



Candwr Solar Farm

Pre Application Consultation

Environmental Statement

Appendix 2.3 EIA Regulations Conformity

2 July 2026



Appendix 2.3 – EIA Regulations Conformity

1.1 Introduction

- 1.1.1. This document forms Appendix 2.3 of the Environmental Statement (ES) prepared on behalf of the Applicant. The ES presents the findings of the Environmental Impact Assessment (EIA) process for the for the construction, operation and decommissioning of Candwr Solar Farm, a ground mounted solar photovoltaic (PM) farm approximately 46 Mega Watts (MW) with all associated works, equipment and necessary infrastructure (the “Proposed Development”) on land at Court Farm, Ponthir, Monmouthshire (the “Application Site”).
- 1.1.2. This document provides the locations in which the ES addresses the requirements to contain information specified in Regulation 17 (3) and must meet the requirements of Regulation 17 (4) of The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 (hereafter referred to as ‘the EIA Regulations’). It must also include any additional information specified in Schedule 4 of the EIA Regulations which is relevant to the specific characteristics of the particular development or type of development and to the environmental features likely to be significantly affected.
- 1.1.3. **Table 1.1** and **Table 1.2** sets out below the location of the information required.

Table 1.1 – Location of Information Required by Regulation 17 (3) and (4) of the EIA Regulations

Regulation 17 Required Information		Location with the ES
3 (a)	A description of the proposed development comprising information on the site, design, size and other relevant features of the development;	ES Chapter 3 – The Application Site ES Chapter 4 – Proposed Development and Alternatives
3 (b)	a description of the likely significant effects of the proposed development on the environment;	ES Chapter 5 – Landscape and Visual
3 (c)	a description of any features of the proposed development, or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment;	ES Chapter 6 – Ecology ES Chapter 7 – Glint and Glare ES Chapter 8 – Agricultural Circumstances ES Chapter 9 – Water Environment ES Chapter 10 – Built Heritage

		ES Chapter 11 – Transport and Access ES Chapter 12 – Air Quality
3 (d)	a description of the reasonable alternatives studied by the applicant or appellant, which are relevant to the proposed development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the significant effects of the development on the environment;	ES Chapter 4 – Proposed Development and Alternatives
3 (e)	a non-technical summary of the information referred to in sub-paragraphs (a) to (d); and	Separate standalone Non-Technical Summary
3 (f)	any additional information specified in Schedule 4 relevant to the specific characteristics of the particular development or type of development and to the environmental features likely to be significantly affected.	ES Chapter 5 – Landscape and Visual ES Chapter 6 – Ecology ES Chapter 7 – Glint and Glare ES Chapter 8 – Agricultural Circumstances ES Chapter 9 – Water Environment

		ES Chapter 10 – Built Heritage ES Chapter 11 – Transport and Access ES Chapter 12 – Air Quality
4 (a)	be prepared by persons who in the opinion of the relevant planning authority or the Welsh Ministers, as appropriate, have sufficient expertise to ensure the completeness and quality of the statement;	ES Chapter 5 – Landscape and Visual ES Chapter 6 – Ecology ES Chapter 7 – Glint and Glare ES Chapter 8 – Agricultural Circumstances ES Chapter 9 – Water Environment ES Chapter 10 – Built Heritage ES Chapter 11 – Transport and Access ES Chapter 12 – Air Quality

4 (b)	contain a statement by or on behalf of the applicant or appellant describing the expertise of the person who prepared the environmental statement;	Statement of Competence
4 (c)	where a scoping opinion or direction has been issued in accordance with regulation 14 or 15, be based on the most recent scoping opinion or direction issued (so far as the proposed development remains materially the same as the proposed development which was the subject of that opinion or direction);	ES Chapter 2 – EIA Assessment Scope and Methodology
4 (d)	include the information reasonably required for reaching a reasoned conclusion on the significant effects of the development on the environment, taking into account current knowledge and methods of assessment; and	ES Chapter 5 – Landscape and Visual ES Chapter 6 – Ecology ES Chapter 7 – Glint and Glare ES Chapter 8 – Agricultural Circumstances ES Chapter 9 – Water Environment ES Chapter 10 – Built Heritage

		ES Chapter 11 – Transport and Access ES Chapter 12 – Air Quality ES Chapter 9 – Summary
4 (e)	take into account other relevant environmental assessments required under or any other provision of domestic legislation, with a view to avoiding duplication of assessment	No duplicate reports of any assessments contained in the ES have been provided as part of the DNS application.

Table 1.2 – Schedule 4 of the EIA Regulations 2017: Information for Inclusion in Environmental Statements

Required Information		Location within ES
1. A description of the development, including in particular –	a) a description of the location of the development;	ES Chapter 3 – The Application Site ES Chapter 4 – Proposed Development and Alternatives
	b) a description of the physical characteristics of the whole development, including, where relevant, requisite demolition works, and the land-use requirements during the construction and operational phases;	ES Chapter 3 – The Application Site ES Chapter 4 – Proposed Development and Alternatives
	c) a description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity if the	ES Chapter 4 – Proposed Development and Alternatives

Required Information		Location within ES
	materials and natural resources (including water, land, soil and biodiversity) used;	
	d) an estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation and quantities and types of waste produced during the construction and operation phases	ES Chapter 2 – EIA Assessment Scope and Methodology ES Chapter 4 – Proposed Development and Alternatives ES Chapter 8 – Agricultural Circumstances ES Chapter 9 – Water Environment ES Chapter 12 – Air Quality
2. A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the		ES Chapter 4 – Proposed Development and Alternatives

