



Preliminary Environmental Information Report

Chapter 1: Introduction

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Future Energy Llanwern Limited

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1.0 Introduction

1.1 Background

1.1.1 This Preliminary Environmental Information Report (PEIR) documents the likely significant effects of the Environmental Impact Assessment (EIA) that has been undertaken to date for the Future Energy Llanwern Solar Farm (hereafter referred to as “the Proposed Development”). Despite being preliminary, the findings of the assessment are set out within this report to enable an informed view of the following: In accordance with Regulation 12(2) of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (EIA Regulations 2017) (Ref 1-1) and The Planning Inspectorate’s Advice Note Seven: Environmental Impact Assessment Process, Preliminary Environmental Information and Environmental Statements (Ref 1-2), the PEIR provides the following information:

- the Proposed Development;
- the assessment approach that has been undertaken; and
- preliminary conclusions to be drawn on the likely significant environmental effects of the Proposed Development and the implementation of mitigation measures.

1.1.2 A full list of acronyms and technical phrases with definitions is provided in **Appendix 1A**.

1.1.3 The EIA Regulations 2017, Regulation 12(1)(b) (Ref 1-1) sets out the requirements for applicants to consult on preliminary environmental information of EIA developments in accordance with a Statement of Community Consultation (SoCC). Under Section 47 of the Planning Act 2008 (Ref 1-3), there is a requirement to publish a SoCC which sets out how the applicant ‘intends to publicise and consult on preliminary environmental information. The SoCC is submitted to support the PEIR, for further details refer to **Section 1.7**.

1.1.4 Regulation 12(2) of the EIA Regulations 2017 (Ref 1-1) defines preliminary environmental information as information that has been gathered by the Applicant and

“is reasonably required for the consultation bodies to develop an informed view of the likely significant environmental effects of the development (and of any associated development).”

1.1.5 The Planning Inspectorate’s Advice Note Seven (Ref 1-2), paragraph 8.4 states

“There is no prescribed format as to what PEI should comprise and it is not expected to replicate or be a draft of the ES... A good PEI document is one that enables consultees (both specialist and non-‘specialist’) to understand the likely environmental effects of the Proposed Development and helps to inform their consultation responses on the Proposed Development during the pre-application stage.”

1.1.6 This PEIR enables the prescribed consultees to consider technical information and provide comments that can inform the Proposed Development. **Section 1.5** further describes the consultation process.

1.1.7 The PEIR builds on the information presented in the EIA Scoping Report prepared and submitted to the Secretary of State (SoS) in December 2024 (**Appendix 1C**). An EIA Scoping Opinion was subsequently adopted by the Planning Inspectorate, on behalf of the SoS, on 29 January 2025 (**Appendix 1D**). This PEIR describes the outcome of the baseline studies undertaken to date and how the assessment approach has been refined and developed in response to the EIA Scoping Opinion. The findings of the preliminary assessments undertaken for the Proposed Development are set out, drawing initial conclusions as to the likely significant effects of the Proposed Development.

1.1.8 The purpose of this document is to enable members of the public, consultation bodies, and other stakeholders to develop an informed view of the likely significant effects of the Proposed Development and to comment on particular aspects of interest. This PEIR has regard to the preliminary stage in the design process and is based on the PEIR Assessment Boundary defined in **Figure 1-1**. Feedback received throughout the application process will be incorporated by the project team to inform the ongoing development of the final design of the Proposed Development and the Environmental Statement (ES).

- 1.1.9 At this stage of the EIA, the Proposed Development is still undergoing design development and is the subject of public consultation and ongoing stakeholder engagement. The design of the Proposed Development and therefore the assessment of its effects will continue to evolve in response to consultation, as further baseline information becomes available, and as more detailed assessment is undertaken. As such, information on the likely significant effects (material to the decision-making process) may change. However, the baseline information presented in the PEIR is considered to be sufficient to inform the preliminary assessment of the Proposed Development and uses the judgement of specialists undertaking the environmental studies.
- 1.1.10 Further information on the legislative context for the Proposed Development is provided in **Chapter 4: Legislation and Policy** . Further information on the EIA process and the role of the PEIR is provided in **Chapter 5: Environmental Impact Assessment Methodology**.

