

Prosiect Maen Hir

Pre-application Programme Document

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Infrastructure Planning (Applications: Prescribed Forms and Procedure)

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1 Introduction

1.1 Overview

- 1.1.1 This Programme Document has been prepared on behalf of Lightsource bp (Lightsource SPV 204 Ltd) (the Applicant) to support an application for a Development Consent Order (DCO) that will be submitted to the Secretary of State (SoS) for the Department of Energy Security and Net Zero (DESNZ) under Section 37 of the Planning Act 2008 (PA 2008).

1.2 Purpose of the document

- 1.2.1 The document has been prepared in line with published guidance; Nationally Significant Infrastructure Projects: 2024 Pre-application Prospectus, and Planning Act 2008: Pre-application stage for Nationally Significant Infrastructure Projects.
- 1.2.2 The Programme Document has been prepared to include:
- the date the applicant intends to submit their application;
 - a comprehensive timetable of the applicant's pre-application process, the main events with dates and milestones demonstrating how the pre-application process will be completed (using the maximum target of 2 years as a benchmark);
 - the applicant's view on the main issues for resolution and activities they will undertake to address those;
 - the applicant's proposals for engaging with statutory consultees and local authorities during the pre-application period and any intended financial support agreements, such as Planning Performance Agreements (PPAs);
 - the applicant's identification of risks to achievement of the pre-application stage and the process by which these risks are tracked and managed; and
 - cross references to the Statement of Community Consultation (SoCC) required by section 47 of the PA 2008.
- 1.2.3 The Applicant has confirmed with the Planning Inspectorate (PINS) that the Standard tier of pre-application service as outlined in the Pre-application Prospectus is appropriate; this Programme Document is prepared on that basis.
- 1.2.4 The document is live and will be updated by the Applicant throughout the pre-application stage. Updates to the document will be communicated by the applicant, with a clear description of any potential impacts on the services requested from the Inspectorate, relevant statutory bodies, local authorities and other stakeholders. The Applicant programme will seek to support the engagement of statutory bodies and local authorities in the planning process. where required.

1.3 The Project

- 1.3.1 The Maen Hir Solar and Energy Project (the Project) comprises the construction, operation and decommissioning of a solar photovoltaic (PV) generating station with a capacity of over 350 megawatts (MW) alternating current (AC), and associated development including a Battery Energy Storage System (BESS), Project Substation, Community Solar Project and Ancillary Infrastructure, at land in Anglesey, Wales.
- 1.3.2 The Project will be connected to a new National Grid 400kV Substation (the National Grid Substation), which will be consented separately by National Grid Electricity Transmission (NGET).

1.4 Need for the Project

- 1.4.1 In June 2019 the Government raised the UK's ambition on tackling climate change by legislating for a net-zero greenhouse gas emissions target for the whole economy by 2050. Decarbonising the power sector is integral to achieving this goal and requires major investment in renewable energy, such as solar, which are supported by planning policy at a local and national level.
- 1.4.2 The National Infrastructure Commission (NIC), official advisor to the Government on infrastructure, subsequently produced a report, 'Net Zero: Opportunities for the Power Sector', in March 2020, which sets out the infrastructure required to meet the 2050 target, including the amount of new renewable energy development needed. The report recommends that across all scenarios significant solar, onshore wind, and offshore wind, with between 129-237 gigawatts ('GW') of renewable capacity is in operation by 2050, including 56-121 GW of solar.
- 1.4.3 In November 2024, the UK Government published its Clean Power 2030 (CP2030) plan which is seeking an overall increase of solar capacity to 45GW by 2030 and 75GW by 2030. The ambitious targets, which are proposed by the National Energy System Operator (NESO) and are subject to approval by The Office of Gas and Electricity Markets (OFGEM), will see fundamental reform of the connections process to operationalise and ensure the electricity system meets longer-term strategic needs. CP2030 includes regional breakdowns of capacity range for onshore wind, solar, and batteries – providing clarity to developers, investors and network operators on what to connect and where.
- 1.4.4 In April 2025, the UK Government published consultation versions of:

- EN-1: Overarching National Policy Statement for energy
- EN-3: National Policy Statement for renewable energy infrastructure
- EN-5: National Policy Statement for electricity networks infrastructure

The amendments seek to strengthen the process for delivering new infrastructure in England and Wales, reinforcing the government's ambition to deliver Clean Power by 2030 and net zero. The Consultation runs between 24 April 2025 and the 29 May 2025. The Applicant will monitor any adoption of the proposed changes accordingly.

