Partners in UK offshore wind

MONA OFFSHORE WIND PROJECT

Environmental Statement

Volume 3, Chapter 7: Land use and recreation

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Image of an offshore wind farm

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Glossary

Term	Meaning
Agricultural Land Classification	Agricultural Land Classification (ALC) is a grading system used to assess and compare the quality of agricultural land in England and Wales. ALC is graded from 1 to 5. Grade 1 to 3a are categorised as Best and Most Versatile Land (BMV).
Farm Holding	Land and buildings used for horticulture, livestock, grazing and various other uses, which are commercial in nature.
Recreational resources	Recreational facilities, such as areas of public access and PRoW.
National Cycle Network	The National Cycle Network is a UK-wide network of signed paths and routes for walking, cycling, wheeling and exploring outdoors.
Active Travel Areas/Routes	Areas or walking/cycling routes identified in accordance with Active Travel (Wales) Act.

Acronyms

Acronym	Description
ALC	Agricultural Land Classification
Defra	Department for Environment, Farming and Rural Affairs
DMRB	Design Manual for Roads and Bridges
DCO	Development Consent Order
EIA	Environmental Impact Assessment
MAFF	Ministry of Agriculture Fisheries and Food
MAGIC	Multi-agency Geographic Information for the Countryside
MLWS	Mean Low Water Springs
NCR	National Cycle Route
NPS	National Policy Statement
NSIP	Nationally Significant Infrastructure Project
OS	Ordnance Survey
PPW	Planning Policy Wales
PRoW	Public Right of Way
SEED	Sustainability and Environment Evidence Division
TAN	Technical Advisory Note
NGET	National Grid Electricity Transmission

Units

Unit	Description
%	Percentage
cm	Centimetre
ha	Hectare
km^2	Square kilometres
MW	Megawatt
m	Metre
nm	Nautical miles
mm	Millimetre

7 Land use and recreation

7.1 Introduction

7.1.1 Overview

7.1.1.1 This chapter of the Environmental Statement presents the assessment of the potential impact of the Mona Offshore Wind Project on land use and recreation. Specifically, this chapter considers the potential impact of the Mona Offshore Wind Project landward of Mean Low Water Springs (MLWS) during the construction, operations and maintenance, and decommissioning phases.

7.1.1.2 The assessment presented is informed by the following technical chapters:

- Volume 3, Chapter 9: Noise and vibration of the Environmental Statement
- Volume 4, Chapter 6: Landscape and visual resources of the Environmental Statement
- Volume 4, Chapter 3: Socio-economics of the Environmental Statement.

7.1.1.3 The chapter draws upon information contained in Volume 7, Annex 7.1: Published soils and agricultural land classification data technical report, Volume 7, Annex 7.2: Soil survey data technical report and Volume 7, Annex 7.3: Published recreational resources plan technical report of the Environmental Statement.

7.2 Policy context

7.2.1 Overview

7.2.1.1 The policy context for the Mona Offshore Wind Project is set out in Volume 1, Chapter 2: Policy and legislative context of the Environmental Statement. This section includes specific policy that is relevant to the land use and recreation assessment.

7.2.2 Planning policy context

7.2.2.2 The Mona Offshore Wind Project will be located in Welsh offshore waters (beyond 12 nautical miles (nm) from the Welsh coast) and inshore waters, with the onshore infrastructure located wholly within Wales. As set out in Volume 1, Chapter 1: Introduction of this Environmental Statement, the Mona Offshore Wind Project is an offshore generating station with a capacity of greater than 350 MW located in Welsh waters, it is a Nationally Significant Infrastructure Project (NSIP) as defined by Section 15(3) of the Planning Act 2008 (the 2008 Act). As such, there is a requirement to submit an application for a Development Consent Order (DCO) to the Planning Inspectorate to be decided by the Secretary of State for the Department for Energy Security and Net Zero.

7.2.3 National Policy Statements

7.2.3.1 There are currently six energy National Policy Statements (NPSs), three of which contain policy relevant to offshore wind development and the Mona Offshore Wind Project, specifically:

- Overarching NPS for Energy (NPS EN-1) which sets out the UK Government's policy for the delivery of major energy infrastructure (Department for Energy Security & Net Zero, 2023a)
- NPS for Renewable Energy Infrastructure (NPS EN-3) (Department for Energy Security & Net Zero, 2023b)
- NPS for Electricity Networks Infrastructure (NPS EN-5) (Department for Energy Security & Net Zero, 2023c).

7.2.3.2 NPS EN-1 contains guidance on what matters are to be considered in the assessment. Guidance in EN-3 and EN-5 do not provide any additional policies or advice specific to land use and recreation over and above those presented within NPS EN-1. These are summarised in Table 7.1 below. NPS EN-1 also highlights a number of factors relating to the determination of an application and in relation to mitigation. These are summarised in Table 7.2 below.

Table 7.1: Summary of the NPS EN-1 provisions relevant to land use and recreation.

Summary of NPS EN-1	How and where considered in the Environmental Statement
The Environmental Statement should identify existing and proposed land uses near the project, any effects of replacing an existing development or use of the site with the proposed project or preventing a development or use on a neighbouring site from continuing (paragraph 5.11.8 of NPS EN-1).	Existing and proposed land uses located within the land use and recreation study area are identified in section 7.4 of this chapter and Volume 7, Annex 7.1: Published soil and Agricultural Land Classification data technical report and Volume 7, Annex 7.3: Published recreational resources plan technical report of the Environmental Statement. Measures adopted as part of the Mona Offshore Wind Project to mitigate impacts on existing and proposed land uses within the land use and recreation study area are considered in section 7.7 of this chapter. The likely significant effects of the Mona Offshore Wind Project on existing and proposed land uses within the land use and recreation study area are considered in section 7.8 of this chapter.
During any pre-application discussions with the applicant the LPA should identify any concerns it has about the impacts of the application on land use, having regard to the development plan and relevant applications and including, where relevant, whether it agrees with any independent assessment that the land is surplus to requirements (paragraph 5.11.11 of NPS EN-1).	Consultation has taken place during the development of the Mona Offshore Wind Project between the Applicant and Local Authorities as considered in section 7.3 of this chapter. Consultation has taken place with the Local Authorities to identify relevant proposed developments for cumulative assessment.
Applicants should seek to minimise impacts on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification) and preferably use land in areas of poorer quality (grades 3b, 4 and 5) (paragraph 5.11.12 of NPS EN-1).	The quality of agricultural land within the land use and recreation study area is identified in Volume 7, Annex 7.1: Published soil and agricultural land classification data technical report and Volume 7, Annex 7.2: Soil survey data technical report of the Environmental Statement. Measures adopted as part of the Mona Offshore Wind Project to mitigate impacts on best and most versatile agricultural land within the land use and recreation study area are considered in section 7.7 of this chapter. The likely significant effects of the Mona Offshore Wind Project on best and most versatile agricultural land within the land use and recreation study area are considered in section 7.8 of this chapter.

Summary of NPS EN-1	How and where considered in the Environmental Statement
Applicants should also identify any effects and seek to minimise impacts on soil health and protect and improve soil quality taking into account any mitigation measures proposed (paragraph 5.11.13 of NPS EN-1).	Measures adopted as part of the Mona Offshore Wind Project to mitigate impacts on soils within the land use and recreation study area are considered in section 7.7 of this chapter. This includes the implementation of measures set out in the Outline Soil Management Plan (document reference J26.8).
Applicants are encouraged to develop and implement a Soil Management Plan which could help minimise potential land contamination. The sustainable reuse of soils needs to be carefully considered in line with good practice guidance where large quantities of soils are surplus to requirements or are affected by contamination (paragraph 5.11.14 of NPS EN-1).	Measures adopted as part of the Mona Offshore Wind Project to mitigate impacts on soils within the land use and recreation study area are considered in section 7.7 of this chapter. This includes the implementation of measures set out in the Outline Soil Management Plan (document reference J26.8).
Applicants should safeguard any mineral resources on the proposed site as far as possible, taking into account the long-term potential of the land use after any future decommissioning has taken place (paragraph 5.11.19 of NPS EN-1).	This matter is addressed in Volume 3, Chapter 1: Geology, hydrogeology and ground conditions of the Environmental Statement.
PRoW, National Trails, and other rights of access to land are important recreational facilities for example for walkers, cyclists and horse riders. The Secretary of State should expect applicants to take appropriate mitigation measures to address adverse effects on coastal access, National Trails, other rights of way and open access land and, where appropriate, to consider what opportunities there may be to improve or create new access. In considering revisions to an existing right of way, consideration should be given to the use, character, attractiveness, and convenience of the right of way (paragraph 5.11.30 of NPS EN-1).	Measures adopted as part of the Mona Offshore Wind Project to mitigate impacts on recreational resources, including Public Right of Way (PRoW), National Trails, and other rights of access within the land use and recreation study area are considered in section 7.7 of this chapter. This includes the implementation of measures set out in the Outline PRoW Management Strategy (document reference J26.17).

Table 7.2: Summary of NPS EN-1 policy on decision making relevant to land use and recreation.

Summary of NPS EN-1	How and where considered in the Environmental Statement
The Secretary of State should ensure that applicants do not site their scheme on the best and most versatile agricultural land without justification. Where schemes are to be sited on best and most versatile agricultural land the Secretary of State should take into account the economic and other benefits of that land. Where development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality (NPS EN-1, 5.11.34).	The quality of agricultural land within the land use and recreation study area is identified in Volume 7, Annex 7.1: Published soil and agricultural land classification data technical report and Volume 7, Annex 7.2: Soil survey data technical report of the Environmental Statement. Measures adopted as part of the Mona Offshore Wind Project to mitigate impacts on best and most versatile agricultural land within the land use and recreation study area are considered in section 7.7 of this chapter. This includes the implementation of measures set out in the Outline Soil Management Plan (document reference J26.8). The likely significant effects of the Mona Offshore Wind Project on best and most versatile agricultural land within the land use and recreation study area are considered in section 7.8 of this chapter.

Summary of NPS EN-1	How and where considered in the Environmental Statement
The Secretary of State should not grant consent for development on existing open space, sports and recreational buildings and land unless an assessment has been undertaken either by the local authority or independently, which has shown the open space or the buildings and land to be surplus to requirements or the Secretary of State determines that the benefits of the project (including need), outweigh the potential loss of such facilities, taking into account any positive proposals made by the applicant to provide new, improved or compensatory land or facilities (NPS EN-1, 5.11.32).	Recreational resources located within the land use and recreation study area are identified in Volume 7, Annex 7.1: Published recreational resources technical report of the Environmental Statement. Measures adopted as part of the Mona Offshore Wind Project to mitigate impacts on recreational resources within the land use and recreation study area are considered in section 7.7 of this chapter. The likely significant effects of the Mona Offshore Wind Project on recreational resources within the land use and recreation study area are considered in section 7.8 of this chapter.
In considering the impact on maintaining coastal recreation sites and features, the Secretary of State should expect applicants to have taken advantage of opportunities to maintain and enhance access to the coast. In doing so the Secretary of State should consider the implications for development of the creation of a continuous signed and managed route around the coast, as provided for in the Marine and Coastal Access Act 2009 (paragraph 5.11.35 of NPS EN-1).	Recreational resources, including coastal areas located within the land use and recreation study area are identified in Volume 7, Annex 7.1: Published recreational resources technical report of the Environmental Statement. Measures adopted as part of the Mona Offshore Wind Project to mitigate impacts on recreational resources, including coastal areas within the land use and recreation study area are considered in section 7.7 of this chapter. This includes the implementation of measures set out in the Outline PRoW Management Strategy (document reference J26.17). The likely significant effects of the Mona Offshore Wind Project on recreational resources, including coastal areas within the land use and recreation study area are considered in section 7.8 of this chapter.

7.2.4 Planning Policy Wales

7.2.4.1 Planning Policy Wales (PPW) (Welsh Government, 2021) sets out the land use planning policies of the Welsh Government. The objective is to ensure the planning system contributes towards sustainable development and improves the social, economic, environmental and cultural wellbeing of Wales. Those sections of particular relevance to land use and recreation are set out in Table 7.3, below.

Table 7.3: Planning Policy Wales.

Policy	Key provisions	How and where considered in the Environmental Statement
3. Strategic and Spatial Choices - Definition of Previously Developed Land	Agricultural land of grades 1, 2 and 3a of the Agricultural Land Classification system (ALC) is the best and most versatile and should be conserved as a finite resource for the future (paragraph 3.58 of Planning Policy Wales).	The quality of agricultural land within the land use and recreation study area is identified in Volume 7, Annex 7.1: Published soil and Agricultural Land Classification data technical report and Volume 7, Annex 7.2: Soil survey data technical report of the Environmental Statement. Measures adopted as part of the Mona Offshore Wind Project to mitigate impacts on best and most
	When considering the search sequence and in development plan policies and development	

Policy	Key provisions	How and where considered in the Environmental Statement
	management decisions considerable weight should be given to protecting such land from development, because of its special importance. Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. If land in grades 1, 2 or 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade (paragraph 3.59 of PPW).	versatile agricultural land within the land use and recreation study area are considered in section 7.7 of this chapter. This includes the implementation of measures set out in the Outline Soil Management Plan (document reference J26.8). The likely significant effects of the Mona Offshore Wind Project on best and most versatile agricultural land within the land use and recreation study area are considered in section 7.8 of this chapter.
6. Distinctive & Natural Places – Biodiversity and Ecological Networks	Development plan strategies, policies and development proposals must consider the need to: • Safeguard protected and priority species and existing biodiversity assets from impacts which directly affect their nature conservation interests and compromise the resilience of ecological networks and the components which underpin them, such as water and soil, including peat (paragraph 6.4.3 of PPW).	Measures adopted as part of the Mona Offshore Wind Project to mitigate impacts on soils within the land use and recreation study area are considered in section 7.7 of this chapter. This includes the implementation of measures set out in the Outline Soil Management Plan (document reference J26.8).

7.2.5 Technical Advice Note 6 Planning for Sustainable Rural Communities

7.2.5.1 The assessment of potential changes to land use and recreation has also been made with consideration to the specific policies set out in the Technical Advice Note (TAN) 6 Planning for Sustainable Rural Communities (Welsh Government, 2010). Key provisions are set out in Table 7.4 along with details as to how these have been addressed within the assessment.

7.2.5.2 This TAN should be read in conjunction with Planning Policy Wales (Welsh Government, 2021a) and provides practical guidance on the role of the planning system in supporting the delivery of sustainable rural communities.

Table 7.4: TAN 6 Planning for Sustainable Rural Communities policies of relevance to land use and recreation.

Policy	Key provisions	How and where considered in the Environmental Statement
6. Sustainable agriculture – 6.2 Development involving agricultural land	When preparing development plans and considering planning applications, planning authorities should consider the quality of agricultural land and other agricultural factors and seek to minimise any adverse effects on the environment (paragraph 6.2.1 of TAN 6).	The quality of agricultural land within the land use and recreation study area is identified in Volume 7, Annex 7.1: Published soil and Agricultural Land Classification data technical report and Volume 7, Annex 7.2: Soil survey data technical report of the Environmental Statement. Measures adopted as part of the Mona Offshore Wind Project to mitigate impacts on best and most versatile agricultural land within the land use and recreation study area are considered in section 7.7 of this chapter. This includes the implementation of measures set out in the Outline Soil Management Plan (document reference J26.8). The likely significant effects of the Mona Offshore Wind Project on best and most versatile agricultural land within the land use and recreation study area are considered in section 7.8 of this chapter.
	Planning authorities should bear in mind that, once land is built on, the restoration of semi-natural and natural habitats and landscape features is rarely possible and usually expensive, and archaeological and historic features cannot be replaced. Also, once agricultural land is developed, even for 'soft' uses such as golf courses, its return to agriculture as best and most versatile agricultural land is seldom practicable (paragraph 6.2.2 of TAN 6).	
	Agricultural land is classified by grades according to the extent to which its physical or chemical characteristics impose long term limitations on agricultural use for food production. There are 5 grades of land numbered 1 to 5, with grade 3 divided into two sub-grades. The best and most versatile land falls into grades 1, 2 and sub-grade 3a and is the most flexible, productive and efficient in response to inputs (paragraph 6.2.3 of TAN 6).	
	The nature of other development and its proximity to farms can influence the type of farming and the extent to which inherent land quality can be exploited. Certain locations may have agricultural advantages such as accessibility to markets, processing plant and certain industries associated with agriculture. Farms with development close to them tend to suffer from trespass and other forms of disturbance which may affect the efficiency and upkeep of holdings. It may be possible to reduce any detrimental effects of development by locating compatible uses adjacent to farm land, by landscaping or by detailed provision of amenity space and green corridors in the layout of residential development. TAN 6: Planning for Sustainable Rural Communities 32 (paragraph 6.2.5 of TAN 6).	The quality of agricultural land within the land use and recreation study area is identified in Volume 7, Annex 7.1: Published soil and Agricultural Land Classification data technical report and Volume 7, Annex 7.2: Soil survey data technical report of the Environmental Statement. Measures adopted as part of the Mona Offshore Wind Project to mitigate impacts on best and most versatile agricultural land and farm holdings within the land use and recreation study area are considered in section 7.7 of this chapter. This includes the implementation of measures set out in the Outline Soil Management Plan (document reference J26.8). The likely significant effects of the Mona Offshore Wind Project on best and most versatile agricultural land and farm holdings, within the land use and recreation study area are considered in section 7.8 of this chapter.
	Farms vary considerably in size, type of farm business and layout. The loss of part of a holding can have important implications for the remainder. The effect of severance and fragmentation upon the farm and its structure may be relevant (paragraph 6.2.6 of TAN 6)	

Policy	Key provisions	How and where considered in the Environmental Statement
Annex B	B2. There may be proposals for development for non-agricultural purposes requiring significant amounts of the best and most versatile agricultural land. In such cases, DRA has the statutory right to be consulted, so that planning authorities are made fully aware of the agricultural implications. Article 10(1), paragraph (w) of the Table to the Town and Country Planning (General Development Procedure) Order 1995 (GDPO) (S.I .No 1995/419), requires planning authorities to consult WAG before granting any planning permission which is not in accordance with the development plan, and would involve the loss of 20 hectares or more of grades 1, 2 or 3a agricultural land or a loss which is less than 20 hectares but is likely to lead to further losses amounting cumulatively to 20 hectares or more. If the planning authority is uncertain whether the land involved is grades 1, 2 or 3a they may seek advice from Sustainability and Environment Evidence Division (SEED) on its classification.	

