

MONA OFFSHORE WIND PROJECT

Response to Davis Meade Property Consultants on behalf of Mr AEM Owen & A Owen ExQ1 Responses

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Image of an offshore wind farm

MONA OFFSHORE WIND PROJECT

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Glossary

| Term | Meaning |
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| Applicant | Mona Offshore Wind Limited. |
| Appropriate Assessment | A step-wise procedure undertaken in accordance with Article 6(3) of the Habitats Directive, to determine the implications of a plan or project on a European site in view of the site's conservation objectives, where the plan or project is not directly connected with or necessary to the management of a European site but likely to have a significant effect thereon, either individually or in-combination with other plans or projects. |
| Bodelwyddan National Grid Substation | This is the Point of Interconnection (POI) selected by the National Grid for the Mona Offshore Wind Project. |
| Competent Authority | Regulation 6(1) defines competent authorities as "any Minister, government department, public or statutory undertaker, public body of any description or person holding a public office". |
| Development Consent Order (DCO) | An order made under the Planning Act 2008 granting development consent for one or more Nationally Significant Infrastructure Project (NSIP). |
| Environmental Statement | The document presenting the results of the Environmental Impact Assessment (EIA) process for the Mona Offshore Wind Project. |
| Evidence Plan Process | The Evidence Plan process is a mechanism to agree upfront what information the Applicant needs to supply to the Planning Inspectorate as part of the Development Consent Order (DCO) applications for the Mona Offshore Wind Project. |
| Expert Working Group (EWG) | Expert working groups set up with relevant stakeholders as part of the Evidence Plan process. |
| Inter-array cables | Cables which connect the wind turbines to each other and to the offshore substation platforms. Inter-array cables will carry the electrical current produced by the wind turbines to the offshore substation platforms. |
| Interconnector cables | Cables that may be required to interconnect the Offshore Substation Platforms in order to provide redundancy in the case of cable failure elsewhere. |
| Intertidal access areas | The area from Mean High Water Springs (MHWS) to Mean Low Water Springs (MLWS) which will be used for access to the beach and construction related activities. |
| Intertidal area | The area between MHWS and MLWS. |
| Landfall | The area in which the offshore export cables make contact with land and the transitional area where the offshore cabling connects to the onshore cabling. |
| Local Authority | A body empowered by law to exercise various statutory functions for a particular area of the United Kingdom. This includes County Councils, District Councils and County Borough Councils. |
| Local Highway Authority | A body responsible for the public highways in a particular area of England and Wales, as defined in the Highways Act 1980. |
| Marine licence | The Marine and Coastal Access Act 2009 requires a marine licence to be obtained for licensable marine activities. Section 149A of the Planning Act 2008 allows an applicant for a DCO to apply for a 'deemed' marine licence as part of the DCO process. In addition, |

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| Term | Meaning |
|---|---|
| | licensable activities within 12nm of the Welsh coast require a separate marine licence from Natural Resource Wales (NRW). |
| Maximum Design Scenario (MDS) | The scenario within the design envelope with the potential to result in the greatest impact on a particular topic receptor, and therefore the one that should be assessed for that topic receptor. |
| Mona 400kV Grid Connection Cable Corridor | The corridor from the Mona onshore substation to the National Grid substation at Bodelwyddan. |
| Mona Array Area | The area within which the wind turbines, foundations, inter-array cables, interconnector cables, offshore export cables and offshore substation platforms (OSPs) forming part of the Mona Offshore Wind Project will be located. |
| Mona Array Scoping Boundary | The Preferred Bidding Area that the Applicant was awarded by The Crown Estate as part of Offshore Wind Leasing Round 4. |
| Mona Offshore Cable Corridor | The corridor located between the Mona Array Area and the landfall up to MHWS, in which the offshore export cables will be located. |
| Mona Offshore Cable Corridor and Access Areas | The corridor located between the Mona Array Area and the landfall up to MHWS, in which the offshore export cables will be located and in which the intertidal access areas are located. |
| Mona Offshore Transmission Infrastructure Scoping Search Area | The area that was presented in the Mona Scoping Report as the area encompassing and located between the Mona Potential Array Area and the landfall up to MHWS, in which the offshore export cables will be located. |
| Mona Offshore Wind Project | The Mona Offshore Wind Project is comprised of both the generation assets, offshore and onshore transmission assets, and associated activities. |
| Mona Offshore Wind Project Boundary | The area containing all aspects of the Mona Offshore Wind Project, both offshore and onshore. |
| Mona Offshore Wind Project PEIR | The Mona Offshore Wind Project Preliminary Environmental Information Report (PEIR) that was submitted to The Planning Inspectorate (on behalf of the Secretary of State) and NRW for the Mona Offshore Wind Project. |
| Mona Offshore Wind Project Scoping Report | The Mona Scoping Report that was submitted to The Planning Inspectorate (on behalf of the Secretary of State) and NRW for the Mona Offshore Wind Project. |
| Mona Onshore Cable Corridor | The corridor between MHWS at the landfall and the Mona onshore substation, in which the onshore export cables will be located. |
| Mona Onshore Development Area | The area in which the landfall, onshore cable corridor, onshore substation, mitigation areas, temporary construction facilities (such as access roads and construction compounds), and the connection to National Grid substation will be located |
| Mona Onshore Transmission Infrastructure Scoping Search Area | The area that was presented in the Mona Scoping Report as the area located between MHWS at the landfall and the onshore National Grid substation, in which the onshore export cables, onshore substation and other associated onshore transmission infrastructure will be located. |
| Mona PEIR Offshore Cable Corridor | The corridor presented at PEIR that was consulted on during statutory consultation and has subsequently been refined for the application for Development Consent. It is located between the Mona Array Area and the landfall up to MHWS, in which the offshore export cables and the offshore booster substation will be located. |

