



NORTH FALLS

*Offshore Wind Farm*



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**JANUARY**  
2025

# Information for landowners and those with an interest in land

This document answers common questions specific to landowners and those with an interest in land who may be impacted by North Falls Offshore Wind Farm (the Project) during its development, construction and operation.

# Introduction

This document includes key information about the Project we believe you may find useful.

The opening pages include general information regarding the Project, its current status and likely next steps, constructing the Project and how the Project interacts and coordinates with two neighbouring projects: Five Estuaries Offshore Wind Farm and National Grid Electricity Transmission’s (NGET) Norwich to Tilbury Project. Pages 8-19 of this document include answers to common questions.

We will aim to update and reissue this document periodically, as necessary. Should you have questions that aren’t answered in this document, please contact the Project using the contact details on the back cover of this document. This document should be read in conjunction with answers to more general frequently asked questions, available on the Project website:

<https://www.northfallsoffshore.com/about/frequently-asked-questions/>.

Please note that a digital version of this document is also available on the Project’s website: [www.northfallsoffshore.com/documents](http://www.northfallsoffshore.com/documents).

## WHAT IS NORTH FALLS OFFSHORE WIND FARM?

The Project is proposing to develop and construct a new offshore wind farm comprising up to 57 offshore wind turbine generators (WTGs), and their associated foundations, located approximately 40 kilometres off the East Anglia coast at its nearest point.

The offshore cable route runs from the 95 square kilometre offshore Project area to landfall near Kirby Brook, Essex.

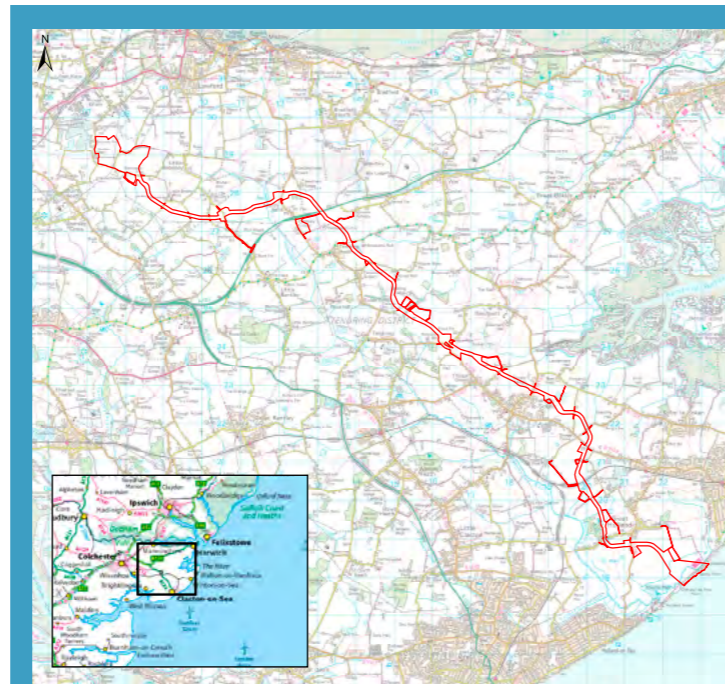
Onshore export cables will then transport the electricity in a broadly westerly direction approximately 24 kilometres to the proposed onshore substation located west of Little Bromley, near Ardleigh, before it enters the national electricity network.

The onshore export cables will be entirely buried to minimise visual and environmental impact.

Please note that the construction of pylons is not included in the Project’s Development Consent Order (DCO) application.

Proposals to build new pylons nearby likely relate to NGET’s Norwich to Tilbury Project: <https://www.nationalgrid.com/electricity-transmission/network-and-infrastructure/infrastructure-projects/norwich-to-tilbury>.

For more information regarding how the Project interacts with neighbouring projects, see the ‘North Falls Offshore Wind Farm, Five Estuaries Offshore Wind Farm, NGET’s Norwich to Tilbury Project’ section.



## NORTH FALLS' ONSHORE LOCATION PLAN

The Project’s Onshore Location Plan was submitted as part of our DCO application in July 2024 and accepted for Examination by the Planning Inspectorate in August 2024.



This document (reference 5.1) can be found here: [https://infrastructure.planninginspectorate.gov.uk/wp-content/uploads/projects/EN010119/EN010119-000184-5.1\\_Location%20Plan%20Onshore.pdf](https://infrastructure.planninginspectorate.gov.uk/wp-content/uploads/projects/EN010119/EN010119-000184-5.1_Location%20Plan%20Onshore.pdf)



# Current status of the Project

The Project’s DCO application was submitted on 26 July 2024 and accepted for Examination by the Planning Inspectorate, on behalf of the Secretary of State, on 22 August 2024. This means the Project is now in the Pre-examination phase of the National Infrastructure consenting process.

An Examining Authority was appointed on 13 September 2024 and Examination will commence upon the conclusion of the Preliminary Meeting, scheduled for 28 January 2025, and last up to six months. Once Examination concludes, the Planning Inspectorate has three months to make a recommendation to the Secretary of State. The Secretary of State then has a further three months to make a decision as to whether consent should be granted. We currently anticipate a decision in early 2026 and to begin pre-construction works in 2027, with an aim to being operational by 2030.

