

31 March 2026

**FAO: Hannah Roberts**

Planning & Environment Decisions Wales  
Crown Buildings  
Cathays Park  
Cardiff  
CF10 3NQ

**Our Ref:** NM APP F1001  
**PEDW Ref:** DNS CAS-01907-D7Q6Z1

Dear Ms. Roberts

**DNS CAS-01907-D7Q6Z1 | NANT MITHIL ENERGY PARK | PROGRAMME FOR A RESPONSE TO REGULATION 15(2) REQUEST**

On behalf of Nant Mithil Energy Park Limited ('the Applicant'), please see below our initial response to the Inspectors' formal request for further information under Regulation 24 of the EIA Regulations and Regulation 15(2) of the DNS Regulations, dated 2nd March 2026 (EXNOTE007).

The Inspectors' letter outlined a request for further information in relation to the DNS Application for Nant Mithil Energy Park, with Annex B listing the key topics requiring a response. This letter sets out the Applicant's initial response to the Inspectors' request (which was required by 31<sup>st</sup> March 2026) and provides a statement setting out what further information is being prepared.

Additional work is required for the remaining responses to the Inspectors' questions in Annex B to ensure our response is robust and provides the Inspectors with satisfactory detail. The Applicant is proposing to submit a response and supplementary information at a later specified date, due to the need for the Applicant to further engage with consultees. Please find below explanations and responses to Questions 17 and 20.

**Regulation 15(2) Further Information Required – Question 17**

*17. Document Ref NM APP 013 dated December 2024 provides a summary of progress in relation to Statements of Common Ground being pursued with the identified parties. Bearing in mind the additional information being sought above, which will require further discussion with the relevant parties, please provide an update as to progress, and a timetable for submission of the Statements. This timescale should be submitted with the response required by 31st March 2026 as set out in this letter.*

**Applicant Response**

The table at **Enclosure 1** provides an update to Table 2.1 of Document NM APP 013. The Applicant is progressing Statements of Common Ground with the following parties:

- Powys County Council ('PCC')
- Natural Resources Wales ('NRW')

18 Windsor Place  
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[REDACTED]

[REDACTED]

- Cadw - complete, see **Enclosure 2**
- National Air Traffic Services ('NATS')
- Welsh Government Transport Directorate

The Applicant is advancing the SOCGs with the relevant parties in the endeavour to submit signed versions to PEDW at the earliest opportunity and proposes submission at the following stages during Examination:

- Alongside its Response to the Inspectors' Regulation 15(2) Request; or
- During/at close of the 5-weeks representation period for the further information; or
- At the latest, no less than two weeks before the opening of hearings.

Table 2.1 provides an indication of which of these scenarios is applicable to each SoCG, taking into consideration the stage of advancement to date and level of technical complexity and input necessary to finalise and agree them. Where a SoCG covers several topics, namely those with PCC and NRW, the Applicant proposes to submit an interim (draft) SoCG to PEDW upon close of the representation period. This is intended to assist PEDW with the next steps of examination, including finalising the topics to be discussed at the hearing sessions.

### **Regulation 15(2) Further Information Required – Question 20**

*20. As set out in this letter, please respond to the matters raised above by 31st March 2026 including where appropriate a detailed statement setting out what additional information you wish to submit and a timetable for preparation and submission.*

Following a comprehensive review of the representations received and the Inspectors' comments at Annex B, and having sought advice from its professional technical team, the Applicant proposes to submit a Further Information ('FI') Report which directly responds to the Inspectors' Questions and key representations made by Specialist Consultees and other interested parties.

It remains the Applicant's position that the assessment within the Environmental Statement ('ES'), as submitted, continues to be robust and capable of reliance in the determination of the Application. The further information to be submitted therefore seeks to provide clarification or supplement the assessment of effects within the ES.

