

# MONA OFFSHORE WIND PROJECT

## Response to Davis Meade Property Consultants response on behalf of Affected Parties to ExQ1

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Image of an offshore wind farm

**MONA OFFSHORE WIND PROJECT**

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## MONA OFFSHORE WIND PROJECT

### Glossary

Term	Meaning
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).



## MONA OFFSHORE WIND PROJECT

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

## Units

Unit	Description
GW	Gigawatt
km	Kilometres
km <sup>2</sup>	Kilometres squared
kV	Kilovolt
MW	Megawatt
nm	Nautical miles



# **1 Response to Davis Meade Property Consultants response on behalf of Various Affected Persons to ExQ1**

## **1.1 Introduction**

1.1.1.1 The Applicant has responded to the response from Davis Meade Property Consultants on behalf of Various Affected Persons to ExQ1 below.

## 2 Response to Davis Meade Property Consultants response on behalf of Various Affected Persons to ExQ1

Table 2.1: REP3-096 - Davis Meade Property Consultants on behalf of Various Affected Persons

Planning Inspectorate Ref. No.	Question is addressed to	ExA Question	Davis Meade Property Consultants on behalf of Various Affected Persons response	Applicant's response
REP3-096.1	NFU Davis Meade Property Consultants The Executors of the Late Sir David Watkin Williams-Wynn. Bt. Mr & Mrs JT Owen Any AP	<b>Policy context - Q1.6.16</b> Do paragraphs 2.6.4 and 2.6.5 of NPS EN-5 provide policy support for the Applicant's approach to the compulsory acquisition of land?	The answer to this question is being issued by the NFU on behalf of Davis Meade Property Consultants (DMPC) as part of the Land Interest Group in respect of our clients (as Affected Parties).	The Applicant notes the response.
REP3-096.2	NFU Davis Meade Property Consultants	<b>dDCO provisions - Q1.6.17</b> In respect of your concerns about rights in land that the Applicant seeks ([PDA-048] and [REP1-082] respectively), with reference to the dDCO [REP2-004], can you suggest the specific wording of amendments or additions to its provisions that would address them?	The answer to this question is being issued by the NFU on behalf of Davis Meade Property Consultants (DMPC) as part of the Land Interest Group in respect of our clients (as Affected Parties).	The Applicant notes the response.
REP3-096.3	Davis Meade Property Consultants	<b>Update - Q1.6.18</b> In its Response to WRs [REP2-078] the Applicant responded to your WR [REP1-082]. With reasoning for your conclusion on each of the issues, does this address your concerns?	Regarding the Applicant's response in REP2-078 to our WR [REP1- 082], please note the following -: a. Proposed Reinstatement methods-: The detail provided in the Applicant's response does cover points of concern in outline. However we specifically re-emphasise the need for -: i)affected topsoil to be duly protected from contamination (including measures carried out in respect of routine weed control) and reinstated in sequence of bolder clay, subsoil followed by topsoil ,together with surface stones removed. ii) subsoiling to be considered necessary with the aim of addressing compaction. b. Land Drainage schemes /remediation-: The response provided shall address the point raised subject to the wording applicable to proposed voluntary agreement documents being duly agreed . c. Surface intrusive apparatus-: Whilst it is noted that the exact locations of the final above ground infrastructure will be determined following detailed design ,it would be considered helpful to receive drawings showing the best reliable indication (as to location ,actual size and type of apparatus proposed) in this respect, in good time, before 11th October 2024 (being the updated deadline provided by the Applicant for receipt of signed heads of terms to qualify for incentive payments offered to Affected Parties ) so as to aid discussions in seeking consensus as to appropriate wording (including in respect of compensation) in proposed voluntary agreements .The emphasis of needing such equipment (in so far as is reasonably possible ) to be minimised ,and located as close as practicable to existing boundaries, is considered very significant to reduce their future impact [as regard to productive capacity ( not only of the actual surface area of the subject apparatus, .e.g. chamber, but also its direct environs ) as well as ensuing inconvenience]. d. Pre- Scheme 'enabling works'-: whilst the Applicant's response is noted the detail of our written representation ( REP1-082.5 ) is reaffirmed in respect that no pre scheme enabling works are	<b>a) Reinstatement:</b> As set out in the Outline Soil Management Plan (REP2-054) paragraph 1.11, soil bunds that remain in situ for more than 3 months or over winter periods would be seeded and kept free from weeds. In accordance with the aftercare and handover (paragraph 1.14.1.2), soil samples would be taken from the topsoil bunds to be used in the restoration of the soil to determine levels and inform proposals for lime and fertiliser applications. Cultivations to be undertaken would be discussed with the landowner when creating the aftercare plan to take into consideration the soil type and site conditions. Topsoil storage mounds would not exceed 3 m in height and subsoils 5 m in height. Materials from Individual topsoil and sub soil units would be stored separately within the Order Limits (paragraph 1.11.1.2). <b>b) Land Drainage:</b> The Applicant notes the response and is pleased to confirm the heads of terms for the majority of Mr Bibby's clients have now been agreed. <b>c) Surface intrusive apparatus:</b> details on the locations of the above ground apparatus along the Onshore Cable Corridor will not be available until the detailed design has been completed. Table 3.31 of the Project Description Chapter (APP-050) sets out the maximum design parameters for Link Boxes. <b>d) Pre scheme enabling works:</b> the Applicant notes the response. <b>e) Operational access routes –</b> Operational access routes will ensure the continued access to the cables and associated infrastructure during the operational phase. Heads of Terms have now been agreed with Mr Bibby's clients which includes the ability to access the cables following completion of the works. Operational accesses are required within the Order Limits and the

