



N O R T H F A L L S

Offshore Wind Farm

Statement of Common Ground

The National Trust

Document Reference:	10.5
Volume:	10
Deadline:	3
Date:	March 2025
Revision:	0

Project Reference: EN010119



Project	North Falls Offshore Wind Farm
Document Title	Statement of Common Ground – The National Trust
Document Reference	10.5
Deadline	3
Supplier	Royal HaskoningDHV
Supplier Document ID	PB9244-RHD-ZZ-ZZ-RP-ON-0333

This document and any information therein are confidential property of North Falls Offshore Wind Farm Limited and without infringement neither the whole nor any extract may be disclosed, loaned, copied or used for manufacturing, provision of services or other purposes whatsoever without prior written consent of North Falls Offshore Wind Farm Limited, and no liability is accepted for loss or damage from any cause whatsoever from the use of the document. North Falls Offshore Wind Farm Limited retains the right to alter the document at any time unless a written statement to the contrary has been appended.

Revision	Date	Status/Reason for Issue	Originator	Checked	Approved
0	March 2025	Deadline 3	RHDHV	NFOW	NFOW

Contents

1	Introduction	5
1.1	Introduction	5
1.2	Consultation with the National Trust	5
1.3	Summary of Agreed, Not Agreed and In Discussion.....	6
2	Statement of Common Ground	7
3	Signatures.....	9

Tables

Table 1.1	Topics included in the SoCG	5
Table 2.1	Summary of Meetings with the National Trust	6
Table 1.2	Position status key.....	6
Table 2.2	Topics agreed, in discussion or not agreed in relation to lesser black compensation	7

Glossary of Acronyms

LBBG	Lesser black backed gull
NFOW	North Falls Offshore Wind Farm Limited
SoCG	Statement of Common Ground
SPA	Special Protected Area
SSSI	Site of Special Scientific interest

Glossary of Terminology

The Applicant	North Falls Offshore Wind Farm Limited (NFOW).
The Project or 'North Falls'	North Falls Offshore Wind Farm, including all onshore and offshore infrastructure.

1 Introduction

1.1 Introduction

1. This Statement of Common Ground (SoCG) has been prepared by North Falls Offshore Wind Farm Limited (NFOW) (the Applicant) and the National Trust. It identifies relevant areas of North Falls Offshore Wind Farm (hereafter 'the Project' or 'North Falls') where matters are agreed, not agreed or that remain under discussion between the parties.
2. The Applicant has had regard to the Planning Inspectorate (2024) guidance regarding Statements of Common/Uncommon Ground for Hearings and Inquiries when compiling the SoCG.
3. This SoCG has been structured to reflect relevant topics of the application which are of interest to the National Trust. Table 1.1 presents the topics included in the SoCG.

Table 1.1 Topics included in the SoCG

Topic/Document	DCO Document Reference
Lesser Black Backed Gull Compensation Document (clean and tracked)	REP1-017 and REP1-018
Lesser Black Backed Gull Compensation Implementation and Monitoring Plan (clean and tracked)	REP1-019 and REP1-020
Guillemot and Razorbill Compensation Document (clean and tracked)	REP1-027 and REP1-028
Guillemot and Razorbill Compensation Implementation and Monitoring Plan (clean and tracked)	REP1-029 and REP1-030

4. Topic specific matters agreed, not agreed, and matters that remain under discussion between the Applicant and the National Trust are included within this SoCG. Matters that are not yet agreed will be the subject of ongoing discussion between the Applicant and the National Trust to reach agreement on each matter wherever possible or refine the extent of disagreement between parties.
5. It is the intention that this document provides the Examining Authority with a clear overview of the level of common ground between both parties. This document will be updated if any additional points are identified or any positions change during the course of the Examination.

1.2 Consultation with the National Trust

6. The Applicant has engaged with the National Trust on the project during the pre-Application process, both in terms of informal non-statutory engagement and formal consultation carried out pursuant Section 42 of the Planning Act 2008.
7. Further to the statutory Section 42 consultation, several meetings were held with the National Trust (Table 1.2).

Table 1.2 Summary of Meetings with the National Trust

Date	Topic
20 th June 24	Lesser black backed gull (LBBG) compensation
15 th Aug 24	LBBG compensation
19 th Sept 24	LBBG compensation
3 rd Oct 24	Orfordness site visit with National Trust
29 th Oct 24	LBBG compensation
3 rd Dec 24	LBBG & auk compensation
15 th Jan 25	Offshore Ornithology Expert Topic Group meeting
21 st Jan 25	LBBG & auk compensation
22 nd Jan 25	Auk compensation
25 th Feb 25	LBBG compensation

1.3 Summary of Agreed, Not Agreed and In Discussion

8. In order to easily identify whether a matter is 'agreed', 'not agreed', or 'in discussion' the position status colour coding system set out in Table 1.3 is used in the SoCG.
9. Details of specific topics that are 'agreed', 'not agreed', or 'in discussion' between the Applicant and the National Trust are presented in Table 2.1.

