



# NORTH FALLS

*Offshore Wind Farm*

## Habitats Regulations Assessments Land Rights Tracker

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<b>Project</b>	North Falls Offshore Wind Farm
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<b>Supplier</b>	Dalcour Maclaren

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<b>Revision</b>	<b>Date</b>	<b>Status/Reason for Issue</b>	<b>Originator</b>	<b>Checked</b>	<b>Approved</b>
0	May 2025	Deadline 5	Dalcour Maclaren	NFOW	NFOW
1	July 2025	Deadline 7	Dalcour Maclaren	NFOW	NFOW
2	July 2025	Deadline 8	Dalcour Maclaren	NFOW	NFOW
3	December 2025	Applicant's Response to SoS RFI	Dalcour Maclaren	NFOW	NFOW

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## 1. LAND RIGHTS TRACKER INTRODUCTION

- 1.1 This Habitats Regulations Assessment (HRA) Land Rights Tracker (“LRT”) is submitted by North Falls Offshore Wind Farm Limited (Company Registrations Number 12435947) (“the Applicant”) in the application for a development consent order (‘DCO’) under the Planning Act 2008 for the North Falls Offshore Wind Farm (herein referred to as ‘North Falls’).
- 1.2 As part of the DCO application, the Applicant must provide information to support the Habitats Regulations Assessment (HRA) to be completed by the Competent Authority, the Secretary of State for the Department of Energy Security and Net Zero (DESNZ).
- 1.3 Following the request for further information from the Secretary of State dated 26 November 2025 noting outstanding concerns identified by Natural England [REP8-099] and the RSPB [REP8-103], the LRT has been updated to provide a summary of progress for securing compensation sites for Lesser Black-backed Gull, Kittiwake, Guillemot and Razorbill.

## 2. EXPLANATORY NOTES

- 2.1 The tracker contains three sections from A to C, with each section broken down into further subsections.
- 2.2 Section A provides the name of the Compensation Bird Species and the Affected Party (as an individual land interest) where the Applicant is progressing negotiations to secure land rights as well as the nature of their interest and the site location where applicable.
- 2.3 Section B provides the Examination Library reference associated with any Relevant Representation, Written Representation or other document submitted by the Affected Party. Where the Applicant’s response is assigned a document reference, this will be updated at each subsequent deadline with the relevant Examination Library reference number.
- 2.4 Section C provides an overview of the status of any negotiations where applicable, or a summary of progress regarding the compensation measure.
- 2.5 Table 1 – Status Key

Status colour	Comment
	Option agreement signed
	Heads of Terms agreed and option agreement in negotiation
	Heads of Terms negotiations ongoing

	Heads of Terms negotiations not commenced
	Heads of Terms agreement unlikely before close of examination
	Heads of Terms negotiations unsuccessful
	No landowner response to correspondence from the Applicant
	No voluntary agreement being sought

