

Lighthouse Green Fuels

Development Consent Order

Statement of Community Consultation

PINS reference: EN0110025

A large, dark green, stylized graphic of a lighthouse beam or sunburst is positioned in the bottom right corner of the page, partially overlapping the dark blue background.

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1. Introduction

1.1 Purpose of the document

- 1.1.1 LGF Projects Limited (the Applicant) is preparing a Development Consent Order (DCO) application under the Planning Act 2008 (the Act) for the Lighthouse Green Fuels Project on a site at Seal Sands Road, Seal Sands, in the borough of Stockton-on-Tees (herein referred to as 'the Project'). The DCO undertaker for the Project is LGF Projects Limited, a company wholly owned by the Alfanar Group.
- 1.1.2 This document, known as a Statement of Community Consultation (SoCC), outlines the ways by which people living in the vicinity of the land required for the Project can engage with the upcoming Statutory Consultation. It has been prepared in line with Section 47(1) of the Act.
- 1.1.3 As the Project is an Environmental Impact Assessment (EIA) development, this SoCC therefore also sets out how Alfanar intends to publicise and consult on preliminary environmental information, in accordance with Regulation 12 of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations).
- 1.1.4 At the time of producing this SoCC, the Planning and Infrastructure Bill is progressing through Parliament. It is unclear how this may impact consultation requirements once it comes into force. The Applicant is therefore proceeding with the SoCC as per the current requirements, as outlined in the Act.
- 1.1.5 In developing this SoCC, we consulted with and had regard to comments from the following Section 43(1) local planning authorities:
- Stockton-on-Tees Borough Council; and
 - Redcar and Cleveland Borough Council.

1.2 Interface with previous consulted Lighthouse Green Fuels project

- 1.2.1 Lighthouse Green Fuels Limited, another company wholly owned by Alfanar Group, conducted a statutory consultation on a proposed SAF facility at a site off Huntsman Drive, Seal Sands between May and June 2024. A SoCC was produced and consulted on as part of this consultation.

- 1.2.2 Alfamar has since made significant changes to the previous proposals (PINS reference: EN010150), including moving the site location to Seal Sands Road. As such, a new DCO application is now being pursued (PINS reference: EN0110025). The Applicant is required to undertake a Statutory Consultation on these new proposals and produce a new SoCC.
- 1.2.3 For the avoidance of doubt, the previously proposed application for the site off Huntsman Drive is no longer being pursued. It has been formally withdrawn and the letter of withdrawal is posted on the PINS project page, available [here](https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN010150) (<https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN010150>).
- 1.2.4 The project page for the new project (PINS reference: EN0110025) is available [here](https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN0110025) (<https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN0110025>).

2. The planning process

2.1 Nationally Significant Infrastructure Projects (NSIPs)

- 2.1.1 Part 3 of the Act defines which projects constitute an NSIP. Once classed as an NSIP, development consent (in the form of a Development Consent Order “DCO”) is required under Part 4 of the Act. The Project in its entirety does not automatically fall within the definition of an NSIP.
- 2.1.2 Therefore, on 12 August 2025, the Applicant formally requested a direction by the Secretary of State for Energy Security and Net Zero (SoS), pursuant to Section 35(1) of the Act, that the proposed Project, as specified in the direction, be treated as one for which development consent is required.
- 2.1.3 The SoS, in his letter dated 8 September 2025, directed that the proposed Project should be considered a development of national significance and would require development consent. This is attached as Appendix A.
- 2.1.4 Unlike planning applications pursuant to the Town and Country Planning Act 1990 (TCPA), DCO applications are required to be submitted to the Planning Inspectorate. The Applicant therefore intends to submit to the Planning Inspectorate an application for a DCO under Section 37 of the Act. The DCO process is explained on the PINS website [here \(https://national-infrastructure-consenting.planninginspectorate.gov.uk/decision-making-process-guide\)](https://national-infrastructure-consenting.planninginspectorate.gov.uk/decision-making-process-guide).
- 2.1.5 The Application will be examined by an inspector(s) appointed by the Planning Inspectorate – the independent body responsible for examining DCO applications – which would make a recommendation on the application to the SoS. The SoS will make the final decision on the DCO application.
- 2.1.6 Effective consultation is a critical element of the DCO process, offering an opportunity for community and stakeholder input into the evolving proposals. The feedback received, in conjunction with technical studies and environmental assessments, will be used to inform and shape the DCO application before it is submitted to the Planning Inspectorate.
- 2.1.7 The Act currently includes the requirement for statutory consultation prior to application submission. As noted in paragraph 1.1.4 the Government is proposing to fundamentally alter the approach to pre-application consultation for DCO applications. The precise timing of these legislative changes, related guidance and the transitional arrangements for live proposals are currently

unknown. The Applicant will keep the position under review and discuss any proposed change in approach with the two host planning authorities, and publicise any revised approach as appropriate. All commitments in this SoCC should be read with that in mind. For the time being the Applicant intends to follow the current requirements under the Planning Act 2008.