- 1.4.5 To meet such targets, the government will require the deployment of substantially more large-scale solar projects, which is different from recent installation trends across the UK. There have been commitments to streamline the planning process for energy projects, delivered through updates to the National Policy Statements (NPS's) and Supplementary Planning Guidance (SPG's). On the 26th January 2025, the Government published a reform paper 'Streamlining Infrastructure Planning' which stated that revisions to the NPSs will enable a proportionate and streamlined framework for decisions.
- 1.4.6 The narrative provided above demonstrates the commitment of the UK Government to increase renewable deployment and also gives a clear indication to the amount of new infrastructure that is required to meet the urgent need to decarbonise the energy sector in the UK. The scale of this need is such that it must be shared throughout the UK and in recognition that climate change is a national and global issue.
- 1.4.7 The Project will contribute to achieving these targets. It will also make a significant contribution towards the ambitions set out in the Isle of Anglesey County Council's (IoACC) Energy Island Programme, which seeks to put the Island at the forefront of low carbon energy research and development, production and servicing, with the intention of bringing economic, community, and environmental benefits.

2 Programme for pre-application

2.1 Introduction

- 2.1.1 This section of the Programme Document sets out the milestones that the applicant anticipates during the pre-application stage to support a robust DCO submission. It will be updated as necessary during the pre-application period to demonstrate progress against project milestones.

2.2 Pre-application programme

- 2.2.1 The programme for the pre-application stage of the Project summarised in Table 1 is provided in the context of the transitional arrangements of the 2024 Pre-

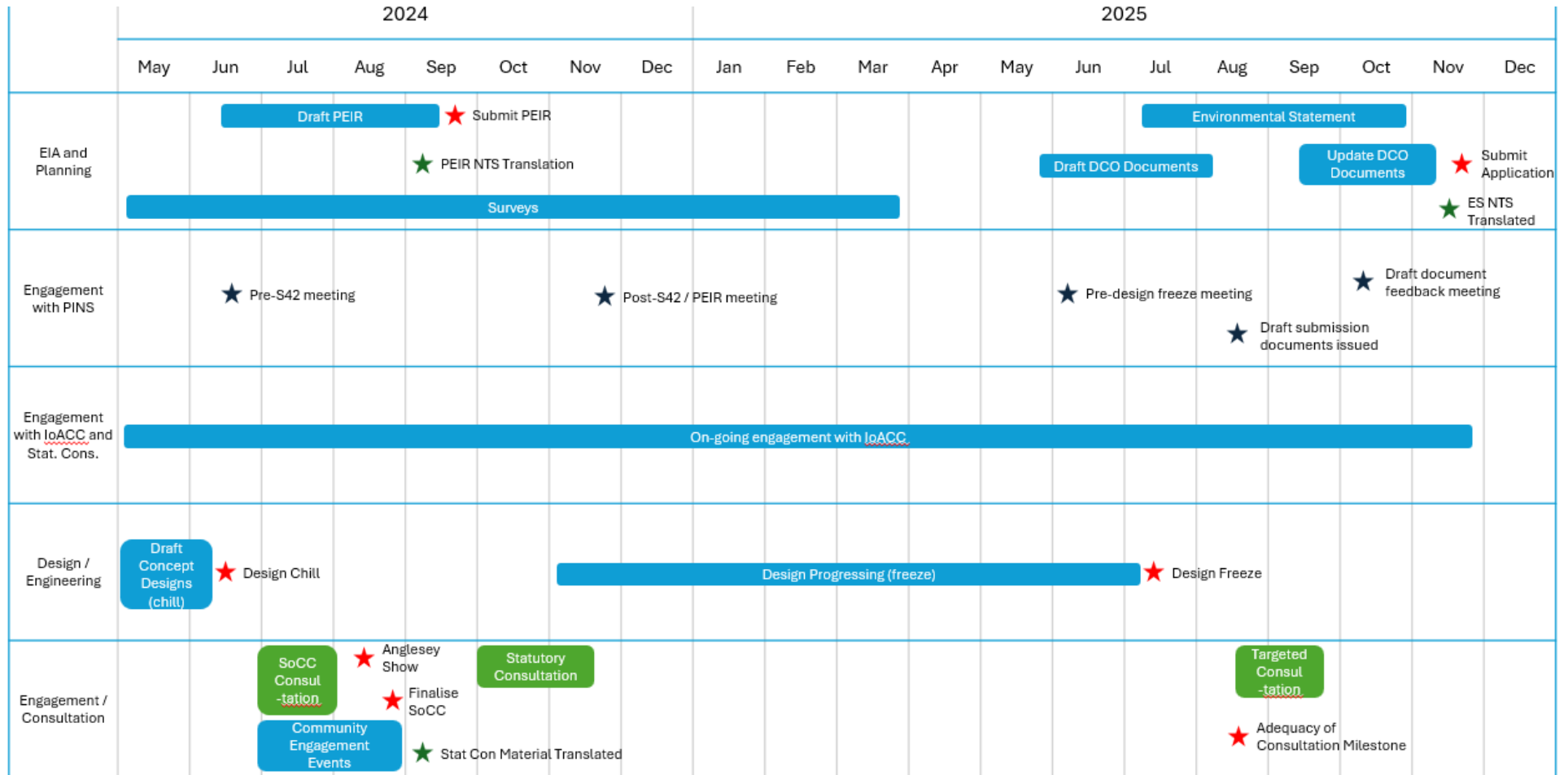
application prospectus guidance, noting that a request for an opinion in accordance with EIA Regulation 8 was issued to PINS prior to the 30 April 2024.