1.2 Overview of the Proposed Development

- 1.2.1 Future Energy Llanwern Limited (the Applicant) has produced a PEIR for the Proposed Development. The Applicant is seeking consent for the Proposed Development which would comprise the construction, operation, maintenance and decommissioning of a ground mounted solar farm with a generating capacity of over 350 megawatts (MW) for a period of 40 years within the Gwent Levels, defined as the Site. The Proposed Development would have a generating capacity of more than 350 MW.
- 1.2.2 The Proposed Development comprises the following key physical elements:
- Solar Panels;
 - Photovoltaic (PV) Module Mounting Structures;
 - String Inverters;
 - High voltage (HV) switchgear and control equipment;
 - Onsite cabling;
 - Tee connections to overhead lines;

- Solar Stations comprised of Switchgear and Transformers;
- Grid Connection Infrastructure;
- Fencing and security measures;
- Access tracks and bridges;
- Upgrades to existing access tracks;
- Temporary construction compounds; and
- Environmental Mitigation and Enhancement Areas.

1.2.3 The Site is located approximately 13.0 kilometres (km) east of Newport on agricultural land between the villages of Goldcliff, Redwick and Undy. The total area of the PEIR Assessment Boundary is 547.69 hectares (ha). The Site is located within the Local Authority administrative areas of Monmouthshire County Council and Newport City Council.

1.2.4 The Site is located across the Gwent Levels – Redwick and Llandeueny Site of Special Scientific Interest (SSSI), Gwent Levels – Whitson SSSI, and Gwent Levels – Magor and Undy SSSI.

1.2.5 The location of the Site, denoted by the PEIR Assessment Boundary, is shown on **Figure 1-1**. The Site is described further in **Section 1.4**.

1.2.6 Owing to the nature, size and location of the Proposed Development there is the potential for the Proposed Development to have significant effects on the environment and as such it requires a supporting ES. In line with Regulation 8(1)(b) of the EIA Regulations 2017 (Ref 1-1), the Applicant provides notice that an ES will be prepared to support the DCO Application.

1.2.7 The Proposed Development will comprise the installation of solar photovoltaic (PV) panels and associated infrastructure. Subject to obtaining the necessary consents, construction is anticipated to commence in 2028 and completed ready for operation in 2031 . A full description of the Proposed Development is provided in **Chapter 2: Description of the Proposed Development**.

1.2.8 The PEIR is comprised of four volumes:

- Volume 1: Non-Technical Summary which summarises the findings of the PEIR in 'plain English' without using overly technical language;
- Volume 2: Main text (chapter list shown in **Table 1-1**);
- Volume 3: Figures; and
- Volume 4: Appendices.

1.2.9 The remainder of this volume, Volume 2, is structured as shown in **Table 1-1**.

Table 1-1: PEIR Structure

Chapter	Description
Chapter 1: Introduction	Sets out the purpose of this PEIR, an introduction to the Proposed Development, the need for an EIA and summarises consultation and engagement undertaken to date.
Chapter 2: Description of the Proposed Development	Describes the components of Future Energy Llanwern Solar Farm and the works proposed including construction, operation, and decommissioning.
Chapter 3: Alternatives and Design Evolution	Provides a summary of the main alternatives considered in the evolution of the design of the Proposed Development to date.
Chapter 4: Legislation and Policy	An overview of the policy background and legislative context within which the Proposed Development sits.
Chapter 5: Environmental Impact Assessment Methodology	Summarises the approach to the EIA including the definition of the scope of the assessment, an introduction to the methods used and the approach to the assessment of cumulative, inter-related and transboundary effects.

Chapter	Description
Chapters 6 to 17 technical assessment chapters	<p>Presents the proposed scope of the assessment for each technical assessment, the baseline data collected, the approach to setting the Study Area and the methodology for assessment and next steps. Documenting the preliminary assessment of likely significant effects and embedded environmental measures proposed to reduce the effects and any residual effects remaining at this point in the design and assessment lifecycle.</p>
Chapter 18: Cumulative Effects and Interactions	<p>The effects and interactions that lead to combined effects on sensitive receptors will be documented within this chapter</p>
Chapter 19: Summary of Significant Environmental Effects	<p>A brief summary of the PEIR outlining the residual significant effects remaining following the implementation of mitigation.</p>

1.3 The Applicant and the EIA team

The Applicant

1.3.1 Future Energy Llanwern Solar Farm is being developed by Future Energy Llanwern Limited (FEL) with NextEnergy Solar Fund Limited (NESF) as its investor. NESF is a specialised solar energy and energy storage investment company primarily investing in utility scale solar assets. As of September 2024, NESF has an installed capacity of over 983MW spread around 102 individual operating assets.