3. About Alfamar and LGF Projects Limited

3.1 The developer – LGF Projects Limited

- 3.1.1 LGF Projects Ltd is a company wholly owned by Alfamar Energy Limited, which forms part of the Alfamar Group, a privately-owned, global project development, manufacturing and engineering group, with headquarters in Riyadh, Saudi Arabia.
- 3.1.2 The group is primarily engaged in manufacturing a wide range of Low, Medium and High Voltage electrical construction products, engineering, procurement and construction (EPC) solutions for conventional and renewable power plants, allied engineering services and design engineering. Additionally, Alfamar Group is developing a portfolio of conventional and renewable energy projects including wind, solar, water treatment, infrastructure, technical services, digital solutions, and electronics engineering.
- 3.1.3 With a global renewable power development portfolio of 3 GW, Alfamar Group's Global Development division is now focused on decarbonising the transportation sector. This includes the 'hard-to-decarbonise' sectors such as aviation, marine and heavy goods vehicles. It currently has renewable fuels projects, including Sustainable Aviation Fuel (SAF), green hydrogen and green ammonia, under development across the world.
- 3.1.4 Alfamar Group has over 45 years of experience in manufacturing, integrated development, engineering, construction, and operation and maintenance across a variety of sectors. It has over 28,000 employees in 24 countries. Alfamar Group's decarbonisation division and Process Centre of Excellence are UK based and growing rapidly to support renewable fuels projects across the world.
- 3.1.5 Alfamar is conscious of its impact on the world and its Sustainability Policy comprises four sets of practices:
- **environmental practices** – adopting modern methodologies and processes to rationalise the use of resources and minimise negative environmental impacts, while urging suppliers and partners to fulfil environmental regulations.
 - **social practices** – supporting social, cultural, and technological initiatives carried out by communities, and giving preference to solutions that aid their

development.

- **governance practices** – maintaining accuracy, integrity, and transparency in all dealings with clients, partners, and employees, and respecting the privacy of their information.
- **economic practices** – anticipating, meeting, and exceeding the market needs by developing innovative and sustainable solutions and exploring possibility in the unexpected, while supporting development of local content.

3.1.6 Alfamar will be a key partner in realising the UK government's commitments to decarbonising the UK's aviation sector and achieving Net Zero by 2050.

4. The Project

4.1 The proposed Project

- 4.1.1 The Project is proposed to be built on a site located off Seal Sands Road, Seal Sands, in the borough of Stockton-on-Tees. Some utility connections will extend south of the River Tees into the borough of Redcar and Cleveland.
- 4.1.2 The Project is expected to be the UK's first commercial scale second generation SAF production facility. The plant would be the largest of its kind in the world, converting over 1.5 million tonnes of sustainably-sourced biomass feedstock (including forest and agricultural residues) into more than 180 million litres of advanced SAF and more than 30 million litres of renewable naphtha per annum.
- 4.1.3 This will avoid up to 350,000 tonnes of carbon dioxide emissions per year compared with conventional aviation fuel – the equivalent of offsetting 4,500 conventionally-fuelled transatlantic flights from London to New York.
- 4.1.4 Although not a formal part of this application, the Project's design allows for potential connection into the local carbon capture and storage infrastructure in future, meaning more than 750,000 tonnes of carbon dioxide emissions could be avoided per year.
- 4.1.5 This project site has been carefully chosen by the Applicant due to its size and proximity to necessary infrastructure required to support the SAF production, notably access to the River Tees for construction and operational logistics, proximity to carbon dioxide transport and storage infrastructure for potential future connection and proximity to marine and rail facilities for export of finished product.
- 4.1.6 The Project is a key component in the UK government's aspirations to decarbonise the aviation sector by 2050.
- 4.1.7 The UK Government has introduced a Sustainable Aviation Fuel (SAF) Mandate (2024)¹ equivalent to at least 10% (around 1.2 million tonnes) of jet fuel to be made from sustainable sources by 2030. These measures are formalised through the Renewable Transport Fuel Obligations (Sustainable Aviation Fuel) Order 2024². The UK SAF Mandate is intended to secure and

¹ <https://www.gov.uk/government/collections/sustainable-aviation-fuel-saf-mandate>

² <https://www.legislation.gov.uk/uksi/2024/1187/contents/made>

grow UK SAF demand and complement ongoing work to kick-start a domestic SAF industry; this Project would therefore be able to deliver a significant contribution to meeting that aim.

- 4.1.8 The Project will involve the development of a SAF plant and associated infrastructure including: a new quay on the River Tees quayside with ship loading/offloading infrastructure; feedstock storage and pre-treatment facility; a main gasification facility to process sustainably-sourced biomass; syngas clean-up apparatus; Fischer Tropsch process units; refining units; intermediates and finished product storage; a biomass-fired combined heat and power (CHP) generating station to provide electricity, steam and heat to support the operation of the Project; supporting infrastructure and utility connections.
- 4.1.9 Further description of the Project will be provided in our consultation documents and eventual DCO application.

4.2 Order Limits

- 4.2.1 The proposed Site for the Project is a predominantly brownfield site formerly used as a chemical production facility with associated power station, located on Seal Sands in the administrative area of Stockton-on-Tees Borough Council (STBC) north of the River Tees on Teesside. Some utility connections will extend south of the River Tees into the administrative area of Redcar and Cleveland Borough Council (RCBC). This is shown in Figure 1 – Order Limits.
- 4.2.2 These boundaries may be refined as the statutory consultation materials are finalised and be changed further in the final DCO application in the light of the consultation and further design and other work by the Applicant.