## PROJECT UPDATES

You can register to receive Project updates directly from the Planning Inspectorate. These updates include information regarding the Project’s progress, information on how to have your say and notifications when key documents are published. To register to receive these updates, visit the ‘Get Updates’ section on the Planning Inspectorate’s website: <https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN010119/get-updates/start>



More information about the Project’s current status, likely next steps and the National Infrastructure consenting process can be found in October 2024’s community newsletter. A copy of this has been enclosed along with this document. A digital version is also available on the Project’s website: <https://www.northfallsoffshore.com/about/current-status/>. Pages 4-5 of the newsletter include a timeline of the National Infrastructure consenting process.



# Constructing the Project

During construction, a temporary construction corridor will be needed to accommodate construction works, including where horizontal directional drilling (HDD) is required to cross certain features such as railway lines, main roads or large hedgerows.

Where the onshore export cable crosses features such as roads, watercourses and ecologically sensitive areas, the aim will be to cross them using HDD to avoid impact on these features.

Additional areas for temporary construction compounds (TCC) and site accesses will also be needed and generally these temporary areas will be adjacent to the onshore export cable corridor.

The Project will mitigate construction impacts as far as practicable, however there will be some temporary disruption during construction.

Following construction, the Project will reinstate the surface of any affected land to a condition similar to that which existed prior to entry being taken and as evidenced by a pre-entry schedule of condition.



Indicative image of a HDD site. Image courtesy of RWE from the construction of Triton Knoll Offshore Wind Farm, Lincolnshire. North Falls Offshore Wind Farm's construction may differ.



Indicative image of reinstatement. Image courtesy of RWE from the construction of Triton Knoll Offshore Wind Farm, Lincolnshire. North Falls Offshore Wind Farm's reinstatement may differ.



Indicative image of temporary construction haul road construction. Image courtesy of RWE from the construction of Triton Knoll Offshore Wind Farm, Lincolnshire. North Falls Offshore Wind Farm's construction may differ.

More information about how the Project will aim to mitigate construction impacts and reinstate land can be found in the Project's Outline Code of Construction Practice (document reference 7.13):

[https://infrastructure.planninginspectorate.gov.uk/wp-content/uploads/projects/EN010119/EN010119-000319-7.13\\_Outline%20Code%20of%20Construction%20Practice.pdf](https://infrastructure.planninginspectorate.gov.uk/wp-content/uploads/projects/EN010119/EN010119-000319-7.13_Outline%20Code%20of%20Construction%20Practice.pdf)



# The Project's connection options

The Project has submitted, as part of our DCO application, three options for connecting to a National Grid connection point:

- Option 1:** Onshore electrical connection at a National Grid connection point within the Tendring peninsula of Essex, with a Project alone onshore cable route and onshore substation infrastructure.
- Option 2:** Onshore electrical connection at a National Grid connection point within the Tendring peninsula of Essex, sharing an onshore cable route and onshore cable duct installation (but with separate onshore export cables) and co-locating separate Project onshore substation infrastructure with Five Estuaries Offshore Wind Farm.
- Option 3:** Offshore electrical connection, supplied by a third party.

Options 1 and 2, with a connection point within the Tendring peninsula of Essex, are currently the only grid options provided by National Grid and therefore available to the Project at this point in time.

Please refer to the Project Description chapter (document reference 3.1.7) of the Environmental Statement for more information about connection options: [https://infrastructure.planninginspectorate.gov.uk/wp-content/uploads/projects/EN010119/EN010119-000455-3.1.7\\_ES%20Chapter%205%20Project%20Description.pdf](https://infrastructure.planninginspectorate.gov.uk/wp-content/uploads/projects/EN010119/EN010119-000455-3.1.7_ES%20Chapter%205%20Project%20Description.pdf)

# Offshore Coordination Support Scheme (OCSS)

The Secretary of State has decided not to grant further funding to explore the potential for offshore coordination as part of the Offshore Transmission Network Review (OTNR) "Early Opportunities" workstream.

While the Secretary of State has decided not to grant further funding, an offshore coordinated connection remains a connection option within the Project's DCO application.

Retaining an offshore coordinated connection option within the Project's DCO application safeguards against the possibility of the current onshore connection option changing, and a viable offshore coordinated connection option being brought forward by an alternative party that still allows the Project to be operational by 2030.



Please see October 2024's community newsletter, enclosed with this document, for a full statement on OCSS.

Please note that a digital version of this community newsletter is available on the Project's website:

[https://www.northfallsoffshore.com/wp-content/uploads/2024/10/13982-North-Falls-Newsletter\\_210x297\\_12pp-OCT-2024-DIGITAL\\_V9.pdf](https://www.northfallsoffshore.com/wp-content/uploads/2024/10/13982-North-Falls-Newsletter_210x297_12pp-OCT-2024-DIGITAL_V9.pdf)



# The Project's interaction with neighbouring projects: NGET's Norwich to Tilbury Project and Five Estuaries Offshore Wind Farm

We appreciate that three major infrastructure projects working in close proximity presents the potential for confusion and we understand that this can be burdensome for landowners and those with an interest in land.

Please be assured that all of our communications to date, including this document, have been created in an attempt to make our proposals and how they relate to neighbouring projects as clear and accessible as possible.

Please read on for a brief explanation of Five Estuaries Offshore Wind Farm and NGET's Norwich to Tilbury Project and how they relate to North Falls Offshore Wind Farm.

Please refer to our Coordination Report (document reference 2.5.1) for more information regarding how the Project has coordinated with Five Estuaries Offshore Wind Farm and NGET:

[https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010119/EN010119-000582-2.5.1\\_Coordination%20Report\\_Clean.pdf](https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010119/EN010119-000582-2.5.1_Coordination%20Report_Clean.pdf)



## NGET'S NORWICH TO TILBURY PROJECT

Words in quotation marks taken from National Grid's website: <https://www.nationalgrid.com/electricity-transmission/network-and-infrastructure/infrastructure-projects/norwich-to-tilbury>.