EIA Project Team

1.3.2 Pursuant to Regulation 14(4) of the EIA Regulations 2017 (Ref 1-1), this PEIR and the ES are being prepared by competent experts who are registered with the Institute of Sustainability and Environmental Professionals (ISEP) EIA Quality Mark scheme.

The scheme allows organisations that lead the co-ordination of EIAs in the UK to make a commitment to excellence in their EIA activities and have this commitment independently reviewed. **Appendix 1B** includes a statement which outlines the relevant experience and qualifications of the competent experts undertaking the EIA.

1.4 Project Location

- 1.4.1 The purpose of this section of the PEIR is to provide an overview of the Site and surrounding area. Further detailed information relating to each of the environmental topics is provided in the relevant technical chapters and supporting figures and appendices.
- 1.4.2 The Site, as shown in **Figure 1-1**, comprises the solar farm and the associated electrical infrastructure for connection to the national transmission system (Balance of Solar System).
- 1.4.3 The Site is located within the vicinity of a number of small villages. Goldcliff and Whitson lie to the west of the Site, whilst the PEIR Assessment Boundary extends to the south of Redwick, between the village and coastline. The Site area has been positioned to avoid any direct abutment with residential properties in these settlements.
- 1.4.4 The National Grid Substation lies within the PEIR Assessment Boundary. Additionally, lines of electricity transmission pylons and overhead powerlines cross the Site, mainly in the north-west and east. Individual wind turbines and three existing solar farms are also evident in the landscape surrounding the PEIR Assessment Boundary located between Whitson and Redwick, and west of Whitson.
- 1.4.5 The maximum area of land required for construction, operation, and decommissioning of the Proposed Development is shown in **Figure 1-1**. The land required for the Site may be refined as the project design progresses, considering environmental and technical factors, and consultation responses from statutory and non-statutory consultees.

Statutory Designated Sites

- 1.4.6 The key existing environmental constraints relevant to the Site are shown on **Figure**

1-2. The Proposed Development lies within the Gwent Levels, an extensive area of reclaimed wet pasture in Wales which consists of six recognised SSSI and is registered as a Landscape of Outstanding Historic Interest in Wales (LOHI). The Site is located within the following Gwent Levels SSSIs:

- Gwent Levels: Whitson SSSI (Ref 1-4);
- Gwent Levels: Redwick and Llandeenny SSSI (Ref 1-5); and
- Gwent Levels: Magor and Undy (Ref 1-6).

1.4.7 The special features referenced within the citation of the individual SSSI designations of the Gwent Levels include the extensive network of ditches, fen and reed bed habitats, and priority species.

1.4.8 The Gwent Levels: Whitson SSSI (Ref 1-4) is of particular importance for its large number of nationally rare and notable invertebrate species. A total of 65 species of these rare invertebrates have been recorded in this area including *Anthomyza bifasciata*, *Coptophlebia volucris* and *Hydrophilus piceus*. This area is also important for its flora as it contains the nationally rare hairlike pondweed *Potamogeton trichoides* and is the only location in Gwent for the tussock sedge *Carex elata*.

1.4.9 The Gwent Levels: Magor and Undy SSSI (Ref 1-6) is the most easterly of the Gwent Levels sites supporting a total of 43 nationally rare and notable invertebrate species such as the soldier fly *Stratiomys furcata*, the snail killing fly *Pherbellia brunnipes* and the water beetle *Haliphus mucronatus*. This area also supports a number of rare and notable aquatic plant species including the pondweed *Potamogeton trichoides* and *P. berchtoldii* and the narrow-leaved water plantain *Alisma lanceolatum*. The boundary of this site has been drawn to include the sea wall back ditch which contains brackish water species such as the water beetle *Agabus conspersus* and the nationally rare brackish water crowfoot *Ranunculus baudotii*.

1.4.10 Finally, the Gwent Levels: Redwick and Llandeenny SSSI (Ref 1-5) supports invertebrate species including *Chalcis sispes* a parasite of the Stratiomys fly larvae, the beetle *Scirtes orbicularis* and the drone fly *Pharhelophilus consimilis*. The area also contains a number of nationally rare plant species including the rare *Myriophyllum verticillatum* located in peaty ditches in the northern part of the site

and the brackish water crowfoot associated with the ditches bordering the sea wall.

