THE CROWN ESTATE

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

By email only:

morganandmorecambeowfta@planninginspectorate.gov.uk

Your Ref: EN020032
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Dear Sir

Application by Morgan Offshore Wind Limited and Morecambe Offshore Windfarm Limited for an Order granting Development Consent for the proposed Morgan and Morecambe Offshore Wind Farms Transmission Assets

We refer to your letter of 20 May 2026, in which you requested information from various parties in relation to issues identified by the Secretary of State during his consideration of the above application.

At paragraph 34 of your letter, you asked whether there are any circumstances in which The Crown Estate would take responsibility for continuing land rights negotiations and providing financial security to meet claims arising from statutory blight until an alternative developer is in place for the Morgan Offshore Wind Project Transmission Assets ("**Project A**").

At paragraph 35, you indicated that the Secretary of State may refuse to grant compulsory acquisition ("**CA**") powers for Project A and asked The Crown Estate to confirm whether Project A would remain viable in planning terms for an alternative company should development consent be granted without CA powers.

We refer to The Crown Estate's previous submission (C1-0170), which confirms that, under the terms of the lease, should Morgan Offshore Wind Farm Limited ("**Morgan**") terminate the lease, The Crown Estate retains the right to require that any relevant consents are transferred either to itself or to an alternative developer.

At present, no alternative developer has been identified. However, The Crown Estate has begun engaging with the market and expects to be in a position to commence the re-letting of the wind farm site early July 2026. In its previous response (C1-0170), The Crown Estate indicated that it aimed to have a new developer in place by Q1 2027. This has now been brought forward to Q4 2026.

The Crown Estate does not consider that there are circumstances in which it would be necessary to assume responsibility for ongoing land rights negotiations or for the provision of financial security in respect of statutory blight claims during any interim period prior to a new promoter being in place.

Similarly, The Crown Estate does not consider it necessary for development consent to be granted without CA powers. At this time, the Morgan SPV remains an active company capable of maintaining the project pending transfer or replacement, and a revised Funding Statement has been submitted (C1-029.17/8) and, as stated above, The Crown Estate retains the right to require that any relevant consents are transferred to an alternative developer. As set out above, The Crown Estate anticipates having a new developer in place for Project A by the end of this calendar year. There is a clear and established mechanism for transferring the benefit of both the Morgan Generation DCO and the draft Transmission DCO (Articles 7 and 6 respectively), in the event that the Morgan SPV itself is not transferred. This is complemented by The Crown Estate's rights under its leasing arrangements to require any relevant consents and grid connection agreements to be transferred to The Crown Estate or to an alternative company.

While The Crown Estate supports the inclusion of CA powers in the final DCO, The Crown Estate is satisfied that Project A would remain viable in planning terms without such powers, particularly given that a prospective new promoter would not need to undertake a full DCO application, including the associated pre-application and examination stages.

The Crown Estate is confident, based on the anticipated programme for re-letting the wind farm site and the progress made by the Applicants in relation to voluntary negotiations to date, that there is sufficient programme time to recommence negotiations with landowners, who are already aware of the land requirements of Project A, and, if necessary, to make use of statutory compulsory acquisition powers to deliver Project A.

In any event, and as set out in its previous submission (C1-0170), The Crown Estate considers that a new developer for Morgan would be appointed in sufficient time to meet the time limit for commencement of development, well within the seven-year period that commenced on 22 September 2025. While the previous submission did not expressly consider onshore compulsory acquisition, The Crown Estate does not consider that a period of 12 to 18 months to secure land rights, whether by agreement or through the exercise of compulsory acquisition powers, would be prohibitive to the delivery of Project A. It is therefore The Crown Estate's position that, should development consent be granted for the Morgan transmission assets without CA powers, Project A would remain viable in planning terms, in that there is a realistic and deliverable pathway to securing the necessary land rights within the statutory implementation period.

As set out in its previous submission (C1-0170) and reiterated here for completeness:

"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 has already been granted and the DCO for the 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."

The Crown Estate considers that this remains the case even if CA powers for Morgan are not included in the DCO, although it would be preferable for such powers to be granted to enable the site to generate electricity at the earliest opportunity. Accordingly, the decision of the current Morgan parent companies not to proceed reflects their individual commercial priorities and does not indicate any underlying issue with the deliverability or viability of the project.

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

Yours faithfully

[redacted]

Head of Offshore Wind - Marine

For and on behalf of The Crown Estate Commissioners