- 2.2.2 This programme summarises the key milestone dates for the Project and indicative timescales. Progress against milestones are tracked in the “completed” column. The Pre-application Programme at Table 1 identifies past and proposed future engagement with PINS. Engagement with Statutory Consultees are not detailed in Table 1. A summary of the status of engagement with Statutory Consultees are provided in section 4 of this document.
- 2.2.3 A one-page summary of the pre-application activities and milestones for the Project going forward, is shown at Figure 1.

Table 1: Pre-application Programme

Milestone	Date (indicative)	Completed
Project Inception Meeting with PINs – Maen Hir	16 Jun 2023	X
Follow-on meeting with PINs	4 Oct 2023	X
EIA Scoping Submission	9 Nov 2023	X
EIA Scoping Opinion published	31 Jan 2024	X
Post-Scoping, pre-section 42 consultation meeting	18 Jun 2024	X
Community Engagement Events	Jul-Aug 2024	X
Publication of the Statement of Community Consultation (SoCC)	Sept 2024	X
Preliminary Environmental Information Report (PEIR) for Statutory Consultation	Sep 2024	X
Statutory Consultation	Oct 2024 – Nov 2024	X
Post section 42 consultation/post- PEIR meeting with PINS	26 Nov 2024	X
Proposed meeting with PINS	June 2025	
Targeted Consultation (if required)	August 2025	
Draft documents issued to PINS for review	August 2025	
Early Adequacy of Consultation Milestone	August 2025	
Proposed Draft documents feedback meeting with PINS	September 2025 (If required)	
Proposed Pre-submission meeting with PINS	October 2025	
DCO Submission	November 2025	

Figure 1 Diagram of forward programme



3 Issues for resolution and risks to submission

3.1 Introduction

- 3.1.1 This section of the Programme Document sets out the Applicant's summary of the main issues for resolution through the pre-application stage and the process by which these issues are tracked and managed and sets out any potential risks that may arise in completing the pre-application stage.
- 3.1.2 The Applicant considers that a proportionate level of mitigation has been demonstrated to address existing and potential consenting risks and meet the project programme set out above.