### 3. HRA LAND RIGHTS TRACKER

## Habitats Regulations Assessment Land Rights Tracker

A. Affected Party				B. Examination Library references	C. Voluntary agreements	
Compensation Bird Species	Land Interest	Nature of Interest	Site location	Examination Library Reference no. (compensation documents)	Status of negotiation	Summary of negotiation status
Lesser Black-backed Gull	Henry Peter Trotter & Edward Bernard Greenwell ("Gedgrave Estate")	Owner	Gedgrave Marshes	REP1-017 REP5-072 REP6-011 REP6-013 REP8-019 REP8-021		<p>The Applicant conducted an introductory call with the land interest in October 2024 to discuss Lesser Black-backed Gull (LBBG) compensation measures. The Applicant issued populated Heads of Terms on 13 February 2025. The Applicant most recently met with the land interest on 27th March 2025 where the proposals and rights being sought were discussed in detail. Following this meeting, the Applicant issued updated Heads of Terms on the 19th May 2025. The Applicant continues to have active discussions with the land interest regarding commercial terms and is confident an agreement can be reached.</p> <p><b>Deadline 7 update (15 July 2025)</b> The Applicant continues to hold active discussions with the land interest and updated Heads of Terms were issued on 2 July 2025. A follow-up meeting was held on 9 July 2025 to discuss the latest terms and associated compensation proposals in further detail. Negotiations remain ongoing and the Applicant is hopeful a mutually acceptable agreement can be reached.</p> <p><b>Deadline 8 update (23 July 2025)</b> The Applicant continues to engage with the land interest following the meeting held on 9 July 2025. The most recent correspondence was issued to the land interest via email on 21 July 2025, providing further detail on the proposed commercial terms. Negotiations remain ongoing and the Applicant is hopeful a mutually acceptable agreement can be reached.</p> <p><b>Post-examination update (16 December 2025)</b> The Applicant continues to engage with the land interest following the meeting held on 29 September 2025. The most recent written correspondence was issued to the land interest via email on 24 October 2025, providing further detail on the proposed commercial terms and area proposed for compensation measures. A further meeting was held with the land interest on 8 December 2025 to discuss the commercial terms in greater detail. Negotiations remain ongoing and the Applicant is hopeful a mutually acceptable agreement can be reached.</p>
Lesser Black-backed Gull	The Crown Estate	Owner	Outer Trial Bank	REP1-017 REP5-072 REP6-011 REP6-013 REP8-019 REP8-021		<p>The Applicant has been in discussion with The Crown Estate regarding LBBG compensation measures since October 2024. The Applicant agreed a licence with The Crown Estate in May 2025 to undertake ecological surveys on Outer Trial Bank. These surveys will be conducted during the 2025 breeding season to provide further evidence of LBBG numbers, predator impacts and inform final site selection prior to a decision to issue terms to secure the rights for compensation measures. The Applicant continues to have positive discussions with the land interest.</p> <p><b>Deadline 7 update (15 July 2025)</b> The Applicant most recently met with the landowner on 27 June 2025 to discuss the proposals in further detail. The Applicant remains confident an agreement for the delivery of LBBG compensation measures can be reached.</p> <p><b>Deadline 8 update (23 July 2025)</b> There have been no further changes since Deadline 7.</p> <p><b>Post-examination update (16 December 2025)</b> The Applicant most recently met with the landowner on 25 September 2025 and 5 December 2025 to discuss the proposals in further detail. Heads of Terms for a voluntary agreement were issued on 12 December 2025 for The Crown Estate's consideration. The Applicant remains confident an agreement for the delivery of LBBG compensation measures can be reached.</p>
Lesser Black-backed Gull	The National Trust For Places of Historic Interest Or Natural Beauty	Owner	Lantern Marshes	REP1-017 REP5-072 REP6-011 REP6-013 REP7-084 REP8-019 REP8-021 REP8-078		<p>The National Trust has previously considered delivering LBBG compensation at Lantern Marshes and provided a letter of support to the Project in March 2025 to confirm their in principle support for the proposals. The Applicant then undertook a call with The National Trust on 21st March 2025 where the compensatory measures were discussed in detail. The Applicant is seeking a further meeting with The National Trust to discuss the proposed Heads of Terms and rights being sought in more detail. The Applicant continues to have active discussions with the land interest regarding commercial terms and is confident an agreement can be reached.</p> <p><b>Deadline 7 update (15 July 2025)</b> The Applicant continues to hold active discussions with the National Trust on the delivery of LBBG compensation at Lantern Marshes. A meeting took place on 10 June where commercial terms were discussed. Negotiations remain ongoing.</p> <p><b>Deadline 8 update (23 July 2025)</b> Following receipt of National Trust's submission at Deadline 7 [REP7-084], in which it withdrew support for the proposed LBBG compensation at Lantern Marshes, the Applicant is no longer progressing a voluntary agreement in respect of this site.</p> <p><b>Post-examination update (16 December 2025)</b> National Trust's position remains (as per Deadline 8) and as such there will be no further updates.</p>
Lesser Black-backed Gull	Cobra Mist Limited	Rights	Lantern Marshes	REP1-017 REP5-072 REP6-011 REP6-013 REP8-019 REP8-021		<p>The Applicant has undertaken a number of phone calls and meetings with the land interest to discuss LBBG compensation measures. A meeting was conducted on the 1 April 2025 to discuss the proposed compensatory measures as well as the rights being sought to facilitate them, including access rights and mineral reservations. The Applicant issued populated Heads of Terms on 9 May 2025 and negotiations are ongoing. The Applicant continues to have active discussions with the land interest regarding commercial terms and is confident an agreement can be reached.</p> <p><b>Deadline 7 update (15 July 2025)</b> Following constructive discussions with the land interest, the Applicant issued updated commercial terms on 18 June 2025. Negotiations remain ongoing and the Applicant is hopeful a mutually acceptable agreement can be reached.</p> <p><b>Deadline 8 update (23 July 2025)</b> Following receipt of National Trust's submission at Deadline 7 [REP7-084], in which it withdrew support for the proposed LBBG compensation at Lantern Marshes, the Applicant is no longer progressing a voluntary agreement in respect of this site.</p> <p><b>Post-examination update (16th December 2025)</b> The Applicant has continued discussions with the land interest and is currently exploring another area of land within Lantern Marshes (referred to as the Cobra Mist (CML) site) that the land interest has proposed. Written correspondence has been ongoing and a meeting was held with the land interest on 8 December 2025 to discuss commercial terms and proposals in greater detail.</p>

Kittiwake	H Nichol & Son (Gateshead)	Owner	Gateshead	REP2-011 REP6-019 REP6-021	<p>The Applicant is in discussions with DBS OWF, the leaseholder, to reach formal agreement for a defined share of the kittiwake tower at Gateshead that will cover the required quantum of compensation. Draft HoTs have been exchanged and are currently being negotiated.</p> <p>Deadline 7 update (15 July 2025) The Applicant remains in discussions regarding the proposals and negotiations remain ongoing to progress agreement.</p> <p><b>Deadline 8 update (23 July 2025)</b> There have been no further changes since Deadline 7.</p> <p><b>Post-examination update (16 December 2025)</b> There have been no further changes since Deadline 8.</p>
Guillemot and Razorbill	TBC	TBC	TBC	REP1-027 REP6-023 REP6-025	<p>In order to inform the final site selection, the Applicant is undertaking stakeholder consultation, surveys of breeding colonies and studies into levels of potential disturbance. A number of initial site walkovers were undertaken in May 2025 across some of the Applicant's short-listed sites and the Applicant is looking to secure further licences with land interests to facilitate access for additional survey visits.</p> <p>Deadline 7 update (15 July 2025) The Applicant continues to engage with relevant land interests to negotiate and agree access for further surveys, which remain ongoing; the result of which will help inform final site selection.</p> <p><b>Deadline 8 update (23 July 2025)</b> There have been no further changes since Deadline 7.</p> <p><b>Post-examination update (16 December 2025)</b> No further changes since Deadline 8. The Applicant is currently finalising the survey report for the surveys undertaken between May and July 2025.</p>