Future Wales - The National Plan 2040

7.2.5.3 The assessment of potential changes to land use and recreation has also been made with consideration to the specific policies set out in the Future Wales - The National Plan 2040 (Welsh Government, 2021b). Key provisions are set out in Table 7.5 along with details as to how these have been addressed within the assessment.

Table 7.5: Future Wales - The National Plan 2040 policies of relevance to land use and recreation.

Policy	Key provisions	How and where considered in the Environmental Statement
Policy 9 - Resilient Ecological Networks and Green Infrastructure	To ensure the enhancement of biodiversity, the resilience of ecosystems and the provision of green infrastructure, the Welsh Government will work with key partners to: • Identify areas which should be safeguarded and created as ecological networks for their importance for adaptation to climate change, for habitat protection, restoration, or creation, to protect species, or which provide key ecosystems services, to ensure they are not unduly compromised by future development.	Existing and proposed land uses located within the land use and recreation study area are identified in section 7.4 of this chapter and Volume 7, Annex 7.1: Published soil and Agricultural Land Classification data technical report and Volume 7, Annex 7.3: Published recreational resources plan technical report of the Environmental Statement. Measures adopted as part of the Mona Offshore Wind Project to mitigate impacts on existing and proposed land uses within the land use and recreation study area are considered in section 7.7 of this chapter.

Policy	Key provisions	How and where considered in the Environmental Statement
	• Identify opportunities where existing and potential green infrastructure could be maximised as part of placemaking, requiring the use of nature-based solutions as a key mechanism for securing sustainable growth, ecological connectivity, social equality, and well-being.	The likely significant effects of the Mona Offshore Wind Project on existing and proposed land uses within the land use and recreation study area are considered in section 7.8 of this chapter.
Policy 12 – Regional Connectivity	The Welsh Government will work with Transport for Wales, local authorities, operators, and partners to deliver the following measures to improve regional connectivity [Inter alia]: • Active Travel – Prioritising walking and cycling for all local travel. We will support the implementation of the Active Travel Act to create comprehensive networks of local walking and cycling routes that connect places that people need to get to for everyday purposes. • Active travel must be an essential and integral component of all new developments, large and small. Planning authorities must integrate site allocations, new development, and infrastructure with active travel networks and, where appropriate, ensure new development contributes towards their expansion and improvement.	There are no Active Travel Areas or Active Travel Routes within the land use and recreation study area. Recreational resources, including coastal areas located within the land use and recreation study area are identified in Volume 7, Annex 7.1: Published recreational resources technical report of the Environmental Statement. Measures adopted as part of the Mona Offshore Wind Project to mitigate impacts on recreational resources, including PRoW, National Trails, and other rights of access within the land use and recreation study area are considered in section 7.7 of this chapter. This includes the implementation of measures set out in the Outline Soil Management Plan (document reference J26.8) and Outline PRoW Management Strategy (document reference J26.17). The likely significant effects of the Mona Offshore Wind Project on recreational resources, including coastal areas within the land use and recreation study area are considered in section 7.8 of this chapter.

7.2.6 TAN 16: Sport, Recreation and Open Space

7.2.6.1 The assessment of potential changes to land use and recreation has also been made with consideration to the specific policies set out in the TAN 16: Sport, Recreation and Open Space (Welsh Government, 2009). Key provisions are set out in Table 7.6 along with details as to how these have been addressed within the assessment.

7.2.6.2 TAN 16 advises on the role of the planning system in making provision for sport and recreational facilities and informal open spaces, as well as protecting existing facilities and open spaces in urban and rural areas in Wales.

Table 7.6: TAN 16 policies of relevance to land use and recreation.

Policy	Key provisions	How and where considered in the Environmental Statement
3. Development Plans – Protecting and Enhancing Existing Sport and Recreation Facilities and Open Spaces	Open space, particularly that with a significant amenity, nature conservation or recreational value should be protected (paragraph 3.12, TAN 16).	Recreational resources, including coastal areas located within the land use and recreation study area are identified in Volume 7, Annex 7.1: Published recreational resources technical report of the Environmental Statement. Measures adopted as part of the Mona Offshore Wind Project to mitigate impacts on recreational resources, including PRoW, National Trails, and other rights of access within the land use and recreation study area are considered in section 7.7 of this chapter. This includes the implementation of measures set out in the Outline PRoW Management Strategy (document reference J26.17). The likely significant effects of the Mona Offshore Wind Project on recreational resources, including coastal areas within the land use and recreation study area are considered in section 7.8 of this chapter.
3. Development Plans – Accessibility and Rights of Way	PRoW should be protected, and information about them, shown on Definitive Maps and statements, should be considered when assessing applications for planning permission (paragraph 3.41, TAN 16).	

Well-being Future Generations Act 2015

7.2.6.3 The Well-being Future Generations Act 2015 requires public bodies to do things in pursuit of the economic, social, environmental and cultural well-being of Wales. The seven well-being goals set out in in Well-being Future Generations Act 2015 are:

1. A prosperous Wales
2. A resilient Wales
3. A healthier Wales
4. A more equal Wales
5. A Wales of cohesive communities
6. A Wales of vibrant culture and thriving Welsh Language
7. A globally responsible Wales.

7.2.6.4 The goal for a healthier Wales is relevant in the assessment of the impacts of the Mona Offshore Wind Project on PRoW and access to recreational resources. The goal to pursue a Wales of cohesive communities is also relevant in the assessment of the potential severance of PRoW that link communities.

The Active Travel (Wales) Act 2013

7.2.6.5 The Active Travel (Wales) Act 2013 aims to improve infrastructure and increase levels of walking and cycling and places duties on local authorities and the Welsh Government to map active travel infrastructure including active travel routes that have generally achieved the statutory design guidance.

7.2.6.6 However, there are no Active Travel Areas or Active Travel Routes located within the land use and recreation study area.

7.2.7 Local planning policies

7.2.7.1 The assessment of potential changes to land use and recreation has also been made with consideration to the specific policies set out in Adopted Local Development Plans of Conwy County Borough Council (adopted in October 2013) and Denbighshire County Council (adopted in June 2013). Key provisions are set out in Table 7.7 along with details as to how these have been addressed within the assessment.

Table 7.7: Local Planning Policy of relevance to land use and recreation.

Policy	Key provisions	How and where considered in the Environmental Statement
Conwy County Borough Council: Adopted Local Development Plan (October 2013)		
Policy DP/4 – Development criteria	Planning permission will not be granted where the proposed development would have an unacceptable adverse impact on the best and most versatile agricultural land.	Existing and proposed land uses, and recreational resources located within the land use and recreation study area are identified in section 7.4 of this chapter and Volume 7, Annex 7.1: Published soil and Agricultural Land Classification data technical report and Volume 7, Annex 7.3: Published recreational resources plan technical report of the Environmental Statement. Measures adopted as part of the Mona Offshore Wind Project to mitigate impacts on existing and proposed land uses and recreational resources within the land use and recreation study area are considered in section 7.7 of this chapter. This includes the implementation of measures set out in the Outline PRoW Management Strategy (document reference J26.17). The likely significant effects of the Mona Offshore Wind Project on existing and proposed land uses and recreational resources within the land use and recreation study area are considered in section 7.8 of this chapter.
Strategic Policy NTE/1 – The Natural Environment	Seeking to minimise the loss of Grade 2 and 3a agricultural land to new development, in particular, in the east of the Urban Development Strategy Area, in line with Policy DP/6.	
Policy CFS/12 – Safeguarding existing open space	Existing recreation, public open space, allotments and amenity green space will be protected and where possible enhanced.	
Policy PSE 1 – North Wales Coast Strategic Regeneration Area	In the North Wales Coast Strategic Regeneration Area the Council will support proposals which [inter alia]: enable the retention, enhancement and development of tourism related facilities.	
Policy PSE 13 - Coastal tourism protection zones	Within the coastal tourism protection zones shown on the proposals maps proposals which would result in the loss of tourism facilities will not be supported.	
Denbighshire County Council: Adopted Local Development Plan (June 2013)		
Policy VOE 1 – Key Areas of importance	International obligations and national policy provide protection to areas that are designated because of their geomorphological features, rare species and habitats, archaeological historic importance, agricultural value, or amenity benefits to local communities.	Existing and proposed land uses, and recreational resources located within the land use and recreation study area are identified in section 7.4 of this chapter and Volume 7, Annex 7.1: Published soil and Agricultural Land Classification data technical report and Volume 7, Annex 7.3: Published recreational resources plan technical report of the Environmental Statement. Measures adopted as part of the Mona Offshore Wind Project to mitigate impacts on existing and proposed land uses and recreational resources
Policy BSC 11 – Recreation and open space	Existing recreation, public open space, allotments and amenity green space will be protected and where possible enhanced.	

Policy	Key provisions	How and where considered in the Environmental Statement
Policy PSE 1 – North Wales Coast Strategic Regeneration Area	In the North Wales Coast Strategic Regeneration Area the Council will support proposals which [inter alia]: enable the retention, enhancement, and development of tourism related facilities.	within the land use and recreation study area are considered in section 7.7 of this chapter. The likely significant effects of the Mona Offshore Wind Project on existing and proposed land uses and recreational resources within the land use and recreation study area are considered in section 7.8 of this chapter.
Policy PSE 13 - Coastal tourism protection zones	Within the coastal tourism protection zones shown on the proposals maps proposals which would result in the loss of tourism facilities will not be supported.	

7.3 Consultation

7.3.1.1 A summary of the key issues raised during consultation activities undertaken to date specific to land use and recreation is presented in Table 7.8 below, together with how these issues have been considered in the production of this chapter of the Environmental Statement.

Table 7.8: Summary of key consultation issues raised during consultation activities undertaken for the Mona Offshore Wind Project relevant to land use and recreation.

Date	Consultee and type of response	Issues raised	Response to issue raised and/or were considered in this chapter
June 2022	The Planning Inspectorate – Scoping Opinion	Disruption and reduced access to agricultural land during the operations and maintenance phase of the onshore transmission assets. The Applicant proposes to scope out the impact of disruption and reduced access to agricultural land during operation on the basis that any permanent effects on agricultural land would occur during the construction phase and impacts during the operations and maintenance phase would be limited to maintenance and repair activities which would be small in magnitude and infrequent. The Planning Inspectorate agrees this matter can be scoped out on this basis.	Disruption and reduced access to agricultural land during the operations and maintenance phase of the Mona Offshore Wind Project has been scoped out of the assessment provided in section 7.8 of this chapter.
June 2022	The Planning Inspectorate – Scoping Opinion	Disruption and reduced access to recreation resources during the operations and maintenance of the onshore transmission assets. The Applicant proposes to scope out impacts arising during the operations and maintenance phase on the basis that impacts will be limited to maintenance and repair activities which would be small in magnitude, short term and infrequent and so potential effects are unlikely to be significant. The Planning Inspectorate agrees this matter can be scoped out on this basis.	Disruption and reduced access to recreational resources during the operations and maintenance phase of the Mona Offshore Wind Project has been scoped out of the assessment provided in section 7.8 of this chapter.
May 2022	Denbighshire County Council – Scoping Response	The coastal areas of Denbighshire will be impacted by the construction of a series of major infrastructure schemes (coastal defence schemes and Awel Y Môr Offshore Windfarm) and further offshore windfarm development will result in prolonged disruption from construction activities, which has the potential to significantly impact on recreational use of the beaches and the Wales Coastal path, public amenity, tourism and the local economy.	The Wales Coast Path would remain in situ and operational during the construction period for the Mona Offshore Wind Project. The proposed development area no longer includes the Denbighshire Coast. There would be monitoring of the landfall construction for the Mona Offshore Wind Project from the beach, but this would not prevent the continued access to, or use of the coastal asset as assessed in section 7.8 of this chapter.
May 2022	Denbighshire County Council – Scoping Response	Best and Most Versatile (BMV) agricultural land: PPW 11 Section 3.58 and 3.59 obliges weight to be given to protecting land of grades 1, 2, and 3a quality in the Agricultural land Classification (ALC). PPW 11 notes this land is considered to be	The quality of agricultural land within the land use and recreation study area is identified in Volume 7, Annex 7.1: Published soil and Agricultural Land Classification data technical report and Volume 7,

Date	Consultee and type of response	Issues raised	Response to issue raised and/or were considered in this chapter
		the best and most versatile and justifies conservation as a finite resource for the future. It indicates that land of this quality should only be developed if there is an overriding need for the development, and either previously developed land or land of a lower grade is available, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. Whilst the location of onshore cable route and substation has not yet been defined, it should be noted that much of the land around the Bodelwyddan National Grid substation is shown to be BMV agricultural land on the Welsh Government Agricultural Land Classification predictive mapping. As the area of search for the onshore works has not been defined, owing to the likely scale of the Onshore Substation and required land take, the scheme therefore has the potential to have significant effects on agricultural land quality, and therefore impact on BMV agricultural land should be scoped in.	Annex 7.2: Soil survey data technical report of the Environmental Statement. Measures adopted as part of the Mona Offshore Wind Project to mitigate impacts on best and most versatile agricultural land and farm holdings within the land use and recreation study area are considered in section 7.7 of this chapter. The likely significant effects of the Mona Offshore Wind Project on best and most versatile agricultural land and farm holdings, within the land use and recreation study area are considered in section 7.8 of this chapter.
June 2023	Denbighshire County Council – Section 42 consultation response	The construction effects on PRoW and the management of PRoW during this phase of the Mona Offshore Wind Project.	Recreational resources, including PRoW located within the land use and recreation study area are identified in Volume 7, Annex 7.1: Published recreational resources technical report of the Environmental Statement. Measures adopted as part of the Mona Offshore Wind Project to mitigate impacts on recreational resources, including PRoW, National Trails, and other rights of access within the land use and recreation study area are considered in section 7.7 of this chapter. This includes the implementation of measures set out in the Outline PRoW Management Strategy (document reference J26.17). The likely significant effects of the Mona Offshore Wind Project on recreational resources, including PRoW within the land use and recreation study area are considered in section 7.8 of this chapter.
June 2023	Denbighshire County Council – Section 42 consultation response	The reinstatement of paths following construction and the timing in relation to the construction of the Mona Offshore Wind Project.	
June 2023	Individual land holding responses	The effect of the Mona Offshore Wind Farm Project on farming enterprises.	Effects on agricultural land holdings, including the effects on land located with the area of the Onshore Substation are assessed in section 7.8 of this chapter.

Date	Consultee and type of response	Issues raised	Response to issue raised and/or were considered in this chapter
October 2023	Online meeting with Denbighshire County Council	The proposed management of PRoW during the construction period.	Recreational resources, including PRoW located within the land use and recreation study area are identified in Volume 7, Annex 7.1: Published recreational resources technical report of the Environmental Statement. Measures adopted as part of the Mona Offshore Wind Project to mitigate impacts on recreational resources, including PRoW, National Trails, and other rights of access within the land use and recreation study area are considered in section 7.7 of this chapter. This includes the implementation of measures set out in the Outline PRoW Management Strategy (document reference J26.17). The likely significant effects of the Mona Offshore Wind Project on recreational resources, including PRoW within the land use and recreation study area are considered in section 7.8 of this chapter.
October 2023	Online meeting with Conwy County Borough Council	Requested to attend meeting on PRoW measures during the construction period but no representative from the Council attended the meeting.	
November 2023	Denbighshire County Council and Conwy County Borough Council	Outline PRoW Strategy provided to the Local Planning Authorities for their comment.	No comments have been received on the Outline PRoW Management Strategy (document reference J26.17).

7.4 Baseline methodology

7.4.1 Relevant guidance

7.4.1.1 The following relevant guidance has been considered in relation to the land use and recreation assessment:

- Design Manual for Roads and Bridges (DMRB) Volume 11, LA109: Geology and Soils (Highways England *et al.,* 2019)
- DMRB Volume 11, LA112: Population and Human Health (Highways England *et al.,* Revision 1 2020b)
- Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (Defra, 2009)
- Agricultural Land Classification of England and Wales: Revised Guidelines and Criteria for Grading the Quality of Agricultural Land. Ministry of Agriculture, Fisheries and Food (MAFF) (1988)
- Institute of Environmental Management and Assessment (IEMA) IEMA Guide: A New Perspective on Land and Soil in Environmental Impact Assessment (IEMA, 2022)
- Guide to Assessing Development Proposals on Agricultural Land (Natural England, 2021).

7.4.2 Scope of the assessment

7.4.2.1 The scope of this Environmental Statement has been developed in consultation with relevant statutory and non-statutory consultees as detailed in Table 7.9. Taking into account the scoping and consultation process, Table 7.9 summarises the issues considered as part of this assessment.

Table 7.9: Issues considered within this assessment.