Figure 1 – Order Limits



4.3 Environmental Impact Assessment

- 4.3.1 The Project falls under the definition of ‘Environmental Impact Assessment (EIA) development’ under the EIA Regulations 2017 and hence will require EIA. This means the Applicant must assess the likely significant environmental effects of our proposals and, where appropriate, implement mitigation measures that will prevent or reduce any significant adverse effects. The Applicant will report on the outcomes of this process in the Environmental Statement, which will be submitted as part of our DCO application.
- 4.3.2 The Preliminary Environmental Information Report (PEIR) – which contains preliminary environmental information on the likely significant effects of the project – will be consulted upon as part of the statutory consultation along with its Non Technical Summary (NTS).

5. Consultation and engagement approach

5.1 Aims, objectives, and values

- 5.1.1 The Applicant is committed to engaging and consulting with communities and stakeholders, giving people the opportunity to provide feedback and insight ahead of submission of the application.
- 5.1.2 The Applicant's approach to consultation and engagement about the Project is to carry out statutory consultation guided by the requirements of the Act and in line with 'Guidance on the pre-application stage for Nationally Significant Infrastructure Projects' (2024)³.
- 5.1.3 The Applicant will be carrying out meaningful, statutory pre-application consultation and engagement with the local community in the vicinity of the proposed project, as well as landowners, businesses, parish councils, elected representatives, and wider stakeholders, where appropriate.

5.2 Previous engagement and consultation

- 5.2.1 As explained in the introduction, a statutory consultation was conducted on a proposed SAF facility for land off Huntsman Drive (PINS reference: EN010150) in May/June 2024.
- 5.2.2 To develop the previous SoCC (May 2024), there was engagement with officers at Stockton-on-Tees Borough Council and Redcar and Cleveland Borough Council to discuss the project's approach to consultation. This enabled officers to provide feedback on the approach.
- 5.2.3 The Applicant has developed this SoCC in line with the previous document and refined based on lessons learned from the delivery of the consultation in spring 2024.
- 5.2.4 The Applicant has been conscious that there is a risk of confusion for stakeholders and the communities due to the changes to the site and design of the Project, which retains the Lighthouse Green Fuels Project name. As such, the Applicant is in the process of undertaking a round of engagement and communications to explain the project changes and the indicative Order

³ <https://www.gov.uk/guidance/planning-act-2008-pre-application-stage-for-nationally-significant-infrastructure-projects>

Limits for the project to key stakeholders. This includes:

- Contacting key elected representatives
- Updating the project website Proactive engagement with prescribed parties, who must be formally consulted in due course under the relevant consultation regulations
- Press release(s)

5.2.5 The Applicant will also include a clear explanation regarding the evolution of the Project in relevant consultation material, including key changes, to help avoid confusion.

5.2.6 We are also endeavouring to contact all stakeholders consulted in 2024 to provide information about the new application. We explain in section **6.3 Who are we consulting?** our approach to devising a primary consultation zone that includes all properties from the 2024 consultation, ensuring that all those properties previously written to will receive information about the new application.

5.2.7 Consultees may understandably wish to know if their consultation responses previously will be considered for the Project. While the feedback received during the 2024 consultation has informed the evolution of the Project, it is important to note that, due to key changes – such as a new location and a change in feedstock – the upcoming statutory consultation relates to what is now considered a new project under planning legislation. As a result, it is important that individual consultees respond to this consultation to ensure their views are formally recorded. Although the Applicant has taken account of general themes raised previously, individual responses from the previous consultation will not be considered in this application submission, or reported in the consultation report which will accompany the application.

6. Statutory consultation

6.1 When will the consultation take place?

- 6.1.1 The statutory consultation (under Section 42 and 47 of the Act) will run from Tuesday 2 December 2025 until 11:59pm on Tuesday 13 January 2026.
- 6.1.2 We are proposing that a consultation launched in December would run for a minimum of six weeks to take into account public holidays, rather than the statutory 28 days.
- 6.1.3 There is a possibility that consultation commences later than December 2025. In this case, the consultation would run for a minimum of 28 days.
- 6.1.4 The Applicant will inform the host authorities of the specific consultation dates (and dates of face-to-face events and webinars) as soon as practicable and publicise these dates as appropriate.

6.2 What are we consulting on?

- 6.2.1 The aim of the statutory consultation is to provide the community, landowners, stakeholders, and technical consultees with an opportunity to understand and influence our proposals.
- 6.2.2 The purpose of this consultation is to present the new project location and facility design. The Applicant will share information regarding the need for the Project and its siting and will be seeking feedback on:
- Measures proposed to reduce the impacts associated with the Project, as detailed in the PEIR; and
 - Any other feedback and local issues or sensitivities.

6.3 Who are we consulting?

- 6.3.1 Anyone who is interested in this Project is welcome to take part. The Applicant welcomes all views and will have regard to feedback in preparing its DCO application.
- 6.3.2 Under Section 47 of the Act, the Applicant has a duty to consult people living in the vicinity of the land, i.e. local communities.
- 6.3.3 In consultation with host local authorities, the Applicant developed a primary consultation zone (PCZ), as shown in Figure 2 below, comprising a total of

3,242 addresses. The outer red line shows the extent of the PCZ.

