

29th October 2025



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Dear Mr Cliff

Duchy of Lancaster
Morgan and Morecambe Windfarms Hearing Deadline 6 (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 response to the comments contained in the Land Rights Tracker (Deadline 6 22nd October 2025) at line 81 Category 1 Interests. For ease I have inserted the relevant paragraph below.

Deadline 6 Update Since the last update provided at Deadline 5, the Applicants have continued to engage with the Duchy's agent and legal representatives. The Duchy has yet to de-couple the S135 consent from wider Heads of Terms discussions. The Applicants are continuing to request for the Duchy to decouple the S135 consent from wider Heads of Terms discussions as per what the Duchy have done on Gate Burton and Heckington Fen. In relation to land title, on the 08/10/2025, the Applicants received written clarity from the Duchy's legal representatives. Following this written confirmation, it is the Applicants position that the only land rights needed from the Duchy is at Savick Brook. The Duchy's representatives advised: "The Duchy is willing to grant these rights for a reasonable price". The Applicants have to date been trying to negotiate a price for the granting of such rights, but considerable differences remain in terms of what is a "reasonable price". The Applicants are aware of other similar rights being granted by the Duchy and TCE for a fraction of the value being sought by the Duchy here and are in regular dialogue with the Duchy's representatives to make progress on securing the consent at a reasonable price. The Applicants are due to meet with the Duchy on the 21/10/2025 to progress negotiations, however it is noted that considerable differences still remain over the values being sought by the Duchy and what the project feel is a reasonable price.

My clients view of the comments made in the tracker is as follows:

1. The Duchy of Lancaster (Duchy) has consistently indicated that it will grant a qualified S135 consent once commercial terms were agreed between the parties. While we don't understand the relevance of the reference to Heckington Fen, a project based on different technology and circumstances, it was the case that commercial terms were agreed between the parties before a qualified S135 consent was drafted. Ultimately the transaction was not completed by the Duchy. The Duchy was not involved in the Gate Burton project. My clients believe their approach to this matter is entirely consistent.
2. The Applicants view of the Duchy's interests in Savick Brook is noted. The Duchy notes that the Applicants have concluded that the factual existence of the Duchy's registered mineral titles within the Order Limits does not require Duchy consent.



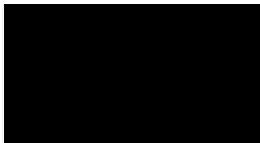
3. The Duchy has proposed a legal structure under which it would grant the rights requested, which structure is broadly consistent with the arrangements my clients has agreed in five other similar cases in the past. The Applicants have advised that the commercial terms initially proposed with that structure do not reflect the current market conditions and as such are not accepted. It is worth noting that the Applicants have not provided any detailed evidence to demonstrate the impact on the projects. The Duchy, notwithstanding the lack of evidence provided by the Applicants, have responded to these claims and have varied their proposal downwards. The Applicants have in our view made no serious attempt to reach agreement and have simply persisted with the same proposal as they started with. They have implied a variation in position, but at the time of writing have not set out formally what they propose by way of counter to the Duchy's revised proposal.

The Duchy remains prepared to grant the rights requested based on the structure (option & lease) that it has agreed in the past. It is open to negotiation on the commercial terms.

4. The Duchy across its portfolio completes a number of agreements every year. The outcome of these negotiations can depend on the specifics of each case as has been suggested in 1 above. In this matter the Duchy is of the view that its approach is entirely consistent with that which it has taken in the past. In the 5 cases referred to above these were all agreed amicably prior to DCO process.
5. It is acknowledged that the Applicants are in touch with the Duchy, though on an adhoc basis, but that contact has yet to bring anything fresh to the table in terms of trying to reach a commercially acceptable settlement. This was true of the meeting held on the 21st October 2025.

I am asked to advise the Inspector that while the Duchy remain committed to trying to reach an amicable agreement, its current view is that this position will not be reached by the end of the hearing stage.

Yours sincerely

A black rectangular box redacting the signature of Richard Thompson.

Richard Thompson
Director
Development
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