Activity	Potential impacts scoped into the assessment
Construction and decommissioning phase	
Construction and decommissioning of the Onshore Cable Corridor, 400 kV Grid Connection Cable Corridor, Temporary Construction Compounds, haul roads and Onshore Substation.	The temporary loss of best and most versatile land
	The permanent loss of best and most versatile land
	The temporary disruption caused to the operation of farm holdings
	The permanent disruption caused to the operation of farm holdings
	The temporary impact on the recreational use of Coastal Areas
	The temporary impact on the recreational use of recreational resources
	The temporary impact on the recreational use of the Wales Coast Path and NCR 5
Operation and maintenance	
Operation and maintenance of the Onshore Substation and permanent access roads.	The permanent loss of best and most versatile land
	The permanent disruption caused to the operation of farm holdings

7.4.2.2 Although permanent effects are listed in both construction and operation/maintenance for completeness, they have been assessed when they occur during the construction phase of the Mons Offshore Wind Project.

7.4.2.3 Effects which are not considered likely to be significant have been scoped out of the assessment. A summary of the effects scoped out, together with justification for scoping them out and whether the approach has been agreed with key stakeholders through either scoping or consultation, is presented in Table 7.10.

Table 7.10: Impacts scoped out of the assessment for land use and recreation.

Potential impact	Justification
Disruption and reduced access to agricultural land during the operations and maintenance phase of the onshore transmission assets	The Planning Inspectorate Scoping Opinion June 2022. States "*The Applicant proposes to scope out the impact of disruption and reduced access to agricultural land during operation on the basis that any permanent effects on agricultural land would occur during the construction phase and impacts during the operational phase would be limited to maintenance and repair activities which would be small in magnitude and infrequent. The Inspectorate agrees this matter can be scoped out on this basis*".
Disruption and reduced access to recreation resources during the operations and maintenance phase of the onshore transmission assets.	The Planning Inspectorate Scoping Opinion June 2022 states: "*The Applicant proposes to scope out impacts arising during the operational phase on the basis that impacts will be limited to maintenance and repair activities which would be small in magnitude, short term and infrequent and so potential effects are unlikely to be significant. The Inspectorate agrees this matter can be scoped out on this basis.*"

7.4.3 Methodology to inform baseline

7.4.4 Study areas

7.4.4.1 The land use and recreation study area comprises all land within the Mona Onshore Development Area, landward of Mean High Water Springs (MHWS). The following aspects of the environment have been considered within the land use and recreation study area:

- Soil types and patterns of soils, including relevant topographic and climatic data
- The quality of agricultural land within the land use and recreation study area, in accordance with the Ministry of Agriculture, Fisheries and Food (MAFF) Agricultural Land Classification (ALC) of England and Wales Revised guidelines and criteria for grading the quality of agricultural land (MAFF, 1988), including 'best and most versatile' Grade 1, 2 and 3a ALC land.
- Farm holdings and/or enterprises
- Recreational resources, including recreational facilities (e.g. coastal areas, camp sites, caravan sites, visitor attractions, golf clubs), PRoW (PRoW) and other promoted routes (e.g. National Cycle Routes (NCRs), Long Distance Footpaths, Active Travel Routes)
- Users of recreational resources, including pedestrians, cyclists, equestrians and other forms of recreational activities

- Land used by the local communities, including public open space (e.g. registered parks and gardens, playgrounds, public beaches), Common Land and village greens, which are either owned by the Local Authority, privately owned, or belong to the Welsh Government.

7.4.4.2 This study area has been selected as it represents the area in which the land use and recreation impacts are considered likely to occur. The land use and recreation study area considers the farm holdings affected by the Mona Offshore Wind Project, which could include a wider area beyond the physical boundary of the development works themselves. Therefore, the farm holdings study area is based on the ownership boundaries and tenancy boundaries of those farms with land that falls within the Mona Onshore Development Area.

7.4.4.3 The location and geographic extent of the land use and recreation study area is presented in Figure 7.1 of this chapter below.

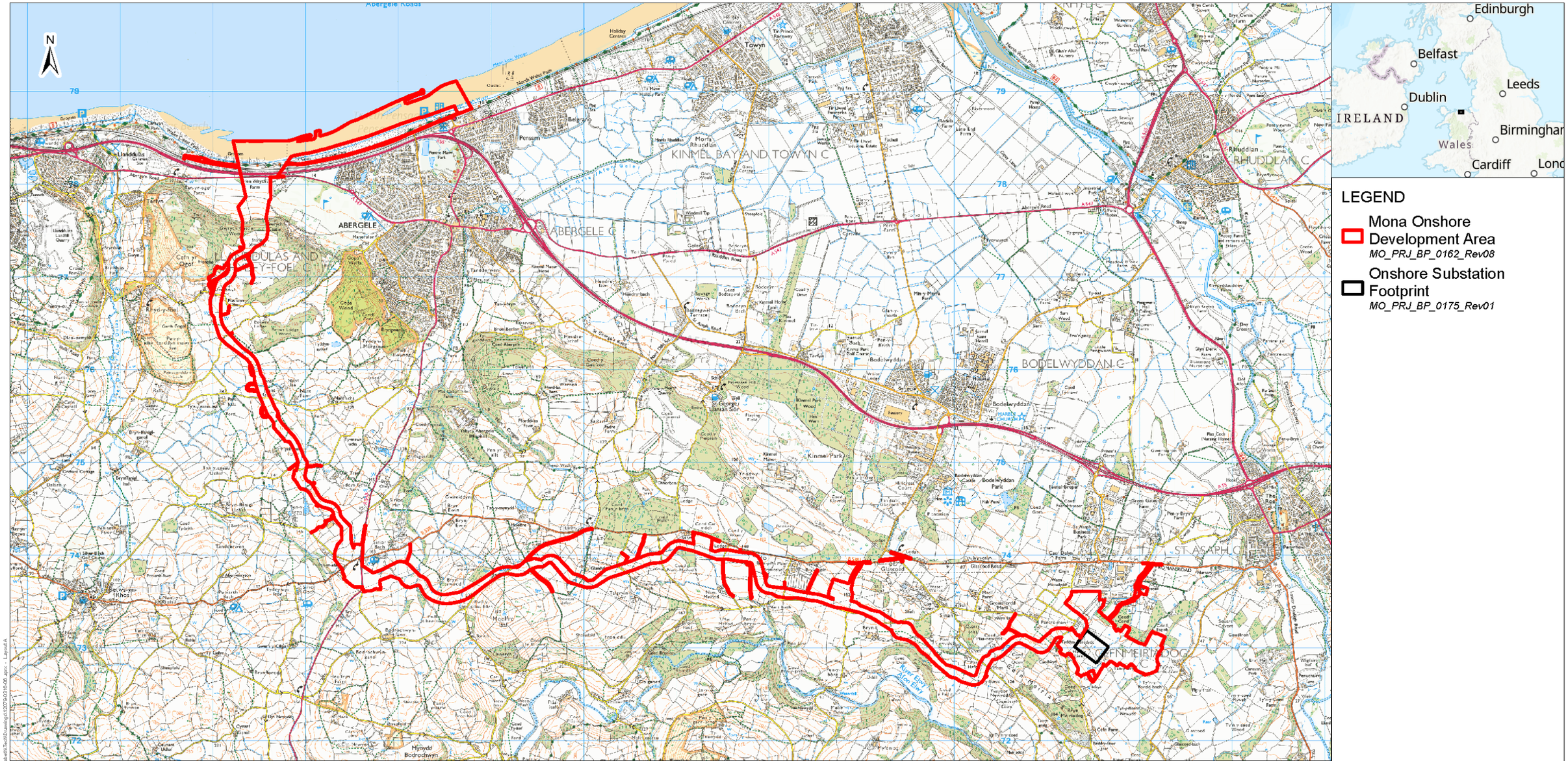


Figure 7.1: Land use and recreation study area.

Desktop study

7.4.4.4 Information on land use and recreation within the land use and recreation study area was collected through a detailed desktop review of existing studies and datasets. These are summarised at Table 7.11 below.

Table 7.11: Summary of key desktop reports.

Title	Source	Year	Author
Meteorological Office Climatological Data for ALC	Meteorological Office	1990	Meteorological Office
Soil Survey of England and Wales, National Soil Map Sheet 2 (Wales) 1:250,000 and accompanying Regional Bulletin	Soil Survey of England and Wales	1984	Soil Survey of England and Wales
The Soils and Land Use of The District around Rhyl and Denbigh (Sheets 95 and 107, 1:63,360 and accompanying Memoir)	Soil Survey of Great Britain	1984	Soil Survey of Great Britain
Welsh Government Predictive ALC viewer (version 2 with soil series information where available)	Welsh Government website	2023	Welsh Government
Welsh Government Agricultural Statistics	Welsh Government website	2022	Welsh Government
Denbighshire PRoW Mapping	Denbighshire County Council website	2023	Denbighshire County Council
Conwy County Borough Council PRoW Mapping	Conwy County Borough Council website	2023	Conwy County Borough Council
MAGIC	Multi-agency Geographic Information for the Countryside (MAGIC)	2023	Defra
National Cycle Network	Sustrans	2023	Sustrans
Active travel routes	Lle A Geo-Portal for Wales	2023	Welsh Government
Ordnance Survey mapping	Ordnance Survey website	2023	Ordnance Survey

7.4.5 Identification of designated sites

7.4.5.1 All designated sites within the land use and recreation study area and qualifying interest features that could be affected by the construction, operations and maintenance, and decommissioning phases of the Mona Offshore Wind Project were identified using the three-step process described below:

- Step 1: All designated sites of international, national and local importance within the land use and recreation study area were identified using a number of sources, including MAGIC and Data Map Wales
- Step 2: Information was compiled on the relevant features for each of these sites as follows
- Step 3: Using the above information and expert judgement, sites were included for further consideration sites and associated features were located within the land use and recreation study area.

7.4.6 Site-specific surveys

7.4.6.1 In order to inform this chapter, site-specific surveys were undertaken. A summary of the surveys undertaken to inform the land use and recreation impact assessment is outlined in Table 7.12 below.

Table 7.12: Summary of site-specific survey data.

Title	Extent of survey	Overview of survey	Survey contractor	Date	Reference to further information
Walkover survey of affected PRoWs	PRoWs within the land use and recreation study area, including footpaths and National Cycle Network Routes; other recreational resources (e.g. caravan and holiday parks).	Walkover of the PRoWs likely to lie within the land use and recreation study area to establish the nature and condition of these recreational resources. The surveyors identified issues that may arise at crossing points, particularly in relation to the temporary stopping up and/or diversion of routes during construction and the identification of locations at which it is essential to keep routes open through traffic management measures. Walkover surveys also included a visit to recreational resources potentially affected within the land use and recreation study area.	RPS	August 2022 and November 2023	Volume 7, Annex 7.3: Published recreational resources plans technical report of the Environmental Statement and the Outline PRoW Management Strategy (document reference: J26.17).
Soil and ALC surveys	Agricultural land affected by the Onshore Substation and associated earthworks; land parcels within the Mona Onshore Development Area where representative soil types are located.	To identify the quality of the agricultural land permanently affected by the Mona Offshore Wind Project and the potential impact on the best and most versatile Grades 1,2 or Subgrade 3a land. To identify the likely quality of areas the land temporarily affected by the Mona Offshore Wind Project compared to the quality indicated on the Welsh Government predictive ALC mapping. To identify the nature of soil resources likely to be temporarily affected during construction to inform the development of the outline Soil Management Plan.	RPS	October and November 2023	Volume 7, Annex 7.1: Published soils and Agricultural Land Classification data technical report, Volume 7, Annex 7.2: Soil Survey data technical report of the Environmental Statement and the Outline Soil Management Plan (document reference: 26.8).

7.4.7 Baseline environment

Soils and agricultural land classification

Desktop Information

7.4.7.1 The desktop information relevant to soils and agricultural land classification is provided in Volume 7, Annex 7.1: Published soils and agricultural land classification data technical report of the Environmental Statement. The distribution of agricultural land quality, which includes the areas of best and most versatile Grades 1, 2 and Subgrade 3a land, within the land use and recreation study area, based on the Welsh Government predictive ALC viewer is summarised in Table 7.13.

Table 7.13: ALC Grade land within the land use and recreation study area.

ALC Grade (Predictive Viewer)	Area of agricultural land within the land use and recreation study area (ha)	Coverage (%)
1	0.1	<1 (0)
2	14.9	7
3a	109.4	48
3b	98.7	43
4	4.1	2
5	0.50	<1 (0)
Total	**227.7**	**100**

7.4.7.2 The areas and percentages of ALC grades located within the Onshore Substation, based on the Welsh Government predictive ALC viewer are summarised in Table 7.14 below.

Table 7.14: ALC Grade land within the Onshore Substation and associated earthworks according to predictive ALC.

ALC Grade (Predictive Viewer)	Area of agricultural land within the Onshore Substation (ha)	Coverage (%)
3a	1.8	15
3b	10.1	85
Total	**11.9**	**100**

Site Survey Information

7.4.7.3 Site survey work has been undertaken (where access was granted) to examine the soil resources and ALC grade of land within the area for the Onshore Substation (and associated earthworks) and inform the Outline Soil Management Plan (document reference: 26.8). The results of the soils survey are contained in Volume 7, Annex 7.2: Soil survey data technical report of the Environmental Statement. The areas and percentages of ALC grades permanently affected by the Onshore Substation and earthworks are presented in Table 7.15 below:

Table 7.15: ALC grade land within the Onshore Substation and associated earthworks according to soil surveys.

ALC Grade (Soil Surveys)	Area of agricultural land within the Onshore Substation (ha)	Coverage (%)
3a	1.5	13
3b	10.4	87
Total	**11.9**	**100**

7.4.7.4 The survey work undertaken within the area of the Onshore Substation and surrounding land shows that the Welsh Government predictive viewer provides a good representation of the difference between the soil types shown within the published soils data, with the soils of the Cottam Series comprising lower quality Subgrade 3b land, limited by soil wetness and the soils of the Flint Series, encountered in a small area to the north west where the land begins to rise comprising better drained Subgrade 3a land.

7.4.7.5 Similarly, the survey work within a number of other representative soil types within the Mona Onshore Cable Corridor, identify a close relationship between the Welsh Government predicative grade and the actual surveyed grade. Whilst there is some variation, the areas identified as likely to comprise the higher quality Grade 2 and Subgrade 3a land within the area have been found to mainly comprise land within those grades, albeit with pockets of variation, particularly within the Denbigh series soils, where soil depth and wetness is more variable and areas of 3b are present.

Farm holdings

7.4.7.6 Welsh Government Agricultural Statistical data for 2016 (Welsh Government, 2016) provides data on agricultural land use for regions of Wales. The land use and recreation study area for the Mona Offshore Wind Project falls within the North East Wales region. The type of agricultural land within this region compared to other regions in Wales is summarised in Table 7.16.

Table 7.16: Types of agricultural land within the land use and recreation study area.

	North West Wales (ha)	%	North East Wales (ha)	%	Wales (ha)	%
Crops and Grass						
Arable land	28,300	9.5	42,500	16	247,100	13
Permanent Grass	150,000	50	147,600	56.5	1,065,600	57
Rough Grazing						
Sole Rights	82,600	28	39,500	15	260,200	14
Common	21,200	7	21,800	8.5	180,300	10
Other land	15,700	5.5	10,800	4	104,200	6
Total	**297,700**	**100**	**262,100**	**100**	**1,857,400**	**100**

7.4.7.7 Figure 7.2 below has been extracted from the Welsh Government Agricultural Statistics Survey (Welsh Government, 2016) and identifies the distribution of agricultural land use within all the regions in Wales.