3.2 Risks

- 3.2.1 The Applicant considers that potential risks to achievement of the pre-application stage could include:
- Insufficient engagement and feedback from Statutory Consultees;
 - Late responses from Statutory Consultees;
 - Change to National or Local Planning Policy or guidance;
 - Slow land negotiations and survey access not forthcoming;
 - Site surveys returning unexpected or ambiguous results;
 - Changes in the political context;
 - New matters or issues arising from Statutory Consultation;
 - Changes in the land required to deliver the Project;
 - Need to formally reconsult on changes in land or material changes to the Project description;
 - Agreement with IoACC and other stakeholders on the Adequacy of Consultation.

3.3 Risk tracking and management

- 3.3.1 A risk management process is in place to identify potential sources of risk, likelihood of occurrence and severity. Control measures are proposed and implemented to mitigate and manage risks with a residual Project impact identified. Principal mitigation for the risks to achievement of the pre-application stage include:
- Early and continued engagement with Statutory Consultees and land owners. Use of Planning Performance Agreements (PPA) with Statutory Consultees and/or their cost recovery powers where appropriate to secure adequate resource and feedback (see section 4);
 - The development of a robust Consenting Strategy for the Project early in the process, that can be adapted at key milestones as required;

- Comprehensive review of existing information relevant to the site and Project to establish the baseline and identify information gaps where additional surveys are required to inform design development and assessments;
- Carrying out necessary site surveys in a timely fashion;
- Well managed informal and statutory consultation (see section 4.2), including preparation of meaningful consultation material (see section 4.3 Approach to Preliminary Environmental Information Report (PEIR));
- Allowance in the Project programme for a Targeted Statutory Consultation (if required);
- Utilisation of the additional PINs pre-application service supplementary components including, but not limited to the Adequacy of Consultation Milestone and the draft document review.

3.3.2 Project risks will be monitored. The Applicant will keep PINS informed of risks that could impact the achievement of the pre-application stage and proposed mitigation measures to address them.

3.4 Issues

3.4.1 The Applicant has prepared an Issues Tracker in line with the Pre-application Prospectus guidance. The tracker provides a summary of the main issues that the Applicant considers relevant to the preparation of the DCO application for Project. It is intended that the issues tracker will be updated throughout the pre-application process, in discussion with affected statutory bodies and local authorities and will culminate in a list of Potential Main Issues for the Examination (PMIE) which will be entered into the examination as an application document. The Applicant does not currently consider that any of the issues contained within the tracker would adversely impact the proposed DCO programme.

3.5 Issues and Risk Resolution

3.5.1 Issues and risks will be managed through a Project governance system which includes regularly reviewing the Issues Tracker to ensure responses to existing issues remain valid and any new issues are captured. The Applicant will engage where required with relevant statutory bodies and interested parties with a view agreeing solutions to identified issues, where possible. The preparation of Statements of Common Ground (SoCGs) will be utilised as appropriate to track progress and resolution of issues with individual consultees.

3.5.2 The Applicant will also regularly engage with PINS to progress the Application in accordance with the Programme outlined in Table 1 above and to manage any issues arising.

4 Statement of Community Consultation

4.1 Introduction

4.1.1 This section summarises the Applicants approach to the preparation of the SoCC and Statutory Consultation undertaken for the Project.

4.2 Statutory Consultation

4.2.1 Between Wednesday 02 October and Friday 15 November 2024, a formal Statutory Consultation process was carried out as required by section 42 of the PA 2008.

4.2.2 The Statutory Consultation was undertaken in accordance with the SoCC which sets out how the Applicant intends to inform and consult people living in the vicinity of the Project, about the Project.

4.2.3 The SoCC was prepared in accordance with Section 47 of the PA 2008 and associated guidance. A draft SoCC was shared with IoACC for comment before of the commencement of Statutory Consultation, with updates made accordingly.

4.2.4 To inform the Statutory Consultation the Applicant prepared a range of materials including the Preliminary Environmental Information Report (PEIR) and non-technical summary. The purpose of the PEIR was to enable consultees to develop an informed view of the likely significant environmental effects of the Project and to help inform consultation responses.

4.2.5 In addition to the PEIR and non-technical summary*, the Applicant produced:

- Consultation Leaflet*;
- Project Information Booklet*;
- Consultation Feedback Form*;
- Frequently Asked Question document*;
- Maps and plans of the Project;
- Draft Collaborative Benefits Report*;
- Draft Outline Construction Traffic Management Plan;
- Draft Preliminary Employment and Skills Strategy;
- Document Navigation Booklet*;
- Event Display Panels*;
- Posters*; and
- SoCC*.