The FI Report will provide a framework response to key topics and is proposed to be supplemented by further information (which will be appended to the Report), as follows:

- a. OS Map with Viewpoints
- b. Updated Shadow Habitats Regulations Assessment (HRA) – *Superseding original document*
- c. Updated Water Framework Directive (WFD) Assessment – *Superseding original document*
- d. Groundwater Monitoring Report
- e. Peat Depth Plan
- f. Outline Water Quality Management Plan
- g. Additional Screening Information for Listed Buildings
- h. Updated Access Plans - *Superseding original figures*
- i. Indicative Public Rights of Way (PRoW) Diversions
- j. Common Land Title Plan(s)
- k. Draft Unilateral Undertaking or Draft Section 106 Agreement (with explanatory note within the body of the FI Report)
- l. Forestry Assessment with figures - *Superseding original document*
- m. Wellbeing Impacts Briefing Note
- n. Draft Planning Conditions

o. Update on Policy Considerations

To assist PEDW, an updated Electronic Document Index (Ref: NM APP 000) will be provided with the submission.

Positive progress has been made regarding the drafting of supplemental information, however, meaningful engagement with Specialist Consultees is necessary to inform the detail of the Applicant's response. The key programme drivers for the submission relate to Question 7 (highways) and Question 14 (planning obligations) which necessitate further discussion with Powys County Council and Welsh Government Highways Directorate, in particular.

The Applicant estimates that approximately 4 weeks will be needed to engage with relevant parties and enable the finalisation of the above documents for formal submission - the Applicant is targeting submission by **1<sup>st</sup> May 2026**.

Timeframes are subject to the availability of Specialist Consultees, whose capacity may be more limited during the Easter period. Should consultation delays arise for reasons outside of the Applicant's control, it is acknowledged that any decision to allow additional time will remain at the Inspector's discretion. In such circumstances, we will continue to work closely with PEDW to determine the most appropriate way forward.

We trust that the enclosed documentation suitably addresses the points raised by the Inspector which required a response by 31<sup>st</sup> March 2026. Please do not hesitate to contact us should you have any further queries.

Yours sincerely,

**Turley**

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## Enclosure 1: Statements of Common Ground Status

### Update to Table 2.1 of Document NM APP 013

Party	Matters Under Discussion	SoCG Status and Programme
Powys County Council	<p>A draft SoCG has been issued to PCC and the content of its introductory chapters is agreed by The Parties.</p> <p>Advancement of the SoCG is being facilitated by regular meetings with technical specialists.</p> <p>The issues contained within the LIR forms the basis of discussion and advancement of the SoCG.</p>	<p><b>Advancing</b></p> <p>An interim SOCG to be provided upon close of the representation period for the further information.</p> <p>Final, signed version to be submitted no less than two weeks before the opening of hearings.</p>
Natural Resource Wales (NRW)	<p>A SoCG has been drafted and is being updated by the Applicant, with a focus on addressing the comments raised within NRW's Representation.</p> <p>Advancement of the SoCG will be facilitated by meetings with technical specialists. The Applicant has sought meetings with the following technical specialists within NRW:</p> <ul style="list-style-type: none"> <li>(1) Landscape Advisor</li> <li>(2) Ornithologist</li> <li>(3) Peat Advisor and Terrestrial Ecologist</li> </ul> <p>NRW is amenable to meetings (1) and (3) to take place at the earliest opportunity and recommends a meeting in relation to (2) takes place after the submission of FI.</p>	<p><b>Advancing</b></p> <p>An interim SOCG to be provided upon close of the representation period for the further information.</p> <p>Final, signed version to be submitted no less than two weeks before the opening of hearings.</p>
LQAS	<p>A SoCG is no longer required.</p> <p>The LQAS Representation (Ref: 197) welcomes the efforts made by the applicant to avoid the infrastructure placement on peatland areas (&gt;30cm depth) and does not raise an objection.</p>	N/A
CADW	SoCG agreed and signed.	<p><b>Complete</b></p> <p>Submitted to PEDW 31.03.26</p>
MBNL	<p>A SoCG is no longer required.</p> <p>The previously identified MBNL link was a proposed link, which it decided not to build.</p>	N/A

