



Meeting note

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| Project name | Lighthouse Green Fuels Project |
| File reference | EN010150 |
| Status | Final |
| Author | The Planning Inspectorate |
| Date | 12 June 2023 |
| Meeting with | Lighthouse Green Fuels Limited |
| Venue | Microsoft Teams |
| Meeting objectives | Project Update Meeting |
| Circulation | All attendees |

Summary of key points discussed and advice given

The Planning Inspectorate (the Inspectorate) advised that a note of the meeting would be taken and published on its website in accordance with section 51 of the Planning Act 2008 (the PA2008). Any advice given under section 51 would not constitute legal advice upon which Applicants (or others) could rely.

Overview of the project

Further to the previous project update meeting held on 14 July 2022, the Applicant stated that the proposed scheme is expected to be the UK's first commercial scale waste-to-sustainable aviation fuel (SAF) project, converting domestic and commercial waste into aviation fuel. The proposed scheme will utilise gasification and the Fischer–Tropsch (FT) process to create the SAF. Various key elements namely SAF plant, feedstock storage area, pipeline corridors, bulk liquid storage, feedstock processing, air separation unit, construction laydown and parking, heavy haul road access, conveyor corridor, rail terminal, construction and operation phase jetty utilisation were outlined by the Applicant. The site lies fully within the administrative boundary of Stockton-on-Tees Borough Council and in Port Clarence, Stockton-on-Tees, Teeside. The site is surrounded by existing and operational industrial facilities and businesses to the east, north and south.

Update on the scheme

The total area within red line boundary (RLB) has increased from approximately 75 hectares to approximately 220 hectares. The Applicant outlined the reasons for this increase in area:

1. Further area included outside the existing Tees Valley 1 (TV1) /Tees Valley 2 (TV2) sites where main SAF facility to be located

The project design is optimised to accommodate the updated licensor data in relation to required increased plot sizes and configuration. It allows improved process flow and equipment/ unit spacing. The plot plan is improved in terms of health and safety (e.g.

greater distances between units in case of fire), constructability and access. The existing power plant will be replaced with a larger unit.

2. Wharfs/Jetties now included

The Applicant always intended to utilise the existing wharfs/jetties for incoming vessels during the construction period and for outgoing vessels for the end product during operation.

3. Heavy haul route expanded

Provides flexibility in wharf options and on equipment transport routes (e.g. modules could be parked without blocking existing routes). Intermediate staging points could be set up to minimise impacts on other users.

4. Inclusion of Navigator Rail Terminal

To facilitate interfacing with existing infrastructure which provides air supply, power etc. It also provides options for feedstock storage and provides an alternative route for rail.

5. Pipeline Corridor Extension

Increased space for routing and service roads, provides options for pipeline routings to Navigator. Widened areas adjacent to Sembcorp corridor due to uncertainty of other new projects using this route. Access provided to the Northern portion of Navigator Terminal's Seal Sands storage facility where existing tanks are located next to the Conoco Philips facility. The Applicant wants to add a north-east pipeline to provide access to the Navigator facility.

6. Inclusion of Navigator Marine

Site included for potential product storage and export.

The Applicant reiterated that the increase in area provides for the additional infrastructure while the infrastructure within the main SAF plant remains largely the same.

Policy

The Applicant outlined the relevant National Policy Statements (NPSs) that considered to be relevant to the proposed development.

The adopted NPS (2011)

- **EN-1:** Overarching NPS for energy
- **EN-2:** Fossil Fuel Electricity Generating Infrastructure
- **EN-5:** Electricity Networks Infrastructure

The draft revised NPS (2023)

- **EN-1:** Overarching NPS for energy
- **EN-2:** Natural Gas Electricity Generating Infrastructure
- **EN-5:** Electricity Networks Infrastructure

Environmental Impact Assessment (EIA) Scoping

The Applicant intends to submit the EIA Scoping Report during July 2023. The Applicant outlined the environmental aspects to be included within the EIA Scoping Report as well as

the aspects proposed to be scoped out. The Applicant highlighted that flexibility is being sought regarding the project design however this is likely to be refined as the project progresses.