**document supplied in Welsh and English.*

4.2.6 A total of 8 in person and 2 online consultation events were held between the 9th – 30th October in the vicinity of the Project. The in person events were held in a

range of locations, days, and times to support accessibility. Welsh and English speaking members of the Project team attended the events to answer questions and discuss the Project in detail. Table 2 below identifies the dates, locations and number of attendees at each event.

Table 2: Consultation events, locations and attendees

Date	Location	Attendees
9-Oct	Llangefni	51
11-Oct	Talwrn	12
17-Oct	Llanddeusant	28
18-Oct	Amlwch	66
19-Oct	Cemaes	28
22-Oct	Webinar – Welsh	11*
26-Oct	Llannerchymedd	56
28-Oct	Llanfechell	29
29-Oct	Rhosybol	41
30-Oct	Webinar – English	17*

**Online events = number of connections*

4.2.7 Feedback from the Statutory Consultation was facilitated via a range of methods as detailed in the SoCC. The Applicant is currently reviewing the consultation feedback and will take the feedback into account when developing the revised Project proposals. This will be documented in a Consultation Report to be included with our DCO application. The Consultation Report will:

- Describe our consultation process
- Evidence how we have complied with the applicable legal requirements

- Detail how we have worked with IoACC so that our consultation is suitable for the area through the proposals set out in this SoCC
- Set out the feedback and consultation responses we received
- Respond to the feedback we have received, setting out how we have had regard to feedback relevant to the Project and how it has influenced the Project design.

4.3 Adequacy of consultation milestone

- 4.3.1 The timing of the Statutory Consultation was programmed to allow feedback and information received from consultees and the community to be considered and taken into account in refining the Project.
- 4.3.2 The Applicant has identified the early Adequacy of Consultation Milestone as being in August 2025 on an indicative basis at this stage. The Applicant intends to engage with IoACC to discuss and agree a date for this. The Applicant will conduct a self-assessed overview of consultation to date in-conjunction with IoACC as part of the Adequacy of Consultation Milestone. This will include a review of the Statutory Consultation that was conducted in accordance with the SoCC. Following this, the Applicant will make a written submission to PINS that sets out the above and summarises the consultation undertaken to date, confirms the approaches set out in the SoCC, and how the consultation responses shaping the application.

5 Ongoing Engagement with Statutory Consultees

5.1 Introduction

- 5.1.1 This section of the Programme Document summarises the Applicant's process for ongoing engagement with statutory consultees and local authorities during the pre-application period and any intended financial support agreements, such as Planning Performance Agreements (PPAs), beyond cost recovery measures already in place.

5.2 Approach to consultation

- 5.2.1 The Applicant has undertaken an extensive stakeholder mapping exercise which has captured all the relevant stakeholders who are to be engaged with throughout the pre-application phase of the Project. The list of statutory consultees was informed by Section 42 of the PA 2008, Regulation 3 of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (as amended) and Regulations 11 and 13 of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 and in consultation with IoACC.
- 5.2.2 Other priority stakeholders were identified which included host MPs, host Members of the Senedd, host Community Councils, consultation zone residents, landowners and businesses as well as project registrants and the media.
- 5.2.3 Regular land referencing has been undertaken throughout the pre-application phase of the Project to ensure that all of the relevant landowners have been consulted with
- 5.2.4 The following is a summary of the approach to engagement with the key technical consultees to date. This isn't an exhaustive list of consultees that the Applicant are engaging with but includes those whom ongoing meetings are required with to resolve issues contained within the issues tracker. The majority of the consultees referred to below have responded formally to the EIA scoping request, the Statutory Consultation for the Project. The Applicant is in the process of reviewing consultation feedback and is arranging further engagement as appropriate. Engagement with the consultees is documented and will continue throughout the pre-application stage.