*"Norwich to Tilbury is a proposal by NGET (National Grid) to reinforce the high voltage power network in East Anglia between the existing substations at Norwich Main in Norfolk, Bramford in Suffolk, and Tilbury in Essex, as well as connect new offshore wind generation.*

*We are proposing to build approximately 184 km of new electricity transmission reinforcement between Norwich and Tilbury. This will be made up mostly of overhead line and pylons, along with some underground cables and a new 400 kV substation. Our proposals are part of The Great Grid Upgrade – the largest overhaul of the grid in generations."*

NGET's East Anglia Connection Node – part of NGET's Norwich to Tilbury Project – is currently the only connection option available to the Project at this point in time. However, the Project has retained three options for connecting to a National Grid connection point within our DCO application. This includes an offshore coordinated connection option which safeguards against the possibility of the current onshore connection option changing, and a viable offshore coordinated connection option being brought forward by an alternative party that still allows the Project to be operational by 2030.

## FIVE ESTUARIES OFFSHORE WIND FARM

Words in quotation marks taken from Five Estuaries Offshore Wind Farm's website: <https://fiveestuaries.co.uk/>.

*"Five Estuaries is a proposed extension to the existing Galloper Offshore Wind Farm. The new wind farm would be split across two separate seabed areas covering 128km2 in the southern North Sea and create enough energy each year to power hundreds of thousands of homes.*

*The project includes up to 79 turbines with a maximum tip height of 370m and would be located approximately 37km at its closest point off the coast of south Suffolk. Coming ashore at Sandy Point between Frinton-on-Sea and Holland-on-Sea in Tendring, Essex, underground cables then travel approximately 22km to a new substation located to the west of Little Bromley. Finally connecting the power to the proposed adjacent East Anglia Connection Node substation, part of National Grid's Norwich to Tilbury Project."*

North Falls and Five Estuaries are similar projects in close proximity and have both been allocated the same grid connection point by National Grid Electricity Systems Operator (NGESO), the site of which has been identified by NGET as being the East Anglia Connection Node (part of NGET's Norwich to Tilbury Project).

North Falls and Five Estuaries have coordinated extensively on their development proposals, to include:

- An aligned landfall location for the offshore export cables to come ashore;
- A shared onshore export cable corridor;
- An overlapping onshore substation zone for the co-location of their prospective substations.

Furthermore, North Falls and Five Estuaries have coordinated during the pre-application process and have undertaken joint working groups with relevant stakeholders on a number of technical matters.

Both projects are committed to ongoing coordination at the construction stage where there is the potential for coordination in delivery of the two projects. This has been facilitated within each DCO application, including the ability for one project to lay ducting for the other, and shared use of accesses and compounds.

While the Project and Five Estuaries Offshore Wind Farm coordinate and are similar projects in close proximity, they are ultimately separate projects with **separate shareholder groupings and subject to their own programmes and DCO applications**. This is why you receive separate communications from each project.

## EXAMINATION

### Will I have the opportunity to have my say on the application?

You will have received a section 56 notice in August 2024 explaining how to register as an Interested Party and participate in the Project's Examination by submitting a Relevant Representation.

The Project's Relevant Representations period concluded at 23:59 on 18 October 2024. Representations made by Interested Parties are available to view here:

<https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN010119/representations>



The Project will provide responses to Relevant Representations received in due course. While the deadline for registering as an Interested Party and making a Relevant Representation has passed, you can still request to be considered as an Interested Party by emailing the Planning Inspectorate directly: [NorthFalls@planninginspectorate.gov.uk](mailto:NorthFalls@planninginspectorate.gov.uk).

A Preliminary Meeting will be held on 28 January 2025. The conclusion of this meeting will trigger the beginning of the Examination process.

The Planning Inspectorate published a Rule 6 letter on 10 December 2024, inviting Interested Parties to the Preliminary Meeting and providing a draft timetable for Examination. The Rule 6 letter can be found here:

<https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010119/EN010119-000564-Rule%206.pdf>



## NATIONAL GRID ELECTRICITY TRANSMISSION CONNECTION

### How has the Project's grid connection location been selected?

NGET is responsible for operating the electricity transmission network in England and Wales.

The Connection and Infrastructure Options Note (CION) process is the mechanism used by NGET to evaluate potential transmission options for generation projects (like North Falls Offshore Wind Farm) to identify a suitable connection point, in line with their obligation to develop and maintain an efficient, coordinated and economic electricity transmission network.

As a result of this assessment, NGET offered the Project a connection located in the vicinity of Ardleigh as part of NGET's Norwich to Tilbury Project. NGET has also offered Five Estuaries Offshore Wind Farm the same onshore connection option. Five Estuaries Offshore Wind Farm's proposed substation location has been refined to an area west of Little Bromley and this area also coincides with the Project's proposed substation location. The two projects' proposed substation locations are therefore what we refer to as 'co-located'.

The co-location of the two projects' proposed substation locations creates valuable opportunities for effective coordination and collaboration between the two projects and is expected to enhance coordination not only during the planning and construction phases but also in the long-term operational and maintenance phases of the projects.

