

DATED

2013

(1) HEADS OF THE VALLEY DEVELOPMENT COMPANY LIMITED

(as the "Applicant")

(2) NATURAL RESOURCES WALES

("NRW" as an Interested Party)

STATEMENT OF COMMON GROUND BETWEEN

relating to application for outline planning permission for a Development for the
Circuit of Wales Motorsports facility at Rassau, Ebbw Vale in Blaenau Gwent
(planning application reference C/2013/0062)



1. BACKGROUND

- 1.1 This is the Statement of Common Ground between the Applicant and NRW relating to the outline planning application (C/2013/0062) submitted to Blaenau Gwent County Borough Council by the Applicant for planning permission for a motorsports facility (including but not limited to a high performance circuit; motorcross circuit; karting circuit; four-wheel drive circuit; riding academy; innovation centre; hotels; retail showrooms; ancillary retail; industrial and business uses; driver training area; solar park; camping; parking; landscaping and associated uses) known as 'The Circuit of Wales' (the "**Proposed Scheme**").
- 1.2 The objective of this Statement of Common Ground is to identify the commitments to be fulfilled and work to be undertaken by the Applicant to address the concerns of NRW in respect of landscape, peat and biodiversity habitats of the Proposed Scheme at the Application Site (defined in paragraph 1.3 below). (The response letters to Blaenau Gwent Council dated the 21 March, 22 March and 5 June 2013).
- 1.3 "Applicant" means Heads of the Valleys Development Company Ltd
- 1.4 "Application Site" means the site referred to in the planning application.

2. AREAS OF COMMON GROUND

The common ground between the Parties to this Statement is as follows:

2.1 LANDSCAPE AND VISUAL IMPACTS

The Applicant will work with NRW in developing the detail design of the Proposed Scheme in order to reduce the impact of the Proposed Scheme on the Brecon Beacons National Park ("BBNP") which is a national landscape designation. In particular the following areas will be considered by the Parties and the subsequent on-going discussions are to be carried out with the intention of the Parties acting reasonably to agree the following:

- i) **Design** - landscape and biodiversity to form an integrated basis for design development and are to be considered on a site-wide basis at the very beginning of the detailed project design process. Such a landscape and ecology-led approach to design development will be key if the Proposed Scheme is to minimise unacceptable impacts on the



Brecon Beacons National Park and the unique moorland setting of the Application Site.

- ii) **Phasing** - The methodology and sequence of planting and biodiversity establishment [for trees and grassland] will evolve through more detailed discussions with NRW, relating to the intended phasing of the construction programme, and will also inform the movement of materials on site. Advance planting works will be agreed by both parties acting reasonably and undertaken by the Applicant (or its sub-contractors), in order to achieve the earliest possible screening of construction activity.
- iii) **Scheme Elements** – The design and location of those elements of the proposed scheme along the northern fringe of the Application Site (Solar farm, car parking and motor cross circuit) are to be given special consideration and agreement with NRW to reduce their impact on views from within and on the special qualities of the BBNP.

To be achieved via condition 39.

2.2 IMPACTS ON PEAT SOILS

The Applicant has committed to mitigate the residual greenhouse gas emissions from the Proposed Scheme for the lifetime of its operation, calculated according to a methodology to be agreed between the Applicant and NRW.

Furthermore, the Applicant has stated that emissions will be minimised according to a mitigation hierarchy which is based around the principles of avoiding disturbance of peat where reasonably possible, reinstating below the water table peat that is disturbed and offsetting unavoidable residual emissions through habitat improvement on other peatlands in the local area / in Wales.

NRW will work with the Applicant to agree the carbon emissions calculation methodology suitable for the Application Site and to advise on areas of peat land habitat management for mitigation of residual impacts.

To be achieved via conditions 53 and 58 and S106 Agreement.



2.3 MITIGATION FOR THE LOSS OF BIODIVERSITY HABITATS

To compensate for the loss of 236 hectares of biodiversity habitat as a result of the Proposed Scheme, the Applicant will draw up and implement a strategy for improving the grazing and habitat on an area of the adjacent moorland across the dip slopes of Mynydd Llangynidr and Mynydd Llangatw Commons.


The strategy is to be agreed with NRW and the total overall area of mitigation including, that already established within the Application, should be not less than 600 hectares and not more than 800 hectares during the operational life time of the Proposed Scheme. The details of this strategy and the mechanism for delivery to be agreed with NRW.

To be achieved via condition 38 plus the S106 Agreement.

3 MISCELLANEOUS

- 3.1 Any agreement or consent that is required from any Party under this Statement shall not be unreasonably withheld or delayed.
- 3.2 The Parties to this Statement agree that this Statement is intended to reflect the areas of common ground between themselves and is not intended to be legally binding.

Signed


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9/8/2013

Date

For and on behalf of

Heads of the Valley Development Company

Signed

Date

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For and on behalf of

Natural Resources Wales