Planning Inspectorate Ref. No.	Question is addressed to	ExA Question	Davis Meade Property Consultants on behalf of Various Affected Persons response	Applicant's response
			<p>permitted unless agreed in writing in advance by the Affected Parties. There is concern that physical works e.g. felling of trees and removal of established natural vegetation (having environmental benefits) together with other intrusive operations (e.g. where needed in association with the capture and translocation of Great Crested Newts) do not take place until either there is prior written agreement by the Affected Parties and /or a construction notice of entry is issued (-in case the scheme does not ultimately progress).</p> <p>e. Post scheme access routes-: The imposition of specific post scheme operational access routes is considered inappropriate in case it adversely impacts any future potential change of use of the Affected Parties land . Whilst the potential need by the Applicant of such access routes is not disputed ,these need to be consensually agreed between the Applicant and the affected landowners/occupiers (as such routes may require to be varied over time) on the basis that the respective parties are required to act reasonably in seeking concurrence .</p> <p>f. Compulsory Acquisition rights -: It is interpreted that perpetuity rights are being sought not to equate to the anticipated life span of the offshore wind farm scheme but to assist to justify funding resource to deliver the scheme .However one would have thought that it would be possible to tailor the same accordingly .For that reason it is considered the granting of such lasting rights is superfluous as it shall impose a disproportional impact on the Affected Parties properties ( and that 99 years would be amply sufficient in this instance) .</p> <p>g. Public utility Apparatus -:We are latterly informed on behalf of the Applicant that no such Public Utility apparatus will need to be diverted or installed in respect of the subject Affected Parties properties' (other than temporary installations of utility apparatus to compound sites – in respect of which it is significant that those installations are removed and the Affected Parties properties are duly reinstated before such compound sites are vacated unless there is consensual agreement between the parties, in writing, to the contrary).</p>	<p>associated permanent rights are required to ensure delivery and maintenance of the project in the future during the operational phase.</p> <p><b>f) Compulsory Acquisition rights:</b> Powers in the Planning Act 2008 apply the longstanding compulsory purchase regime legislation through the Compulsory Purchase Act 1965 and Acquisition of Land Act 1981 (s125 PA). It is not possible for the Applicant to seek rights for a term of years under the current compulsory acquisition legislation.</p> <p><b>g) Public utility Apparatus:</b> The Applicant notes the response and can confirm this is the position that has been agreed in some voluntary agreements. The Applicant will be obliged to reinstate any temporary construction compounds as per Article 15 of the draft development consent order (document reference C1 F05).</p>
REP3-096.4	<p>NFU Davis Meade Property Consultants G Lloyd Evans &amp; Sons Any APs</p>	<p><b>Effect on farm holdings - Q1.12.8</b> 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>	<p>The answer to this question is being issued by the NFU on behalf of Davis Meade Property Consultants (DMPC) as part of the Land Interest Group in respect of our clients (as Affected Parties) .We are also issuing a separate submission specifically regarding the Affected Party having ID Registration Number -: 20048007.</p>	<p>The Applicant notes the response.</p>