## CABLE CORRIDOR

### Are you sharing the same cable corridor as Five Estuaries Offshore Wind Farm?

The onshore export cable corridor for both the Project and Five Estuaries Offshore Wind Farm will run immediately adjacent, with the footprint required for both projects covered by the overall onshore Project area. This is to allow either project to install cable ducting for both projects to realise efficiencies in construction. The projects have signed a 'good neighbour agreement' which enables greater cooperation, coordination and transparency.

### How has the Project's onshore export cable route been defined?

The onshore Project area and onshore substation works area have been defined following six years of engagement and consultation and an extensive site selection process, which has sought to take account of landscape and visual, environmental, engineering, planning and land requirements.

The site selection process is described in detail in the Site Selection and Assessment of Alternatives chapter (document reference 3.1.6) of the Environmental Statement:

[https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010119/EN010119-000483-3.1.6\\_ES%20Chapter%204%20Site%20Selection%20and%20Assessment%20of%20Alternatives.pdf](https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010119/EN010119-000483-3.1.6_ES%20Chapter%204%20Site%20Selection%20and%20Assessment%20of%20Alternatives.pdf)



More information about the engagement and consultation undertaken on the Project can be found in the Consultation Report (document reference 4.2):

[https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010119/EN010119-000585-4.2\\_ConsultationReport\\_Clean.pdf](https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010119/EN010119-000585-4.2_ConsultationReport_Clean.pdf)



### Where and how will the electricity cables be brought onshore?

After careful examination of environmental assessments, consideration of consultation feedback, and various factors like engineering feasibility, nature reserves, land use, historic sites, and technical feasibility, the Project has proposed an area near Kirby Brook where the cables will be brought ashore. This location is referred to as 'landfall' and was chosen to avoid direct interference with the Holland Haven Marshes, Frinton Golf Club, and a designated Site of Special Scientific Interest.

To bring the cables onshore, a method called HDD will be used (pictured and described on page 4). This technique helps reduce impacts on the coast and seawall. By selecting this particular landfall location, the Project is aligning with Five Estuaries Offshore Wind Farm, providing a better opportunity for the projects to coordinate their construction work at the proposed landfall site.

The site selection process for landfall is described in detail within the Site Selection and Assessment of Alternatives chapter of the Environmental Statement:

[https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010119/EN010119-000483-3.1.6\\_ES%20Chapter%204%20Site%20Selection%20and%20Assessment%20of%20Alternatives.pdf](https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010119/EN010119-000483-3.1.6_ES%20Chapter%204%20Site%20Selection%20and%20Assessment%20of%20Alternatives.pdf)



### How wide will the combined Project and Five Estuaries Offshore Wind Farm construction cable corridor be?

Both the Project and Five Estuaries Offshore Wind Farm have reduced the number of export cable circuits required from a maximum of four per project to two per project. This decision has enabled a reduction in the width of the proposed combined onshore cable corridor during construction from up to 243 metres to predominantly around 90 metres.

## CONSTRUCTING THE PROJECT

### How will the cables be laid out during construction?

During construction there will be one trench per cable circuit (one each for the Project and Five Estuaries Offshore Wind Farm), and each trench would be up to 3.75 metres wide at the surface reducing to 1.2 metres at the base. An area is required for subsoil and topsoil storage either side of the permanent cable corridor during the works.

The cable circuits must be spaced out to minimise the mutual heating effect. This spacing enables the cables to effectively carry the large power volumes required without overheating and damaging the cables.

The exact location and width of each trench will be finalised closer to the construction phase but will allow for soil storage, internal haul roads and possible micro-siting, plus the flexibility to use HDD under constraints such as roads.

Further information on construction and proposed construction methodology is described within the Project Description chapter of the Environmental Statement:

[https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010119/EN010119-000455-3.1.7\\_ES%20Chapter%205%20Project%20Description.pdf](https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010119/EN010119-000455-3.1.7_ES%20Chapter%205%20Project%20Description.pdf)



### Will the Project have a Code of Construction Practice in the planning application?

The Project has produced an Outline Code of Construction Practice (CoCP) (document reference 7.13), which is provided to secure mitigation identified through the Environmental Impact Assessment process for the onshore components of the Project only. A final CoCP will be produced prior to construction of the Project and will be in accordance with the Outline CoCP and the final design of the Project. The CoCP is secured by a requirement of the Draft DCO (document reference 6.1).

The Outline CoCP covers a large range of topics including how any effects from dust, noise, light, air quality, water / pollutant management and waste will be mitigated. The document also sets out the management measures which the Project will require all personnel on site to adopt and implement for any onshore construction works.

Interested Parties will be able to provide feedback on the Outline CoCP as part of the Examination process.

The Outline CoCP can be found here:

[https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010119/EN010119-000319-7.13\\_Outline%20Code%20of%20Construction%20Practice.pdf](https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010119/EN010119-000319-7.13_Outline%20Code%20of%20Construction%20Practice.pdf)



The Project's Draft DCO can be found here:

[https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010119/EN010119-000580-6.1.1\\_Draft%20Development%20Consent%20Order\\_Clean.pdf](https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010119/EN010119-000580-6.1.1_Draft%20Development%20Consent%20Order_Clean.pdf)

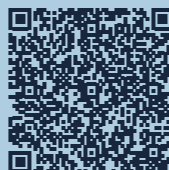


A Construction Practice Addendum will be appended to agreed option agreements where applicable. While the Construction Practice Addendum is not a DCO application document, it provides additional detail to that contained within the CoCP and will serve as a legal commitment by North Falls as to how items such as the role of an Agricultural Liaison Officer, drainage and treatment of soils, will be managed within the final CoCP. This will be secured as a requirement of the Project's DCO.