Figure 2 – Primary Consultation Zone (PCZ)



- 6.3.4 The PCZ has been developed to be proportionate to the size and potential impact of the Project. All residential and business properties within 1.5km of any site boundary are included in the PCZ.
- 6.3.5 In addition, we have expanded this 1.5km buffer zone to include all properties included in the primary consultation zone during the 2024 consultation to ensure they are informed of the new application and the key changes within it. These will be treated as part of the PCZ.
- 6.3.6 All homes and business premises within the PCZ will directly receive a newsletter in the post at the start of the statutory consultation period.
- 6.3.7 The Applicant recognises that people who live and work beyond the PCZ may have an interest in the Project and may wish to participate in the statutory

consultation. Therefore, we will promote involvement in the consultation with a secondary consultation zone (SCZ) that encompasses communities beyond the defined PCZ.

6.3.8 The Applicant is committed to making sure the SCZ audiences can participate in the consultation. We will, therefore, raise awareness using a number of methods, such as notices, press releases in the local media, and engagement with parish councils and elected members. See **Section 6.5 - Promoting the consultation** for further details.

6.3.9 As well as the residents, businesses and community organisations within the PCZ, the Applicant will also consult various groups and individuals as outlined below:

- Host (local authorities the project is within) and neighbouring local authorities;
- landowners with interest in the Project;
- town and parish councils;
- community groups;
- environmental groups;
- schools and colleges;
- seldom-heard groups;
- statutory consultees; and
- elected members of parliament and local government representatives

6.3.10 A list of seldom-heard groups, and non-statutory stakeholder groups are included in Appendix B.

6.4 **How are we consulting?**

6.4.1 During statutory consultation, the Applicant will use a range of methods to communicate the consultation to stakeholder audiences.

6.4.2 The following documents will be developed to help people understand the proposals for the Project and provide their feedback.

Table 1 – Statutory consultation documents

Document	Detail
Consultation Newsletter	A consultation newsletter will be prepared to provide a high-level overview of the Project, the consultation events, and how people can get involved. The letter will indicate where the relevant Project information can be found and will publicise the consultation events, including locations, dates, and times. The newsletter will be sent to all addresses in the PCZ. Paper copies of the consultation newsletter will be available at consultation events, the public information point, on the website and on request by post.
Consultation Information Booklet	A consultation information booklet will be published at the start of the consultation. It will provide the following information: • a summary of the proposals • details of how people can take part in the consultation • information on the potential benefits and impacts of the Project • proposed mitigation of any potential impacts • how stakeholder feedback will be considered and used to influence and shape the proposals. Paper copies of the consultation information booklet will be mailed to stakeholders where address data is available. Alternatively, these will be emailed to stakeholders. It will also be available at our consultation events, the public information point, website and on request by post.
Feedback Questionnaire	A feedback questionnaire will be prepared to allow people to provide feedback on the proposals. Paper copies of the feedback questionnaire will be mailed where address data is available. Alternatively, these will be emailed to stakeholders. Paper copies of the feedback questionnaire will be available at consultation events, the public information point, website and via the post on request. The feedback questionnaire can be completed online via the Project website: www.lighthousegreenfuels.co.uk. It can also be returned by email (info@lgf.co.uk) or by post (by writing 'FREEPOST LIGHTHOUSE GREEN FUELS') on a blank envelope (no stamp required).
Preliminary Environmental Information Report	The PEIR will contain a description of the Project, and a preliminary assessment of the likely significant environmental effects of the Project based on the initial information available at

(PEIR) and Non-Technical Summary (NTS)	that time of assessment. It will also set out how the Applicant proposes to mitigate these effects of the Project. The PEIR will be available on the Project website. A Non-Technical Summary (“NTS”) of the PEIR will also be made available at consultation events, the public information point, website and via the post on request.
Technical documentation, including maps and plans for the Project	Maps and plans showing the extent of the Project will be made available online and in hard copy at consultation events, and on the Project website during the consultation period.
Consultation banners	A series of pull-up banners with information relating to the Project that will be used at the public information events. The consultation banners are primarily intended for use at the public information events and will also be made available on the Project website.
Project website	An online site hosting all our project information, including downloadable versions of all the above documents.
Statement of Community Consultation (SoCC)	This SoCC document will be made available online as part of the consultation and as paper copies upon request. Paper copies of the SoCC will be available at our consultation events and public information point for reference.

6.4.3 The Applicant will consider requests for copies of consultation materials in alternative formats on a case-by-case basis, taking into account individual circumstances.

6.4.4 All statutory consultation documents will be available online, on the Project website, and in hard copy at no extra charge (except the main body of the PEIR, a hard copy of which can be requested for a charge of £0.35 per page to cover printing and posting costs). A USB containing all Project documentation can be requested free of charge through the community contact channels.

6.5 Promoting the consultation

6.5.1 The Applicant will use a variety of methods to make people aware of the Project and advertise the consultation. These methods are outlined in Table 2.

