



NORTH FALLS

Offshore Wind Farm

Addendum to Environmental Statement Chapter 25 Onshore Archaeology and Cultural Heritage

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Contents

1	Introduction	5
1.1	Purpose of this document.....	5
2	Assessment of significance.....	6
2.1	Likely significant effects during construction.....	6
2.1.1	Impact 5: Temporary change to the setting of designated heritage assets which could affect their heritage significance.....	6
2.2	Likely significant effects during operation	8
2.2.1	Impact 7: Permanent change to the setting of designated heritage assets which could affect their heritage significance.....	8
2.3	Design and landscape mitigation.....	10
3	Summary	10

Tables

Table 2.1	Heritage Assets Screened out of the Setting Assessment.....	7
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Glossary of Acronyms

ECC	Essex County Council
EIA	Environmental Impact Assessment
ES	Environmental Statement
LIR	Local Impact Report
LVIA	Landscape and Visual Impact Assessment
km	Kilometers
m	Meter
NHLE	National Heritage List for England
ZTV	Zone of Theoretical Visibility

Glossary of Terminology

The Project or 'North Falls'	North Falls Offshore Wind Farm, including all onshore and offshore infrastructure.
Onshore project area	The boundary within which all onshore infrastructure required for the Project will be located (i.e. landfall; onshore cable route, accesses, construction compounds; onshore substation and cables to the National Grid substation).
Onshore cable route	Onshore route within which the onshore export cables and associated infrastructure would be located.
Onshore substation	A compound containing electrical equipment required to transform and stabilise electricity generated by the Project so that it can be connected to the National Grid.
Onshore substation works area	Area within which all temporary and permanent works associated within the onshore substation are located, including onshore substation, construction compound, access, landscaping, drainage and earthworks.

1 Introduction

1.1 Purpose of this document

1. The purpose of this document is to provide further rationale and justification to the conclusions of the impact assessment presented within Environmental Statement (ES) Chapter 25 Onshore Archaeology and Cultural Heritage **[APP-039]** in respect of changes to the setting of designated heritage assets and the effects these changes could have on their heritage significance during both construction and operation of the Project.
2. Following the Applicant's review of Essex County Council's (ECC) Local Impact Report (LIR) **[REP1-065]** a meeting was held on 20th March 2025 with ECC's Place Services Built Heritage Officer to discuss the following key comments from the LIR:
 - The rationale for the level of detail of the setting assessment undertaken for the identified designated heritage assets in respect of temporary changes to setting, and associated heritage significance, during construction.
 - The rationale for not assessing the effects of construction activities on the setting, and associated heritage significance, of Jennings's Farmhouse (NHLE 1111459 – Grade II Listed Building).
 - Further rationale for the conclusions of ES Chapter 25 Onshore Archaeology and Cultural Heritage **[APP-039]** in respect of changes to setting, and associated heritage significance, to Jennings's Farmhouse and Ash House (NHLE 1337154 – Grade II Listed Building) during operation.
3. It was agreed at the meeting that further rationale and justification for the conclusions presented within ES Chapter 25 Onshore Archaeology and Cultural Heritage **[APP-039]** would be provided within the form of this ES Addendum.
4. Changes to the setting of heritage assets which could affect their heritage significance are considered most relevant as a result of the presence of the onshore substation for North Falls during the operational phase, the effects may be long-term (30-years) or 'permanent' in nature. Changes to the setting of heritage assets which could affect their heritage significance may also arise as a result of construction works, although effects will be, by comparison, shorter in duration and of a temporary nature, and as such it is considered that only changes in setting due to the operation of North Falls would be of sufficient duration to merit detailed assessment, as set out in ES Appendix 25.3 Onshore Infrastructure Settings Assessment **[APP-148]** and **[APP-149]**.

2 Assessment of significance

2.1 Likely significant effects during construction

2.1.1 Impact 5: Temporary change to the setting of designated heritage assets which could affect their heritage significance