Isle of Anglesey County Council

- 5.2.5 A regular series of pre-application meetings are being held with the Local Planning Authority (Isle of Anglesey County Council/IoACC). Separately to this, a regular calendar of meetings has been set up with the Council leadership team and the Applicant's Project delivery team to provide general Project updates and briefings on specific topics.
- 5.2.6 The Project has a Planning Performance Agreement (PPA) with IoACC. The PPA includes a review mechanism to ensure that the PPA secures the necessary level of

resources from the IoACC to support the pre-application stages of the Project, and that it remains fit for purpose up to acceptance and through the examination.

5.2.7 A Statement of Common Ground (SoCG) is being prepared with IoACC.

Welsh Government

5.2.8 Welsh Government have been formally consulted as part of the Applicants Statutory Consultation, and individual departments have also provided feedback to PINS to inform the EIA Scoping Response. Meetings are being scheduled with Government departments throughout the pre-application stage of the Project. Meetings to date have included engagement with the Soil Policy & Agricultural Land Use Planning Unit (LQAS) to agree assessment methodology and review environmental information and design outcomes as appropriate, with further meetings to be confirmed. A Statement of Common Ground (SoCG) is being prepared with IoACC which will document engagement and issues arising with relevant Welsh Government departments.

Natural Resources Wales

5.2.9 The Applicant agreed a Discretionary Advice Service (DAS) agreement with Natural Resources Wales (NRW) for the pre-application period. This allows for regular engagement with technical officers to discuss and agree on key issues, including water resources, flooding, ecology and landscape and visual matters. NRW will continue to be engaged with throughout the pre-application stages with regular meetings as required to resolve issues in the issues tracker. NRW provided feedback to PINS to inform the EIA Scoping Response and have also been formally consulted as part of the Applicant's Statutory Consultation. A SoCG will be proposed and developed as necessary.

Cadw

5.2.10 The Applicant has engaged directly with Cadw with the scope of the built heritage setting assessment being agreed in November 2023. Further feedback has been received in response to the EIA scoping request. Further engagement is programmed for the remaining pre-application period and prior to design freeze for the Environmental Statement (ES).

North Wales Fire and Rescue

5.2.11 North Wales Fire and Rescue have been formally consulted as part of the Applicants Statutory Consultation and the Applicant will be sharing a draft of the Battery Safety Management Plan for comment. A SoCG will be proposed and developed as necessary.

Design Commission for Wales

5.2.12 The Applicant has been engaging with the Design Commission for Wales (DCfW) since January 2024. The Applicant initially presented to the DCfW to outline the design approach for the Project and received feedback which informed design development. Subsequently the Applicant convened an on-site meeting to present draft proposal in context. Most recently, in May 2025, the Applicant presented the project evolution including designed responses to Statutory consultation feedback. Feedback from these sessions is being reviewed and incorporated into the design development of the Project where appropriate. The Applicant will continue to engage with the DCfW throughout the pre-application stage where appropriate.

Gwynedd Archaeological Planning Services & Heneb

5.2.13 The Applicant engaged directly with the Gwynedd Archaeological Planning Services (GAPS) and agreed the scope and approach to the geophysical survey in November 2023. Further feedback has been received in response to the EIA scoping request and the Applicants Statutory Consultation. Further engagement is programmed to ensure that the GAPS is comfortable with the continued approach to the assessment. A joint SoCG with GAPS and Heneb will be proposed and developed as necessary.

National Grid Electricity Transmission (NGET)

5.2.14 The Applicant has established a regular coordination meeting with NGET with regard to confirming the location of and consenting strategy for the new NGET substation. This will continue throughout the pre-application period. A Statement of Common Ground with NGET will be prepared to accompany the DCO.

Statutory undertakers (various)

5.2.15 The Applicant has contacted all relevant statutory undertakers and will engage as appropriate to determine any potential effects the Project may have on their assets or operations. A programme of meetings is being scheduled with various consultees and undertakers throughout the pre-application stage of the Project. It is anticipated that a combination of SoCGs and or protective provisions contained within the DCO will be prepared as appropriate to ensure the Project does not cause any detriment to their undertakings.

5.2.16 The Applicant considers that an adequate and proportionate level of consultation has been demonstrated to date and ongoing engagement will continue in the pre-application period as required. The outcomes of the discussions held with the various stakeholders will be captured and reflected in SoCGs and the Consultation Report for the DCO submission, and summarised in the Issues Tracker