Table 1.3 Position status key

Position Status	Position Colour Coding
Agreed. The matter is considered to be agreed between the parties.	Agreed
Not Agreed- no material impact The matter is not yet agreed between the parties however the outcome of the approach taken by either the Applicant and the National Trust is not considered to result in a material impact to the assessment conclusions and the matter is considered to be closed for the purposes of this SoCG. Discussion on these matters have concluded.	Not Agreed- no material impact
Not Agreed- material impact The matter is not agreed between the parties and the outcome of the approach taken by either the Applicant and the National Trust is considered to result in a materially different impact to the assessment conclusions. Discussions on these matters have concluded.	Not Agreed- material impact
In discussion The matter is neither 'agreed' nor 'not agreed' and is a matter where further discussion is required between the parties (e.g. where the documents are yet to be shared with the National Trust).	In discussion

2 Statement of Common Ground

Table 2.1 Topics agreed, in discussion or not agreed in relation to lesser black compensation

ID	The Applicant's Position	The National Trust Position	Position Summary
1	Lantern Marshes would be an ecologically effective location for lesser black-backed gull compensation	Agree. Lantern Marshes could provide a significant area of undisturbed optimal nesting habitat to increase LBBG population through enhanced productivity. Upper Lantern Marsh previously supported a large breeding LBBG for which the site is designated Site of Specific Interest (SSSI) and Special Protected Area (SPA).	Agree
2	The proposed compensation measures for LBBG are appropriate, as set out in the LBBG Compensation Document [APP-188]. These may include: <ul style="list-style-type: none"> • Predator exclusion fencing • Predator control • Habitat management 	Agree. National Trust considers that antipredator fencing and habitat management are required as a minimum at Lantern Marshes.	Agree
3	Compensation at Lantern Marshes would require agreement of land rights with National Trust and discussions are ongoing. Discussion on the proposals with Cobra Mist Ltd will also be progressed.	In discussion	In discussion
4	Access to Lantern Marshes may be constrained and feasibility is under review	National Trust is working with the Applicant to explore access feasibility	In discussion
5	LBBG compensation scale of c. 4ha is appropriate and there is adequate space at Lantern Marshes	The scale of compensation at Lantern Marshes is under discussion. The National Trust considers that a larger area is required to deliver meaningful compensation. Agree there is space to accommodate 4ha or more of compensation at Lantern Marshes Lantern Marshes is approximately 65ha in size.	In discussion
6	The proposed without prejudice compensatory measure for guillemot and razorbill, is set out in the Guillemot and Razorbill Compensation Document [REP1-017], this includes: <ul style="list-style-type: none"> • Identification of pressures at the site(s), informed by surveys • Identification of relevant management measures to reduce disturbance at breeding colonies in Devon and Cornwall. These will be additional to any existing plans and relevant to the identified pressures. 	National Trust agrees that surveys will be useful to understand the relevant pressures and required management measures. It is agreed that disturbance may be an existing pressure on guillemot and razorbill at some locations but may not be relevant for all sites. There may be other factors affecting pressure on these species. Further review will be undertaken once the results of surveys are shared. These must inform the proposed measures.	In discussion

ID	The Applicant's Position	The National Trust Position	Position Summary
7	Guillemot and razorbill compensation could potentially be delivered on site owned by National Trust	National Trust is willing to review the results of surveys and consider whether meaningful compensation proposals for guillemot and razorbill could be delivered on its land.	In discussion

3 Signatures

10. The above SoCG is agreed between the Applicant and the National Trust on the day specified below.

Signed:_____

Print Name:_____

Job Title:_____

Date:_____

Duly authorised for and on behalf of the Applicant

Signed:_____

Print Name:_____

Job Title:_____

Date:_____

Duly authorised for and on behalf of the National Trust



NORTH FALLS

Offshore Wind Farm



HARNESSING THE POWER OF NORTH SEA WIND

North Falls Offshore Wind Farm Limited

A joint venture company owned equally by SSE Renewables and RWE.

To contact please email contact@northfallsoffshore.com

© 2025 All Rights Reserved