Table 2 – Engagement methods

Method	Detail
Emails, letters and newsletters	All residential and business properties within the PCZ will receive notification of the start of statutory consultation through a mailed consultation newsletter. Where address data is available, stakeholders will receive a consultation pack consisting of a mailed consultation information brochure and feedback form. Where address data is not available, an email will be sent with links to the consultation materials The letter/email will inform them of the statutory consultation, upcoming events, how to request further information, and how to provide feedback – online, post and phone. The list of stakeholders is included in Appendix B.
Press release	A press release publicising the upcoming consultation and how the community can get involved will be issued ahead of the consultation. The press release will be sent to local and regional media outlets.
Project website	The Project website will be updated on the launch of the statutory consultation. This update would include details of consultation events, consultation materials, and information on how to feed back on the Project proposals. The consultation newsletter will direct people to the Project website to access more information and find out how to raise queries with the Project team, and how to provide feedback on the proposals via an online feedback questionnaire or to send in a paper copy via the Freepost address.
Statutory notices and adverts	Statutory notices to publicise the consultation and the SoCC will be published, in accordance with Section 47 and Section 48 of the Act, as follows: • publicising the consultation – once in the <i>London Gazette</i>, <i>Lloyd's List</i>, a national newspaper and an appropriate fishing trade journal, and twice (across two successive weeks) in local circulating newspapers • publicising the SoCC – once in local circulating newspapers

Social media	The Applicant will promote the consultation on Facebook through paid posts targeted to the local area, as well as LinkedIn, although consultation feedback will not be accepted directly through social media channels.
Public information point	Hard copies of the consultation newsletter, consultation information booklet, NTS of the PEIR and the feedback questionnaire will be available to take away from Billingham Library, Kingsway, Billingham, TS23 2LN (opening hours Mon-Tue 8:30am-7pm, Wed-Fri 8:30am-5pm, Sat 9:30am-4pm, Sun closed). A copy of the SoCC and statutory notices will also be available to inspect at this location. We will check the stock of the consultation documentation at the information point throughout the consultation period. A USB containing all Project documentation can be requested free of charge through the community contact channels.
Site notices	Notices will be placed in publicly accessible locations within the Order Limits to notify of the consultation, subject to access and permission from landowners, and also on any registered land.
Face-to-face consultation events	The Applicant will deliver three face-to-face consultation events during the statutory consultation. This will enable local people to meet with the Project team face-to-face and view the consultation materials. We plan to hold the events at the times, dates and locations below: • Saturday 13 December 2025, 10am-3pm (High Clarence Primary School, Port Clarence Road, Middlesbrough, TS2 1SY) • Wednesday 17 December 2025, 1pm-7pm (Billingham Forum, The Causeway, Stockton-on-Tees, Billingham, TS23 2LJ) • Thursday 18 December 2025, 1pm-7pm (Billingham Rugby Club, Greenwood Road, Stockton-on-Tees, Billingham, TS23 4BA).
Digital events	We plan to hold three webinar events during the statutory consultation, scheduled to last for approximately 90 minutes. We will ask people to pre-register to attend the webinars, due to take place on: • Monday 8 December 2025, 6pm-7.30pm, • Monday 15 December 2025, 6pm-7.30pm, • Wednesday 7 January 2026, 6pm-7.30pm.

	The webinars will involve the Project team running through a presentation to explain the Project proposals, the consultation materials, and how to provide feedback. This would be followed by a general question and answer session where attendees can raise questions. Feedback would be directed towards the feedback questionnaire on the Project website.
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6.6 Wider engagement

6.6.1 The Applicant will offer briefings and/or meetings with the following stakeholders in the run-up to, or during the consultation:

- Local MPs, where all or part of their constituencies lie within the consultation zone
- elected representatives of relevant wards
- host parish councils
- key prescribed consultees, such as Natural England
- persons with an Interest in Land (PILs) under Sections 42(1)(d) of the Act.

6.6.2 The Applicant will consider meetings with other organisations and individuals upon request.

6.6.3 All relevant local and parish councils, key elected members for the principal councils, and MPs will be contacted at the launch of the consultation and will be kept informed about the Project. They will also be encouraged to share information about the consultation with members of their constituencies or local communities.

6.7 Seldom-heard groups

6.7.1 The Applicant wants to ensure all engagement and consultation is inclusive. Seldom-heard groups are defined as groups whose views and needs may well be overlooked by decisionmakers due to being harder to reach by most traditional and conventional methods of consultation for any reason. To ensure that these groups are encouraged to get involved in the consultation, the materials will be prepared to be accessible and clear.

6.7.2 Consultation methods used to engage with these groups are set out in Table 3. The Applicant will continue to liaise with local organisations representing

seldom-heard groups to ensure accessibility to the consultation and that materials can be made available in the appropriate formats.

- 6.7.3 A list of organisations representing these groups can be found in the consultee list in Appendix B. Table 3 details consultation and engagement approaches with seldom-heard groups.

