

15 July 2025

The Savills logo, featuring the word "savills" in a red, lowercase, sans-serif font, positioned within a yellow rectangular background.

David Cliff  
Lead Member of the Examining Authority  
National Infrastructure Planning  
Temple Quay House  
2 The Square  
Bristol  
BS1 6PN

Ref: EN020028

Richard Thompson FRICS

Wemyss House  
8 Wemyss Place  
Edinburgh EH3 6DH

Dear Mr Cliff

**Duchy of Lancaster**  
**Morgan and Morecambe Windfarms Hearing 1st August 2025 (EN020028)**

I am writing on behalf of The King's Most Excellent Majesty In Right of His Duchy of Lancaster, in relation to the Morgan and Morecambe Offshore Windfarm, and particularly in relation to the Notice of Hearings Issued on 1st July.

My client is of course aware of the projects and has had intermittent dialogue with them since 2022, though no meaningful engagement in relation to commercial terms for the use of land until November 2024. We now write with regard to the Compulsory acquisition hearing 2 (CAH2) on Friday 1st August, and particularly with reference to the entry in the May 2025 Land Rights Tracker that has been submitted to the Examining Authority, to clarify the position as regards the negotiation of terms to secure land rights from our client. We believe the entry provided in Line 81 on Page 25 is misleading.

For ease I have inserted the entry below:

*[Deadline 1 update The populated Heads of Terms for the temporary rights sought were issued on 8th November 2024. Negotiations with the affected party are ongoing and a meeting took place most recently on the 6th March 2025 to discuss the land rights sought. The Applicant shall continue to engage with the appointed agent (Dalcour Maclaren) and is hopeful that the necessary land rights can be secured through a voluntary agreement]*

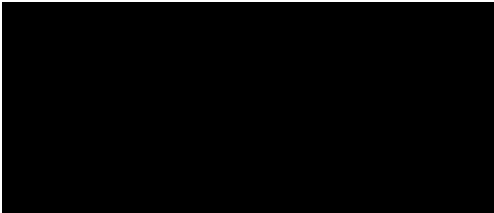
We believe that the Examining Authority should be aware of the following:

1. Our clients, who are of course a Crown Body, have been in touch with the projects since March 2022.
2. The Heads of Terms provided on the 8th November 2024 were the first attempt to secure the land rights required from our client.
3. Following our appointment we met the Applicants agents on 16th January 2025 and outlined our clients preferred approach to the grant of necessary rights over their interests. This approach is based on their experience with 5 other offshore windfarm developments.
4. Revised Heads of Terms were issued by us to the Applicants agents on the 24th January 2025, since when no meaningful response or attempt to negotiate has been made by the projects.
5. We have been advised that our proposal was being considered.

6. The meeting on 6th March referred to in the Land Rights Tracker substantially provided a project update and confirmed that the projects were considering the terms set out on behalf of our clients on the 24th January 2025.
7. Our clients have indicated that they remain prepared to engage and to reach agreement subject to agreeing satisfactory commercial terms.
8. Our clients continue to liaise with the projects in relation to title queries.
9. Having carried out a review of the examination documents our client, a Crown Body, has not been able to find any reference to them, other than the reference in the Land Rights Tracker referred to above.

We also believe that our client has not been provided with vital scheme information and would ask that going forward all correspondence is copied to us.

Yours sincerely



Director  
Development  
Savills (UK) Limited