### How will private water supplies be managed during construction?

Water quality sampling has been undertaken on selected properties that rely on water abstraction from wells and boreholes. This initial sampling has helped to establish a baseline understanding of current water quality and conditions. The Ground Conditions and Contamination chapter (document reference 3.1.21) of the Environmental Statement identifies sensitive receptors (including groundwater) and provides details on management and mitigation measures proposed to reduce impacts:

[https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010119/EN010119-000464-3.1.21\\_ES%20Chapter%2019%20Ground%20Conditions%20and%20Contamination.pdf](https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010119/EN010119-000464-3.1.21_ES%20Chapter%2019%20Ground%20Conditions%20and%20Contamination.pdf)



The Outline CoCP also contains control measures required for each phase of onshore works to manage any possible contamination of land and groundwater.

### How will traffic be managed during construction?

An Outline Construction Traffic Management Plan (CTMP) (document reference 7.16) has been submitted alongside the Project's DCO application and will be further developed and agreed with stakeholders such as Essex County Council and National Highways prior to construction. The Outline CTMP will form the basis for a final CTMP for each phase of the Project's onshore works, which will be prepared and submitted for approval to the local planning authority prior to the commencement of construction of the relevant phase. This will be secured as a requirement of the Project's DCO.

The Outline CTMP provides details of the proposed approach to managing and monitoring traffic movements associated with the Project. This can be found here:

[https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010119/EN010119-000322-7.16\\_Outline%20Construction%20Traffic%20Management%20Plan.pdf](https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010119/EN010119-000322-7.16_Outline%20Construction%20Traffic%20Management%20Plan.pdf)



### How will the land required be fenced off?

Temporary fencing will be required prior to construction to demarcate the working area, including the proposed substation site and TCCs. Details of fencing will be submitted to the relevant planning authorities for approval before installation and a Construction Fencing Plan will be included within the final CoCP. Some fenced areas may include security gates to control access and egress. If needed, crossing points can be discussed and established where suitable and reasonable to do so, to allow continued access to severed land.

### How deep will the cables be buried?

Onshore export cables will generally be buried at a depth not shallower than 1.2 metres below ground level depending on ground conditions. Where necessary, for example if there is rock, concrete or another obstacle close to the surface, the cables may need to be laid at a shallower depth, with warning tape or tiles placed not less than 0.9 metres below the surface.

### What are jointing bays and link boxes?

Jointing bays are underground structures required at regular intervals along the onshore cable corridor to join sections of cables together. Link boxes allow onshore export cables to be bonded to earth to maximise cable ratings and are located close to the cables at jointing bay locations.

Link boxes are not required at all jointing bay locations, but as a worst-case scenario could be required at a frequency of one every 500 metres. The number and placement of the link boxes would be determined as part of the Project's detailed design, which will be developed post consent. Where possible, the link boxes would be located adjacent to field boundaries and in accessible locations because post construction, technicians will require periodic access for inspection and testing. The only above ground infrastructure would be similar to a manhole cover to allow for maintenance. Where necessary, manholes will be demarked using marker posts to ensure protection of the asset.

### How will the cables interact with existing utilities on my land?

Statutory undertakers are being consulted to agree methodology and protections for crossing existing utilities on land. Typically, HDD will be used to cross existing utilities. However, where appropriate clearances are available (as determined through consultation with utility providers) and a minimum depth of 1.2 metres can be achieved, the cables may be laid over other utilities.

### What will happen to existing hedgerows and trees?

All efforts will be made to minimise the extent of hedgerow disturbance by utilising existing gaps in field boundaries. Additionally, trees which have been identified for retention will be worked around using techniques to safeguard the root protection zone.

Wherever a hedgerow crossing is unavoidable and the hedgerow requires removal, this work will be undertaken prior to topsoil removal. The width of the hedgerow removed will be limited where practicable and all removed hedgerows and trees will be replaced with locally appropriate native species.

Details of the potential effects of the Project on trees and hedgerows in the local area can be found in the Tree Preservation Order and Hedgerow Plan (document reference 5.12):

[https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010119/EN010119-000173-5.12\\_Tree%20Preservation%20Order%20and%20Hedgerow%20Plan.pdf](https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010119/EN010119-000173-5.12_Tree%20Preservation%20Order%20and%20Hedgerow%20Plan.pdf)



## What is a temporary construction compound?

A temporary construction compound (TCC) is a secure, fenced, temporary area along the onshore cable corridor which will help to facilitate construction. The area will be hard standing for suitable storage of materials, vehicles and welfare units. The areas will be reinstated following completion of construction. It is estimated there will be up to 11 site compounds required along the onshore cable corridor, plus an additional landfall TCC.

More information on TCCs can be found in section 5.7 of the Project Description chapter of the Environmental Statement:

[https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010119/EN010119-000455-3.1.7\\_ES%20Chapter%205%20Project%20Description.pdf](https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010119/EN010119-000455-3.1.7_ES%20Chapter%205%20Project%20Description.pdf)



*RIGHT: Indicative image of a temporary main site construction compound, constructed for Sofia and Dogger Bank C Offshore Wind Farms. Image courtesy of RWE. North Falls Offshore Wind Farm's construction may differ.*



*BELOW: Indicative image of a temporary main site construction compound, constructed for Triton Knoll Offshore Wind farm. Image courtesy of RWE. North Falls Offshore Wind Farm's construction may differ.*



## How long will the onshore cable route construction works last?

Construction is currently expected to begin in 2027. The installation of onshore export cables is a linear construction project with an anticipated overall construction duration of between 18 to 27 months. As the construction works are comprised of a variety of activities, the duration of each activity at any location will be dependent on the construction activity being undertaken.