Table 3 – Seldom-heard groups engagement approach

Seldom-heard group	Engagement approach
The elderly	• Directly mailing the consultation newsletter to all stakeholders within the PCZ and providing details of how to access paper copies of other Project documents and to provide feedback by post. • Options to engage through conventional communications channels including the Freepost address and telephone line. • Providing important information in both digital and non-digital formats, and providing alternate formats (upon request). • Engagement with community groups serving the elderly demographic group. • Providing paper copies of materials at an information point location along with contact details for the Project team, who will be able to provide further assistance and send information to those who are unable to access the material online. • In-person consultation events in accessible venues, with members of the team available to assist with completing feedback responses.
People with visual impairments	• Providing important information in both digital and non-digital formats, and providing alternate formats (upon request). • Option to send Project website text and/or materials included on the website in easy read format (upon request). • Providing telephone callbacks for stakeholders with further questions or those who would like to discuss the Project further with the Project team. • In-person consultation events with members of the team available to assist with completing feedback responses.
People with hearing impairments	• Directly mailing the consultation letter to all stakeholders within the PCZ and providing details of how to access paper copies of other Project documents and provide feedback by post.

	• Online engagement through the consultation website and webinars to negate the need for travel. • Providing important information in both digital and non-digital formats and providing alternate formats (upon request). • Providing British Sign Language signing at the webinar (upon request).
People with limited mobility	• Directly mailing the consultation newsletter to all stakeholders within the PCZ and providing details of how to access paper copies of other Project documents and provide feedback by post. • Accessible in-person consultation event venue(s). • The consultation being fully accessible online, with all materials and events having digital versions (i.e. digital consultation booklet and webinars) to negate the need for travel. • Providing important information in both digital and non-digital formats and providing alternate formats (upon request). • Advertising the availability of telephone callbacks via the phone line, for stakeholders with further questions or who would like to discuss the Project further with the Project team.
Geographically isolated individuals or communities	• Directly mailing the consultation newsletter to all stakeholders within the PCZ and providing details of how to access paper copies of other Project documents and provide feedback by post. • Advertising the availability of telephone callbacks via the phone line, for stakeholders with further questions or who would like to discuss the Project further with the Project team.

7. Responding to consultation

7.1 How to respond to the consultation

7.1.1 Feedback to the consultation should be submitted in writing or online to the project by 11:59pm on Tuesday 13 January 2026.

7.1.2 Consultation responses can be made in the following ways:

- **online** – by completing the online feedback questionnaire, which can be accessed via the Project website: www.lighthousegreenfuels.co.uk
- **at an in-person consultation event** – stakeholders attending a consultation event will be able to complete a paper copy of a feedback questionnaire at the event, or take a copy and Freepost envelope away to complete following the event and respond to the consultation by post.
Attendees will also be able to request a feedback questionnaire to be sent in the post, including a return Freepost envelope. Physical copies of the feedback questionnaire can be returned to the Project team via Freepost (using FREEPOST LIGHTHOUSE GREEN FUELS).
- **at an information point** – details for requesting hard copies of feedback questionnaires can also be found at the local information point, outlined in Table 2.
- **via a request at the project contact channel** – requests for paper copies of the feedback questionnaire can be made via the following channels:
 - Telephone: 0800 157 7346
 - Email: info@lgf.co.uk
 - Post: FREEPOST LIGHTHOUSE GREEN FUELS (please note that no stamp is required).

7.2 How we will use consultation feedback

7.2.1 As explained at paragraph 2.1.7, the government is proposing fundamental changes to the current obligations for pre-application consultation for DCO proposals. The Applicant may decide to change its approach depending on how matters develop between now and submission of the application. It will discuss any proposed changes with the two host planning authorities and publicise any such changes as appropriate at that time.

7.2.2 For the time being, the Applicant intends to comply with the current legal requirements and will have regard to all comments received during the statutory consultation as per the requirements of the Act. All feedback is important to us

and will help to influence the Project.

- 7.2.3 The feedback received during statutory consultation will be reviewed and analysed to understand key themes and issues of importance from stakeholders.
- 7.2.4 A Consultation Report will be produced as part of our application for development consent. This document will set out how the feedback from the consultation has shaped and influenced the final proposals. All responses submitted during the statutory consultation will be considered and reported within the Consultation Report and included within the document with all personal details redacted. We will take reasonable care to comply with the requirements of the General Data Protection Regulation and the Planning Inspectorate's Privacy Policy.

8. Further consultation

8.1 The need for further consultation

- 8.1.1 If, following the statutory consultation, the Applicant considers it is necessary to undertake further targeted consultation, this would be undertaken, so far as relevant and proportionate to the scale of any changes made, in accordance with the principles and methods outlined in this SoCC and as set out by the Planning Inspectorate.

9. Other consultations in the area

9.1 Working with other local consultations

9.1.1 The Applicant will work closely with other organisations (such as the host local authorities) that are developing proposals in the area to ensure that the scope and context of the Project is clear in relation to the other consultations. This could include:

- having headline information about the other consultations at our events or on the Project website;
- seeking to avoid holding events or running advertisements and issuing press releases at the same time as other consultations, where practical; and
- ensuring that any responses submitted to our statutory consultation that are intended for another consultation are passed on to the relevant community relations or consultation team.