	<p>MBNL therefore confirmed via consultation that their infrastructure would not be affected and a SoCG would not be required.</p>	
NATS	<p>NATS issued its Statement of Common Understanding (SoCU) template to the Applicant in Jan 26. The Applicant issued an update and followed up with a meeting request to discuss further.</p> <p>The Parties agree that further discussion is necessary prior to signing the SoCU and have scheduled a meeting for the 31<sup>st</sup> March.</p>	<p><b>Advancing</b></p> <p>Submission anticipated in May 26, as part of the Applicant's Reg 15(2) Response.</p>
Welsh Government Transport Directorate	<p>The Applicant sees merit in progressing a SoCG with this Party, taking into consideration its representation, and has sought a meeting with WGTD.. The SoCG is anticipated to be a key part of the Applicant's response to the Inspectors' Question 7.</p>	<p><b>Preparing</b></p> <p>Submission anticipated in May /June 26, either as part of the Applicant's Reg 15(2) Response or during /at the close of the representation period.</p>

## Enclosure 2: Statement of Common Ground with Cadw



**Bute  
Energy**

**NANT MITHIL ENERGY PARK**

# Statement of Common Ground with Cadw

**February 2026**

**DNS Reference: CAS-01907-D7Q6Z1**

**Document Reference: NM EP APP 013.3**

## Contents

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1.	Introduction and Structure of this Report	3
2.	Statement of Common Ground Position Table	5
3.	Confirmation of Agreement	8

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# 1. Introduction and Structure of this Report

- 1.1 This Statement of Common Ground (SoCG) has been prepared between Cadw and Nant Mithil Energy Park (the “Applicant”) relating to the application for a Development of National Significance (DNS) submitted to Planning and Environment Decisions Wales (PEDW) for the following development on land approximately 9km east of Llandrindod Wells, Powys:

*“The construction and operation of up to 30 wind turbines and associated infrastructure and ancillary works including: alternative options for a new access junction off the public highway, an electrical substation and control building with underground electrical cables, temporary construction and storage compounds, temporary borrow pits, and biodiversity enhancement proposals.” (“the Proposed Development”).*

## **The Role of Cadw**

- 1.2 Cadw is the Welsh Government’s historic environment service. Cadw is a statutory consultee on DNS applications where the project may impact on historic assets or their setting.

## **Summary of Pre-Application Consultation between the Parties**

- 1.3 Following PEDW’s EIA Scoping Direction (13 January 2023), a meeting was held with Cadw on 10 November 2023 to discuss Cadw’s concerns in relation to potential impacts to scheduled monuments. This included discussion on the putative links between the placement of prehistoric funerary monuments in the landscape and watercourses, and lines of sight between these historic assets, the proximity of turbines to Cwm Bwch Round Barrow pair (Cadw Ref. RD255) and concern around the wider landscape view and the potential impact that turbines will have on the landscape as a whole. Offsetting and compensatory enhancement measures were also discussed.
- 1.4 A site visit took place with Cadw, Land Use Consultants (LUC) and the Applicant (26 January 2024), including visits to three prehistoric funerary monuments at Cwm Bwch, Shepherd’s Tump, Great Rhos (Cadw Refs. RD255; RD253; RD254) and Crug Eryr Mound and Bailey Castle (Cadw Ref. RD003). Cadw and LUC discussed the setting of each of the scheduled monuments within the Site and Crug Eryr Mound and Bailey Castle, and its contribution to the heritage significance of these assets. Potential direct effects due to setting change were discussed, along with opportunities to revise the layout. In addition, opportunities for offsetting and compensatory enhancement measures were discussed.
- 1.5 In a letter dated 14 August 2024, LUC responded to Cadw’s Pre-Application Consultation (PAC) comments, particularly their significant concerns in relation to the scale of the adverse impacts (the “effects”) of the Proposed Development on Great Rhos round barrow, Cwm Bwch round barrow pair, Crug Eryr Mound and Bailey Castle and Shepherd’s Tump round barrow. In response, turbine T25 was relocated to maintain the line of sight between the Shepherd’s Tump round barrow and Cwm Bwch round barrows, reducing the level of change to this key element of the setting of the Shepherd’s Tump round barrow. The letter also identified that visualisations will be revised with the locations of the relevant

designated historic assets identified, and that opportunities for offsetting and enhancement measures outlined in the ES will be fully developed in consultation with relevant stakeholders following consent.