## Who should I speak to if there are issues during construction?

An Agricultural Liaison Officer (ALO) will be appointed to liaise with landowners and occupiers throughout the construction works. They will be a point of contact through which you will be able to highlight and address any concerns. The ALO will be appointed by the Project prior to the commencement of the construction works and will be the primary contact for ongoing engagement with landowners, land agents and occupiers of land about practical agricultural matters before and during the construction process.

*Indicative image of the backfilling of an excavated trench. Image courtesy of RWE. North Falls Offshore Wind Farm's construction may differ.*



There may be more than one ALO, if required, and a 24-hour contact number will be in use during the construction phase for use by landowners, land agents and occupiers of land in case of emergency. Post-construction the ALO will remain appointed for up to one year in order to manage any possible remediation issues.

## What methods are available to lay the cables?

Typically, the onshore cables will be installed into ducts that will be laid in a mechanically excavated trench using what's referred to as an 'open cut' method (pictured below). The ducts are placed in trenches initially and then the cables pulled through after the trenches have been backfilled. A layer of stabilised backfill material such as cement bound sand (CBS) is generally used to ensure a consistent structural and thermal environment for the cables before backfilling with selected excavated soil.

If trenching is not suitable, for example if there are ecological or other features to avoid, an alternative method will be implemented. This may include HDD, which is a steerable trenchless method of installing underground cables over relatively short distances with minimal or no impact to the surface above.

**How will soils be managed to ensure functionality of existing drainage systems?**

A Schedule of Condition will be undertaken prior to construction and a Soil Management Plan (SMP), including a construction method statement for soil handling, will be prepared. This information will be used during construction and reinstatement to ensure soils are managed accordingly and are of a suitable condition consistent with previous use. Subsoil and topsoil will be extracted and stored separately to prevent contamination.

Contractors will abide by the Department for Environment, Food and Rural Affairs' (DEFRA) 2009 Construction Code of Practice for the Sustainable Use of Soils on Construction Sites PBI3298, or latest relevant available guidance, ensuring the working area is reinstated to its pre-existing condition as far as reasonably practicable.

An Outline CoCP has been submitted as part of the Project's DCO application. This includes outline soil management measures and industry good practice techniques, which contractors would be obliged to comply with. The Project's DCO will contain a requirement to submit a final CoCP and SMP, which must be in accordance with the Outline CoCP, prior to commencement of construction. Further details on soil management can be found within section 1.6 of the Outline CoCP (document reference 7.13):

[https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010119/EN010119-000319-7.13\\_Outline%20Code%20of%20Construction%20Practice.pdf](https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010119/EN010119-000319-7.13_Outline%20Code%20of%20Construction%20Practice.pdf)



Drainage systems will be maintained before, during and post construction. The Project and Five Estuaries Offshore Wind Farm are seeking to jointly instruct an independent drainage consultant to undertake an assessment of existing drainage systems by carrying out an initial walkover survey prior to construction. If alterations are to be made to the existing drainage system, the drainage consultant will prepare a design and scheme for the required drainage work.

**If you haven't already done so, we would be grateful if landowners could provide detailed drainage plans for their respective land holdings.**

This will assist the Project in identifying existing drains accurately and help to mitigate potential impacts during construction.

Drainage plans can be sent to the Project's appointed land agent, Dalcour Maclaren, using the contact details on the back cover of this document.

**How much ducting for the cables can be laid per day?**

The rate at which ducting for electricity cables can be laid each day can vary based on several factors, including soil conditions, equipment used, and site constraints. In general, the installation speed depends on the construction method employed, whether it's open cut trenching or trenchless methods such as HDD.

For open cut trenching, the installation rate could be in the range of several hundred metres per week, depending on conditions and the nature of the terrain. On the other hand, HDD can be slower but offers advantages in terms of minimising surface disruption. The number of teams associated with the installation of the onshore export cables is yet to be determined, as is the length of onshore cable route to be worked on each day.

Later in the construction programme the cables would be pulled through the pre-installed ducts. This process is repeated for all cables required for the two cable circuits (six power cables and two fibre cables). All cables will then need to be jointed to each other to form a continuous cable to take power from the offshore wind turbine generators to the proposed National Grid substation. The cable pull would take place from jointing bays located approximately every 500 metres along the onshore cable route.

**How long will construction last at HDD locations?**

The duration for HDD construction depends on a number of factors, including ground conditions and the required drilling length.

For most HDDs, we expect to be completed within two to four weeks, with some additional time for mobilisation / demobilisation and preparation / reinstatement works for the activity. More complex HDDs, such as going under a railway line, or the main landfall HDD, will likely take longer.

*Below: Landscape reinstatement, planting trees following construction works.*



**POST-CONSTRUCTION**

**What happens once the construction works are complete?**

On completion of the main activities, the cable corridor will be reinstated and handed back to the landowner. Such activities will include, but not be limited to, the removal of haul roads, installation of post-construction drainage, reinstatement of topsoil and removal of fencing and temporary access arrangements in place. Reinstatement works are weather dependent and will only be carried out where the weather permits.