5. This section provides further rationale and justification as to the detail of the setting assessment undertaken and the conclusions of ES Chapter 25 Onshore Archaeology and Cultural Heritage **[APP-039]** in respect of temporary changes to the setting, and associated heritage significance, of the designated heritage assets potentially affected by construction activities as identified within ECC's LIR **[REP1-065]**.
6. As set out in ES Chapter 25 Onshore Archaeology and Cultural Heritage **[APP-039]**, temporary changes within the setting of heritage assets, should they occur, may do so through the presence of machinery, construction traffic and general construction activities taking place within and adjacent to the onshore project area. The sight, sound, dust created, and even smell, during the construction phase has the potential to temporarily change the setting of heritage assets and their associated heritage significance.
7. Designated heritage assets within a 1km study area of the onshore project area were considered for the setting assessment with respect to temporary changes to setting as a result of construction activities. Nine designated heritage assets were identified as potentially susceptible to a temporary change to their setting due to their proximity to the onshore project area and likely visibility and general perceptibility of construction activities. These included:
 - Great Holland Lodge (NHLE 1337116 – Grade II Listed Building).
 - Church of All Saints (NHLE 1165610 – Grade II* Listed Building).
 - Great Holland Conservation Area.
 - Ring Cottage and Tudor Cottage (NHLE 1317222 – Grade II Listed Building).
 - Great Holland Mill House (NHLE 1111532 – Grade II Listed Building).
 - Thorpe-le-Soken Conservation Area.
 - Barker's Farmhouse (NHLE 1322630 – Grade II Listed Building).
 - Hempstall's Farmhouse (NHLE 1240504 – Grade II Listed Building).
 - Church of St Mary (NHLE 1337175 – Grade II Listed Building).
8. A detailed setting assessment was not carried out for the above heritage assets as the effects arising from construction activities would be temporary and relatively short-lived in their nature. The magnitude of impact would therefore be no greater than negligible adverse resulting in a minor adverse significance of effect which is not significant in Environmental Impact Assessment (EIA) terms (this equates to less than substantial harm at the lower end of the scale).

9. In consideration of Jennings's Farmhouse (NHLE 1111459 – Grade II Listed Building), the effects of construction were assessed as not giving rise to any additional adverse effects as it was considered that any material effects would arise from the lasting change to heritage setting as a result of the presence of the onshore substation in the landscape during operation of the Project. Therefore, the assessment focussed on assessing the changes to the setting of Jennings's Farmhouse and how these changes may affect its heritage significance during the operational phase only (see section 2.2). Again, it was and still is considered that only changes in setting due to the operation of the Project would be of sufficient duration to merit fuller assessment, so construction (and equally decommissioning) impacts and associated effects have not been subject to a separate detailed assessment in regard to heritage setting.
10. The heritage assets listed at section 4.9.1.9 of ECC's LIR **[REP1-065]** were not considered to be susceptible to a temporary change within their setting that would in turn affect heritage significance. The rationale for this for each asset is presented in **Table 2.1**.

Table 2.1 Heritage Assets Screened out of the Setting Assessment

Name	Rationale
Thorpe Park Farmhouse (NHLE 1307196 – Grade II Listed Building)	The onshore cable route lies over 900m to the east of the farmhouse. The distance and intervening buildings and vegetation indicates that the construction phase would likely be non-perceptible from the listed building. Thorpe Park land and the farm track associated with the farmhouse will be used for operational access. As this is an existing track which will only be used occasionally, this will not change the heritage setting in a way which would negatively affect the heritage significance of Thorpe Park Farmhouse.
Landermere Cottage (NHLE 1112116 – Grade II Listed Building)	The onshore cable route is located c. 430m to the southwest of Landermere Cottage, separated from it by Walton Road and two large, embanked ponds limiting visibility of the construction works. Although construction activities are located within the wider surroundings of the cottage, they are unlikely to change the setting in a meaningful way as to affect its heritage significance. The cottage lies opposite an operational access which is an existing farm track. As this is likely to be used only rarely for maintenance, the additional vehicle use of this access will not change the heritage setting of Landermere Cottage in a way which would negatively affect its heritage significance.
Hannam's Hall (NHLE 1265148 – Grade II Listed Building)	The hall lies c. 290m to the southwest of the onshore cable route with mature trees to the north and east of the asset creating natural screening from the construction works. Construction activities are therefore unlikely to be readily and obviously perceptible from the building and are not considered to change Hannam's Hall's setting in a meaningful way as to affect its heritage significance.
Brockett's Hall (NHLE 1112121 – Grade II Listed Building)	The listed building is located c. 230m to the northeast of the onshore cable route with intervening farm buildings and tree belt. Effects from construction activities, such as sight, dust and noise, are likely to be very limited and potentially non-perceptible and are not considered to change Brockett's Hall's setting in a meaningful way so as to affect its heritage significance.
Abbott's Hall (NHLE 1261150 – Grade II Listed Building)	The onshore cable route is located c. 235m to the north of Abbott's Hall. The building is well-screened to the north and east by mature trees, and to the west by farm buildings. Construction activities are unlikely to be readily and obviously perceptible from the building

