

From: [REDACTED]
To: [Mona Offshore Wind Project](#)
Subject: Re Proposed Development- Mona Offshore Wind Farm Scheme-REFERENCE No. EN010137- ExQ1 Deadline 3 -: 30 September 2024 Our Ref.: Mon..OWE.A-4-C
Date: 30 September 2024 17:51:27

REGISTRATION ID NO-:20048007

Dear Sirs,

In respect of the Examining Authority's written questions and request for information (ExQ1), please find the following reply regarding **Q1.12.8** -:

Effect on farm holdings: At Section 7.8.3 of ES Chapter 7 (Vol 3) [APP-070] the Applicant assesses the significance of the Proposed Development's effects on farm holdings during each of its phases having taken account of measures adopted in respect of Farm Holdings in Table 7.24 thereof. Giving reasons for your conclusions, do you agree with its assessment?

Our client ,being the Affected Party applicable to the above mentioned Registration Identification Number, is the occupier of and agricultural holding that is earmarked regarding the proposed Mona Offshore Wind Limited's Substation (together with ,in part, the intended cable route). In addition to the substantial intrusive ground investigation works that have already taken place (including ,for instance, bore holes ,trial pits and 59 archaeological trenching excavations together with ancillary surface damage) it is feared that up to around 1/5th of the land used for their dairy enterprise will be lost (with a significant proportion permanently) and there is concern that no particular discussions have taken place, involving our client, to date to attend to what measures will be put forward to assist with addressing such a loss of resource . In addition our client occupies other adjoining/adjacent farm land which is proposed to be impacted by the Awel y Mor scheme (and associated works needed to divert a Gas pipeline by Wales & West Utilities) .

Our client has placed significant investment both in terms of time and monetarily over a period of 17 years in improving the productivity of the land, for instance by means of drainage infrastructure ,fencing and in respect of grassland reseeding and management. Moreover, there is concern that a number of impressive veteran oak trees located on the land will be felled , should the development be granted.

The proposal will have a considerable adverse impact on our client's agricultural business given that the opportunity to secure conveniently located, contiguous, parcels of appropriate quality and characteristics ,required for dairy production , in the near locality are very scarce- rendering such a sizeable block irreplaceable .

There is also concern as to the accuracy of the Welsh Government Land Classification for the affected land given that its predecessor categorised the subject parcel as Grade 2 in the early 1960s (and owing to the aforesaid alterations undertaken one would not have expected the same to be downgraded) .

Yours faithfully,
Eifion Bibby

J Eifion Bibby MRICS FAAV
Director & RICS Registered Valuer
For and on behalf of :
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