Required Information	Location within ES
proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects	
3. A description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge.	ES Chapter 3 – The Application Site ES Chapter 5 – Landscape and Visual ES Chapter 6 – Ecology ES Chapter 7 – Glint and Glare ES Chapter 8 – Agricultural Circumstances ES Chapter 9 – Water Environment ES Chapter 10 – Built Heritage ES Chapter 11 – Transport and Access

Required Information	Location within ES
	ES Chapter 12 – Air Quality
4. A description of the factors specified in regulation 5(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.	ES Chapter 2 – EIA Assessment Scope and Methodology ES Chapter 4 – Proposed Development and Alternatives ES Chapter 5 – Landscape and Visual ES Chapter 6 – Ecology ES Chapter 7 – Glint and Glare ES Chapter 8 – Agricultural Circumstances ES Chapter 9 – Water Environment ES Chapter 10 – Built Heritage

Required Information		Location within ES
		ES Chapter 11 – Transport and Access ES Chapter 12 – Air Quality
5. A description of the likely significant effects of the development on the environment resulting from, inter alia—	a) the construction and existence of the development, including, where relevant, demolition works;	ES Chapter 4 – Proposed Development and Alternatives
	b) the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources;	ES Chapter 2 – EIA Assessment Scope and Methodology ES Chapter 4 – Proposed Development and Alternatives ES Chapter 5 – Landscape and Visual ES Chapter 6 – Ecology ES Chapter 7 – Glint and Glare

Required Information		Location within ES
		ES Chapter 8 – Agricultural Circumstances ES Chapter 9 – Water Environment ES Chapter 10 – Built Heritage ES Chapter 11 – Transport and Access ES Chapter 12 – Air Quality
	c) the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste;	ES Chapter 2 – EIA Assessment Scope and Methodology ES Chapter 4 – Proposed Development and Alternatives

Required Information		Location within ES
	d) the risks to human health, cultural heritage or the environment (for example due to accidents or disasters);	ES Chapter 2 – EIA Assessment Scope and Methodology ES Chapter 4 – Proposed Development and Alternatives
	e) the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources;	ES Chapter 2 – EIA Assessment Scope and Methodology ES Chapter 5 – Landscape and Visual ES Chapter 6 – Ecology ES Chapter 7 – Glint and Glare ES Chapter 8 – Agricultural Circumstances ES Chapter 9 – Water Environment

Required Information		Location within ES
		ES Chapter 10 – Built Heritage ES Chapter 11 – Transport and Access ES Chapter 12 – Air Quality
	f) the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change;	ES Chapter 2 – EIA Assessment Scope and Methodology ES Chapter 5 – Landscape and Visual ES Chapter 6 – Ecology ES Chapter 7 – Glint and Glare ES Chapter 8 – Agricultural Circumstances ES Chapter 9 – Water Environment

Required Information		Location within ES
		ES Chapter 10 – Built Heritage ES Chapter 11 – Transport and Access ES Chapter 12 – Air Quality
	g) the technologies and the substances used.	ES Chapter 4 – Proposed Development and Alternatives ES Chapter 5 – Landscape and Visual ES Chapter 6 – Ecology ES Chapter 7 – Glint and Glare ES Chapter 8 – Agricultural Circumstances ES Chapter 9 – Water Environment

Required Information		Location within ES
		ES Chapter 10 – Built Heritage ES Chapter 11 – Transport and Access ES Chapter 12 – Air Quality
	The description of the likely significant effects on the factors specified in regulation 5(2) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development. This description should take into account the environmental protection objectives established at Union or Member State level which are relevant to the project, including in particular those established under Council	ES Chapter 5 – Landscape and Visual ES Chapter 6 – Ecology ES Chapter 7 – Glint and Glare ES Chapter 8 – Agricultural Circumstances ES Chapter 9 – Water Environment ES Chapter 10 – Built Heritage

Required Information		Location within ES
	Directive 92/43/EEC(a) and Directive 2009/147/EC(b).	ES Chapter 11 – Transport and Access ES Chapter 12 – Air Quality
6. A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.		ES Chapter 5 – Landscape and Visual ES Chapter 6 – Ecology ES Chapter 7 – Glint and Glare ES Chapter 8 – Agricultural Circumstances ES Chapter 9 – Water Environment ES Chapter 10 – Built Heritage

Required Information	Location within ES
	ES Chapter 11 – Transport and Access ES Chapter 12 – Air Quality
7. A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases.	ES Chapter 5 – Landscape and Visual ES Chapter 6 – Ecology ES Chapter 7 – Glint and Glare ES Chapter 8 – Agricultural Circumstances ES Chapter 9 – Water Environment ES Chapter 10 – Built Heritage

Required Information	Location within ES
	ES Chapter 11 – Transport and Access ES Chapter 12 – Air Quality ES Chapter 13 – Summary
8. A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned. Relevant information available and obtained through risk assessments pursuant to EU legislation such as Directive 2012/18/EU of the European Parliament and of the Council(c) or Council Directive 2009/71/Euratom(d) or UK environmental assessments may be used for this purpose provided that the requirements of this Directive are met. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.	ES Chapter 2 – EIA Assessment Scope and Methodology
9. A non-technical summary of the information provided under paragraphs 1 to 8.	Non-Technical Summary

Required Information	Location within ES
10. A reference list detailing the sources used for the descriptions and assessments included in the environmental statement.	ES Chapter 15 – References