

Aberedw Energy Park Limited

**Statements of Common
Ground - Summary of
current position**
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Chapter 1

Introduction

Introduction

1.1 This document has been prepared by LUC on behalf of Aberedw Energy Park Ltd (the Applicant), in relation to a proposed application for a renewable energy park under the Developments of National Significance (DNS) regime.

1.2 Welsh Government procedural guidance for DNS applications¹ sets out that ‘during the pre-application phase, applicants should seek to agree Statements of Common Ground (SoCGs) with key consultees.

1.3 This document provides a summary of the latest position with regards to the SoCGs being prepared between the Applicant and relevant consultees (the Parties).

Proposed development

1.4 The Aberedw Energy Park (the Proposed Development) includes an application under the DNS regime for the following elements:

- Up to 18 turbines, each with a three-blade rotor, including reinforced concrete foundations and associated earthworks;
- Crane hardstanding and laydown areas for each turbine location;
- 13.35 km of access tracks (of which 11.66 km will be new track and 1.69 km will be upgraded existing track) including turning heads, passing places and associated ancillary engineering works;
- An electrical substation and control building, consisting of a switching station, transformer area control/Supervisory Control and Data Acquisition (SCADA) facilities and welfare/storage facilities, and an operations building;
- Onsite underground electrical cables connecting the turbines to the substation. These are predominantly laid in trenches alongside access tracks but divert off the access tracks towards the substation at the bottom of the hill;

¹ Welsh Government (2025) Developments of national significance (DNS): procedural guidance [online]. Available at:

<https://www.gov.wales/developments-national-significance-dns-procedural-guidance-html>

- New site access road off the C1336 (from the A481 near Bevan House, Hundred House, Llandrindod Wells) and an additional entrance off the A481 to facilitate substation access and AIL delivery;
- Watercourse crossings;
- Site signage; and,
- Biodiversity Enhancement Proposals / Habitat Management Areas.

1.5 In addition to the above components of the operational Proposed Development, construction of the Proposed Development will also require the following temporary components:

- Two temporary construction and storage compounds (including a security cabin);
- The creation of two temporary borrow pits for the extraction of stone (subject to detailed site investigation) which would be restored at the end of the construction phase of the Proposed Development; and
- The temporary diversion or temporary closure of a number of Public Rights of Way (PRoW) that cross through the Site, as well as a diversion for the unsurfaced, unclassified road (UUCR) that crosses that Site.

1.6 The Proposed Development includes areas identified as common land. Accordingly, applications for the deregistration and exchange of common land under section 16 of the Commons Act 2006 and for carrying out of restricted works on common land under section 38 of the Commons Act 2006 will be included as secondary consent applications to the DNS application.

Chapter 2

Progress of Statements of Common Ground

Relevant Parties

2.1 The following parties have been identified as organisations with whom a SoCG should be entered into:

- Powys County Council (PCC);
- Cadw;
- The Welsh Government Land Quality Advisory Service (LQAS);
- Natural Resources Wales (NRW).

2.2 It is intended that a SoCG with each of the above Parties will be submitted to inform the examination of the application.

Purpose of the SoCGs

2.3 The SoCGs will set out matters where agreement has been reached and to clearly and concisely set out any areas of disagreement. These will assist the examination of the planning application, once submitted, by enabling the Parties to focus on matters which are unresolved.

Current position

2.4 **Table 2.1** below sets out the current position in relation to discussions with the Parties.

Table 2.1 SoCG progress

Relevant consultee	Consultation to date	Matters under discussion	Progress on SoCG
PCC	PCC responded to the EIA scoping request. In addition, discussions have been held via a series of regular progress meetings, attended by PCC representatives, LUC (acting as planning agent) and the Applicant.	Planning matters including relevant planning history, relevant provisions of the development plan and supplementary guidance, other material considerations relevant community groups; ■ Noise considerations; ■ Landscape and visual considerations; ■ Ecological considerations; ■ Historic environment considerations; ■ Public Access and recreation; ■ Planning conditions; and ■ Planning obligations.	The Applicant has engaged with PCC in relation to the following topics: ■ Planning matters including relevant planning history, relevant provisions of the development plan and supplementary guidance, other material considerations relevant community groups; ■ Noise considerations; ■ Landscape and visual considerations; ■ Ecological considerations; ■ Historic environment considerations; and ■ Public Access and recreation. Further engagement will take place throughout statutory pre-application consultation and is likely to continue after. A draft SoCG is being prepared.
NRW	NRW responded to the EIA scoping request. In addition, NRW responded to a request through their discretionary advice service in relation to landscape and visual assessment.	Matters in relation to landscape and visual assessment including agreement on study area, landscape character assessment areas to be assessed, daytime viewpoints, night-time viewpoints, design considerations.	Discussions on SoCG to commence once statutory pre-application consultation has begun.

Relevant consultee	Consultation to date	Matters under discussion	Progress on SoCG
Cadw	Cadw responded to the EIA scoping request. In addition, discussions have been held via written correspondence in relation to potential effects on heritage assets.	Status of heritage assets affected by the Proposed Development; and Evidence to be provided within the submission (including the viewpoints to be included in the heritage assessment and whether these are wireframes or visualisations).	Discussions on SoCG to commence once statutory pre-application consultation has begun.
LQAS	LQAS responded to the EIA scoping request. In addition, a meeting was held on 17 June 2025 to update LQAS in relation to the Proposed Development in light of relevant surveys undertaken, their findings and design updates since EIA scoping was undertaken.	Condition of land quality and soils affected by the Proposed Development.	Discussions on SoCG to commence once statutory pre-application consultation has begun.