



NORTH FALLS

Offshore Wind Farm

Applicant's Cover Letter

Post Deadline 8 (Ahead of Close of
Examination)

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28 July 2025

Dear [REDACTED]

Planning Act 2008

Project Title: North Falls Offshore Wind Farm

Applicant: North Falls Offshore Wind Farm Limited

Application Reference: EN010119

This letter is provided by the Applicant to accompany the Applicant's submissions to the Examining Authority ("ExA") on the 28 July 2025 ahead of the close of Examination for the North Falls Offshore Wind Farm.

This Cover Letter **[9.119 (Rev 0)]** is structured as follows:

- Section 1 – Statements of Common Ground
- Section 2 – Applicant's Response to Natural England's Deadline 8 Submissions
- Section 3 – Documents Submitted
- Section 4 – Contact Details.

1. STATEMENTS OF COMMON GROUND

- 1.1.1 The Applicant stated in its Progress with Statements of Common Ground (Document Reference 9.11, Rev 7) submitted at Deadline 8 that discussions had been ongoing with a number of Interested Parties (IPs), but a Statement of Common Ground (SoCG) agreed and signed by both parties was not received in time for Deadline 8. A summary of the position in respect of each of these parties is set out below.

1.2 London Gateway Port Limited

- 1.2.1 The SoCG with LGPL has not been signed. Having received the SoCG in draft form from LGPL at 6.30pm on the day of Deadline 8, the Applicant signed the SoCG and returned it to LGPL on 25 July 2025. As of the close of Examination (28 July) the Applicant had not received a signed version of the SoCG, and so submits a draft version signed by the Applicant but not the IP.
- 1.2.2 Key matters which are 'not agreed' or are 'in discussion' are set out below.

Mitigation plans

LGPL raised the following concerns in respect of the mitigation plans (the oCSIP, oNIP, oSDMP):

- a) **Wording** – that the plans needed updating. The Applicant engaged with LGPL in respect of the wording changes, and made updates in the plans as submitted at Deadline 8 to address these.
- b) **Approval** – that LGPL should approve the plans before submitting to the MMO for approval, and that this form part of Protective Provisions (PPs). The Applicant's position is that the MMO as the regulator of marine activities must approve the plans as they form control that activities are carried out within scope of the licensed marine activities; whilst recognising that it is appropriate that LGPL (and other local harbour authorities) must be consulted on the plans, which is secured under condition 22(1) of Schedule 9. For the Applicant's position in respect of PPs, see 1.2.6 below.

1.3 Port of London Authority

- 1.3.1 The SoCG with the PLA has been agreed. Key matters which are 'not agreed' or 'in discussion' are set out below. It should be noted that the key technical aspects of the Project have been agreed between the parties.

Pre-construction activities / surveys

- 1.3.2 At Deadline 2, the PLA raised concerns that “commence” as defined did not capture pre-construction activities such as surveying, which they want to be consulted on **[REP2-056]**. The Applicant added new Condition 37 of Schedule 9 (as proposed by the PLA **[REP7-007]**). This requires consultation with the PLA (as one of the local harbour authorities) on the programme for monitoring and surveying, during *all phases*, and on UXO clearance.
- 1.3.3 Despite the issue being addressed, the PLA maintains its disagreement on the basis that the consultation should form part of PPs. As the Applicant has addressed the issue, PPs are not necessary.

Cable Crossings

- 1.3.4 The PLA raised concerns that the oCSIP did not specify locations of cable crossings (required for intersections between North Falls and other projects) **[REP6-090/91]**. The Applicant did not consider such a change necessary, as no cable crossings are planned in the relevant Deep Water Route and Sunk Pilotage areas (‘Areas of Interest’) and so would not impact the PLA. Subsequent to discussions between North Falls and the PLA, the PLA accepted at Deadline 7 **[REP7-094]** that there is no intersection within in the Areas of Interest between the boundaries North Falls and the other projects SeaLink and Five Estuaries where cable crossings would be needed, and that PLA would not make further representations on the point.
- 1.3.5 Despite this the PLA maintains its disagreement in respect of this point in the SoCG.

Protective Provisions

- 1.3.6 The Applicant’s position on PPs is set out in Applicant’s Response to the Ports’ Request For Protective Provisions **[REP4-044]** and paragraphs 12.1.19 – 12.1.21 in the Applicant’s Closing Statement (Document Reference 9.107, Rev 0). The PLA maintains its position that PPs are necessary.