10. Further information

10.1 Contact details

10.1.1 Please do not hesitate to get in touch if you would like to find out more information about the Project. You can get in contact with members of our community relations team using any of the communications methods listed below:

- Telephone: 0800 157 7346
- Email: info@lgf.co.uk
- Post: FREEPOST LIGHTHOUSE GREEN FUELS (please note that no stamp is required).

10.1.2 Should you require any documents in large print, audio, or braille, then please contact the Project team using the details provided.

10.1.3 Information and enquiry channels will be available throughout the consultation for members of the community and other stakeholders to get in touch with the Project team, ask questions, request further information, or request printed copies of consultation materials and documents.

Table 4 –Information channels

Method	Contact details	Hours of operation
Online	www.lighthousegreenfuels.co.uk	Available 24 hours a day
Email	info@lgf.co.uk	People can email 24 hours a day, with emails being monitored between 9am and 5:30pm on weekdays. The Applicant will aim to issue a response within ten working days of receipt of an email.
Telephone	0800 157 7346	The Project phone line is staffed between 9am and 5:30pm on weekdays. The Applicant will call back anyone who leaves a message on the answerphone facility outside of these hours.
Freepost	FREEPOST LIGHTHOUSE GREEN FUELS	Should enquiries received via post require a response, this will be issued within ten working days of receipt of a letter. Urgent enquiries should be directed to the Project's email address.

Appendix A – Letter from the Secretary of State



Department for
Energy Security
& Net Zero

Department of Energy Security and Net Zero
3-8 Whitehall Place
London
SW1A 2AW
www.gov.uk/desnz

DIRECTION BY THE SECRETARY OF STATE FOR ENERGY SECURITY AND NET ZERO ("THE SECRETARY OF STATE") UNDER SECTION 35 OF THE PLANNING ACT 2008 RELATING TO THE LIGHTHOUSE GREEN FUELS PROJECT

1. By letter to the Secretary of State received on 12 August 2025 ("the Direction Request"), LGF Projects Limited ("the Applicant") formally requested that the Secretary of State exercise the power vested in him under section 35(1) of the Planning Act 2008 to direct that the proposed Lighthouse Green Fuels Project, as set out in the Direction Request, be treated as development for which development consent under the Planning Act 2008 is required.
2. The Secretary of State notes that the Direction Request relates to —
 - The following elements: a main gasification facility to process sustainably sourced biomass; feedstock pre-treatment facility, syngas clean-up apparatus; Fischer-Tropsch process units; refining units; feedstock, intermediates and finished product storage; quayside with ship loading/offloading infrastructure; supporting infrastructure and utility connections as described in Schedule 1 of the Direction Request ("the Proposed Development").
 - Additionally, it is proposed that linked development consisting of the construction and operation of a biomass-fired combined heat and power (CHP) generating station with up to approximately 200MWe generating capacity be developed on the site. The purpose of this is to provide electricity, steam and heat to support the operation of the Proposed Development. This activity falls within the existing definition of a "nationally significant infrastructure project" under the Planning Act 2008 and is therefore excluded from the Direction Request and this Direction.
3. Noting the above, the Secretary of State is satisfied that—
 - The Proposed Development sits within one of qualifying infrastructure fields listed in section 35(2)(a)(i) (energy) and that the Proposed Development will be wholly within England, waters adjacent to England up to the seaward limits of the territorial sea or the Renewable Energy Zone (in relation to which the Scottish Ministers do not have functions);
 - The Proposed Development does not fall within the existing definition of a "nationally significant infrastructure project" and therefore it is appropriate to consider use of the power in section 35(1) of the Planning Act 2008; and
 - The Applicant's request constitutes a "qualifying request" in accordance with section 35ZA(11) of the Planning Act 2008.
4. Having considered the details of the Applicant's proposals as set out in the Direction Request, the Secretary of State concludes that the Proposed

Development is nationally significant, for the reasons set out in the Annex below.

5. The Secretary of State considers that if the details of the Proposed Development change, before submitting any application to the Planning Inspectorate, the Applicant may wish to seek confirmation from the Secretary of State that the development that is the subject of the proposed application is the same as that for which the Direction is hereby given.
6. The Secretary of State has taken the decision within the conditions as required by sections 35A(2) and (5) of the Planning Act 2008 and issues this Direction accordingly under sections 35(1) and 35ZA of the Planning Act 2008.
7. THE SECRETARY OF STATE DIRECTS that the Proposed Development is to be treated as development for which development consent is required.
8. This Direction is given without prejudice to the Secretary of State's consideration of any application for development consent which is made in relation to the proposed Development.