Name	Rationale
	and therefore are not considered to change Abbott's Hall's setting in a meaningful way so as to affect its heritage significance.
Grove Farmhouse (NHLE 1337174 – Grade II Listed Building)	The onshore cable route will lie c. 400m to the south of Grove Farmhouse. There is some existing screening along the property boundary to the south. Although there may be some visibility of the construction works, given the distance, this is not thought to change the setting of the farmhouse in a meaningful way so as to affect its heritage significance.
The Old Rectory (NHLE 1111420 – Grade II Listed Building)	The onshore cable route is located c. 240m to the south of the Old Rectory with mature trees lining the boundary resulting in very restricted views of the wider landscape. As such, the construction works are not considered to change Old Rectory's setting in a way which would negatively affect its heritage significance.
Bounds Farmhouse (NHLE 1147743 – Grade II Listed Building)	The onshore project area is located c. 740m to the south-east of Bounds Farmhouse with intervening vegetation including tree-belts marking the field boundaries. Construction activities are unlikely to be perceptible from the farmhouse, given the distance, and therefore are not considered to change the farmhouse's setting in a meaningful way so as to affect its heritage significance.
Hungerdowns Farmhouse (NHLE 1112091 – Grade II Listed Building)	The onshore project area lies c. 920m to the southeast of Hungerdowns Farmhouse with intervening tree-belts and farm industry greatly restricting views towards the construction works. The construction works would be unlikely be perceptible from the building and therefore are not considered to change Hungerdowns Farmhouse's setting in a way which would negatively affect its heritage significance.

2.2 Likely significant effects during operation

2.2.1 Impact 7: Permanent change to the setting of designated heritage assets which could affect their heritage significance

11. This section provides further justification as to the conclusions of ES Chapter 25 Onshore Archaeology and Cultural Heritage **[APP-039]** in respect of permanent changes to the setting, and associated heritage significance, of Jennings's Farmhouse (NHLE 1111459 – Grade II Listed Building) and Ash House (NHLE 1337154 – Grade II Listed Building) as a result of the operational effects of the onshore substation, as requested within ECC's LIR **[REP1-065]**.
12. Jennings's Farmhouse is located 500m southeast of the onshore substation. The farmhouse is Grade II Listed and is considered to be of medium heritage importance. The setting of the farmhouse comprises its domestic garden which makes a positive contribution to its heritage significance. Mulberry Lodge lies to the west-northwest of Jennings's Farmhouse within its setting, but this makes a neutral contribution to the farmhouse's heritage significance. The wider agricultural surroundings also form part of the setting of Jennings's Farmhouse and contribute positively to its heritage significance.
13. The heritage significance of Jennings's Farmhouse is drawn primarily from its architectural interest as a 17th century farmhouse with surviving original features. It has some historic interest also due to its age but is not known to have been connected to any notable family or architect. Its architectural interest is best appreciated from within its immediate setting - its domestic gardens. This aids the understanding of the asset as a domestic dwelling. The

farmhouse no longer has an associated farm and as such the ability to appreciate its original purpose as part of a working farmstead is slightly diminished, however, the wider agricultural surroundings still contribute to its heritage significance.

14. The onshore substation would be situated within the wider surroundings of Jennings's Farmhouse which contributes to the ways in which the asset is appreciated. Access to the property was not permitted during the environmental impact assessment and therefore images were taken from Viewpoint 1 (ES Appendix 25.3, Annex 25.3.2 (Figures) **[APP-148]**) which is located approximately 220m to the north of the farmhouse along Ardleigh Road where clear, open views of the rural landscape are available. From this location the upper elements of the onshore substation structures would be visible following the establishment of mitigation planting (year 15), and it is likely that this would be the case from the upper floor of the farmhouse also. Views of the upper elements of the onshore substation would, however, be against a backdrop of pre-existing pylons.
15. The presence of the onshore substation will change the wider setting of Jennings's Farmhouse by introducing an industrial form into its (albeit not immediate) surroundings. However, the magnitude of impact is expected to be low adverse, in that the architectural interest of the asset is unchanged and still appreciable. The contribution made by the wider rural setting will be reduced as a result of the partial erosion of that rural setting represented by the final built form of the onshore substation being introduced and present within the landscape – but this is tempered by the wider rural setting not being a primary contributor to the heritage significance of Jennings's Farmhouse. A low adverse magnitude of impact to Jennings's Farmhouse which is an asset of medium heritage importance will result in a minor adverse significance of effect, which is not significant in EIA terms (this equates to less than substantial harm at the lower end of the scale).
16. Ash House is located c. 780m to the east of the onshore substation and is situated to the south of Ardleigh Road. The house dates to the 17th or 18th century and is situated at the centre of a long strip of land which runs parallel to the road. The house is surrounded by formal gardens to the southwest and east which include a maze, a swimming pool and formal planting. An area of woodland lies at its western extent at the corner with Ardleigh Road. These elements of its surroundings comprise its immediate setting. Beyond this the gardens are surrounded by agricultural fields.
17. Ash House derives its architectural interest (the primary contributor to its heritage significance) from its surviving 17th or 18th century architectural features. This is best appreciated from within its immediate setting - its associated gardens. The formal gardens enhance the appreciation of the architectural interest of the building when seen in tandem, reflecting the style of the building. The historic interest of the building is derived from its status as a large rural house, likely to have been built by a relatively wealthy person at the time. The house is not known to have been connected to any particular person or event and as such its historic interest is relatively limited. The wider agricultural surroundings provide a rural backdrop for the house, there is no known historical or functional association with the land and as such this makes only a small contribution to the heritage significance of the house.