### **Structure of this Statement of Common Ground**

- 1.6 For the purpose of this SoCG, Cadw and the Applicant are jointly referred to as the “Parties”.
- 1.7 This SoCG sets out the areas of agreement and/or disagreement between the parties in relation to the Proposed Development.
- 1.8 The table in Section 2 summarises the areas of agreement and disagreement between the Parties. This has been informed by ongoing dialogue between the Parties in September 2025 and during the formal consultation period, with a representation received from Cadw on 11 December 2025.
- 1.9 Overall, this SoCG is intended to give a clear position of the state and extent of agreement between the Parties as at the date on which this SoCG is signed and submitted to PEDW as the determining authority.
- 1.10 Section 3 provides confirmation of agreement.

## 2. Statement of Common Ground Position Table

No.	Statement on which agreement is sought	Applicant	Cadw	Agreed / Not Agreed
1	Cadw expressed concerns that the photomontages accompanying <b>Chapter 6</b> of the ES ( <b>Figure 6.5 to 6.7</b> ) do not identify the location of the designated historic assets.	Visualisations have been revised with the locations of the relevant designated historic assets identified. The visualisations provided to support the historic environment assessment are appropriate.	Correspondence dated 2nd Sept 2025, states:  <i>Cadw agree with statements 1 to 3 in accordance with our responses dated 24th June 2024 and 1st October 2024.</i>	Agreed
2	Cadw agreed with the assessment of a <b>Moderate</b> significance of effect in EIA terms as a result of direct effects due to setting change for Great Rhos round barrow, Cwm Bwch round barrow pair and Crug Eryr Mound and Bailey Castle (Cadw Refs. RD254; RD255; RD003).	Noted.		Agreed
3	Cadw disagreed with the assessment of a <b>Moderate</b> significance of effect due to setting change for the	The Applicant has relocated turbine T25 approximately 50m to the south-east. T25's new location retains the line of sight between the Shepherd's Tump round barrow		Agreed

No.	Statement on which agreement is sought	Applicant	Cadw	Agreed / Not Agreed
	<p>Shepherd's Tump round barrow (Cadw Ref. RD253).</p> <p>Cadw concluded that the presence of turbine T25 in its location at PAC disrupted the slight line between the asset and Cwm Bwch round barrows, increasing the impact on the setting of the Shepherd's Tump round barrow to a level that Cadw considered a <b>Major</b> adverse significant effect.</p>	<p>and those at Cwm Bwch, thereby reducing the level of change to this key element of the setting of Shepherd's Tump round barrow.</p> <p>Following this design change, the applicant considers that the assessment presented in the ES of a <b>Moderate</b> significance of effect due to setting change for Shepherd's Tump round barrow (Cadw Ref. RD253) is appropriate.</p>		
4	<p>At PAC, Cadw identifies that <b>Appendix 6.1</b> of the ES includes offsetting and enhancement measures but does not offer details of the measures that will actually be provided.</p>	<p>Appendix 6.1 of the ES identifies the Applicant's approach to offsetting and enhancement measures. Rather than providing a detailed Historic Environment Enhancement Plan (HEEP), an outline is provided that offers a series of ideas that can be developed in partnership with key consultees including Cadw, Heneb: Clwyd-Powys Archaeology, land managers, commoners and the local community. This level of detail is appropriate for an ES.</p>	<p>Correspondence dated 11th December 2025, states:</p> <p><i>Cadw agree that offsetting measures outlined in Appendix 6.1 give a clear indication of the measures that are likely to be produced in the HEEP and therefore Cadw will not be asking for more details of these measures in our response to PEDW.</i></p>	Agreed


No.	Statement on which agreement is sought	Applicant	Cadw	Agreed / Not Agreed
		<p>The development of a formal HEEP will be undertaken once the Proposed Development has been consented. The commitment to produce a full HEEP, including the identification of a mechanism for delivering to the satisfaction of relevant parties such as Cadw, should be secured as a condition of that consent.</p>		

### 3. Confirmation of Agreement

Name: James Milner-Smith

Position: Project Director - Develop

Date: 19 March 2026 | 10:45 GMT

Signed by:  



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**Signed for and on behalf of Nant Mithil Energy Park Limited**

Name: Matthew Coward, Senior Heritage Planning and Designations Manager, Cadw

Position: Senior Heritage Planning and Designations Manager, Cadw

Date: 20 March 2026 | 07:05 GMT

Signed by:  


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**Signed for and on behalf of Cadw**