

John Wheadon  
Head of Energy Infrastructure Planning Delivery & Innovation  
Department of Energy Security and Net Zero  
3-8 Whitehall Place  
London  
SW1A 2AW

Your Ref: EN020032

Date: 13<sup>th</sup> April 2026

Dear Sir

**Morgan and Morecambe Offshore Wind Farms Transmission Assets Application for Development Consent Order by Morgan Offshore Wind Limited and Morecambe Offshore Windfarm Limited**

We refer to your letter of 12 March 2026, in which you requested various parties to provide updates or information on issues that have been identified by the Secretary of State during his consideration of the above Application.

At paragraph 35 of your letter, you asked The Crown Estate to provide:

1. Further information regarding if and when another developer can be found for the Morgan Offshore Wind Project; and
2. Further information regarding any funding or guarantee mechanisms which could be made available to ensure that financial liabilities (such as compulsory acquisition powers or claims for blight) can be met if the Secretary of State grants consent for the Morgan Transmission assets.

The Crown Estate's response to this request is set out below.

**New Developer for the Morgan Offshore Wind Project**

Under the leasing arrangements for all offshore wind farms, there are standard provisions which set out the steps to be taken when an agreement for lease is terminated by the project company. These include the right to require any relevant consents and grid connection agreements to be transferred to The Crown Estate or to an alternative company identified by The Crown Estate. These provisions allow The Crown Estate to manage the exit of a developer from a project and facilitate, where practicable, the transfer of consents and grid connection agreements to a new developer/project company.

The Morgan Offshore Wind Project remains a strategically important project in our Round 4 leasing programme. The Crown Estate considers that the Morgan project may represent an attractive investment opportunity with an attractive risk proposition for an incoming developer given that the development consent order (DCO) for the generating assets<sup>1</sup> has already been granted and the DCO for the

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<sup>1</sup> The Morgan Offshore Wind Project Generation Assets Order 2025

transmission assets is now well-advanced. The Crown Estate also considers that the shared transmission DCO between Morgan and Morecambe provides the quickest route to market for an incoming developer on the Morgan site, allowing both sites to generate electricity at the earliest opportunity. On that basis, The Crown Estate is confident that a new developer (project company) could be appointed ahead of the development milestones associated with the Morgan Offshore Wind Project DCO, having regard to prevailing conditions.

This includes the time limit for commencement of development, which is seven years from 22 September 2025. To reduce uncertainty, The Crown Estate's intention would be to identify a new project company for the Morgan Offshore Wind Project by Q1 2027, subject to approval through TCE's governance requirements for a project entering agreement for lease.

### **Funding**

Following the termination of the leasing arrangements for the Morgan Offshore Wind Project by the existing project company, the Project (and the associated transmission assets development) can only proceed if The Crown Estate appoints a new project company.

As part of this exercise, The Crown Estate would need to enter into a new agreement for lease with the new project company and, as a matter of routine in circumstances such as this, The Crown Estate will (among other things) ensure that any new project company appointed:

- Has sufficient experience of developing offshore wind farms.
- Has good financial standing and sufficient funding to undertake the development of the Morgan Offshore Wind Project and the transmission assets.
- Can meet the financial costs and liabilities associated with the requirements of the relevant DCOs and the exercise of compulsory acquisition powers.

The Crown Estate also notes that the draft Transmission Assets DCO already prevents the exercise of compulsory acquisition powers until such time as the financial security conditions in draft Article 33 are met. These conditions require the Secretary of State to approve the financial standing of any new project company, providing further assurance that financial liabilities associated with compensation claims will be met.

If you require any further information, please let us know.

Yours faithfully



, Head of Offshore Wind – Marine.

[For and on behalf of The Crown Estate Commissioners]

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Head of Offshore Wind

Marine - Offshore Wind

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