Signed by



Vicky Dawe
Director – Energy Development
For and on behalf of the Secretary of State for Energy Security & Net Zero

8 September 2025

Appendix B – Non-statutory consultee list

Community and Sports groups	
2nd Billingham Scout Group	Cowpen Bewley Residents Association
8th Billingham Scout Group	Green Lodge Care Home
Allington House Care Home	Hadrian Park Care Home
Billingham Amateur Swimming Club	High Grange Community Centre
Billingham and Stockton Borough Foodbank	Low Grange Community Centre
Billingham Angling Club	Marsh House Community Centre
Billingham Bowling Club	Mavericks Netball Club
Billingham Boxing Academy	Monkseaton Community Hall
Billingham Environmental Link Programme (BELP)	Old Billingham Community Centre
Billingham Family Hub	Our Lady of the Most Holy Rosary Catholic Academy
Billingham Forum	RBL – Billingham Branch
Billingham Golf Club	Tees River Rescue
Billingham Karate Club	RNLI - Redcar
Billingham Legacy Foundation	South Bank Community Land Trust
Billingham Marsh House Harriers Running Club	St Columba's URC
Billingham Rugby Club	Synthonia Aikido Club Billingham
Billingham Silver Band	Synthonia Scouts
Billingham Residents	Tees Valley Local Access Forum
Billingham Stars Ice Hockey Club	Wolviston County Community Centre
Billingham Synthonia Chess Club	
Billingham Synthonia Cricket Club	
Billingham Town Council	
Billingham Town Football Club	
Bishopton PRU	
Briardene Care Home	
Clarences Resource & Community Centre	
Cleveland Kickboxing Club	

Environment Groups	
Tees Valley Wildlife Trust	Teesside Environmental Trust
Teesmouth Bird Club	The Land Restoration Trust
Campaign for the Protection of Rural England (North and East Yorkshire) (CPRE)	
Campaign for the Protection of Rural England	
Tees River Trust	

Environment Groups	
Royal Society for the Protection of Birds (RSPB)	
RSPB Salthome Nature Reserve	
Teesmouth Seal Rescue and Coastal Conservation Centre	
Billingham Tidy Up Group	

Education	
Roseberry Primary School	St Joseph's Catholic Primary School
Billingham South Primary School	Northfields School & Sports College
High Clarence Primary School	St Michael's Catholic Academy
Oakdene Primary School	Ash Trees Academy
Our Lady of the Most Holy Rosary Catholic Academy	Bishopton Pru
Pentland Primary School	Bede Sixth Form College
Priors Mill Primary School	Teesside University
St John the Evangelist Catholic Primary School	Durham University

Media	
BBC North East and Cumbria (Look North)	ITV News Tyne Tees
BBC Radio Tees	Virgin Media
The Northern Echo	BT
Teesside Live	

Seldom heard groups	
Age UK Teesside	MeSign
Active Travel England	New Life Church
BCT Aspire	North Billingham Methodist Church
Billingham Baptist Church	Permanent Gypsy, Roma and Traveller sites (Durham)
Billingham Team Parish	Royal Naval Association
Billingham Spiritualist Church	Tees Active
Catalyst Stockton	Teesside and District Society for the Blind
Cleveland Wheelers	Tees Valley Community Foundation
Cleveland and Teesside Local History Society	Tees Valley Rural Action
CHILD Deaf Youth Project	The Church of Jesus Christ of Latter Day Saints
Corner House Youth Project	The Halcyon Centre
Re-engage	The Special Educational Needs and Disabilities (SEND) and Inclusion Service
Deaf Empowering Network	South Bank Baptist Church

Seldom heard groups	
Five Lamps	St Columba's URC
Hart Gables	St Thomas of Canterbury
	Sustrans

Industry groups and business landowners	
Able	Navigator Terminals Seal Sands
Air Products	Net Zero North Sea Storage
Arch Chemicals	Net Zero Teesside/Northern Endurance Partnership
Anglo American Woodsmith (Teesside) Limited	Network Rail Infrastructure Limited
Augean North Limited	North East & Yorkshire Net Zero Hub
Augean PLC	North East England Chamber of Commerce
BOC Limited	North East England Climate Coalition
BOC Gas & Gear	North East LEP
CATS Terminal	Green Lizard Estates Limited
CF Fertilisers UK	Green Lizard Rail Limited
ConocoPhillips/NorSea UK	Northern Gas Networks Limited
Cory Brothers Shipping	Northern Powerhouse Partnership
Crown Estate	Northumbrian Water Limited
DOW	PD Ports Teesport Limited
Durham University	Port Clarence Energy Limited
East Coast Cluster	Port Clarence Logistics Limited
Eco2	px(TGPP) Ltd
Elba Securities Limited	Sabir NORTH TEES SITE
Evides	Scott Bros. Environmental Services Limited
Exolum Riverside	Sembcorp Utilities (UK) Limited
Exolum Seal Sands	South Tees Development Corporation
Green Lizard Limited	Svitzer Marine Limited
Greenenergy	Tees Valley Business Board
Green Lizard Land Limited	Teesside International Airport
Halcyon Tankers Limited	Teesside University
Hartlepool Development Corporation	Net Zero North East England
H2Teesside Limited	Wilton Engineering
H2 North East	Vertellus Specialities UK Ltd
Industrial Chemicals Group Limited	
Ineos Nitriles (UK) Limited	
Ineos UK SNS Limited	
Inovyn Chlorvinyls Limited	
Intertek Middlesbrough	
KD Pharma	
Kellas	
KSC (Port Clarence) Ltd	
Legal & General Assurance (Pensions Management) Limited	
Lianhetech	

Industry groups and business landowners	
Middlesbrough Development Corporation	
Mitsubishi Chemical Methacrylates Billingham	
N+P Subcoal Production Teesside	
National Grid PLC	
Navigator Terminals North Tees	



www.lighthousegreenfuels.co.uk

