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Peter Grubb
Director – Head of Planning
Savills (UK) Ltd

(via e-mail)

Eich Cyf / Your Ref: TRP 1768

Ein Cyf / Our Ref: 3216558

Dyddiad / Date: 20 November 2018

Dear Mr Grubb,

**Town and Country Planning Act 1990
The Developments of National Significance (Procedure) (Wales) Order 2016
Town and Country Planning (Environmental Impact Assessment) (Wales)
Regulations 2017**

Potential DNS Application

Site Address: Wentlooge Levels, Land between Hawes Lane, Broadway and the B4239, South West of St Brides, Newport, Gwent, NP10 8SR

Proposed Development: Solar Farm and wind turbine development (combined generating capacity of 49.9 MW), accompanied by battery storage units. Comprised of:

- Fixed solar panels
- Three wind turbines (hub height of 80 m and blade length of 57.2 m)
- Battery storage housed in shipping containers
- Small substation buildings and associated small scale plant.

I refer to your request, made pursuant to regulation 31(1) of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 (“the Regulations”) for the Welsh Ministers to make a screening direction as to whether or not the development proposed is “EIA development” within the meaning of the Regulations.

The Planning Inspectorate is authorised by the Cabinet Secretary for Environment and Rural Affairs to provide that screening direction.

The project, as described above, falls within the description at paragraph 3(a) in column 1 of the table in Schedule 2 to the Regulations, lies within a sensitive area, and exceeds the applicable threshold in column 2 of that table.

Having taken into account the information provided by the applicant, the selection criteria in Schedule 3 to the Regulations and the advice in Welsh Office Circular 11/99: Environmental Impact Assessment on establishing whether EIA is required, I conclude that:

Due to its scale, the magnitude and spatial extent of impacts arising from the development are likely to be large, particularly in relation to landscape and visual impacts, and impacts on ecology, the historic landscape, flood risk, and agricultural land. I agree with the requestor's assessment that significant effects are likely as a result of this development, and it should therefore be subject to the requirement to produce an Environmental Statement.

Therefore, in exercise of the powers conferred by Regulation 31 of the Regulations and the authority referred to above, the Welsh Ministers hereby direct that the development subject of this appeal **is EIA development** within the meaning of the Regulations.

Consequently this DNS application must be accompanied by an Environmental Statement. Under regulation 2(1) of the Regulations an Environmental Statement must contain, for the purpose of assessing the likely impact on the environment, the information specified in that regulation. I recommend that you refer to the Regulations and the accompanying Circular, Welsh Office Circular 11/99, before and during the preparation of the Environmental Statement.

You should bear in mind that my opinion on the likelihood of the development having significant environmental effects is reached only for the purposes of this direction.

Yours sincerely

Rob Sparey

Mr Robert Sparey

Rheolwr Cynllunio a'r Amgylchedd / Planning & Environment Manager
Tîm Cynllunio a'r Amgylchedd / The Planning & Environment Team
Yr Arolygiaeth Gynllunio / The Planning Inspectorate