

PLANNING ACT 2008

INFRASTRUCTURE PLANNING (EXAMINATION PROCEDURE) RULES 2010

**WRITTEN SUBMISSIONS OF NFU REGARDING THE MONA OFFSHORE WIND FARM PROJECT
DEVELOPMENT CONSENT ORDER APPLICATION BY BP and EnBW**

PLANNING INSPECTORATE REFERENCE NO XXX

**SUBMISSIONS OF NATIONAL FARMERS UNION ON ISSUES FOLLOWING COMPULSORY
ACQUISITION HEARING ON 17 OCTOBER 2024.**

DATE 4th November 2024

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Stoneleigh
Warwickshire**

1.0 Introduction

1.1 Submissions on behalf of the National Farmers Union (“NFU”) in respect of the application for a Development Consent Order (DCO) by Mona Offshore Wind Ltd. The NFU is making a case on behalf of its members. This submission is submitted to highlight issues of concern which have been raised by NFU on behalf of NFU members and landowners represented by LIG who will be affected by this project and were raised at the compulsory acquisition hearing on 17th October 2024.

2.0 Rights in perpetuity

2.1 Land and Rights Proposed are Necessary and Proportionate: Rights in perpetuity: Whether the Secretary of State could be satisfied that the rights proposed to be acquired are no more than is reasonably necessary and proportionate for the purposes of the proposed development. Under the voluntary negotiations within the heads of terms the Applicant is not prepared to agree to a time limited easement.

To seek permanent rights over land in order to deliver a Project that has a limited duration exceeds what is reasonably required and amounts to a disproportionate interference with the rights of the landowners. The Project has a limited duration only: the Applicant’s lease with the Crown Estate; the operational life of the Mona offshore windfarm; and licenses granted to OFTOs. The exact periods of these agreements are not known on this Project although on other projects these periods have been for less than 60 years.

The Applicant has not provided to the NFU or LIG any justification as to why the rights needed with landowners is needed for more than 99 years. Should the applicant need to extend the Term this should be undertaken through negotiations as would be the case with other affected stakeholders.

A time limited easement of 99 years has been agreed in voluntary negotiations with other developers of offshore windfarms where underground cables are required and so the NFU does not understand why BP and EnBW are not willing to agree to a time limited easement.

3.0 Occupiers Interest

3.1 Occupiers negotiations: The lack of meaningful negotiations with occupiers, no real discussions to progress matters direct with the occupiers especially addressing compensation if the project is implemented. There has been limited discussions with NFU and LIG on commercial terms within an Occupiers Heads of Terms. More input is required from the Applicant regarding the lasting impact of the proposed development on the farming businesses and more specifically where land take is proposed for the substation given its size and the impact on an agricultural occupier.