18. Access to the property was not permitted during the environmental impact assessment and therefore images were taken from Viewpoint 2 (a Landscape and Visual Impact Assessment (LVIA) viewpoint) which is located approximately 160m to the northwest from the Bridleway at Barn Lane (ES Chapter 30 LVIA Figures, Figure 30.2.2 **[APP-084]**). From this viewpoint, the upper elements of the onshore substation would be visible following the establishment of the mitigation planting (year 15) against a backdrop of pre-existing pylons. However, the planting within the formal garden and area of woodland at the western corner of the grounds of Ash House will restrict any visibility to the onshore substation as indicated by the limited views of the property from the west and south-west.
19. As the wider agricultural surroundings are only considered to make a small contribution to the heritage significance of Ash House, the presence of the onshore substation is anticipated to have a negligible magnitude of impact, as this will not affect the architectural interests or the limited historic interests of the asset. A negligible magnitude of impact to Ash House which is an asset of medium heritage importance will result in a minor adverse significance of effect, which is not significant in EIA terms and which equates to no material change to its heritage significance and therefore no harm to the asset as a result of the Project.

2.3 Design and landscape mitigation

20. Full details of the proposed design and landscape mitigation are provided within the Design Vision **[APP-234]** and Outline Landscape and Ecological Management Strategy **[REP3-019]**.
21. The onshore substation will be designed to reduce the overall height and massing of associated structures and other elements as far as possible to minimise visual effects and impact on landscape character.
22. Other aspects such as colour and materiality will be used to minimise visual impact of the onshore substation buildings and structures.
23. The vision of the landscape planting is to build upon existing layers of natural screening to minimise the perceptibility of the onshore substation whilst maintaining an open, rural character between the onshore substation and surrounding receptors/assets, including Jennings' Farmhouse.
24. Existing layers of natural screening will be added to, as well as planting introduced to existing field boundaries, and some historic field boundaries as shown on the Ordnance Survey mapping of 1840 will be reinstated to strengthen the historic landscape character and reduce the visual intrusion of the onshore substation.

3 Summary

25. During construction, changes to the setting of designated heritage assets would be temporary and of sufficiently short duration that they would not give rise to significant adverse effects upon the heritage significance of the designated heritage assets discussed in section 2.1, any associated 'harm' would also be temporary and short lived, and considered less than substantial.

26. During operation, it is acknowledged that the upper elements of the onshore substation would be visible within the landscape following the establishment of the mitigation planting (year 15) and likely visible from the upper floor of Jennings's Farmhouse.
27. However, whilst the presence of the onshore substation within a rural landscape setting and potential visibility of it from the upper floor of Jennings's Farmhouse would result in a permanent change to the asset's wider setting; this change is not considered to give rise to anything more than a minor adverse significance of effect on the heritage significance of the asset (which is not significant in EIA terms and equates to a less than substantial harm (at the lower end)), noting that Jennings's Farmhouse derives its significance primarily from its architectural and to a lesser degree historic interests, rather than its setting.
28. In consideration of Ash House, the onshore substation will be located within the wider agricultural surroundings which are considered to make only a small contribution to its heritage significance. Visibility of the onshore substation is also restricted by the landscape planting within the formal gardens of Ash House and the intervening woodland. The presence of the onshore substation within the wider surroundings of Ash House is considered to give rise to no more than a minor adverse significance of effect on the heritage significance of the asset (which is not significant in EIA terms and equates to no material change).



HARNESSING THE POWER OF NORTH SEA WIND

North Falls Offshore Wind Farm Limited

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