- 1.4.11 The Proposed Development lies on the boundary of Gwent Levels: Nash and Goldcliff SSSI (Ref 1-7). The Newport Wetlands SSSI and Severn Estuary SSSI are located 1.2km and 20m west of the Proposed Development, respectively.
- 1.4.12 The Severn Estuary SSSI, Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar borders the southern boundary of the Site. These sites are designated for their internationally important numbers of overwintering birds and supporting habitats. The special features referenced within the citation of the Severn Estuary Ramsar designation includes the physical and biological communities caused by the immense tidal range, the unusual estuarine communities, and populations of species occurring at levels of international importance such as Tundra swan. The Severn Estuary qualifies as an SPA due to the site regularly supporting species of international importance, in particular the wintering populations of Bewick's swan and waterfowl, and migratory species such as Redshank during passage periods.
- 1.4.13 Further information on the impacts of the Proposed Development on statutory designated sites can be found in **Chapter 8: Ecology** and **Chapter 9: Ornithology**.

Geology, Topology and Land Use

- 1.4.14 The Proposed Development is located within a low-lying, flat and expansive coastal plain extending up to the Severn Estuary.
- 1.4.15 The Site comprises agricultural fields which are predominantly used for grazing pasture and arable use. It should be noted that none of the fields proposed to support the Proposed Development fall within Best and Most Versatile Agricultural Land as per The Predictive ALC Map for Wales (Ref 1-8), which uses the Ministry of Agriculture Fisheries and Food (MAFF) 1988 classification (Ref 1-9).
- 1.4.16 A Statement of Common Ground (SoCG) has been prepared in conjunction with the Welsh Government Department for Climate Change and Rural Affairs – Land Quality Advice Service (LQAS) which confirmed that a site-specific survey is not required, the Predictive Map Grade should be accepted as the best available information to confirm the grading of the Site (Ref 1-11).

- 1.4.17 The SoCG further confirms for the purposes of the application for a development consent order for the Proposed Development, it can therefore be concluded that the Site does not contain any BMV land and that this can be relied upon within any related assessment against related planning policy.
- 1.4.18 Evidence from the BGS Geology Viewer data shows the bedrock geology within the Proposed Development area to comprise 'Mercia Mudstone Group – Mudstone' sedimentary bedrock; and superficial geology within the PEIR Assessment Boundary to comprise 'Tidal Flat Deposits - Clay and silt' sedimentary superficial deposits.
- 1.4.19 The LandIS Soilscales viewer indicates that the soils within the PEIR Assessment Boundary are loamy and clayey soils of coastal flats with naturally high groundwater. The soil is described as naturally wet, meaning that in low-lying sites, permeable soils are often affected by high groundwater.
- 1.4.20 The BGS GeoIndex Onshore data shows the bedrock aquifer designation across the Study Area as Secondary B aquifer with low vulnerability; and the superficial deposits as unproductive strata with low vulnerability. These features result in the limited storage and yield of groundwater and therefore it is unlikely that surface water and wetland ecosystems are dependent on secondary B aquifers.
- 1.4.21 Data Map Wales indicates that the PEIR Assessment Boundary is not located within or in close proximity to a Source Protection Zone.
- 1.4.22 Water Watch Wales indicates one Groundwater Dependent Terrestrial Ecosystem (GWDTE) within the proximity of the Site. This is located approximately 600m north (upstream) of the PEIR Assessment Boundary at the Magor Marsh nature reserve that is managed by the Gwent Wildlife Trust.
- 1.4.23 Further information on the impacts of the Proposed Development on statutory designated sites can be found in **Chapter 16: Ground Conditions**.

Water Environment and Flood Risk

- 1.4.24 The Gwent Levels are drained by an extensive network of agricultural drainage ditches and reens towards the Severn Estuary via tide-locked outfalls and is

managed by the Internal Drainage District (IDD). The water levels within the network are adjusted by pumps, sluices and penstocks.