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| Term | Meaning |
|---|---|
| Mona PEIR Offshore Wind Project Boundary | The area presented at PEIR containing all aspects of the Mona Offshore Wind Project, both offshore and onshore. This area was the boundary consulted on during statutory consultation and subsequently refined for the application for Development Consent. |
| Mona Potential Array Area | The area that was presented in the Mona Scoping Report and in the PEIR as the area within which the wind turbines, foundations, meteorological mast, inter-array cables, interconnector cables, offshore export cables and OSPs forming part of the Mona Offshore Wind Project were likely to be located. This area was the boundary consulted on during statutory consultation and subsequently refined for the application for Development Consent. |
| Mona Proposed Onshore Development Area | The area presented at PEIR in which the landfall, onshore cable corridor, onshore substation, mitigation areas, temporary construction facilities (such as access roads and construction compounds), and the connection to National Grid infrastructure will be located. This area was the boundary consulted on during statutory consultation and subsequently refined for the application for Development Consent. |
| Mona Scoping Report | The Mona Scoping Report that was submitted to The Planning Inspectorate (on behalf of the Secretary of State) and NRW for the Mona Offshore Wind Project. |
| National Policy Statement (NPS) | The current national policy statements published by the Department for Energy Security & Net Zero in 2024. |
| Non-statutory consultee | Organisations that an applicant may choose to consult in relation to a project who are not designated in law but are likely to have an interest in the project. |
| Offshore Substation Platform (OSP) | The offshore substation platforms located within the Mona Array Area will transform the electricity generated by the wind turbines to a higher voltage allowing the power to be efficiently transmitted to shore. |
| Offshore Wind Leasing Round 4 | The Crown Estate auction process which allocated developers preferred bidder status on areas of the seabed within Welsh and English waters and ends when the Agreements for Lease (AfLs) are signed. |
| Pre-construction site investigation surveys | Pre-construction geophysical and/or geotechnical surveys undertaken offshore and, or onshore to inform, amongst other things, the final design of the Mona Offshore Wind Project. |
| Point of Interconnection | The point of connection at which a project is connected to the grid. For the Mona Offshore Wind Project, this is the Bodelwyddan National Grid Substation. |
| Relevant Local Planning Authority | The Relevant Local Planning Authority is the Local Authority in respect of an area within which a project is situated, as set out in Section 173 of the Planning Act 2008. Relevant Local Planning Authorities may have responsibility for discharging requirements and some functions pursuant to the DCO, once made. |
| the Secretary of State for Business, Energy and Industrial Strategy | The decision maker with regards to the application for development consent for the Mona Offshore Wind Project. |
| Statutory consultee | Organisations that are required to be consulted by an applicant pursuant to the Planning Act 2008 in relation to an application for development consent. Not all consultees will be statutory consultees (see non-statutory consultee definition). |

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| Term | Meaning |
|---------------------------|--|
| Wind turbines | The wind turbine generators, including the tower, nacelle and rotor. |
| The Planning Inspectorate | The agency responsible for operating the planning process for NSIPs. |

Acronyms

| Acronym | Description |
|---------|---|
| AfL | Agreement for Lease |
| BEIS | Department for Business, Energy and Industrial Strategy |
| BNG | Biodiversity net gain |
| DCO | Development Consent Order |
| EIA | Environmental Impact Assessment |
| EnBW | Energie Baden-Württemberg AG |
| EWG | Expert Working Group |
| HVAC | High Voltage Alternating Current |
| IEF | Important Ecological Feature |
| IEMA | Institute for Environmental Management and Assessment |
| ISAA | Information to support the Appropriate Assessment |
| MDS | Maximum Design Scenario |
| MHWS | Mean High Water Springs |
| MLWS | Mean Low Water Springs |
| NBB | Net Benefits for Biodiversity |
| NRW | Natural Resources Wales |
| NSIP | Nationally Significant Infrastructure Project |
| NTS | Non-Technical Summary |
| OSP | Offshore Substation Platform |
| PDE | Project Design Envelope |
| PEI | Preliminary Environmental Information |
| PEIR | Preliminary Environmental Information Report |
| POI | Point of Interconnection |
| SAC | Special Area of Conservation |
| SoCC | Statement of Community Consultation |
| SPA | Special Protection Area |
| TCE | The Crown Estate |
| WTW | Wildlife Trust Wales |
| TWT | The Wildlife Trusts |

MONA OFFSHORE WIND PROJECT

Units

| Unit | Description |
|-----------------|--------------------|
| GW | Gigawatt |
| km | Kilometres |
| km ² | Kilometres squared |
| kV | Kilovolt |
| MW | Megawatt |
| nm | Nautical miles |

1 Response to Davis Meade Property Consultants on behalf of Mr AEM Owen & A Owen ExQ1 Responses

1.1 Introduction

1.1.1.1 The Applicant has responded to Davis Meade Property Consultants on behalf of Mr AEM Owen & A Owen's ExQ1 responses below.