The Inspectorate reminded the Applicant to ensure that the scoping request follows the requirements of Advice Note 7, including providing the GIS Shapefile 10 days in advance of the scoping request and ensuring the shapefile meets the technical requirements. The Inspectorate also advised that the Scoping Report should avoid the release of sensitive information including personal data under GDPR and information which could cause harm to sensitive or vulnerable ecological features. Should the Scoping Report exceed the recommended file size, the Inspectorate suggested that the Applicant consider splitting the document appropriately.

Habitats Regulations Assessment (HRA)

The Applicant has had some initial discussions with Natural England to discuss the scope of supporting protected species information, wintering bird surveys, nutrient neutrality and water quality. The Applicant is considering the use of an Evidence Plan to capture this information. The Applicant queried whether the Inspectorate wishes to review the draft Evidence Plan. The Inspectorate welcomes the use of the Evidence Plan process. This process is predominantly run between the Applicant and the relevant Statutory Nature Conservation Bodies (SNCB); however, the Inspectorate would expect to be able to comment on the draft plan (although this does not preclude further information being sought during the Examination). If required, the Inspectorate is also able to play a facilitative role in reaching agreement between the parties. The Applicant is referred to [Annex H of Advice Note Eleven](#) for more information on the Evidence Plan process. The Inspectorate expects to agree the Terms of Reference prior to commencement of this process.

The Applicant indicated that a nutrient neutrality statement would be submitted as part of the Scoping Report but queried whether this information was also required to be submitted as a standalone document as part of the DCO submission. Nutrient neutrality is a means of ensuring that a development plan or project does not add to existing nutrient burdens within catchments, so there is no net increase in nutrients as a result of the plan or project. Nutrient pollution will need to be considered in relation to the Habitats Regulations Assessment (HRA) where there is potential for impacts to European sites, designated as protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Whether this forms part of the HRA documents or a standalone nutrient neutrality document is at the discretion of the Applicant. The scoping process relates to the scope and level of detail of the information to be provided in the Environmental Statement, pursuant to the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations) and is therefore a separate legal duty. Nutrient neutrality information may also be relevant to the Scoping process; where the Applicant is seeking to scope out nutrient pollution from the Environmental Statement, sufficient justification should be provided within the Scoping Report to support the Inspectorate with this aim (this could take the form of a nutrient neutrality statement but is ultimately up to the Applicant's discretion).

Consultation and engagement

The Applicant is already in consultation with Natural England and the Environment Agency, including regarding the Environmental Permits required on-site. The Applicant has also been in regular contact with local authorities with recent meetings on the principles of consultation. The Applicant advised that the site is not very close to residential properties except the community of Port Clarence. The Applicant also had engaged with local councillors and the local MP. The Applicant will be launching a new project website alongside with the EIA scoping to explain the project and increase the understanding of the technology as well to a wide range of stakeholders. The Inspectorate recommended that the Applicant avoids non-statutory consultation within the scoping consultation period to limit consultation fatigue. However, the Applicant clarified that a 'soft launch' is proposed which would include a project website for engagement and raising awareness post-EIA scoping.

The Applicant is looking to engage with the local authority on the Statement of Community Consultation (SoCC). The Applicant will send the SoCC to neighbouring authorities for their information.

In terms of Statutory Consultation, the Applicant is looking at late 2023. The Applicant will keep the Inspectorate updated and will send copies of consultation materials on time.

The Applicant is looking to seek PINS' review of a number of application documents like the Development Consent Order, explanatory memorandum, and consultation report. The Applicant will keep in touch with the Inspectorate regarding the time to submit the documents.

Indicative Programme

EIA scoping submission: July 2023

Ongoing engagement: Summer 2023

SoCC submission: Late summer 2023

Preliminary Environmental Information Report (PEIR) preparation: Autumn 2023

Statutory consultation 2023-2024

Potential draft document review: Early 2024

DCO submission: Q2 2024

AOB

Further to the previous meeting, the Applicant is still finalising work around a potential connection to the Net Zero Teeside (NZZ) project.

The Applicant will keep in touch with the Inspectorate to arrange for the next meeting, tentatively in late September this year.