- 1.4.25 Review of the Flood Map for Planning shows the entirety of the Proposed Development Site is located in Flood Zone 3 associated with flooding from the sea, although the Site is protected by flood defences embankments located along the banks of the Severn Estuary.
- 1.4.26 Several designated water features are present within or within close proximity to the PEIR Assessment Boundary. These are detailed in **Chapter 10: Water Environment**.
- 1.4.27 There are no known flow gauging stations along the watercourses within the PEIR Assessment Boundary.
- 1.4.28 Data Map Wales Licensed Water Abstractions dataset shows no licensed groundwater or surface water abstractions within the Study Area for the Proposed Development.
- 1.4.29 Data Map Wales Permitted Discharges dataset shows several permitted discharges to surface waters within the Study Area for the Proposed Development as follows:
- Five associated with the Gwent Europark that discharge site drainage and sewage to the adjacent reën network, indicated to be connected to Petty reën and New Middle Road reën.
 - Two associated with the Dwr Cymru Welsh Water Magor Sewage Treatment Works immediately adjacent to (but outside of) the Site boundary but within the eastern extent of the PEIR Assessment Boundary, discharging to Mill reën and the Severn Estuary.
 - One private discharge of treated sewage effluent from a domestic property to a tributary of Prat reën, immediately adjacent to (but outside of) the PEIR Assessment Boundary in the east of the Site.
 - Private discharges of treated sewage effluent from two domestic properties to Mill reën approximately 700m and 900m north of the PEIR Assessment Boundary.

- 1.4.30 The PEIR Assessment Boundary is located in the Severn River Basin District and the watercourses within this boundary are located within the Usk management catchment and reens East operational catchment. Groundwater within the PEIR Assessment Boundary is part of the Usk management catchment.
- 1.4.31 The Severn Estuary along the southern boundary of the PEIR Assessment Boundary is classified as a transitional and coastal waterbody (TRaC). The waterbody is located within the Wye TRaC management catchment and Severn Lower operational catchment.
- 1.4.32 Further information on the impacts of the Proposed Development on statutory designated sites can be found in **Chapter 10: Water Environment**.

Cultural Heritage

- 1.4.33 The Site is located within a LOHI (HLW (Gt) 2) (Ref 1-10) due to the diverse environmental and archaeological potential of the levels. The present land surface is *“a supreme example of a 'hand-crafted' landscape, artificially created and entirely the work of man, preserving clear evidence of distinctive patterns of settlement, enclosure and drainage systems from successive periods of use”* (Ref 1-10).
- 1.4.34 There are several Scheduled Monuments within the surrounding area, the closest, at approximately 180m south of Rush Wall Road and subsequently the PEIR Assessment Boundary, is the Moated Site E of Grangefield Farm (MM205). Two further Scheduled Monuments, Undy Churchyard Cross (MM126) and Relict Seawall alongside Collister Pill reen (MM226) are situated within 1.0km of the Site, approximately 900m to the northeast of its eastern extent. The remaining 24 scheduled monuments are located in excess of 1.0km from the Site, with the majority situated north of the A4810 and a group of three to the west, in proximity to the village of Goldcliff.
- 1.4.35 Further information on the impacts of the Proposed Development on statutory designated sites can be found in **Chapter 7: Cultural Heritage and Archaeology**.

Access and Recreation

- 1.4.36 The Site is currently accessible from a number of existing field entry points capable

of accommodating large agricultural machinery.

- 1.4.37 The M4 is located 1.9km to the north-east of the Site and can be accessed via the Causeway, which is a single-track lane which lies along the north-east border of the Site and the B4245. The South Wales Main Line and A4810 are located approximately 1-1.5km to the north. The Gwent Europark industrial estate is located immediately north of the A4810. Please refer to **Chapter 15: Transport and Access** which details access to the Proposed Development. There is a network of public right of way (PRoW) running within and around the Site, these are shown in **Figure 1-2**. The Wales Coastal Path, a designated long-distance trail, runs along the southern boundary of the Site. Please refer to **Chapter 14: Socio-economics, Tourism and Recreation** which details the PRoWs within proximity to the Proposed Development.
- 1.4.38 The National Cycle Network route identified within the PEIR Assessment Boundary is the NCN Route 4, which runs between Pembrokeshire, Wales and London, England and is connected to the wider NCN routes within England and Wales and to local cycle routes. The PEIR Assessment Boundary crosses the NCN Route in several locations; in parts, the NCN Route aligns with the boundary of the PEIR Assessment Boundary as detailed in **Chapter 14: Socio-economics, Tourism and Recreation**.

