

Dear Sirs

Please find attached a NFU post written submission following the hearings on the 30th April 1st and 2nd May 2025 and a list of the NFU members affected by the proposed projects. The NFU would be grateful if the list of NFU members could remain confidential and not published.

Following the Rule 8 letter, the NFU can confirm that there has been an initial meeting with the Dalcour Maclaren on behalf of the Applicant to discuss a Statement of Common Ground and gives notification of a wish to attend a further compulsory acquisition hearing.

Yours faithfully

[Redacted Signature]

PLANNING ACT 2008

INFRASTRUCTURE PLANNING (EXAMINATION PROCEDURE) RULES 2010

**WRITTEN SUBMISSIONS OF NFU REGARDING THE MORGAN AND MORECAMBE OFFSHORE
WIND FARMS TRANSMISSION ASSETS PROJECT**

**DEVELOPMENT CONSENT ORDER APPLICATION BY BP and EnBW FOR
MORGAN AND S. A. COBRA AND FLOTATION ENERGY Ltd FOR
MORECAMBE**

PLANNING INSPECTORATE REFERENCE NO EN020028

**SUBMISSIONS OF NATIONAL FARMERS UNION ON ISSUES FOLLOWING THE ISSUE SPECIFIC
HEARING ON 30TH APRIL & 1ST MAY AND THE COMPULSORY ACQUISITION HEARING ON 2ND
MAY 2025.**

DATE 20TH MAY 2025

**[REDACTED]
NFU
Agriculture House
Stoneleigh Park
Stoneleigh
Warwickshire**

1.0 Introduction

- 1.1 Submissions on behalf of the National Farmers Union (“NFU”) in respect of the application for a Development Consent Order (DCO) by Morgan and Morecambe Offshore Wind Farms Transmission Assets. The NFU is making a case on behalf of its members. This submission is submitted to highlight issues of concern which have been raised by NFU on behalf of NFU members and landowners represented by LIG who will be affected by this project and were raised at the IS H on 30th April and 1st May and the compulsory acquisition hearing on 2nd May 2025.

Issue Specific Hearing 30th April and 1st May 2025

2.0 Site Selection process

- 2.1 At the hearing questions were raised to the Applicant in regard to the Hillhouse/ Stanah route to the National Grid (NG) Penwortham substation. It was not made clear at the hearing whether the existing overhead line from Stanah to Penwortham has the capacity to take the electric form both projects or whether a new overhead line or underground cables would be required to take the electric form both projects. The NFU would like confirmation of this to understand further why the Applicant has not taken this site selection route forward.

3.0 Development Scenarios.

- 3.1 **Completion Times of Projects:** It was stated by Applicant that there is a possibility for the first project to be completed, that there then could be a gap of 4 years before the second project is started. It was stated that it might be possible to finish the first project, carry out reinstatement and then for the second project to start. The NFU understands that this could mean that the haul road and the compounds could be set up and reinstated after the first project and then constructed and set out again for the second project. ***The NFU is concerned that there are too many variables, and a question was raised that it could take both projects up to 11 years to build if the sequential scenario is followed.*** A construction phase of 11 years is too long and the impact on landowners and occupiers will be far too great. It is essential that Morgan and Morecambe should not be given the flexibility to build out separately with a 4-year gap.

How is the preferred scenario decided: The NFU understands that Morgan and Morecambe are separate projects and have separate ownership as was stated at the hearing. We also understand that Morgan and Morecambe are doing something different by working together and submitting one application for a DCO for both projects. The Applicant at the hearing stated that they need all Build Out/Construction Scenarios applied for within the application and as set out above the worst-case scenario could be sequential with a 4-year gap between projects. The NFU believes that the best-case scenario must be taken forward by Morgan and Morecambe which would reduce the construction time so reduce the impact on landowners and farmers. Therefore, it is really important that measures are included within the DCO that will make sure and compel Morgan and Morecambe to take the preferred scenario forward which has a single construction phase which is concurrent if both projects go ahead.

As stated at the hearing the only co-ordination so far by Morgan and Morecambe are submitting one

application for both projects otherwise, they are not coordinating in any way to build the projects concurrently. Landowners could end up with double the impact in the same location on the farm, there needs to be a shared approach to trenches and cabling, further co-ordination is essential and the DCO should not be approved unless Morgan and Morecambe can show how they will do this and that a sequential buildout would be a last resort.

4.0 Link Boxes

- 4.1 It is understood that link boxes will be required. The NFU and LIG have been seeking clarification on how the link boxes will be configured and located within fields and what could be the worst-case scenario. Link boxes do stand proud above ground level and so greatly interfere with agricultural operations and are a hazard to farm machinery. As requested at the hearing it is essential to have a sketch design of what could be the worst-case scenario for the location and siting of link boxes between both projects. Landowners really need to be able to see a sketch design and a photomontage so that they can understand what the link boxes will look like and where they could be located. This has not yet been forthcoming in the voluntary negotiations and is not clearly shown in the 'Project Description' document. The preference is that all link boxes are located within field boundaries so that the impact on day-to-day agricultural operations within fields is kept to an absolute minimum.

5.0 Field drainage

- 5.1 The NFU raised an issue over future field drainage requirements, where new field drainage may need to be installed in a field in 40/50 years time and whether it would be possible to cross the cables to get to an outfall. The NFU understands that for anything below 0.6m for normal agricultural operations consent must be sought but a solution will need to be thought about and provided during construction otherwise the developer/owner of the site in 50 years' time will not give consent. This has yet to be clarified by the Applicant.

Compulsory Acquisition Hearing 2nd May 2025

6.0 Rights in perpetuity

- 6.1 **Land and Rights Proposed are Necessary and Proportionate: Rights in perpetuity:** Whether the Secretary of State could be satisfied that the rights proposed to be acquired are no more than is reasonably necessary and proportionate for the purposes of the proposed development. Under the voluntary negotiations within the heads of terms the Applicant is not prepared to agree to a time limited easement.

To seek permanent rights over land in order to deliver a Project that has a limited duration exceeds what is reasonably required and amounts to a disproportionate interference with the rights of the landowners. The Project has a limited duration only and the Applicant confirmed that the life of the wind farm is approximately 35 years.

The Applicant has not provided any justification to the NFU or LIG as to why the rights needed with landowners is needed for more than 99 years. Should the applicant need to extend the Term this should be undertaken through negotiations as would be the case with other affected stakeholders.

A time limited easement of 99 years has been agreed in voluntary negotiations with other developers of offshore wind farms where underground cables are required and so the NFU does not understand why Applicants for both Morgan and Morecambe will not agree to this.

7.0 Construction Scenarios

- 7.1 The NFU and Richard Furnival a land agent acting for affected landowners, raised again the issues over the time period of 11 years as the maximum build time and the construction works should be carried out simultaneously and not independently and that the impact of building both schemes independently at different times was disproportionate and not in the public interest. As stated above, the NFU believes that this needs to be addressed before any DCO is granted.

Morecambe and Morgan Transmission Assets Scheme

NFU Members Affected

