

# MONA OFFSHORE WIND PROJECT

## Response to Davis Meade Property Consultants on behalf of Mr AEM Owen ExQ2 and CAH2

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**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, licensable activities within 12nm of the Welsh coast require a separate marine licence from Natural Resource Wales (NRW).

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Term	Meaning
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.
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.

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Term	Meaning
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 Bodelyyddan 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).
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.

## MONA OFFSHORE WIND PROJECT

### 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

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### 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 on behalf of Mr AEM Owen ExQ2 and CAH2**

## **1.1 Introduction**

1.1.1.1 The Applicant has responded to Davis Meade Property Consultants on behalf of Mr AEM Owen's response to EXQ2 (REP5-105) and request to attend CAH2 (REP5-106) below. REP5-106, was a duplicate to REP5-105, so the Applicant has responded to both jointly.

## 2 Response to Davis Meade Property Consultants on behalf of Mr AEM Owen ExQ2 and CAH2

### 2.1 Davis Meade Property Consultants on behalf of Mr AEM Owen

Table 2.1: REP5-105/106 – Davis Meade Property Consultants – Mr AEM Owen

Planning Inspectorate Ref. No.	Submission comment	Applicant's response
REP5-105.1	<p>With regard to the proposed Compulsory Acquisition Hearing 2 scheduled to be conducted virtually on the afternoon of Wednesday 11th December I would be grateful if you could please register my intention to attend to participate in the same as Agent on behalf of the above mentioned affected party in respect of the detail submitted below .</p>	<p>No response required.</p>
REP5-105.2	<p>With regard to an update on negotiations since CAH1(EV 008)-;</p> <p>i)There has been one meeting held with the Applicants' representatives Dalcour Maclaren and exchange of correspondence .</p> <p>ii)Whilst we have received draft Heads of Terms for an Occupier's consent (and associated plan ) in respect of cable route ,only an incomplete preliminary template document (excluding an associated plan) has been received regarding the occupied land affected by the proposed onshore substation site (which is insufficient ,at this juncture, to progress meaningful discussions) .</p> <p>iii) Given the extent of the area earmarked to be affected our client would benefit from receiving formal agreement from the Applicant ,together with a condition included within the Development Consent Order, to indemnify against any expense , loss and inconvenience sustained from the long term adverse impact of the proposed scheme on the affected party's dairy enterprise (to satisfy the principle of equivalence) to -:</p> <p>a. enable to secure other land ( where available and possible ) and feeding stuffs (of suitable quality) as necessary , and/or in the event of this not being reasonably practicable,</p> <p>b. to compensate the future loss of viability of the business (both temporarily and permanently ) . In this respect there is a need to bear in mind that our client is the long term occupier of the affected land and the dairy enterprise has evolved to its existing productive capacity in consequence of the same .</p>	<p>As set out in the Applicant's previous response (REP5-063) there are ongoing discussions with Mr. Owen's landlord, The Executors of the Late Sir David Watkin Williams-Wynn. Bt. (Cefn Estate), regarding the structure of the voluntary agreement required. Due to the requirement for the Applicant to construct the Onshore Substation and establish ecological and landscape mitigation, Mr Owen's occupation cannot co-exist with the Applicant's requirements where it is seeking freehold acquisition. The Applicant has where possible shared information and plans as requested in relation to the land required for the Onshore Substation with Mr. Owen's agent, however any voluntary agreement which involves the termination of Mr. Owen's occupation needs to be coordinated with and receive approval from the landlord. Therefore the Applicant is not in a position to agree a voluntary agreement with Mr Owen for the land required for the Onshore Substation and associated mitigation until progress has been made on negotiations with the Cefn Estate.</p> <p>The Applicant understands that Mr Owen has been in occupation of the land for the Onshore Substation and associated mitigation for many years, but that the tenancy agreement in place does not offer security of tenure. The Applicant is seeking to better understand the terms of the tenancy to ensure that any agreement required with Mr. Owen aligns with the duration of his tenancy.</p> <p>The Applicant has received comments from Mr Owens representative on the Occupier's Consent agreement for the Onshore Cable Corridor, for</p>

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Planning Inspectorate Ref. No.	Submission comment	Applicant's response
		<p>those areas that would be returned to Mr. Owens on completion of construction. The Applicant will revert to Mr. Owen's agent on these terms in the hope that these negotiations can be concluded shortly.</p> <p>Where compensation is due to the occupier of the land, the provisions under the Compensation Code would apply. Mr Owen would be able to make a claim for disturbance, including temporary and permanent loss of profits. Under the principle of equivalence, the party should be left no better or worse off as it was before the scheme.</p>
REP5-105.3	<p>iv) Furthermore, in my latter e-mail correspondence to Dalcour Maclaren on 21st November ,2024 the following has been requested (on which no response has yet been received) -: 'In accordance with our discussion at Bodysgaw Isa on 11th November I would be grateful if you can please formally confirm that your client (Mona Offshore Wind Ltd) will be willing to pay compensation to Mr AEM Owen to enter into an arrangement to source silage and /or grazing (if possible) for the dairy herd to reflect the tenanted land anticipated not to be available pursuant to /during the above proposed scheme. Moreover , it would be appreciated (from the supplemental mapping information provided during our meeting) if we can ,please, receive detail of the anticipated timeline and quantity of the tenanted land that will be permanently lost and temporarily unavailable to our client (together with an associated plan illustrating the same ) as if enabling (pre scheme preparatory) works are potentially due to start during the second half of 2025 our client would benefit from having this information ratified as soon as practicable ( to enable such an arrangement to be made ,where possible, at the earliest opportunity in 2025 ) .It is anticipated ,of course, that Mona Offshore Wind Ltd shall , in such circumstances ,require to approve such an arrangement in advance of it being finalised and naturally Mr Owen will need the associated professional costs, reasonably incurred, to be paid for by your client together with any extra expense and time sustained in respect of undertaking the arrangement (e.g. carting produce from any extended distance to Bodysgaw Isa etc ).I'm sure you will appreciate, owing to the scarcity of land available in the locality, our client needs to be in position , henceforth ,to enter transactions as soon as possible should appropriate opportunities arise .' If it is considered appropriate by the Examining Authority for any part of the above to be relevant to discussions applying to the Issue specific Hearing 6 item regarding the draft Development Consent Order , I would be available to attend the same from</p>	<p>Where compensation is due to the occupier of the land, the provisions under the Compensation Code would apply. Mr Owen would be able to make a claim for disturbance, including temporary and permanent loss of profits and associated professional fees. The Applicant will reimburse reasonable professional fees for matters relating to the development consent order in accordance with the RICS Guidance: Surveyors advising in respect of compulsory purchase and statutory compensation. The Applicant has already agreed fee rates with Mr. Bibby outside of the examination process.</p> <p>The proposed programme for the project can be found within the Project Description Chapter (reference APP-050). Examination is due to conclude in January 2025, with a decision anticipated in July 2025.</p> <p>Plans showing the proposed land take are shown within the Land Plan (Onshore) (B5 F04), to be read in conjunction with the Book of Reference (D4 F06). The Applicant is in ongoing dialogue and has provided the agent and occupier with plans specific to the plots occupied by Mr Owen to help show the proposed permanent and temporary land take required to deliver the project. These plans were issued on the 6 December 2024, and the Applicant will continue to engage with Mr. Owens and his agent on the concerns raised.</p>

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<b>Planning Inspectorate Ref. No.</b>	<b>Submission comment</b>	<b>Applicant's response</b>
	11.00am on Wednesday 11th December (but regrettably would be unable to participate on Tuesday 10th December).	