1.5 EIA Regulations

- 1.5.1 The EIA is a process prescribed by UK legislation which brings together information on the likely significant environmental effects of a development. The legal basis for EIA arises from the EU EIA Directives (2011/92/EU and its 2014 amendment) (Ref 1-11) which were transposed into UK law through the EIA Regulations 2017 (1-2) and The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (Ref 1-12). These regulations implement the requirements of the EU Directive into UK domestic legislation, detailing the process by which developments with potential significant environmental effects must undergo an assessment.
- 1.5.2 Consideration against the criteria set out in Schedule 2 of the EIA Regulations 2017 (Ref 1-1) indicates that the Proposed Development is EIA development and has the

potential to have significant effects on the environment, due to the characteristics, location, and potential impact. As solar technology is continually evolving, it is difficult to definitively predict the profile of solar PV Modules that will be commercially available at the point of construction, at least five years into the future. As such, the size and capacity of the Proposed Development will be determined during the final project design stage. Accordingly, a maximum design scenario for the solar PV modules is assumed, in order to ensure that the worst case is assessed. This maximum design scenario is described in **Chapter 2: Description of the Proposed Development**.

- 1.5.3 In accordance with Regulation 4(2) of the EIA Regulations 2017 (Ref 1-1), the SoS must not make an order granting development consent for an application for EIA development unless an EIA has been carried out in respect of that application. Therefore, as the Proposed Development is 'EIA Development', an EIA is required to be undertaken.
- 1.5.4 The relevant topics scoped in and out of the assessment were identified in the EIA Scoping Report submitted to the Planning Inspectorate in December 2024 (**Appendix 1C**). The EIA Scoping Report was developed following initial consultation with a number of statutory consultees and was informed by the EIA team's experience working on a number of other solar farm projects. The Planning Inspectorate reviewed and consulted on the EIA Scoping Report and published a Scoping Opinion on 29 January 2025 (the Scoping Opinion) which included the formal responses received by the Planning Inspectorate from consultees (**Appendix 1D**). Key issues raised in the EIA Scoping Opinion are summarised at the start of each technical chapter of the PEIR. All issues are being considered during the EIA process.

1.6 The Preliminary Environmental Impact Report

- 1.6.1 This PEIR has been prepared in accordance with the requirements of the EIA Regulations 2017 (Ref 1-1) discussed above. 'Preliminary environmental information' is defined in in Regulation 12(2) as information *"which (a) has been compiled by the applicant; and (b) is reasonably required for the consultation bodies to develop an informed view of the likely significant environmental effects of the*

development (and of any associated development)”.

- 1.6.2 This PEIR presents preliminary findings of the environmental assessments undertaken to date. This allows consultees the opportunity to provide informed comments on the Proposed Development, the assessment process and preliminary findings prior to the finalisation of the DCO Application and the ES. The Applicant is seeking the views of consultees on the information presented within this report, and there is opportunity within the process up to submission of the DCO Application for both the EIA and the project design to incorporate the comments received.
- 1.6.3 This PEIR does not constitute a full ES and instead provides consultees with an update on the EIA process and preparation of the ES whilst allowing consultees the opportunity to produce an informed response as part of the consultation process. Following statutory consultation on the preliminary environmental information presented, and once the design is further developed, a ES will be prepared which will take into consideration comments raised during pre-application consultation and EIA process.
- 1.6.4 The information presented in this PEIR describes the extent of the environmental assessment work undertaken to date based upon the information available. The presentation of preliminary environmental information in this way also allows the EIA process to take account of comments received during the statutory consultation process.
- 1.6.5 **Table 1-2** below summarises where the requirements of Schedule 4 of the EIA Regulation 2017 (Ref 1-1) have been addressed in the PEIR.