2 Response to Davis Meade Property Consultants on behalf of Mr AEM Owen & A Owen ExQ1 Responses

Table 2.1: REP3-095 - Davis Meade Property Consultants on behalf of Mr AEM Owen & A Owen

| Planning Inspectorate Ref. No. | Question is addressed to | ExA Question | Davis Meade Property Consultants on behalf of Mr AEM Owen & A Owen response | Applicant's response |
|--------------------------------|--|---|--|---|
| REP3-095.1 | NFU Davis Meade Property Consultants G Lloyd Evans & Sons Any APs | 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? | <p>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).</p> <p>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.</p> | <p>Dalcour Maclaren on behalf of the Applicant have been in ongoing dialogue with Mr AEM Owen & A Owen (referred to in this response as Mr Owen) and their appointed agent (Davis Meade Property Consultants) throughout the pre-application stage of the project including site selection and the intrusive survey campaign.</p> <p>As voluntary discussions and engagement with the Cefn Estate as freeholder of the land have not yet substantially progressed, it was not considered appropriate to discuss this matter in detail with Mr Owen. Following recent dialogue with the appointed agent for Mr Owen and the Cefn Estate, Dalcour Maclaren on behalf of the Applicant is seeking to meet with Mr Owen and his appointed agent, meeting dates have been offered and Dalcour Maclaren await a response. It would be the intention of the Applicant to discuss impacts on the tenant and any potential mitigation or strategies required to minimise the impact the loss of land may have on their farming business. It would have been inappropriate to do this without the consent of their landlord, as ultimately, they are the party from whom the Applicant is seeking the rights directly.</p> <p>There are measures within the Outline Code of Construction Practice (REP2-038) that set out the provision of an Agricultural Liaison Officer whose role will be a contact for the landowner and occupier to discuss mitigation and practical matters during construction. Notwithstanding this, prior to the commencement of the works, the Applicant will be in continued dialogue with affected land interests such as Mr Owen to make them aware of the progress of the project and through the serving of notices where works are to take place either through construction notices, through voluntary agreements or statutory notices if required.</p> <p>Financial losses are a compensation matter that will be discussed between the Applicant and Mr Owen and are not an item for the Examination.</p> <p>With respect to Mr Owen's comments on veteran oak trees, a tree survey has been undertaken at the Onshore Substation and the surrounding area, the results of which are presented in the Tree Survey Clarification Note Appendix 17.2 Revised Tree Survey Schedule Onshore Substation (REP3-051). The survey has identified nine veteran trees, however only one of these trees (T168) is located within the red line boundary and the Applicant has committed to retaining all veteran trees, including T168 (see the Tree Survey Clarification Note, REP3-049).</p> <p>The mapping that is being referred to here is the Provisional ALC mapping which was produced in the 1960's and 1970's using a system of ALC that has since been comprehensively revised. These maps cannot therefore be relied upon for the accurate mapping of individual areas of land.</p> <p>The predictive ALC mapping that has been produced by the Welsh Government, uses a variety of tools including published detailed soils data, site specific climatic data and the results of recent detailed survey to predict the likely ALC grading according to the current ALG guidelines.</p> <p>ALC grading for land located within Onshore Substation, according to the Predictive Agricultural Land Classification Map (Welsh Government, 2019) is presented in Figure 1.4 of the published soil and agricultural land classification data chapter within the Environmental Statement (APP-168). The Predictive ALC Map (Welsh Government, 2019) shows that most of the Onshore Substation comprises Subgrade 3b land (see Figure 1.4).</p> <p>The ALC of the area of land permanently affected at the Onshore Substation has been surveyed in detail. The survey work has identified that the area comprises predominantly lower quality Subgrade 3b land (including the area of permanent earthworks) where the profiles comprise soils typical of the Cottam soil series, which are limited by soil wetness due to the presence of heavy textured and poorly drained subsoil horizons. On the south-western edge, where the land rises, the soils become lighter textured and stonier in nature and this area comprises a small area of higher quality Subgrade 3a land. This distribution of agricultural land quality aligns with the published Welsh Government Predictive ALC mapping for the area within the Onshore Substation area.</p> <p>The applicant is in discussion with Welsh Government who confirmed that there are no major issues with the data, but they would like some additional clarifications to be able to adopt the Applicant's data into the ALC information database.</p> |

| Planning Inspectorate Ref. No. | Question is addressed to | ExA Question | Davis Meade Property Consultants on behalf of Mr AEM Owen & A Owen response | Applicant's response |
|--------------------------------|--------------------------|--------------|--|----------------------|
| | | | <p>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.</p> <p>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)</p> | |