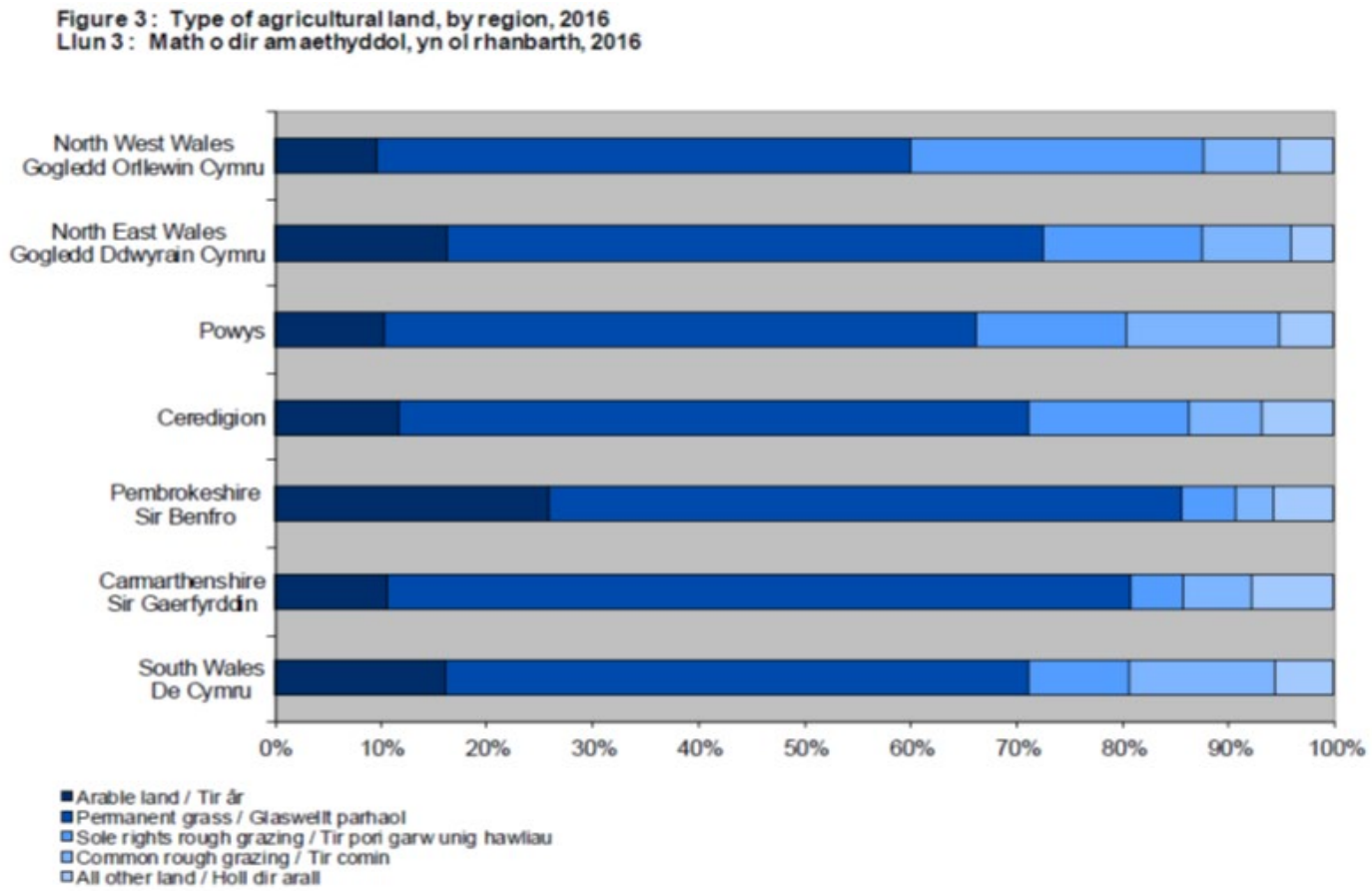
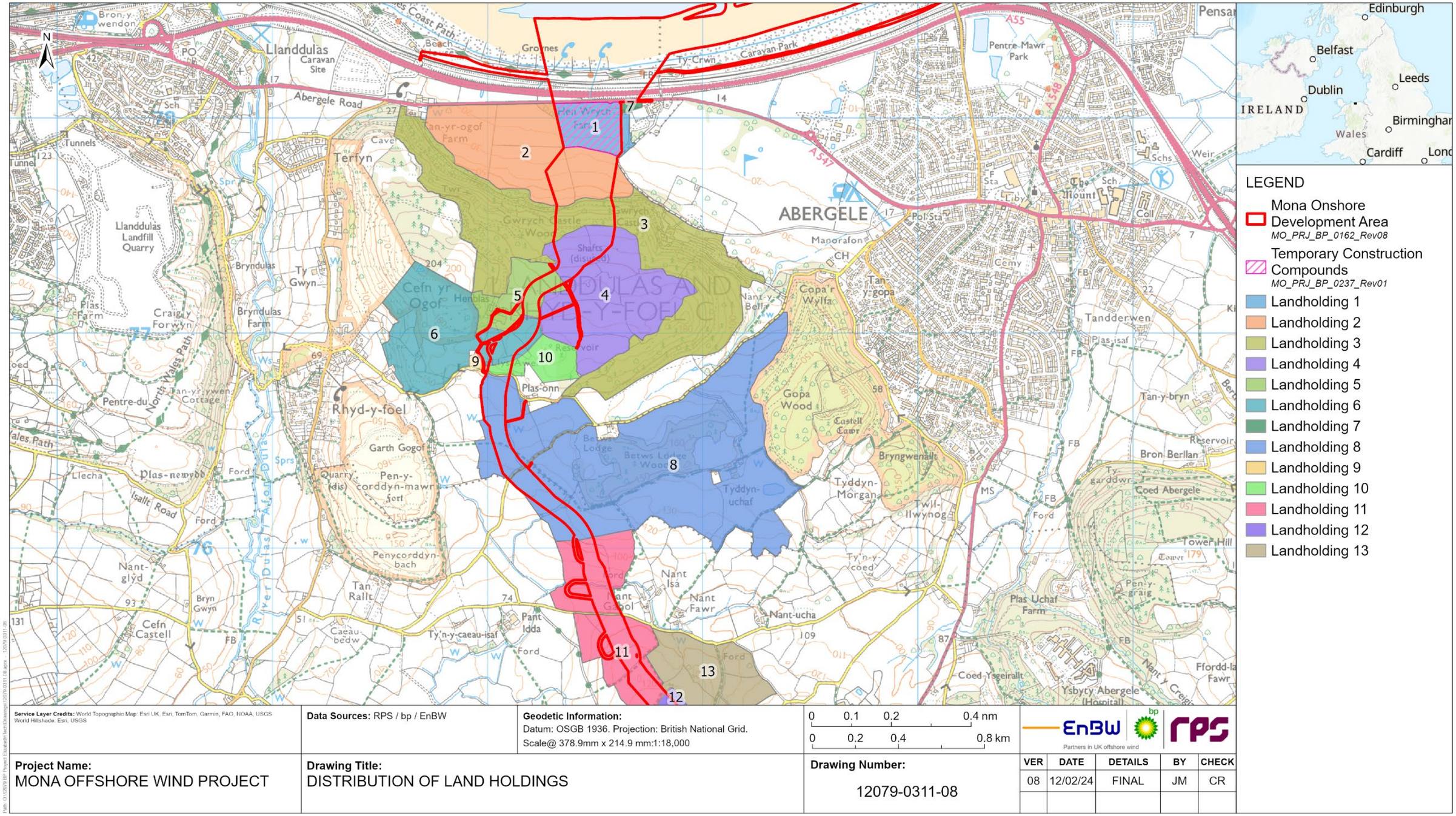


Figure 7.2: Welsh Government Agricultural Statistics 2016.

7.4.7.8 Table 7.16 and the Figure 7.2 above show that the agricultural land use within Wales as a whole is dominated by permanent grass, but that the northeast region, in which the land use and recreation study area is located, comprises a relatively high proportion of arable land and a smaller proportion of grassland compared to other Welsh regions including the neighbouring northwest region. Permanent grass is the dominant agricultural land use throughout all regions of Wales.

7.4.7.9 Figure 7.3, Figure 7.4, Figure 7.5 and Figure 7.6 below present the distribution of landholdings within the land use and recreation study area. These figures shows that there are 42 landholdings within the land use and recreation study area. The land use and recreation study area is dominated by grassland with smaller areas of arable land supporting livestock and mixed-use farming enterprises.

7.4.7.10 There are three intensive dairy farming operations affected by the Mona Offshore Wind Project. Two of these are located within the eastern part of the Mona Onshore Development Area (as shown in Figure 7.5 and Figure 7.6). The third includes land located within the Onshore Substation and adjoining areas proposed for landscaping and ecological mitigation, that is used as a supporting area of land to the main dairy enterprise situated approximately 3 km to the south of the Onshore Substation.



LEGEND

- Mona Onshore Development Area
  MO_PRJ_BP_0162_Rev08
- Temporary Construction Compounds
  MO_PRJ_BP_0237_Rev01
- Landholding 1
- Landholding 2
- Landholding 3
- Landholding 4
- Landholding 5
- Landholding 6
- Landholding 7
- Landholding 8
- Landholding 9
- Landholding 10
- Landholding 11
- Landholding 12
- Landholding 13

Service Layer Credits: World Topographic Map: Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS. World Hillshade: Esri, USGS

Data Sources: RPS / bp / EnBW

Geodetic Information:
Datum: OSGB 1936. Projection: British National Grid.
Scale@ 378.9mm x 214.9 mm:1:18,000

0 0.1 0.2 0.4 nm
0 0.2 0.4 0.8 km

EnBW bp RPS
Partners in UK offshore wind

Project Name: MONA OFFSHORE WIND PROJECT

Drawing Title: DISTRIBUTION OF LAND HOLDINGS

Drawing Number: 12079-0311-08

VER	DATE	DETAILS	BY	CHECK
08	12/02/24	FINAL	JM	CR

Figure 7.3: Distribution of land holdings within the land use and recreation study area.

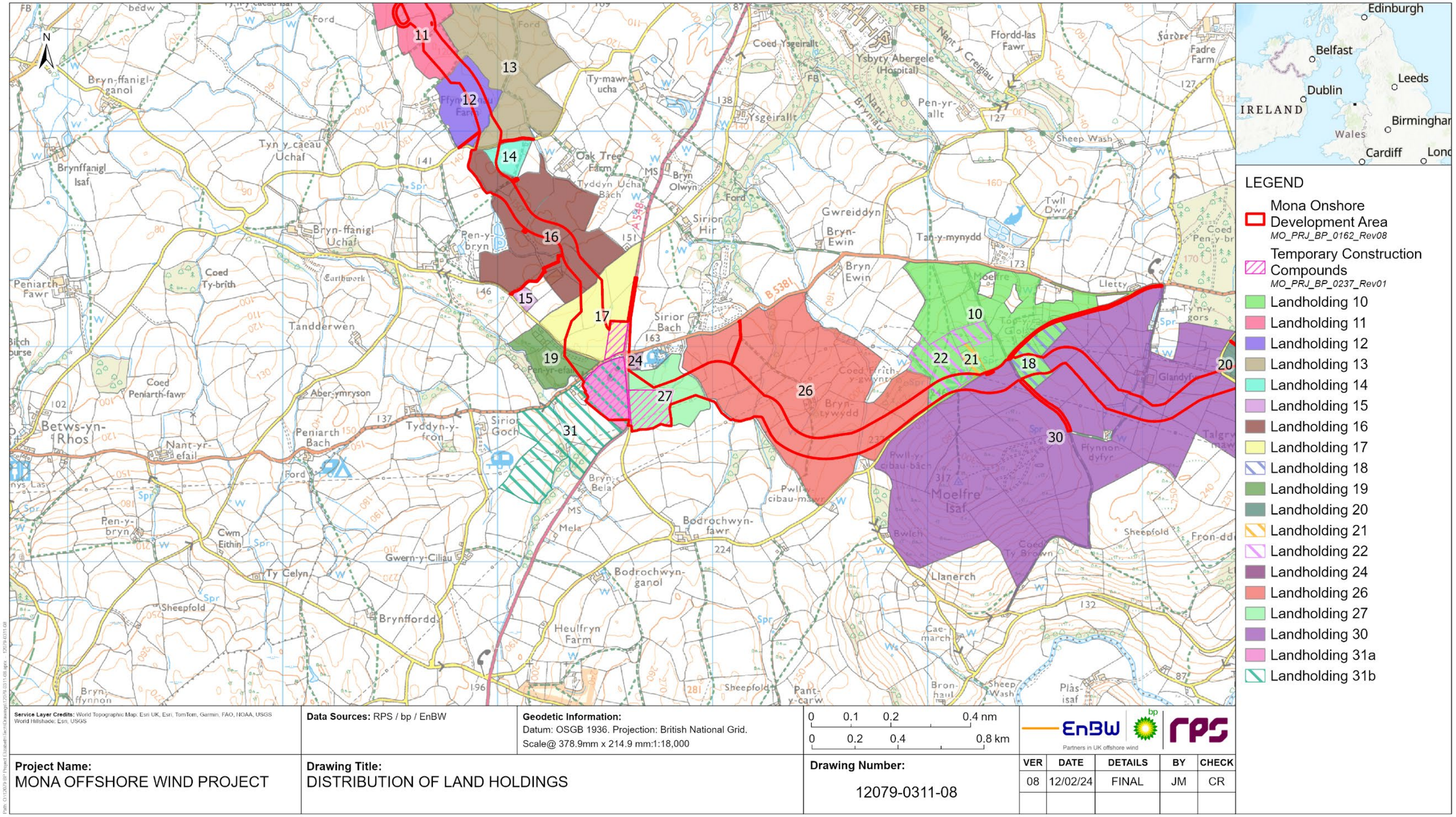


Figure 7.4: Distribution of land holdings within the land use and recreation study area.

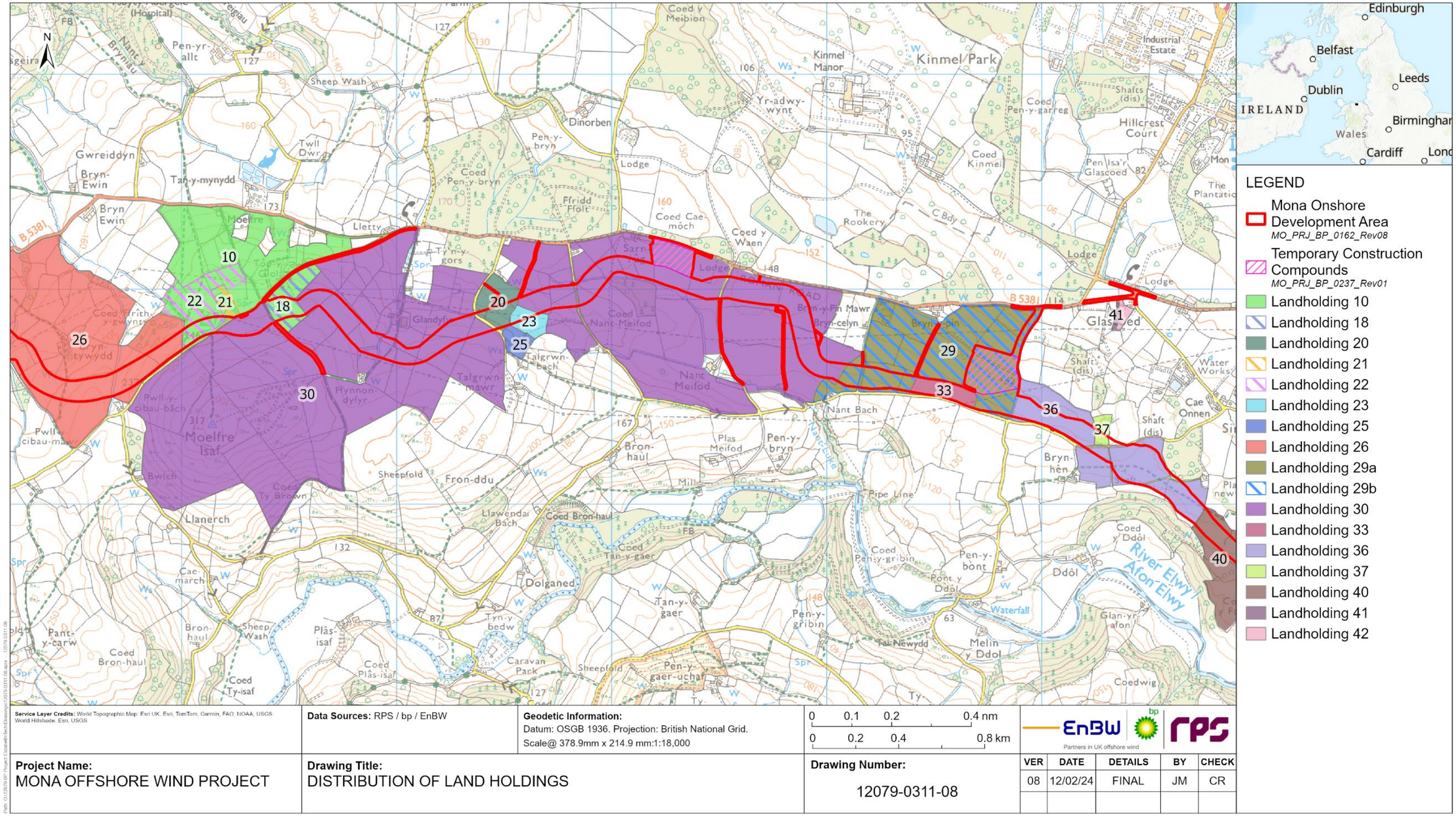


Figure 7.5: Distribution of land holdings within the land use and recreation study area.

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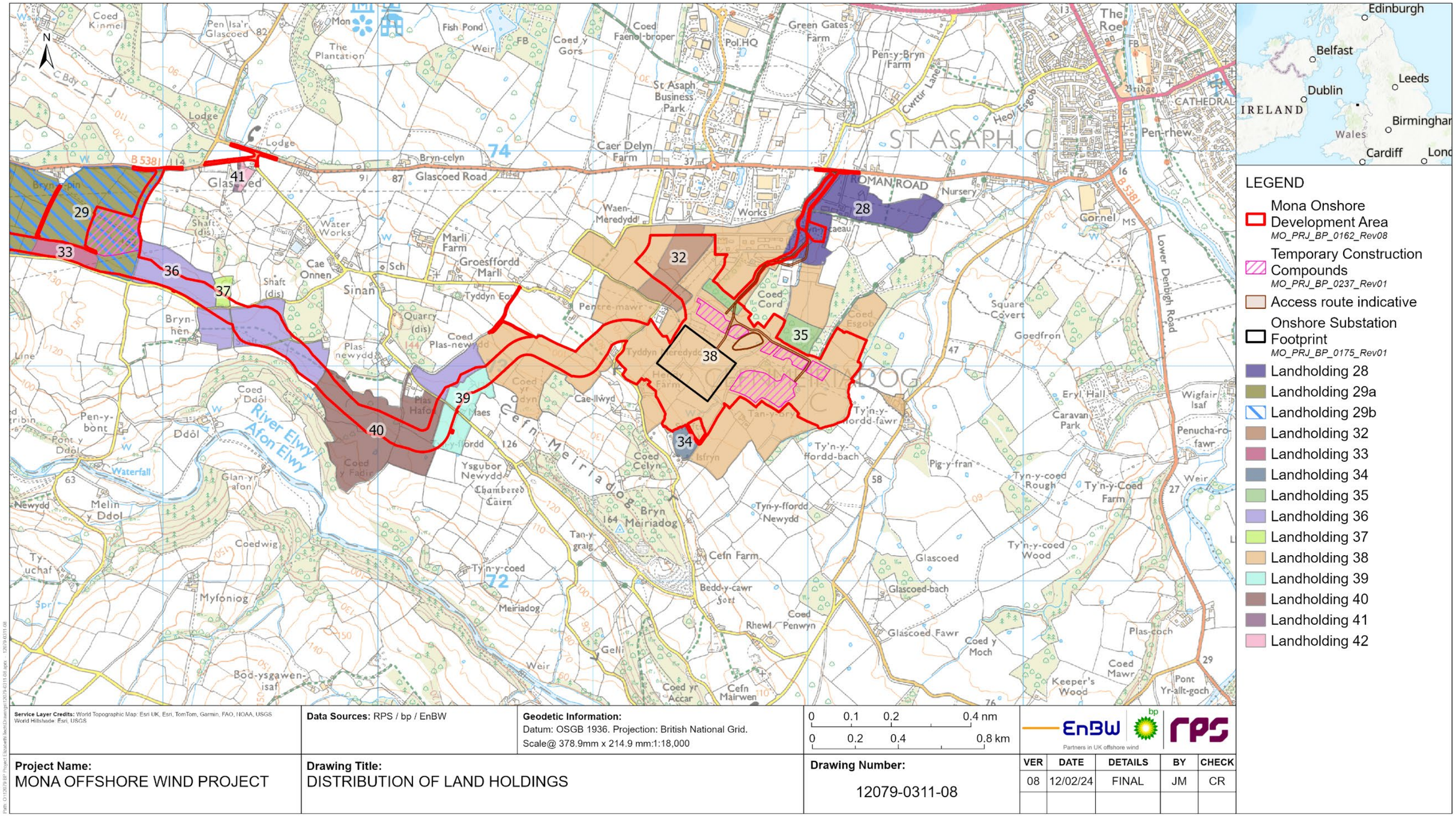


Figure 7.6: Distribution of land holdings within the land use and recreation study area.