Table 1-2: Requirements of Part 1 of Schedule 4 of the EIA Regulations 2017

Requirements	Location in this PEIR
A description of the physical characteristics of the whole development and the land-use requirements during the construction, operational and decommissioning phases.	Chapter 1: Introduction Chapter 2: Description of the Proposed Development

Requirements	Location in this PEIR
<p>A description of the main characteristics of the production processes, for instance, nature and quantity of the materials used.</p>	<p>Chapter 2: Description of the Proposed Development</p>
<p>An estimate, by type and quantity, of expected residues and emissions (water, air and soil pollution, noise, vibration, light, heat, radiation, etc.) resulting from the operation of the Proposed Development.</p>	<p>Chapter 2: Description of the Proposed Development</p> <p>Chapter 6: Greenhouse Gas Assessment</p> <p>Chapter 10: Water Environment</p> <p>Chapter 13: Noise and Vibration,</p> <p>Chapter 15: Transport and Access</p> <p>Chapter 17: Other Environmental Topics</p>
<p>An outline of the main alternatives studied by the applicant and an indication of the main reasons for the applicant’s choice, taking into account the environmental effects.</p>	<p>Chapter 3: Alternatives and Design Evolution</p>
<p>A description of the aspects of the environment likely to be significantly affected by the development, including, in particular, population, fauna, flora, soil, water, air, climatic factors, material assets, including the architectural and archaeological heritage, landscape and the inter-relationship between the above factors.</p>	<p>Chapters 6-17 (technical assessments) Baseline Conditions sections.</p>

Requirements	Location in this PEIR
<p>A description of the likely significant effects of the development on the environment, which should cover the direct effects and any indirect, secondary, cumulative, short, medium and long-term, permanent and temporary, positive and negative effects of the development, resulting from:</p> <p>(a) the existence of the development;</p> <p>(b) the use of natural resources;</p> <p>(c) the emission of pollutants, the creation of nuisances and the elimination of waste, and the description by the applicant of the forecasting methods used to assess the effects on the environment.</p>	<p>Chapters 6-17 (technical assessments) Likely Impacts and Effects sections.</p>
<p>A description of the measures envisaged to prevent, reduce and where possible offset any significant adverse effects on the environment.</p>	<p>Chapters 6-17 (technical assessments) Proposed Development Design, Impact Avoidance and Mitigation and Enhancement Measures sections.</p>
<p>A non-technical summary of the information provided under paragraphs 1 to 5 of this Part.</p>	<p>Non-Technical Summary.</p>
<p>An indication of any difficulties (technical deficiencies or lack of know-how) encountered by the applicant in compiling the required information.</p>	<p>Chapters 6-17 (technical assessments) Limitations or Difficulties sections.</p>

1.7 Consultation and Preliminary Environmental Information

- 1.7.1 Central to the delivery of the EIA has been and will continue to be the focus on engagement with consultation bodies, additional consultees notified by the SoS through the Scoping Opinion, community stakeholders, other interested organisations and individuals.
- 1.7.2 Regulation 12 of the EIA Regulations 2017 (Ref 1-1) sets out the requirement for the Applicant's Statement of Community Consultation (SoCC) to detail how it intends to publicise and consult on the preliminary environmental information relating to the Proposed Development. Regulation 12(2) of the EIA Regulations 2017 (Ref 1-1) states that the purpose of the PEIR is to provide sufficient information to enable stakeholders to develop an informed view of the likely significant environmental effects of the Proposed Development (and any associated development). Planning Inspectorate Advice Note Seven (Ref 1-2) provides additional non-statutory guidance. The applicant must have regard to the comments received from the consultation, which includes the PEIR, and take into consideration any comments received to influence the design of a development and the EIA. This PEIR forms part of that process.
- 1.7.3 Consultation is integral to the preparation of DCO applications and to the EIA process. The views of consultation bodies and the local community serve to focus the environmental studies and to identify specific issues that require further investigation, as well as to inform aspects of the design of the Proposed Development. Consultation is an on-going process and the publication of this PEIR forms an important part of that process.
- 1.7.4 The Planning Act 2008 (Ref 1-3) outlines the requirement for applicants to carry out statutory pre-application consultation relevant to the Proposed Development. The following requirements outline how an effective consultation must be undertaken pursuant to the Planning Act 2008:
- Section 42 requires the applicant to consult with 'prescribed persons', which includes certain consultation bodies such as Natural Resources Wales, CADW and Glamorgan Gwent Archaeological Trust, relevant

statutory undertakers, relevant local authorities, those with an interest in the land, as well as those who may be affected by the Proposed Development.