Following reinstatement, it will be possible for landowners to continue to farm crops and / or graze animals as carried out prior to construction. It will not be possible to build over or

change ground levels, as this could have an adverse impact on the buried cables. Activities such as planting deep-rooted vegetation or drainage and agricultural works below 0.6m will require consent from the Project. This is to ensure both your safety and the integrity of the cables and allow maintenance to be performed on the cables as required.

Further details on soil management and reinstatement can be found within section 1.5 of the Outline CoCP (document reference 7.13):

[https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010119/EN010119-000319-7.13\\_Outline%20Code%20of%20Construction%20Practice.pdf](https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010119/EN010119-000319-7.13_Outline%20Code%20of%20Construction%20Practice.pdf)



*Before / during and after reinstatement for Rampion Offshore Wind Farm. Image courtesy of RWE. North Falls Offshore Wind Farm's construction and reinstatement may differ.*



*Before / during construction started and after reinstatement for Triton Knoll Offshore Wind Farm. Image courtesy of RWE. North Falls Offshore Wind Farm's construction and reinstatement may differ.*



### How is the trench reinstated following cable installation?

Once the cable has been laid, the remainder of the trench is backfilled with a layer of stabilised backfill material, such as cement bound sand (CBS), to ensure a consistent structural and thermal environment for the cables before backfilling with selected excavated soil. Once the ducts are encased in CBS (typically covering a depth of 100 millimetres above the ducts to ensure the thermal resistivity requirements are met), a compaction plate would be used until the required level of compaction is achieved.

Protection tiles and / or warning tapes are laid on top of the CBS. The trench would then be backfilled in stages using the subsoil stored at the side of the trench(es) and compacted using suitable compaction plant. A warning tape is laid 100 millimetres above the protection tiles, at a minimum depth of 0.9 metres below ground. Following construction, the stored topsoil would then be replaced on top of the backfilled subsoil to reinstate the land to its previous use.

### Will North Falls require any land permanently?

An onshore substation site will be needed with the freehold acquisition required to secure future access and any maintenance. The onshore substation would be enclosed by a temporary perimeter fence for the duration of the construction period with a permanent fence installed as part of the construction works. To mitigate the visual impact of the substation on any surrounding land, the substation will be sympathetically designed and screened with appropriate planting. More information regarding the approach to the design of the Project's proposed onshore substation and its associated infrastructure, including the mitigation measures the Project will seek to implement to reduce potential impacts, can be found on pages 6-7 of the enclosed community newsletter.

The Project will also be acquiring permanent rights in land for the cables and access for maintenance by way of easements.

### What is the thermal impact of having cables buried on my land?

The transmission of electricity results in small energy losses in the form of heat dissipation. However, the design of the onshore cable system would seek to minimise any energy losses. Depending on the thermal resistivity of the soil and the height of the water table, it is considered that a stabilised backfill such as CBS would be required to encase the cable ducts. This is commonly used to ensure that the thermal conductivity of the material around the cables is of a known consistent value for the length of the installation. CBS has a low thermal resistance to conduct the heat produced during electricity transmission.

Any effect on soil heating would be highly localised to the area immediately surrounding the cable system. Where laid in trenches, cables would be buried at a minimum depth of 0.9 metres, with the principal root growth zone generally accepted to be within the first 50 millimetres of the soil from the surface. No impact on soil heating is anticipated during operation of North Falls. Section 22.6.3.3 of the Land Use and Agriculture chapter (document reference 3.1.24) of the Environmental Statement provides further information on potential impacts of soil heating:

[https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010119/EN010119-000461-3.1.24\\_ES%20Chapter%2022%20Land%20Use%20and%20Agriculture.pdf](https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010119/EN010119-000461-3.1.24_ES%20Chapter%2022%20Land%20Use%20and%20Agriculture.pdf)



### Will the cables and substation produce electromagnetic fields (EMFs) and what will be the impact?

EMFs are present everywhere in our environment and occur because of moving electric charges. They occur both naturally, for example the earth's natural magnetic field, and human-made, for example wherever electricity is generated or transmitted. While the underground cables and substation will produce EMFs, those generated are often referred to as extremely low frequency and have been assessed to have no likely significant population health effects. Put in context, the magnetic field of a buried alternating current (AC) system has a strength of 20-24 µT when standing directly over it. This is equivalent to approximately half of what is expected from a TV, washing machine or bedside clock at the same distance.

The potential operational impacts and likely effects of EMFs are discussed further and assessed in the Human Health chapter (document reference 3.1.30) of the Environmental Statement:

[https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010119/EN010119-000437-3.1.30\\_ES%20Chapter%2028%20Human%20Health.pdf](https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010119/EN010119-000437-3.1.30_ES%20Chapter%2028%20Human%20Health.pdf)



## PROCESS

### How will the necessary rights be acquired?

The Project will look to acquire underground cable and surface rights through voluntary agreements which will permit the construction, operation and maintenance of assets through an easement in perpetuity.

The terms and conditions of the rights the Project wishes to acquire will be detailed in Heads of Terms. The Heads of Terms detail the obligations between both parties and note any stipulations which help to draft an option agreement. An option agreement is entered into between the landowner and the Project for the ability to start construction works during a specified period in return for an option fee. A further payment will be made upon taking entry for construction and a final payment made once the easement has been granted.

Landowners who are directly affected by the cable route through their land will be compensated in two elements.