Recreational Resources

7.4.7.11 The land use and recreation study area runs south from the coast to the west of Abergele and to the east of Terfyn includes the accessible coastal area along its northern edge between Pensarn and the Beach Caravan Park to the west. The section of coast comprises a limited strip of coastal defences, the nature of which is illustrated in the Figure 7.7 below.

7.4.7.12 The location of the recreational resources within the land use and recreation study area, including recreational facilities, areas of public access and PRoW are shown in Volume 7, Annex 7.3: Published recreational resources plan technical report of the Environmental Statement.

Figure 7.7: Photograph of the coastal defences located within the land use and recreation study area.

7.4.7.13 The land use and recreation study area runs south of the beach, the A55, the A547 Abergele Road, the railway line and the Wales Coast Path. This accessible stretch of the Wales Coast Path runs for nearly 17km between Colwyn Bay and Rhyl and is used by walkers, joggers, dog walkers and people visiting the area. It also doubles up as National Cycle Route 5 in this location. Figure 7.8 shows the nature of the combined Coastal Path and National Cycle Route 5 in this location.

Figure 7.8: Photograph of the combined Coastal Path and National Cycle Route 5 within the land use and recreation study area.

7.4.7.14 The land use and recreation study area does not cross any areas of registered common land (including urban common), any areas of Access Land designated under the Countryside and Rights of Way Act 2000, any areas of public open space or any Active Travel Areas.

7.4.7.15 The land use and recreation study area crosses land comprising part of the Gwrych Castle Estate, which is a registered park and garden, including Gwrych Castle Wood. The Grade 1 listed Gwrych Castle lies to the east within the land use and recreation study area. The castle is open to the public seven days a week and in 2020 and 2021 was host to the television programme 'I'm a Celebrity – Get Me Out of Here'.

7.4.7.16 The following recreational resources also lie within or immediately adjacent to the land use and recreation study area:

- Castle Cove Holiday Park located within the eastern boundary of the land use and recreation study area
- The Beach Caravan Park located within the western boundary of the land use and recreation study area with car parking area for coastal access
- Abergele golf club
- Penrefail caravan park close to Penrefail crossroads
- A holiday/camping park north of the B5381 at Sirior Bach.

7.4.7.17 There are no recreational resources located within the area for the Onshore Substation footprint.

7.4.7.18 There are no other outdoor recreational facilities within the land use and recreation study area except for the PRoW listed in Table 7.17 below and shown in Volume 7, Annex 7.3: Published recreational resources plan technical report of the Environmental Statement.

Table 7.17: PRoW located within the land use and recreation study area.

Local Authority Area	Long Reference	Reference Number	Type
Conwy County Borough Council	Wales Coastal Path	Wales Coastal Path	Long distance footpath
	National Cycle Route 5	NCR 5	National Cycle Route
	Llanddulas & Rhyd y Foel 14	16/14	Footpath
	Betws yn Rhos 43	01/12	
	Betws yn Rhos 44	04/43	
	Betws yn Rhos 48	04/44	
	Llanfair TH 12	04/48	
	Llanfair TH 15	19/12	
	Llanfair TH 16	19/15	Bridleway
	Llanfair TH 19	19/16	
Denbighshire County Council	DE/105/99	99	Footpath
	DE/105/5	5	
	DE/105/6	6	

Local Authority Area	Long Reference	Reference Number	Type
	DE 208/32 (not currently accessible)	32	Bridleway
	DE/105/3	3	

7.4.8 Designated sites

7.4.8.1 There are no designated sites which specifically relate to the assessment of land use and recreation.

7.4.9 Future baseline scenario

7.4.9.1 The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 requires that *"an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge"* is included within the Environmental Statement. In the event that Mona Offshore Wind Project does not come forward, an assessment of the future baseline conditions has been carried out and is described within this section.

7.4.9.2 No significant changes to the baseline are anticipated in relation to land use and recreation. New recreational resources may be developed in the future, but it is not possible to anticipate what the nature and location of these resources is likely to be.

7.4.9.3 It is possible that land within the land use and recreation study area may be allocated for future development. The potential cumulative impacts between the Mona Offshore Wind Project and other proposed developments located within the land use and recreation study are described in section 7.10 of this chapter below.

7.4.10 Data limitations

7.4.10.1 For the purposes of the Environmental Statement, the overall pattern of soils and land quality has been established using published data and field survey and this provides a suitable data set for the assessment.

7.4.10.2 No data limitations have been identified in the preparation of this Environmental Statement chapter with regard to recreation.

7.5 Impact assessment methodology

7.5.1 Overview

7.5.1.1 The land use and recreation impact assessment has followed the methodology set out in volume 1, chapter 5: EIA methodology of the Environmental Statement. Specific to the land use and recreation impact assessment, the following guidance documents have also been considered:

- Design Manual for Roads and Bridges (DMRB) LA 109 Geology and Soils (Highways England *et al*, 2020a)
- DMRB LA 112 Population and Human Health (Highways England *et al*, 2020b).

7.5.2 Impact assessment criteria

7.5.2.1 The criteria for determining the significance of effects is a two-stage process that involves defining the magnitude of the impacts and the sensitivity of the receptors. This section describes the criteria applied in this chapter to assign values to the magnitude of potential impacts and the sensitivity of the receptors. The terms used to define magnitude and sensitivity are based on those which are described in further detail in volume 1, chapter 5: EIA methodology of the Environmental Statement.

7.5.2.2 The criteria for defining magnitude in this chapter have been taken from DMRB LA 109 Geology and Soils (Highways England *et al*, 2020a) and DMRB LA 112 Population and Human Health (Highways England *et al*, 2020b) and are outlined in Table 7.18 and Table 7.19 below.

7.5.2.3 With respect to the duration of temporary impacts, the following definitions have been considered for the purposes of the assessment:

- Short term: up to one year in duration
- Medium term: one to five years in duration
- Long term: over five years in duration.

Table 7.18: Impact magnitude criteria agricultural land use.

Magnitude	Definition used for agricultural land use
High	**Soils:** • Physical removal or permanent sealing of more than 20 hectares of agricultural land. **Agricultural land holdings:** • Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements (e.g. direct acquisition and demolition of buildings and direct development of land to accommodate highway assets) • Introduction (adverse) or removal (beneficial) of complete severance with no/full accessibility provision.
Medium	**Soils:** • Physical removal or permanent sealing on 1 to 20 hectares of agricultural land • Permanent loss/reduction of one or more soil function(s) and restriction to current or approved future use. **Agricultural land holdings:** • Partial loss of/damage to key characteristics, features or elements (e.g. partial removal or substantial amendment to access or acquisition of land compromising the viability of agricultural holdings) • Introduction (adverse) or removal (beneficial) of severe severance with limited/moderate accessibility provision.
Low	**Soils:** • Temporary loss/reduction of one or more soil function(s) and restriction to current or approved future use. **Agricultural land holdings:** • A discernible change in attributes, quality or vulnerability, or alteration to one (maybe more) key characteristics, features or elements (e.g. amendment to access or acquisition of land resulting in changes to the operating conditions that do not compromise overall viability of agricultural holdings) • Introduction (adverse) or removal (beneficial) of severance with adequate accessibility provision.

Magnitude	Definition used for agricultural land use
Negligible	**Soils:** • No discernible loss/reduction in soil function(s) that restrict current or approved future use. **Agricultural land holdings:** • Very minor loss or detrimental alteration to one or more characteristics, features or elements (e.g. acquisition of non-operational land or buildings not directly affecting the viability of agricultural holdings) • Very minor introduction (adverse) or removal (beneficial) of severance with ample accessibility provision.
No change	**Soils:** • No loss/reduction of soil function(s) that restrict current or approved future use. **Agricultural land holdings:** • No loss or alteration of characteristics, features, or elements or accessibility; no observable impact in either direction.

Table 7.19: Impact magnitude criteria for recreation.

Magnitude	Definition used for recreation
High	**Community land and assets:** • Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements (e.g. direct acquisition and demolition of buildings and direct development of land to accommodate highway assets) • Introduction (adverse) or removal (beneficial) of complete severance with no/full accessibility provision. **Walkers, cyclists, horse riders:** • >500m increase (adverse) or decrease (beneficial) in journey length.
Medium	**Community land and assets:** • Partial loss of/damage to key characteristics, features or elements (e.g. partial removal or substantial amendment to access or acquisition of land compromising the viability of community assets) • Introduction (adverse) or removal (beneficial) of severe severance with limited/moderate accessibility provision. **Walkers, cyclists, horse riders:** • >250m-500m increase (adverse) or decrease (beneficial) in journey length.
Low	**Community land and assets:** • A discernible change in attributes, quality or vulnerability, or alteration to one (maybe more) key characteristics, features or elements (e.g. amendment to access or acquisition of land resulting in changes to the operating conditions that do not compromise overall viability of community assets) • Introduction (adverse) or removal (beneficial) of severance with adequate accessibility provision. **Walkers, cyclists, horse riders:** • >50m-250m increase (adverse) or decrease (beneficial) in journey length.

Magnitude	Definition used for recreation
Negligible	**Community land and assets:** • Very minor loss or detrimental alteration to one or more characteristics, features or elements (e.g. acquisition of non-operational land or buildings not directly affecting the viability of community assets) • Very minor introduction (adverse) or removal (beneficial) of severance with ample accessibility provision. **Walkers, cyclists, horse riders:** • <50m increase (adverse) or decrease (beneficial) in journey length.
No change	**Community land & assets and walkers, cyclists, horse riders:** • No loss or alteration of characteristics, features, elements or accessibility; no observable impact in either direction.

7.5.2.4 The criteria for defining sensitivity/value for agricultural land use and recreational receptors are outlined in Table 7.20 and Table 7.21.

Table 7.20: Sensitivity criteria for agricultural land use receptors.

Sensitivity	Definition used for agricultural land use receptors
Very high	**Agricultural land:** • Grade 1 and 2 agricultural land. **Agricultural land holdings:** • Areas of land in which the enterprise is wholly reliant on the spatial relationship of land to key agricultural infrastructure • Access between land and key agricultural infrastructure is required on a frequent basis (daily).
High	**Agricultural land:** • Grade 3a agricultural land. **Agricultural land holdings:** • Areas of land in which the enterprise is dependent on the spatial relationship of land to key agricultural infrastructure • Access between land and key agricultural infrastructure is required on a frequent basis (weekly).
Medium	**Agricultural land:** • Grade 3b agricultural land. **Agricultural land holdings:** • Areas of land in which the enterprise is partially dependent on the spatial relationship of land to key agricultural infrastructure • Access between land and key agricultural infrastructure is required on a reasonably frequent basis (monthly).
Low	**Agricultural land:** • Grades 4 or 5 agricultural land. **Agricultural land holdings:** • Areas of land which the enterprise is not dependent on the spatial relationship of land to key agricultural infrastructure • Access between land and key agricultural infrastructure is required on an infrequent basis (monthly or less frequent).

Sensitivity	Definition used for agricultural land use receptors
Negligible	**Agricultural land:** • Previously developed land with little potential to return to agriculture. **Agricultural land holdings:** • Areas of land which are infrequently used on a non-commercial basis.

Table 7.21: Sensitivity criteria for recreational receptors.

Sensitivity	Definition used for recreational receptors
Very high	**Community land and assets where there is a combination of the following:** • Complete severance between communities and their land/assets, with little/no accessibility provision • Alternatives are only available outside the local planning authority area • The level of use is very frequent (daily) • The land and assets are used by the majority (≤50%) of the community. **Walkers, cyclists, horse riders:** • National trails and routes likely to be used for both commuting and recreation that record frequent (daily) use. Such routes connect communities with employment land uses and other services with a direct and convenient route. Little/no potential for substitution • Routes regularly used by vulnerable travellers such as the elderly, school children and people with disabilities, who could be disproportionately affected by small changes in the baseline due to potentially different needs • Rights of way crossing roads at grade with >16,000 vehicles per day.
High	**Community land and assets where there is a combination of the following:** • There is substantial severance between communities and their land/assets, with limited accessibility provision • Alternative facilities are only available in the wider local planning authority area • The level of use is frequent (weekly) • The land and assets are used by the majority (≤50%) of the community. **Walkers, cyclists, horse riders:** • Regional trails and routes likely to be used for recreation and to a lesser extent commuting, that record frequent (daily) use. Limited potential for substitution • Rights of way crossing roads at grade with >8,000 – 16,000 vehicles per day.
Medium	**Community land and assets where there is a combination of the following:** • There is severance between communities and their land/assets, but with existing accessibility provision • Limited alternative facilities are available at a local level within adjacent communities • The level of use is reasonably frequent (monthly) • The land and assets are used by the majority (≤50%) of the community. **Walkers, cyclists, horse riders:** • PRoW and other routes close to communities which are used for recreational purposes, but for which alternative routes can be taken. These routes are likely to link to a wider network of routes to provide options for longer recreational journeys • Rights of way crossing roads at grade with >4,000 – 8,000 vehicles per day.
Low	**Community land and assets where there is a combination of the following:**

Sensitivity	Definition used for recreational receptors
	• Limited existing severance between communities and their land/assets, with existing full Disability Discrimination Act compliant accessibility provision • Alternative facilities are available at a local level within the wider community • The level of use is infrequent (monthly or less frequent) • The land and assets are used by the minority ≤ 50%) of the community. **Walkers, cyclists, horse riders:** • Routes which have fallen into disuse through past severance or which are scarcely used because they do not currently offer a meaningful route for utility/recreational purposes • Rights of way crossing roads at grade with <4,000 vehicles per day.
Negligible	**Community land and assets where there is a combination of the following:** • No or limited severance or accessibility issues • Alternative facilities are available within the same community • The level of use is very infrequent (a few occasions yearly) • The land and assets are used by the minority (≤50%) of the community. **Walkers, cyclists, horse riders:** • N/A.

7.5.2.5 The significance of the effect upon land use and recreation is determined by correlating the magnitude of the impact and the sensitivity of the receptor. The method employed for this assessment is presented in Table 7.22. Where a range of significance of effect is presented in Table 7.22, the final assessment for each effect is based upon expert judgement.

7.5.2.6 According to the impact magnitude and sensitivity criteria provided in DMRB LA 109 Geology and Soils (Highways England et al, 2020a), the loss of 20 ha of Grade 3b agricultural land would result in a significant adverse effect. However, this conflicts with TAN (TAN) 6: Planning for Sustainable Rural Communities (Welsh Government, 2010), which states consultation with the Welsh Assembly Government (WAG) is only required where the development would "…*involve the loss of 20 hectares or more of grades 1, 2 or 3a agricultural land or a loss which is less than 20 hectares but is likely to lead to further losses amounting cumulatively*." As such, for the purposes of the assessment, it is considered that a significant adverse effect would only occur as a result of the loss of 20 ha or more Grade 1, 2 or 3a agricultural land.

7.5.2.7 For the purposes of this assessment, any effects with a significance level of minor or less have been concluded to be not significant in terms of The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017.

Table 7.22: Matrix used for the assessment of the significance of the effect.

Sensitivity of receptor	Magnitude of Impact				
	No Change	**Negligible**	**Low**	**Medium**	**High**
Negligible	No change	Negligible	Negligible or Minor	Negligible or Minor	Minor
Low	No change	Negligible or Minor	Negligible or Minor	Minor	Minor or Moderate
Medium	No change	Negligible or Minor	Minor	Moderate	Moderate or Major

Sensitivity of receptor	Magnitude of Impact				
	No Change	Negligible	Low	Medium	High
High	No change	Minor	Minor or Moderate	Moderate or Major	Major
Very High	No change	Minor	Moderate or Major	Major	Major

7.5.2.8 The definitions for significance of effect levels (as adapted from Highways England *et al.*, 2019) are described as follows:

- Major: These beneficial or adverse effects are considered to be very important considerations and are likely to be material in the decision-making process. These effects are generally, but not exclusively, associated with sites or features of international, national or regional importance that are likely to suffer a most damaging impact and loss of resource integrity. However, a major change in a site or feature of local importance may also enter this category. Effects upon human receptors may also be attributed this level of significance
- Moderate: These beneficial or adverse effects have the potential to be important and may influence the key decision-making process. The cumulative effects of such factors may influence decision-making if they lead to an increase in the overall adverse or beneficial effect on a particular resource or receptor
- Minor: These beneficial or adverse effects are generally, but not exclusively, raised as local factors. They are unlikely to be critical in the decision-making process but are important in enhancing the subsequent design of the Mona Offshore Wind Project
- Negligible: No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error
- No change: No loss or alteration of characteristics, features or elements; no observable impact in either direction.