Duplication of ‘boulder relocation’ and ‘cable burial depth’ provisions

- 1.3.7 The PLA requests that the DML of Schedule 9 includes: a condition barring wet storage in, or relocation of boulders or archaeological finds to, the Areas of Interest; and a condition mirroring requirement 2(3) (specifying minimum cable burial depths in the Areas of Interest). Wet storage and boulder etc. relocation to the Areas of Interest is already prevented by the oCSIP (Document Reference 9.53, Rev 4), certified under the dDCO and secured by condition 22(1)(h) of Schedule 9. To duplicate requirement 2(3) is unnecessary (noting PINS guidance, Advice Note Fifteen, on drafting DCOs ‘good practice point 12’) that such should be avoided.
- 1.3.8 Despite this, the PLA maintains its disagreement in respect of this point in the SoCG.

1.4 Port of Tilbury

1.4.1 The SoCG with Port of Tilbury has not been agreed. Having received the SoCG in draft form from the Port of Tilbury after Deadline 8, the Applicant signed the SoCG and returned it to the Port of Tilbury on 25 July 2025. As of the close of Examination (28 July) the Applicant had not received a signed version of the SoCG, and so submits this copy signed by the Applicant but not the IP.

1.4.2 The key matters which are 'not agreed' or 'in discussion' are:

Protective Provisions

1.4.3 Port of Tilbury adopts the PLA's position that PPs are needed. The Applicant's position is set out at 1.2.6 above.

Cable remediation

1.4.4 Port of Tilbury adopts the same position as PLA. Please see 1.2.6 above.

1.4.5 Despite these matters being addressed by the Applicant, Port of Tilbury maintains its disagreement in respect of these points in the SoCG.

1.5 Conclusion

1.5.1 With the implementation of mitigation measures, North Falls is predicted to have 'tolerable' or 'broadly acceptable' effects on shipping and navigation receptors during all its phases (not significant in EIA terms, alone or cumulatively). The effects are also as low as reasonably practicable.

1.5.2 The Applicant has continued to engage with the relevant IPs, up and until the end of Examination in order to address concerns surrounding impact to shipping and navigation interests and to minimise these, demonstrating compliance with NPS EN-3, and in particular paragraphs 2.8.330 to 2.8.333.

1.5.3 The Applicant will keep engaging with the relevant ports IPs, as specified in relevant shipping mitigation plans. This includes ongoing updates as more detailed information is available, so that discussions around more detailed schedules (e.g. duration and sequence of activities) and activity impacts (once specific solutions are being/have been selected).

2. APPLICANT'S RESPONSE TO NATURAL ENGLAND'S DEADLINE 8 SUBMISSIONS

2.1 Applicant's response to Natural England's Deadline 8 Submissions

- 2.1.1 The Applicant has provided a response to Natural England's Deadline 8 submissions – see document titled Applicant's Response to Natural England's Deadline 8 Submissions [9.120 (Rev 0)].
- 2.1.2 This document provides key points of correction and clarification in response to the submissions.

3. DOCUMENTS SUBMITTED

3.1 Documents Submitted ahead of the close of Examination

- 3.1.1 Table 2.2 outlines the updated and new application documents provided in response to other relevant matters, and documents provided where updates have been made.

Table 2.2 – Documents Submitted

DOCUMENT TITLE	APPLICANT DOCUMENT REFERENCE	REV	TYPE
Application Documents Submitted			
Statement of Common Ground Port of Tilbury	10.14	1	Clean & Tracked
Statement of Common Ground Port of London Authority	10.13	1	Clean & Tracked
Statement of Common Ground London Gateway Port Limited	10.24	1	Clean & Tracked
Applicant's Cover Letter Post Deadline 8 (ahead of close of Examination)	9.119	0	Clean
Applicant's Response to Natural England's Deadline 8 submission	9.120	0	Clean

4. CONTACT DETAILS

- 4.1.1 If we can be of any assistance, please do not hesitate to contact us using the details provided below:-

Yours Faithfully,

[REDACTED]

Consents Manager

[REDACTED]

[REDACTED]

North Falls Offshore Wind Farm Limited



NORTH FALLS

Offshore Wind Farm



HARNESSING THE POWER OF NORTH SEA WIND

North Falls Offshore Wind Farm Ltd

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

To contact please email contact@northfallsoffshore.com

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