A consideration will be payable for the easement to be granted and disturbance compensation will be paid for any reasonable and substantiated losses arising as a result of construction works. Reasonable losses incurred by tenant occupiers as a result of the construction works will also be compensated. All compensation will be assessed on a case-by-case basis subject to the production of evidence and proof of loss, in line with Compensation Code. Where a voluntary agreement cannot be reached, compulsory acquisition powers are afforded within the DCO application so that the Project can acquire any necessary land rights for the Project to be developed.

## OTHER GENERAL QUESTIONS

### What about the impacts this Project could have on mental health due to financial stress?

We understand that the development process and proposed construction of major infrastructure projects can create uncertainty which can be stressful or raise concerns. We fully acknowledge these concerns and take our responsibilities as a considerate developer seriously. Our aim is to work collaboratively with stakeholders throughout to help reduce any uncertainty.

As a practical step, the Project has committed to pay reasonable fees for land agents to give independent support to help alleviate possible anxiety as they will be familiar with the process and can guide landowners where they may be unsure or feeling stressed about particular issues.

Fair and reasonable land agency fees incurred in connection with the negotiation of the Heads of Terms, the formalisation of the easement documentation and for the negotiation and settlement of any compensation claims will be paid. Likewise, fair and reasonable legal fees incurred to complete legal agreements will also be paid.

The Project will remain committed to exploring and implementing mitigation measures where possible to minimise any adverse effects on mental health.

### Will you be making any payments to landowners for time spent interacting with the Project?

The Project has committed to reimbursing landowners' time at £40 per hour when completing voluntary agreements. Detailed timesheets substantiating any claim will need to be submitted and agreed with the Project.

### My land is in an environmental scheme. What are the implications?

The majority of the onshore cable route works are buried, therefore impacts on agri-environment schemes are limited to the construction phase of the Project. As a result of construction, two potential connected impacts on agri-environment schemes are anticipated:

- Ecological: loss of the agreements and the substantive agri-environmental objectives of the scheme (i.e. loss of field margins); and
- Financial: loss of the agreements and the impact on overall farm business income.

Where impacts to land subject to an agri-environment agreement cannot be avoided during construction, these will be dealt with through the Rural Payments Agency by the agreement holder / landowner who will need to seek a derogation with compensation paid under the Compensation Code to reimburse a landowner's financial losses where appropriate.

More information regarding potential impact to agri-environmental schemes can be found in the Land Use and Agriculture chapter (document reference 3.1.24) of the Environmental Statement:

[https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010119/EN010119-000461-3.1.24\\_ES%20Chapter%2022%20Land%20Use%20and%20Agriculture.pdf](https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010119/EN010119-000461-3.1.24_ES%20Chapter%2022%20Land%20Use%20and%20Agriculture.pdf)



### How will the project implement the 10% biodiversity net gain?

The Project has provided an initial Biodiversity Net Gain Assessment, provided as part of the Project's Biodiversity Net Gain Strategy (document reference 7.22). This document describes potential opportunities for enhancement of terrestrial habitats and can be found here:

[https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010119/EN010119-000328-7.22\\_Biodiversity%20Net%20Gain%20Strategy.pdf](https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010119/EN010119-000328-7.22_Biodiversity%20Net%20Gain%20Strategy.pdf)



Areas identified as suitable for enhancement will be focused within the onshore Project area (on-site) in the first instance. Off-site (outside the onshore Project area) habitat creation / enhancement as compensation will only be used if there is no suitable alternative on-site, in order to adhere to the mitigation hierarchy.

### What will happen to footpath and bridleways during construction?

Where practicable, footpaths and bridleways will be maintained to minimise disruption to users. Where the Project intersects with a footpath or bridleway, a suitable temporary diversion will be created while works are taking place. A full list of temporary diversions will be included within a Public Right of Way (PROW) Management Plan, which will be approved by the local planning authority. Information on duration and proposed alternative routes will be circulated publicly through site notices and local media and PROW or other access tracks temporarily diverted during construction will also be reinstated to their original route.

PROWs are considered further in the Tourism and Recreation chapter (document reference 3.1.34) of the Environmental Statement:

[https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010119/EN010119-000433-3.1.34\\_ES%20Chapter%2032%20Tourism%20and%20Recreation.pdf](https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010119/EN010119-000433-3.1.34_ES%20Chapter%2032%20Tourism%20and%20Recreation.pdf)



### Is the Project linked to the Tarchon Energy interconnector?

Tarchon Energy interconnector is being developed by Copenhagen Infrastructure Partners (<https://www.tarchonenergy.net/>). North Falls Offshore Wind Farm is being developed as a joint venture between SSE Renewables and RWE and there is no affiliation to Copenhagen Infrastructure Partners.

### Where can I review feedback the Project has already received?

A summary of feedback received to date can be found in the Consultation Report:

[https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010119/EN010119-000585-4.2\\_ConsultationReport\\_Clean.pdf](https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010119/EN010119-000585-4.2_ConsultationReport_Clean.pdf)



The Project has considered all feedback received. The Project's consideration of responses received for stage 3 (statutory) consultation can be found in appendices F.14 and F.14.1 and G.5 and G.5.1 for stage 4 (targeted) consultation.



# NORTH FALLS

*Offshore Wind Farm*



## CONTACT

For land-related queries, please contact the Project's appointed land agent, Dalcour Maclaren:

- The Barn, Bignell Park Barns, Chesterton, Bicester, Oxfordshire OX26 1TD
- [northfalls@dalcourmaclaren.com](mailto:northfalls@dalcourmaclaren.com)
- 01622 623025