7.6 Key parameters for assessment

7.6.1 Maximum Design Scenario

7.6.1.1 The maximum design scenarios (MDSs) identified in Table 7.23 have been selected as those having the potential to result in the greatest effect on an identified receptor or receptor group. These MDSs have been selected from the Mona Offshore Wind Project Design Envelope provided in Volume 1, Chapter 3: Project description of the Environmental Statement. Effects of greater adverse significance are not predicted to arise should any other development scenario, based on details within the Mona Offshore Wind Project Design Envelope (e.g. different infrastructure layout), to that assessed here be taken forward in the final design scheme.

Table 7.23: Maximum design scenario considered for the assessment of potential impacts on land use and recreation.

[a] C=construction, O=operational and maintenance, D=decommissioning

Potential impact	Phase[a]			Maximum Design Scenario	Justification
	C	O	D		
The temporary loss of best and most versatile land	✓	✗	✗	**Construction phase** <u>Open cut trenching along the Onshore Cable Corridor:</u> • The maximum duration of the construction phase for the Onshore Cable Corridor is 33 months • The area of the permanent Onshore Cable Corridor is up to 450,000 m^2 based on a corridor measuring 30 m wide and 15 km in length. The temporary working corridor requires an additional 44 m wide corridor (making the total width of the Onshore Cable Corridor (temporary and permanent requirements) 74 m wide. The total temporary area of disturbance for the Onshore Cable Corridor is up to 1,110,000 m^2. In localised stretches of the route, the total width of the Onshore Cable Corridor may increase to 100 m (e.g. trenchless crossings) • There are up to four cable trenches within the permanent Onshore Cable Corridor, each trench measures up to 2.5 m wide at the top, 1.5 m at the base and the depth is 1.8 m • The depth of stabilised backfill in each of the four onshore cable trenches is up to 600 mm. Surplus material excavated from the trenches will be spread on site • The maximum number of joint bays along the Onshore Cable Corridor is 80 (based on a minimum distance of 750 m between each joint bay on up to four trenches). The area of each joint bay is up to 200 m^2 and each joint bay is 2 m deep; the volume of material excavated per joint bay is 400 m^3 (a total of 32,000 m^3 of material excavated for the joint bays) • The maximum number of link boxes along the Onshore Cable Corridor is 80 (based on a distance of 750 m between each link box on up to four trenches). The area of each link box is up to 6 m^2 and each link box is 1 m deep; the volume of material excavated per link box is 6 m^3 (a total of 480 m^3 of material excavated for the link boxes) • Cable trenches will be backfilled with 0.6 m of stabilised fill and reinstated to ground level with the stored excavated soils. <u>Haul road</u>	The MDS considers the greatest area and longest duration of temporary loss of best and most versatile land during the construction phase.
The permanent loss of best and most versatile land	✓	✓	✓		The MDS considers the greatest area and longest duration of permanent loss of best and most versatile land during the construction, operations and maintenance and decommissioning phase.
The temporary disruption caused to the operation of farm holdings	✓	✗	✗		The MDS considers the greatest area and longest duration of temporary disruption to the operation of farm holdings during the construction phase.
The permanent disruption caused to the operation of farm holdings	✓	✓	✓		The MDS considers the greatest area and longest duration of temporary disruption to the operation of farm holdings during the during the construction, operations and maintenance and decommissioning phase.
The temporary impact on the recreational use of Coastal Areas	✓	✗	✗		The MDS considers the greatest area and longest duration of temporary disruption to recreational resources during the construction phase.
The temporary impact on the recreational use of recreational resources	✓	✗	✗		
The temporary impact on the recreational use of the Wales Coast Path and NCR 5	✓	✗	✗		

Potential impact	Phase[a] C	O	D	Maximum Design Scenario	Justification
				• There is one haul road within the Onshore Cable Corridor along the length of the corridor; it is 6m wide excluding passing places. It will be constructed using imported engineered granular fill with geotextile style layers with a nominal thickness of 400mm and a maximum thickness of up to 1000mm. <u>Open cut trenching along the 400kV Grid Connection Cable Corridor:</u> • The maximum duration of the construction phase for the 400kV Grid Connection Cable Corridor is 33 months • The area of the permanent 400 kV Grid Connection Cable Corridor is up to 16,000 m^2 based on a corridor measuring 16 m wide and 1 km in length. The temporary working corridor requires an additional 32 m wide corridor (making the total width of the route to grid connection (temporary and permanent requirements) 48 m wide. The total area of temporary disturbance for the 400 kV Grid Connection Cable Corridor is up to 48,000 m^2 • There are up to two cable trenches within the permanent 400 kV Grid Connection Cable Corridor, each trench measures up to 2.5 m wide at the top, 1.5 m at the base and the depth is 1.8 m • The depth of stabilised backfill in each of the two onshore cable trenches is up to 600 mm. Surplus material excavated from the trenches will be spread on site • The maximum number of joint bays along the 400 kV Grid Connection Cable Corridor is two (based on one joint bay on up to two trenches). The area of each joint bay is up to 200 m^2 and each joint bay is 2 m deep; the volume of material excavated per joint bay is 400 m^3 (a total of 800 m^3 of material excavated for the joint bays) • The maximum number of link boxes along the 400 kV Grid Connection Cable Corridor is two (based on one link box on up to two trenches). The area of each link box is up to 6 m^2 and each link box is 1 m deep; the volume of material excavated per link box is 6 m^3 (a total of 12 m^3 of material excavated for the link boxes) • Cable trenches will be backfilled with 0.6 m of stabilised fill and reinstated to ground level with the stored excavated soil. <u>Haul road</u> • There is one haul road within the Onshore Cable Corridor and 400 kV Grid Connection Cable Corridor along the length of the corridor; it is 6 m wide	

Potential impact	Phase[a] C	O	D	Maximum Design Scenario	Justification
				excluding passing places. It will be constructed using imported engineered granular fill with geotextile layers with a nominal thickness of 400 mm and a maximum thickness of up to 1,000 mm. Trenchless techniques • The maximum number of trenchless technique locations along the Onshore Cable Corridor is 45 and three along the 400 kV Grid Connection Cable Corridor. The temporary works areas for trenchless techniques will measure up to 2,500 m^2 and will be located within the 74 m temporary construction corridor • During drilling the trenchless technique boreholes will be stabilised using bentonite mud before the permanent ducts are installed. Construction compounds • One primary construction compound (measuring up to 22,500 m^2) and up to four secondary construction compounds (each measuring up to 15,000 m^2) will be located within the Mona Onshore Development Area. Soils will be removed and stored; crushed stone or other suitable material will be used to create hardstanding. Onshore Substation • The maximum duration of the construction phase for the Onshore Substation is 33 months • The maximum footprint of the Onshore Substation will measure 65,000 m^2 and will include the Onshore Substation buildings. The earthworks to create the platform which will measure up to 75,000 m^2. The Onshore Substation will comprise up to four buildings. The maximum dimensions of the main building are 15 m high, 40 m wide and 90 m long • A piled foundation solution will be required • Access to the Onshore Substation will be via a new permanent access road measuring up to 8 m wide (up to 15 m wide including drainage) and 800 m in length • The area of temporary works (including construction compounds) will extend up to 150,000 m^2 • The maximum area for the attenuation pond is 10,000m^2	

Potential impact	Phase[a] C	O	D	Maximum Design Scenario	Justification
				• The maximum area for landscape planting, including woodland planting and habitat creation at the Onshore Substation is 129,000 m^2. **Operation and maintenance phase** • The expected lifetime of the Mona Offshore Wind Project is 35 years. **Decommissioning phase** • The Onshore Cable and 400kV Grid Connection Cable will remain in situ, however some of the other onshore infrastructure (e.g. link boxes) may be removed. The Onshore Substation and access road will be removed.	

7.7 Measures adopted as part of the Mona Offshore Wind Project

7.7.1.1 For the purposes of the EIA process, the term 'measures adopted as part of the Mona Offshore Wind Project' is used to include the following measures (adapted from IEMA, 2016):

- Measures included as part of the Mona Offshore Wind Project design. These include modifications to the location or design of the Mona Offshore Wind Project which are integrated into the application for consent. These measures are secured through the consent itself through the description of the development and the parameters secured in the DCO and/or marine licences (referred to as primary mitigation in IEMA, 2016).
- Measures required to meet legislative requirements, or actions that are generally standard practice used to manage commonly occurring environmental effects and are secured through the DCO requirements and/or the conditions of the marine licences (referred to as tertiary mitigation in IEMA, 2016).

7.7.1.2 A number of measures (tertiary) have been adopted as part of the Mona Offshore Wind Project to reduce the potential for impacts on land use and recreation. These are outlined in Table 7.24 below. As there is a commitment to implementing these measures, they are considered inherently part of the design of the Mona Offshore Wind Project and have therefore been considered in the assessment presented in section 7.8 below (i.e. the determination of magnitude and therefore significance assumes implementation of these measures).

7.7.1.3 No primary measures have been identified with respect to land use and recreation. Therefore, all the measures adopted as part of the Mona Offshore Wind Project identified below are considered tertiary measures.

Table 7.24: Measures adopted as part of the Mona Offshore Wind Project.

Measures adopted as part of the Mona Offshore Wind Project	Justification	How the measure will be secured
Tertiary measures: Measures required to meet legislative requirements, or adopted standard industry practice		
Soils and Agricultural Land Quality		
The preparation of a detailed Soil Management Plan which would form part of the detailed Code of Construction Practice.	• To ensure that the individual soil types and soil profiles are stripped, stored and appropriately restored • To prevent mixing of soil materials which can reduce overall soil quality • To prevent damage to and losses of soil materials • To reduce potential soil damage through handling in unsuitable conditions • To enable the land to be handed back to the	A detailed Soil Management Plan will be prepared in general accordance with the Outline Soil Management Plan (document reference: J26.8). The detailed Soil Management Plan will form part of the wider Code of Construction Practice, which is secured as a Requirement of the DCO.

Measures adopted as part of the Mona Offshore Wind Project	Justification	How the measure will be secured
	landowner in a suitable condition. • To maintain, as far as possible, the quality of agricultural land.	
Farm Holdings		
The preparation of a detailed Code of Construction Practice to include measures within the following plans to manage the environmental impacts during the construction: • Dust management plan • Construction noise and vibration plan • Communications plan • Construction fencing plan • Construction surface water management and drainage management plan • Biosecurity protocol • Soil management plan • Construction traffic management plan.	• To reduce potential disruption of soil drainage in areas beyond the Mona Onshore Development Area • To allow the continued management of severed fields during the construction phase • To enable the continued operation of farm holdings during the construction phase • To ensure that livestock are kept out of construction areas and boundaries are defined for agricultural operations. • To reduce, as far as possible, the risk for the spread of animal and plant diseases. • To reduce, as far as practicable, impacts on farming and ongoing activities on the land affected.	The preparation of a detailed Code of Construction Practice in general accordance with the Outline Code of Construction Practice (document reference: J26), which is secured under a requirement of the DCO.
PRoW		
The preparation of a detailed PRoW Management Strategy to include measures to manage impacts to the PRoW network affected during construction.	• To minimise the effects on the PRoW network and maintain access where possible during the construction works • To maintain the connectivity of the PRoW network following the completion of the construction works.	A detailed PRoW Management Plan will be prepared in general accordance with the Outline PRoW Management Strategy (document reference: J26.17). The PRoW Management Plan forms part of the wider Code of Construction Practice, which is secured as a Requirement of the DCO.
Recreational Assets		
The preparation of a detailed Code of Construction Practice to include measures within the following plans to	• To minimise the effects of the construction of the Mona Offshore Wind	The preparation of a detailed Code of Construction Practice in general accordance with the Outline Code of Construction Practice

Measures adopted as part of the Mona Offshore Wind Project	Justification	How the measure will be secured
manage the environmental impacts during the construction: • Dust management plan • Construction noise and vibration plan • Communications plan • Construction fencing plan • Construction surface water management and drainage management plan • Biosecurity protocol • Soil management plan • Construction traffic management plan.	Project on recreational assets.	(document reference: J26) which is secured as a Requirement of the DCO.

7.8 Assessment of significant effects

7.8.1 Overview

7.8.1.1 The impacts of the construction, operations and maintenance, and decommissioning phases of the Mona Offshore Wind Project have been assessed on land use and recreation. The potential impacts arising from the construction, operations and maintenance and decommissioning phases of the Mona Offshore Wind Project are listed in Table 7.23, along with the MDS against which each impact has been assessed.

7.8.1.2 A description of the potential effect on land use and recreation receptors caused by each identified impact is given below.

7.8.2 Agricultural land classification

Construction phase

Magnitude of impact – Temporary

7.8.2.1 The Mona Onshore Development Area would be likely to affect areas of the best and most versatile land during the construction phase of the Mona Offshore Wind Project and this could lead to the temporary loss of more than 20ha of land (as identified in Table 7.13 above). The duration of this temporary impact is considered to be medium term (i.e. one to five years).

7.8.2.2 However, the implementation of the measures adopted as part of Mona Offshore Wind Project (Table 7.24) would ensure that soils and the quality of the agricultural land would be restored at the end of the construction period to reduce, as far as possible, any permanent effects on the best and most versatile land.

7.8.2.3 Therefore, the magnitude of the temporary impact on the quality of agricultural land and soils is assessed to be **negligible**.

Magnitude of Impact – Permanent

7.8.2.4 During construction, there would be a permanent loss of approximately 10.9 ha of land associated with the development of the Onshore Substation, together with associated earthworks (e.g. landscaping and excavation of pond features).

7.8.2.5 The detailed survey work within these areas has identified that approximately 1.5 ha of Subgrade 3a and 10.4 ha of Subgrade 3b land would be permanently affected by the Onshore Substation and associated works.

7.8.2.6 In addition, there will be permanent losses of agricultural land associated with the areas of link boxes, including associated inspection covers and these would require less than 0.1ha in area across the entire land use and recreation study area.

7.8.2.7 It is assumed that the soils within the areas identified for landscape planting as shown on the Outline Landscape and Ecology Management Plan (document reference: J22) would remain in situ and therefore that the quality of this resource would remain unaffected. Whilst land within these areas may be taken out of agricultural production, the availability of in situ soil quality would remain.

7.8.2.8 Therefore, the magnitude of the permanent impact, based on the loss of between 1 ha and 20 ha of agricultural land in total, is assessed as **medium.**

Sensitivity of receptor

7.8.2.9 The sensitivity of the agricultural land quality is assessed overall to be up to **very high** for the Mona Onshore Development Area due to the presence of areas of the best and most versatile Grade 2 land and **high** for the Onshore Substation, where Subgrade 3a land has been identified.

Significance of effect - Temporary

7.8.2.10 Following the implementation of the measures identified in Table 7.24, the agricultural land quality would be restored during the construction period, to reduce as far as possible any permanent loss of best and most versatile land. The magnitude of impact on agricultural land quality is therefore assessed to be **negligible** on a resource that is assessed to be of up to **very high** sensitivity, based on the presence of areas of Grade 2 agricultural land. The overall temporary effects of the construction period on agricultural land quality are therefore assessed to be of temporary **minor adverse** significance which is not significant in EIA terms.

Significance of Effect - Permanent

7.8.2.11 The significance of the permanent effect on agricultural land quality is based on the permanent loss of the land at the Onshore Substation and associated earthworks, including landscaping and pond excavation, together with potential losses of less than 0.1 ha for link box covers within the land use and recreation study area.

7.8.2.12 The magnitude of the loss of the land is assessed as **medium.** The sensitivity of the agricultural land is assessed as **high,** due to the presence of approximately 1.6 ha of Subgrade 3a within the area for the Onshore Substation and associated earthworks. The overall significance of the effect of the construction on agricultural land classification is therefore assessed to be **moderate adverse**.

7.8.2.13 Based on National Policy under PPW and the consultation criteria for where consultation on the loss of best and most versatile land within Welsh Government provided in TAN 6 (Annex B, paragraph B2), this is not considered to be a significant loss of the best and most versatile agricultural land, as the area of Subgrade 3a affected falls well below the threshold of 20ha identified in this policy. Therefore, on

this basis, the loss of a maximum of approximately 1.6 ha of Subgrade 3a land is not assessed to be significant in EIA terms.

Operations and maintenance phase

7.8.2.14 Following the reinstatement of agricultural land during the construction phase, no further effects on agricultural land are assessed during the operation and maintenance period of the Mona Offshore Wind Project.

Decommissioning phase

7.8.2.15 The Mona Onshore Cable Corridor and 400 kV Grid Connection Corridor will remain in situ however, some onshore infrastructure (e.g. link boxes) may be removed during decommissioning. The Onshore Substation and associated infrastructure and permanent access road will also be removed and will be reinstated to its original condition or an alternative use. No further effects on agricultural land quality are therefore assessed during the decommissioning phase of the Mona Offshore Wind Project.

7.8.3 Farm holdings

Construction phase

Magnitude of impact – Temporary

7.8.3.1 Construction within the Mona Onshore Cable Corridor and Mona 400kV Cable Corridor would lead to the temporary severance of farmland during this period within several farm holdings. During this period there is potential for there to be disruption to farming management, including changes to farm access within individual fields and along local roads, as well as temporary effects on field drainage and irrigation systems.