- Section 47 requires the Applicant to prepare a statement setting how it proposes to consult about the proposed application with people living in the vicinity of the land. Before preparing the statement, the Applicant is required to consult each local authority that is within section 43(1) of the Planning Act 2008 about what is going to be in the statement. In preparing the statement, the Applicant must have regard to any comments received by the local authorities. The SoCC must set out the proposed community consultation and once finalised, it must make the statement available for inspection by the public in a way that is reasonably convenient for people living in the vicinity of the land. It must also publish a notice in local newspapers circulating within the vicinity the land stating where and when the SoCC can be inspected. The consultation must then be carried out in accordance with the final SoCC.
- Section 48 places a duty on the applicant to publicise the proposed application in the 'prescribed manner'. This includes publication in a national newspaper and local newspapers circulating within the vicinity of the land.
- Section 49 ensures the applicant takes into account any relevant responses received to the consultation required under Sections 42,47 and 48 respectively.

1.7.5 A statutory consultation process will commence at the same time as the publication of this PEIR.

1.7.6 The issues that have been raised through consultation and how these have been considered and addressed within the design evolution of the Scheme and the EIA will be set out in the ES.

1.7.7 The pre-application consultation undertaken by the Applicant will also be documented within the Consultation Report that will form part of the DCO Application. This will include a separate section on EIA related consultation as

recommended within the Planning Inspectorate Advice Note (Advice Note 14: Compiling the Consultation Report (Ref 1-13)) on the preparation of consultation reports.

1.8 References

- Ref 1-1 The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017). Available at: http://www.legislation.gov.uk/uksi/2017/572/pdfs/uksi_20170572_en.pdf [Accessed November 2025].
- Ref 1-2 Gov.UK (2020). Planning Inspectorate Advice Note Seven: Environmental Impact Assessment Process, Preliminary Environmental Information and Environmental Statements. Available at: [Nationally Significant Infrastructure Projects - Advice Note Seven: Environmental Impact Assessment: process, preliminary environmental information and environmental statements - GOV.UK](#) [Accessed November 2025]
- Ref 1-3 The Planning Act (2008), [Online], available at: <https://www.legislation.gov.uk/ukpga/2008/29/contents> [Accessed November 2025].
- Ref 1-4 Gwent Levels – Whitson SSSI, [Online], available at: https://naturalresources.wales/media/636520/SSSI_0148_SMS_EN0013223.pdf [Accessed November 2025].
- Ref 1-5 Gwent Levels - Redwick and Llandeenny SSSI, [Online], available at: https://naturalresources.wales/media/646109/SSSI_0563_SMS_EN0012ca0.pdf [Accessed November 2025].
- Ref 1-6 Gwent Levels – Magor and Undy SSSI. [Online], available at: https://naturalresources.wales/media/676549/sssi_0307_sms_en001.pdf [Accessed November 2025].
- Ref 1-7 Gwent Levels – Nash and Goldcliff SSSI, [Online], available at: https://naturalresources.wales/media/648463/SSSI_0649_SMS_EN001efd9.pdf [Accessed November 2025].
- Ref 1-8 The Predictive ALC Map for Wales, [Online], available at: <https://www.gov.wales/agricultural-land-classification-predictive-map> [Accessed November 2025].
- Ref 1-9 MAFF (ADAS) 1995. Agricultural Land Classification for North Wiltshire Local Plan. <https://publications.naturalengland.org.uk/file/5953649619501056> [Accessed November 2025].
- Ref 1-10 Welsh Government: Full Reports of Registered Historic Landscape [Online], available at: [https://cadwpublic-api.azurewebsites.net/reports/historiclandscape/FullReport?id=HLW%20\(Gt\)%202](https://cadwpublic-api.azurewebsites.net/reports/historiclandscape/FullReport?id=HLW%20(Gt)%202) [Accessed November 2025].
- Ref 1-11 Directive 2011/92/EU of the European Parliament and of the Council (2011) [Online]. Available at: <https://www.legislation.gov.uk/eudr/2011/92> [Accessed November 2025].

Ref 1-12 Town and Country Planning (Environmental Impact Assessment) Regulations 2017, SI 2017/571. Available at: <https://www.legislation.gov.uk/uksi/2017/571/contents> [Accessed November 2025].

Ref 1-13 Planning Inspectorate (2012) Advice Note 14: Compiling the Consultation Report. Bristol: The Planning Inspectorate. Available at: [Nationally Significant Infrastructure Projects: Advice pages - GOV.UK](#) [Accessed November 2025].