7.8.3.2 The construction would be likely to temporarily affect the attributes of individual holdings but with the implementation of measures identified in Table 7.24 this would not affect the overall viability of those farms affected. The duration of this temporary impact is medium term (i.e. one to five years). With regard to the two dairy enterprises that would be affected, discussions with the occupiers and their agents are progressing to identify suitable accommodation measures to be implemented to ensure that the enterprises can continue to operate effectively during the construction period.

7.8.3.3 Therefore, based on the implementation of appropriate mitigation measures, the magnitude of the temporary impact on the operation of farm holdings is assessed as **low**.

Magnitude of impact – Permanent

7.8.3.4 During construction, there would be a permanent acquisition of approximately 23.2 ha of land associated with the development of the Onshore Substation and landscaping. The land holding affected forms part of a substantial estate that is understood to comprise in excess of 4,000 ha of land.

7.8.3.5 Whilst the loss of this land would not affect the operation of the wider estate of which it forms part, the acquisition of this land would affect land used, by agreement with the estate, to support a dairy enterprise based approximately 3 km to the south of the proposed Onshore Substation. It is understood that there has been a verbal agreement in place for the use of this land for a number of years, although no written farm business

tenancy is in place. The land is understood to be used to provide additional grazing land for young stock and also for the production of silage.

7.8.3.6 Whilst reduced areas around the Onshore Substation would remain available for use by this dairy holding on the same basis, the quantity of land available would be reduced as would the availability of connected fields, where cattle can graze across a series of fields without restriction.

7.8.3.7 The magnitude of this permanent loss is therefore assessed to be **medium**, based on the partial loss of this element of the dairy enterprise affected.

Sensitivity of receptor – Temporary

7.8.3.8 The sensitivity of the farm holdings temporarily affected by construction could be up to **high**, where intensive livestock based enterprises are dependent on the spatial relationship of that land to key infrastructure and access required between that infrastructure and the land on a frequent basis.

Sensitivity of receptor – Permanent

7.8.3.9 The sensitivity of the holding affected by the permanent loss of land associated with the Onshore Substation is assessed to be **low** based on the loss of a single block of land within a substantial estate. In addition, the enterprise currently using the land based on a rolling verbal agreement does not rely on the location of this land being spatially linked to key infrastructure within the holding, which is based some distance from the area of the Onshore Substation.

Significance of effect – Temporary

7.8.3.10 Measures identified in Table 7.24 would be implemented to manage impacts on farm holdings during the construction period, as far as possible. However, on a precautionary basis it is assessed that there may be remaining issues, potentially related to severance of land and effects on day to day operation of farm holdings which could be as high as **minor adverse** based on a **low** magnitude of impact and a **high** sensitivity of some holdings.

Significance of effect – Permanent

7.8.3.11 There would be a permanent loss of land from a single land holding associated with the Onshore Substation and impact on a land holding that farm this land via informal agreement. However, this would have no effect on the overall structure of the wider farming framework within the area or local agricultural productivity. Therefore, permanent loss of land from a single land holding associated with the Onshore Substation is assessed to be of permanent **minor adverse** significance based on a **medium** magnitude of impact on a receptor of **low** sensitivity.

Operations and maintenance phase

7.8.3.12 Following the reinstatement of agricultural land during the construction phase, no further effects on agricultural land holdings are assessed during the operation and maintenance period of the Mona Offshore Wind Project.

Decommissioning phase

7.8.3.13 The Mona Onshore Cable Corridor and 400 kV Grid Connection Corridor will remain in situ however, some onshore infrastructure (e.g. link boxes) may be removed during decommissioning. The Onshore Substation associated infrastructure and access road will also be removed and will be reinstated to its original condition or an alternative

use. No further effects on agricultural land quality are therefore assessed during the decommissioning phase of the Mona Offshore Wind Project.

7.8.4 Recreation – coastal area

Construction phase

Magnitude of impact – Temporary

7.8.4.1 Whilst there would be a requirement to monitor of the landfall construction works from the beach, this would not affect continued access to and use of the coastal asset. The duration of this temporary impact is medium term (i.e. one to five years).

7.8.4.2 Therefore, the magnitude of the temporary impact on the recreational use of the coastal area is assessed as **negligible** .

Sensitivity of receptor – Temporary

7.8.4.3 The sensitivity of the coastal area is assessed to be **medium**, based on the availability of a large coastal area within the vicinity, but noting regular use of the coastal area by local residents and holiday makers.

Significance of effect – Temporary

7.8.4.4 Based on the negligible effects of the construction on the beach due to the monitoring of the landfall construction, the temporary effect on recreational access to the coast is assessed to be of **negligible adverse** significance.

7.8.5 Recreation – recreational resources

Construction phase

Magnitude of impact – Temporary

7.8.5.1 There is potential for the installation of the landfall and Onshore Cable Corridor and 400kV Grid Connection Cable Corridor to result in temporary disruption of a number of recreational resources that lie in or adjacent to the land use and recreation study area during the construction period including:

- Gwrych Castle Estate
- Castle Cove Holiday Park to the east of the landfall area
- The Beach Caravan Park to the west of the landfall with car parking area for coastal access
- Abergele golf club
- Penrefail caravan park close to Penrefail crossroads
- A holiday/camping park north of the B5381 at Sirior Bach.

7.8.5.2 The magnitude of the temporary impact on the recreational use of the recreational resources is assessed as **low**. This has been based on a potential temporary change in attributes of these assets, but not to the extent that the viability of the assets would be compromised. The duration of this temporary impact is medium term (i.e. between one and five years).

Sensitivity of receptor – Temporary

7.8.5.3 The sensitivity of the assets that could be temporarily affected is assessed to be up to **high**, based on their frequent use and susceptibility to severance and disruption issues, which would be more severe for some facilities during the peak summer season.

Significance of effect – Temporary

7.8.5.4 The effect is assessed to be of **minor adverse** significance, which is not significant in EIA terms, based on the potential for disruption to recreational assets identified during the construction period.

7.8.6 Recreation – Wales Coast Path and NCR 5

Construction phase

Magnitude of impact – Temporary

7.8.6.1 The Wales Coast Path and NCR 5 run along the coast and may be in close proximity to the construction works within the Mona Onshore Development Area. The Wales Coast Path and NCR 5 would remain in situ and open for use during the construction period.

7.8.6.2 Therefore, the magnitude of the temporary impact on the recreational use of Wales Coast Path and NCR 5 is assessed as **no change**.

Sensitivity of receptor – Temporary

7.8.6.3 Both the Wales Coast Path and NCR 5 are national trails, and the sensitivity of these resources are therefore assessed to be **very high**.

Significance of effect – Temporary

7.8.6.4 Based on a negligible magnitude of effect on the Wales Coast Path and NCR 5 that are of very high sensitivity, it is assessed that the temporary effect would be that there would be **no change** to NCR 5 and the Wales significance, which is not significant in EIA terms.

7.8.7 Recreation – PRoW and other linear routes

Construction phase

Magnitude of impact – Temporary

7.8.7.1 As identified in Volume 7, Annex 7.3: Published recreational resources plan technical report of the Environmental Statement, a series of PRoW cross the land use and recreation study area. In addition, there are other tracks and local lanes that are also used as recreational routes that may be also affected within this area.

7.8.7.2 The Outline PRoW Management Strategy (document reference: J26.17) identifies proposed measures to manage the footpaths and bridleways within the land use and recreation study area likely to be affected during the construction period. In all cases, with one exception, the routes are proposed to be managed through the implementation of suitable managed crossings, so that they can remain open along, or very close to their existing routes.

7.8.7.3 Only one PRoW located within the local authority area of Denbighshire County Council, footpath 105/5, would be temporarily stopped up and diverted (around the onshore cable corridor and then for a short distance along a local lane during construction of

the Mona Offshore Wind Project. The diversion would require the user to walk approximately an extra 375 m to access this route. The route of the proposed indicative diversion of footpath 105/5 is shown in Appendix A of the Outline PRoW Management Strategy (document reference: J26.17).

7.8.7.4 Therefore, the magnitude of the temporary impact on the recreational use of PRoW and other linear routes is assessed as **low,** based on maintenance of most of the PRoW in situ, with only a single footpath (footpath 105/5) requiring a temporary diversionary route during the construction of the Mona Offshore Wind Project.

Sensitivity of receptor – Temporary

7.8.7.5 The sensitivity of the PRoW and other linear routes is assessed to be **medium**, as most of the routes identified appear to be in recreational routes for the communities, where alternative options within the network are commonly available.

Significance of effect – Temporary

7.8.7.6 Based on a l**ow** magnitude of impact on routes of **medium** sensitivity the effect on PRoW and other linear routes is assessed to be of temporary **minor adverse** significance, which is not significant in EIA terms.

7.8.8 Future monitoring

7.8.8.1 No future land use and recreation monitoring to test the predictions made within the impact assessment is considered necessary.

7.9 Cumulative effect assessment methodology

7.9.1 Methodology

7.9.1.1 The Cumulative Effects Assessment (CEA) takes into account the impact associated with the Mona Offshore Wind Project and other projects and plans. The projects and plans selected as relevant to the CEA presented within this chapter are based upon the results of a screening exercise (see Volume 5, Annex 5.1: CEA screening matrix of the Environmental Statement). Each project has been considered on a case by case basis for screening in or out of this chapter's assessment based upon data confidence, effect-receptor pathways and the spatial/temporal scales involved.

7.9.1.2 The land use and recreation CEA methodology has followed the methodology set out in volume 1, chapter 5: EIA methodology of the Environmental Statement. As part of the assessment, all projects and plans considered alongside the Mona Offshore Wind Project have been allocated into ‘tiers’ reflecting their current stage within the planning and development process, these are listed below.

7.9.1.3 A tiered approach to the assessment has been adopted, as follows:

- Tier 1
  - Under construction
  - Permitted application
  - Submitted application
  - Those currently operational that were not operational when baseline data were collected, and/or those that are operational but have an ongoing impact
- Tier 2

  - Scoping report has been submitted and is in the public domain
- Tier 3
  - Scoping report has not been submitted or is not in the public domain
  - Identified in the relevant Development Plan
  - Identified in other plans and programmes.

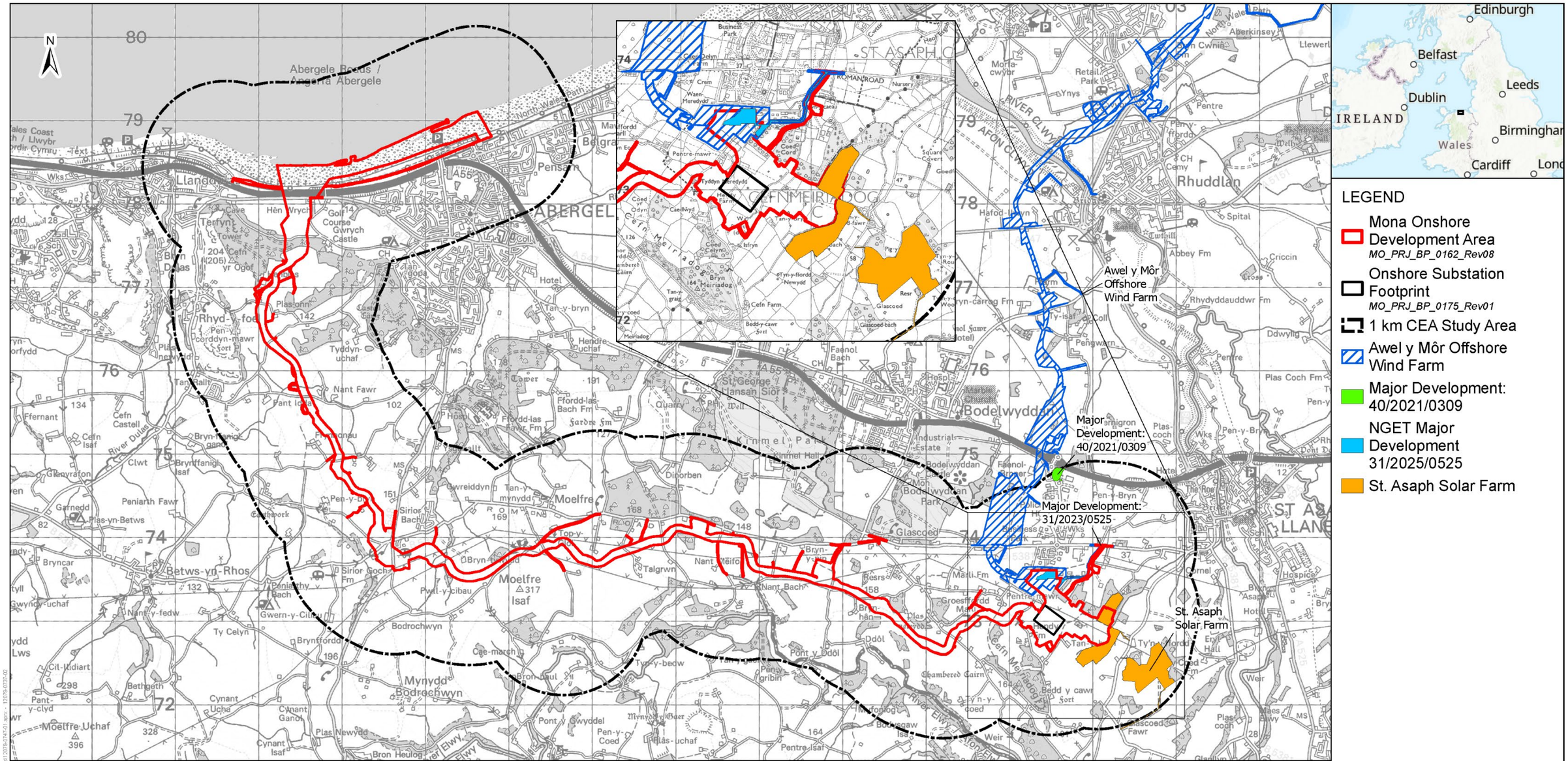
7.9.1.4 This tiered approach is adopted to provide a clear assessment of the Mona Offshore Wind Project alongside other projects, plans and activities.

7.9.1.5 The specific projects, plans and activities scoped into the CEA, are outline in Table 7.25.

Table 7.25: List of other projects, plans and activities considered within the CEA.

Project/Plan	Status	Distance from the Mona Onshore Development Area (km)	Distance to Onshore Substation	Description of project/plan	Dates of construction (if applicable)	Dates of operation (if applicable)	Overlap with the Mona Offshore Wind Project
Tier 1 -							
Awel y Môr Offshore Wind Farm	Application Determined	0.0	0.1	Awel y Môr Offshore Wind Farm is a project being developed by RWE Renewables (RWE) to the west of the existing Gwynt y Môr Offshore Wind Farm. It is located approximately 10.5km off the Welsh coast in the Irish Sea, with a maximum total area of 78 square kilometres (km^2).	2026 to 2029	2030 to 2055	Yes
Major Development: 40/2021/0309	Granted	1.01	1.56	Erection of a 198 bed Registered Care Home (Use Class C2), landscaping, parking facilities and associated works (Resubmission)	Not provided but assumed overlap with the Mona Offshore Wind Project	Not provided but assumed overlap with the Mona Offshore Wind Project	Yes
Tier 3 -							
St. Asaph Solar Farm	Pre-application	0.00	0.87	A proposed solar farm with a potential generating capacity of between 10MW and 350Mw.	Not provided but assumed to overlap with Mona Offshore Wind Project	Not provided but assumed to overlap with Mona Offshore Wind Project	Yes
NGET 31/2023/0525	Pre-application (EIA screening request)	0.03	0.41	Extension to the existing Bodelwyddan electricity substation (EIA Screening Opinion request).	Not provided but assumed to overlap with Mona Offshore Wind Project	Not provided but assumed to overlap with Mona Offshore Wind Project	Yes
NGET	Pre-application	0.03	0.41	Application under section 37 of the Electricity Act 1989 for the	Not provided but assumed to overlap	Not provided but assumed to	Yes

Project/Plan	Status	Distance from the Mona Onshore Development Area (km)	Distance to Onshore Substation	Description of project/plan	Dates of construction (if applicable)	Dates of operation (if applicable)	Overlap with the Mona Offshore Wind Project
				installation of new overhead lines.	with Mona Offshore Wind Project	overlap with Mona Offshore Wind Project	
NGET	Pre-application	0.03	0.41	Permitted development comprising extension to the GIS hall required to facilitate the extension to the existing Bodelwyddan electricity substation.	Not provided but assumed to overlap with Mona Offshore Wind Project	Not provided but assumed to overlap with Mona Offshore Wind Project	Yes



Service Layer Credits: World Topographic Map: Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS World Hillshade: Esri, USGS	**Data Sources:** RPS / bp / EnBW	**Geodetic Information:** Datum: OSGB 1936. Projection: British National Grid. Scale@ 378.9mm x 214.9 mm:1:50,000	0 0.25 0.5 1 nm 0 0.5 1 2 km	EnBW bp RPS Partners in UK offshore wind
Project Name: MONA OFFSHORE WIND PROJECT	**Drawing Title:** OTHER PROJECTS, PLANS AND ACTIVITIES SCREENED INTO THE CEA ASSESSMENT	**Drawing Number:** 12079-0747-01		

VER	DATE	DETAILS	BY	CHECK
02	31/01/24	FINAL	JM	CR

Figure 7.9: Other projects, plans and activities screened into the cumulative effects assessment.

7.9.2 Maximum design scenario

7.9.2.1 The MDSs identified in Table 7.26 have been selected as those having the potential to result in the greatest effect on an identified receptor or receptor group. The cumulative effects presented and assessed in this section have been selected from the Mona Offshore Wind Project Design Envelope provided in volume 1, chapter 5: Project Description, of the Environmental Statement as well as the information available on other projects and plans, in order to inform an MDS. Effects of greater adverse significance are not predicted to arise should any other development scenario, based on details within the Mona Offshore Wind Project Design Envelope (e.g. different wind turbine layout), to that assessed here, be taken forward in the final design scheme.

7.9.2.2 The CEA has considered the Mona Offshore Wind Project, alongside the National Grid Bodelwyddan substation extension proposal. The information publicly available up to three months before application (see Volume 1, Chapter 3: Environmental Impact Assessment Methodology of the Environmental Statement) was considered in this CEA. The CEA has therefore been undertaken based on the latest available information in the public domain up to the 21 November 2023, which is the Autumn 2023 consultation material (National Grid, 2023). If further information is available for the proposal before the Mona Offshore Wind Project receives Development Consent, the Applicant will review the information and provide any update needed to the CEA.

7.9.2.3 The MARES Connect project is proposing to submit a planning application in 2024 for an interconnector cable, landfall and onshore substation with connection to the National Grid. The project has identified several landfall zones and zones for its onshore substation and there is the potential for overlap with the Mona Onshore Development Area. The CEA has not considered the Mona Offshore Wind Project, alongside the MARES Connect project as insufficient information was publicly available prior to the Mona Offshore Wind Project DCO submission (see Volume 1, Chapter 3: Environmental Impact Assessment Methodology of the Environmental Statement). However, if further information becomes available for the proposal before the Mona Offshore Wind Project receives Development Consent, the Applicant will review the information and provide any update needed to the CEA.

Table 7.26: Maximum design scenario considered for the assessment of potential cumulative effects on land use and recreation.

[a] C=construction, O=operations and maintenance, D=decommissioning

Potential cumulative effect	Phase[a]			Maximum Design Scenario	Justification
	C	O	D		
The temporary loss of best and most versatile land	✓	✗	✗	Maximum design scenario as described for the Mona Offshore Wind Project (Table 7.23) assessed cumulatively with the following other projects/plans: **Tier 1** • Awel y Môr Offshore Wind Farm • Major Development: 40/2021/0309. **Tier 3** • St Asaph Solar Farm • NGET Major Development 31/2025/0525 • NGET Overhead lines • NGET Permitted Development	The MDS presented in Table 7.23 above identifies the largest geographical area and longest time period for the construction, operations and maintenance and decommissioning phase of the Mona Offshore Wind Project. Therefore, the MDS provides the greatest potential for spatial and temporal cumulative effects to occur between the Mona Offshore Project and other projects/plans with respect to land use and recreation.
The permanent loss of best and most versatile land	✓	✓	✓		
The temporary disruption caused to the operation of farm holdings	✓	✗	✗		
The permanent disruption caused to the operation of farm holdings	✓	✓	✓		
The temporary impact on the recreational use of Coastal Areas	✓	✗	✗		
The temporary impact on the recreational use of recreational resources	✓	✗	✗		
The temporary impact on the recreational use of the Wales Coast Path and NCR 5	✓	✗	✗		

7.10 Cumulative effects assessment

7.10.1.1 A description of the significance of cumulative effects upon land use and recreation receptors arising from each identified impact is given below.

7.10.2 Agricultural Land Quality

7.10.2.1 Cumulative effects could occur where areas of the best and most versatile land are permanently affected by other projects or plans that have been screened into the CEA.

7.10.3 Farm Holdings

7.10.3.1 Cumulative effects could occur where farm holdings within the Mona Onshore Development Area are also affected by other projects and plans that have been screened into the CEA.

7.10.4 Recreational Resources

7.10.4.1 Cumulative effects could occur where recreational resources, including recreational facilities, public access land and/or PRoW affected within the Mona Onshore Development Area are also affected by other projects and plans that have been screened into the CEA.

Tier 1 and Tier 3

Agricultural Land Quality

Construction phase

Magnitude of impact

Agricultural Land Classification – Temporary

7.10.4.2 The changes arising from the construction of the onshore infrastructure of the Awel y Môr Offshore Wind Farm could be similar to those arising from the construction activities within the Mona Onshore Development Area. However, it is considered that this would primarily occur at the east end of the Mona Onshore Development Area.

7.10.4.3 Additional land would be temporarily affected in the cumulative scenario during the construction of the Awel y Môr Offshore Wind Farm cable route. The duration of this temporary impact is considered to be medium term (i.e. one to five years).

7.10.4.4 There would also be temporary effects on agricultural land quality as a result of the implementation of the St Asaph solar farm. It is assumed that recognised best practice would be adopted during the construction process to ensure that potential damage to soils during the construction of the solar array is limited, as far as possible and that the long term quality of the land is not affected.

7.10.4.5 Therefore, the magnitude of the temporary impact on the quality of agricultural land and soils is assessed as **negligible**. This is based on the implementation of appropriate mitigation measures to protect soil resources during the construction phase of the Mona Offshore Wind Project.

Agricultural Land Classification – Permanent

7.10.4.6 The permanent loss of agricultural land following construction of the Awel y Môr Offshore Wind Farm substation and Major Development (40/2021/0309) would affect an area of approximately 7.1 ha of Subgrade 3a land.

7.10.4.7 The major development site 40/2021/0309, comprises an area of approximately 1.6 ha of land which is identified by the Welsh Government predictive ALC viewer to comprise Subgrade 3a land.

7.10.4.8 There would also be a permanent loss of agricultural land associated with the small extension to the Bodelwyddan substation (31/2025/0525). The Welsh Government confirms that this land is Subgrade 3b land and this concurs with site survey assessment of the same soil type undertaken on the area of the Mona Substation site and surrounding land.

7.10.4.9 The cumulative effect of these cumulative developments could therefore be likely to permanently affect a total of approximately 8.7 ha of Subgrade 3a land. This, together with the 1.6 ha of Subgrade 3a land affected by the Onshore Substation and associated earthworks would lead to a loss of less than 20 ha of the best and most versatile Subgrade 3a land.

7.10.4.10 Therefore, the magnitude of the permanent impact, based on the loss of between 1 and 20 ha of land, is assessed as **medium**.

Sensitivity of the receptor

7.10.4.11 The sensitivity of the agricultural land quality receptor is assessed as **high** due to the presence of Subgrade 3a land.

Significance of effect

Agricultural Land Classification – Temporary

7.10.4.12 The overall significance of the temporary cumulative effect of construction on agricultural land quality is assessed to be of **minor adverse** significance, based on a negligible magnitude of impact on a receptor of high sensitivity, which is not significant in EIA terms.

Agricultural Land Classification – Permanent

7.10.4.13 The overall significance of the effect of the construction on agricultural land classification is therefore assessed to be permanent **moderate adverse**. Based on National Policy under PPW and TAN 6 (Annex B, paragraph B2), this is not considered to be a significant loss of the best and most versatile agricultural land, as the area of Subgrade 3a affected cumulatively falls well below the threshold of 20 ha identified in this policy. Therefore, on this basis, the cumulative loss of Subgrade 3a land is not assessed to be significant in EIA terms.

Tier 1 and Tier 3

Farm Holdings

Magnitude of Impact

Farm Holdings – Temporary

7.10.4.14 There would be potential for some additional disruption to farm holdings located close to the Onshore Substation during the construction period, where the Awel y Môr Offshore Windfarm construction area overlaps with the Mona Offshore Wind Project and where temporary ecological mitigation areas to the east of the Onshore Substation overlap with the area of the St Asaph solar farm area. However, the implementation of appropriate mitigation measures, as outlined in Table 7.24 to reduce, wherever possible, effects on landholdings during the construction period, it is assessed that any potential temporary cumulative effects would not affect the overall viability of these farm holdings. The duration of this temporary impact is medium term (i.e. one to five years).

7.10.4.15 Therefore, the magnitude of the temporary impact on the operation of farm holdings is assessed as **low**.

Farm Holdings – Permanent

7.10.4.16 The Awel y Môr Offshore Windfarm permanent onshore substation infrastructure affects land within a different land ownership to the Mona Offshore Wind Project and therefore no cumulative impacts on individual holdings would occur. The extension to Bodelwyddan substation (Major Development 31/2025/0525) forms part of the same substantial estate that also owns the land affected by the Onshore Substation and associated landscaping areas and the loss of these areas cumulatively would have no impact on the operation of the estate. Major Development of a care home (40/2021/0309) comprises a single agricultural field comprising less than 2 ha of land that is surrounded by existing development and roads. Considering the small size of this site and its isolated nature not linked to any farming infrastructure or part of a connected series of livestock grazing fields, there would be no cumulative effects arising from the implementation of this development.

7.10.4.17 Therefore, it is assessed that there would be no permanent cumulative effects on land holdings are identified.

Sensitivity of the receptor - Temporary

7.10.4.18 The sensitivity of the farm holdings belonging to several land owners affected is assessed to be **high**, based on the potential enterprises affected being dependent on the spatial relationship of that land to key infrastructure and access required between that infrastructure and the land on a frequent basis. This includes the area of the long term temporary effect that would be associated with the St. Asaph solar farm proposal.

Farm Holdings - Temporary

7.10.4.19 The potential cumulative effects on farm holdings belonging to several land owners is assessed to be **minor adverse** based on a **low** magnitude of impact and a **high** sensitivity of some holdings.

Magnitude of Impact – Recreational Resources

7.10.4.20 There is no potential for cumulative effects between the Mona Offshore Wind project and the identified cumulative developments in Table 7.25, except for Awel y Môr Offshore Windfarm, as there are no common recreational resources likely to be affected by both the Mona Offshore Wind Project and the other identified developments.

7.10.4.21 There may be an interaction between the Mona Offshore Wind Project and Awel y Môr Offshore Windfarm during the construction phase for DE 208/32 Bridleway. This is because both projects would use the same construction access which intersect DE 208/32 Bridleway. However, the implementation of the Outline PRoW Management Strategy (document reference: J26.17) would ensure that no cumulative effects would occur as this DE 208/32 Bridleway would be subject to managed crossing during construction.

Operations and maintenance phase

7.10.4.22 No further cumulative effects for land use and recreation are identified in the operations and maintenance phase.

7.11 Transboundary effects

7.11.1.1 A screening of transboundary impacts has been carried out and has identified that there was no potential for significant transboundary effects with regard to land use and recreation from the Mona Offshore Wind Project upon the interests of other states.

7.12 Inter-related effects

7.12.1.1 Inter-relationships are considered to be the impacts and associated effects of different aspects of the proposal on the same receptor. These are considered to be:

- Project lifetime effects: Assessment of the scope for effects that occur throughout more than one phase of the Mona Offshore Wind Project (construction, operations and maintenance, and decommissioning), to interact to potentially create a more significant effect on a receptor than if just assessed in isolation in these three phases (e.g. subsea noise effects from piling, operational turbines, vessels and decommissioning)
- Receptor led effects: Assessment of the scope for all effects to interact, spatially and temporally, to create inter-related effects on a receptor. Receptor-led effects may be short term, temporary or transient effects, or incorporate longer term effects.

7.12.1.2 A description of the likely interactive effects arising from the Mona Offshore Wind Project on land use and recreation is provided in Volume 3, Chapter 11: Inter-related effects – Onshore of the Environmental Statement.

7.13 Summary of impacts, mitigation measures and monitoring

7.13.1.1 Information on land use and recreation within the land use and recreation study area was collected through desktop review and recreational site survey.

7.13.1.2 Table 7.27 presents a summary of the potential impacts, measures adopted as part of the Mona Offshore Wind Project and residual effects in respect to land use and recreation. The impacts assessed include: loss of agricultural land quality; impacts on

farm holdings and impacts on recreation, including the coast, recreational resources and PRoW and other linear routes. Overall, it is concluded that there will be no potential significant effects on agricultural land quality and farm holdings and recreational use of the Wales Coast Path and NCR 5 during construction, operations and maintenance and decommissioning the Mona Offshore Wind Project.

7.13.1.3 Table 7.28 presents a summary of the potential cumulative impacts, mitigation measures and residual effects. The cumulative impacts assessed include: loss of agricultural land quality and impacts on farm holdings. Overall it is concluded that there will be no significant cumulative effects from the Mona Offshore Wind Project alongside other projects/plans.

7.13.1.4 No potential transboundary impacts have been identified in regard to effects of the Mona Offshore Wind Project.

Table 7.27: Summary of potential environmental effects, mitigation and monitoring.

[a] C=construction, O=operations and maintenance, D=decommissioning

Description of impact	Phase[a] C	O	D	Measures adopted as part of the Mona Offshore Wind Project	Magnitude of impact	Sensitivity of the receptor	Significance of effect	Further mitigation	Residual effect	Proposed monitoring
The temporary loss of best and most versatile land	✓	✖	✖	Implementation of measures in the detailed Soil Management Plan to reduce loss of agricultural land quality, as far as possible during construction of the Mona Offshore Wind Project. The preparation of a detailed Soil Management Plan would be in general accordance with the Outline Soil Management Plan (document reference: J26.8), which forms part of the wider Code of Construction Practice secured under a requirement of the DCO.	C: Negligible	C: Very high	C: Minor adverse	No further mitigation measures proposed beyond measures adopted as part of the Mona Offshore Wind Project	C: Minor adverse	No further monitoring proposed
The permanent loss of best and most versatile land	✓	✓	✓	None	C: Medium O: Medium D: Medium	C: High O: High D: High	C: Moderate adverse (not significant in EIA terms) O: Moderate adverse (not significant in EIA terms) D: Moderate adverse (not significant in EIA terms)		C: Moderate adverse (not significant in EIA terms) O: Moderate adverse (not significant in EIA terms) D: Moderate adverse (not significant in EIA terms)	

Description of impact	Phase[a] C	O	D	Measures adopted as part of the Mona Offshore Wind Project	Magnitude of impact	Sensitivity of the receptor	Significance of effect	Further mitigation	Residual effect	Proposed monitoring
The temporary disruption caused to the operation of farm holdings	✓	✗	✗	Implementation of measures set out in the detailed Code of Construction Practice to limit disruption to the operation of individual holdings. The preparation of a detailed Code of Construction Practice in general accordance with the Outline Code of Construction Practice (document reference: J26) and secured under a requirement of the DCO.	C: Low	C: High	C: Minor adverse		C: Minor adverse	
The permanent disruption caused to the operation of farm holdings	✓	✓	✓	None	C: Medium O: Medium D: Medium	C: Low O: Low D: Low	C: Minor adverse O: Minor adverse D: Minor adverse		C: Minor adverse O: Minor adverse D: Minor adverse	
The temporary impact on the recreational use of Coastal Areas	✓	✗	✗	Retention of access to the coastal areas throughout the construction period	C: Negligible	C: Medium	C: Negligible adverse		C: Negligible adverse	
The temporary impact on the recreational use of recreational resources	✓	✗	✗	Retention of access to recreational resources throughout the construction period, including implementation of measures set out in the detailed PRoW Management Strategy. The preparation of a detailed PRoW Management Strategy would be in general accordance with the	C: Low	C: High	C: Minor adverse		C: Minor adverse	

Description of impact	Phase[a] C	O	D	Measures adopted as part of the Mona Offshore Wind Project	Magnitude of impact	Sensitivity of the receptor	Significance of effect	Further mitigation	Residual effect	Proposed monitoring
				Outline PRoW Management Strategy (document reference: J26.17) and secured under a requirement of the DCO.						
The temporary impact on the recreational use of the Wales Coast Path and NCR 5	✓	✗	✗	Retention of access to these routes throughout the construction period.	C: No Change	C: Very high	C: No Change		C: No Change	
The temporary impact on the recreational use of PRow and other linear routes	✓	✗	✗	Retention of access to recreational resources throughout the construction period, including implementation of measures set out in the detailed PRoW Management Strategy. The preparation of a detailed PRoW Management Strategy would be in general accordance with the Outline PRoW Management Strategy (document reference: J26.17) and secured under a requirement of the DCO.	C: Low	C: Medium	C: Minor adverse		C: Minor adverse	

Table 7.28: Summary of potential cumulative environmental effects, mitigation and monitoring.

[a] C=construction, O=operations and maintenance, D=decommissioning

Description of effect	Phase[a] C	O	D	Measures adopted as part of the Mona Offshore Wind Project	Magnitude of impact	Sensitivity of the receptor	Significance of effect	Further mitigation	Residual effect	Proposed monitoring
Tier 1 and Tier 3										
The temporary loss of best and most versatile land	✓	✗	✗	Implementation of measures in the detailed Soil Management Plan to reduce loss of agricultural land quality, as far as possible during construction of the Mona Offshore Wind Project. The preparation of a detailed Soil Management Plan would be in general accordance with the Outline Soil Management Plan (document reference: J26.8), which is secured as a Requirement of the DCO.	C: Negligible	C: High	C: Minor adverse	No further mitigation measures proposed beyond measures adopted as part of the Mona Offshore Wind Project	C: Minor adverse	No further monitoring proposed
The permanent loss of best and most versatile land	✓	✓	✓	None	C: Medium O: Medium D: Medium	C: High O: High D: High	C: Moderate adverse (not significant in EIA terms) O: Moderate adverse (not significant in EIA terms) D: Moderate adverse (not significant in EIA terms)		C: Moderate adverse (not significant in EIA terms) O: Moderate adverse (not significant in EIA terms) D: Moderate adverse (not significant in EIA terms)	
The temporary disruption caused to the operation of farm holdings	✓	✗	✗	Implementation of measures set out in the detailed Code of Construction Practice to limit disruption to the operation of individual holdings. The preparation of a detailed Code of Construction Practice would be in	C: Low	C: High	C: Minor adverse		C: Minor adverse	

Description of effect	Phase[a] C	O	D	Measures adopted as part of the Mona Offshore Wind Project	Magnitude of impact	Sensitivity of the receptor	Significance of effect	Further mitigation	Residual effect	Proposed monitoring
				general accordance with the Outline Code of Construction Practice (document reference: J26) which is secured as a Requirement of the DCO.						

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