



Inception Meeting note

Project name	Lighthouse Green Fuels Project
Case reference	EN0110025
Status	Final
Author	The Planning Inspectorate
Date of meeting	15 September 2025
Meeting with	Meeting with Lighthouse Green Fuels Projects Limited (the applicant)
Venue	Microsoft Teams
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 (PA2008). Any advice given under section 51 would not constitute legal advice upon which applicants (or others) could rely.

The Inspectorate explained that the publication of the meeting note could be delayed up to six months, or until a formal scoping request had been submitted (if requested by an Applicant for commercial sensitivity reasons)

The proposed development

The applicant is a wholly-owned subsidiary of Alfanar Energy Limited. It intends to seek a Development Consent Order (DCO) for the construction and operation of a Sustainable Aviation Fuel (SAF) manufacturing plant and associated connections and works, which is described in the Section 35 direction issued on 8 September 2025 by the Secretary of State for Energy Security and Net Zero. For power supply reasons the project incorporates a biomass-fired combined heat and power generating station with a capacity in excess of 50MW which is a NSIP in its own right and does not therefore form part of the Section 35 direction. The project is therefore a development of national significance pursuant to the above Section 35 direction as well as incorporating a biomass generating station Nationally Significant Infrastructure Project under sections 14 and 15 of the Planning Act 2008. The site of the SAF manufacturing plant is a cleared former industrial site at Seal Sands in Stockton-on-Tees Borough Council and connection corridors will extend outwards from this site including into the area of Redcar and Cleveland Borough Council. The project will represent the UK's first commercial-scale, second-generation SAF facility.

Associated works include marine transport infrastructure, product and utility connections, waste treatment and discharge facilities, and an air separation unit, with core components comprising feedstock reception, storage and pre-treatment, works to a quay to allow the import of construction modules, feedstock and potentially also export of finished product, and the biomass Combined Heat and Power plant. The scheme is expected to displace/avoid 350,000 tonnes of CO₂ per year. The applicant confirmed that the previous Teesside SAF proposal is no longer being pursued and that no DCO application for that scheme will be brought forward. In response to the Planning Inspectorate's queries on carbon capture, the applicant advised that the process of SAF production includes CO₂ removal but its sequestration (nor post combustion carbon capture for the biomass plant) is not included in the current application. The outgoing Carbon Capture Readiness regulations do not apply to the biomass plant due to its output capacity being under 300MWe.

Consenting programme and introduction to the pre-application programme document

The applicant's proposed DCO timeline

- Submission of EIA Scoping Request – September/October 2025
- Issue PEIR– Q4 2025/Q1 2026
- Consultation with host local authorities on Draft SoCC – September/October 2025
- Statutory consultation period – Q4 2025/Q1 2026
- Consultation with host local authorities on draft Adequacy of consultation milestone (AoCM) document – March 2026
- Submission of adequacy of consultation milestone to PINS - April 2026
- DCO application submission anticipated - June/July 2026

The applicant stated that the proposed timeline may be subject to updates, with further detail added in subsequent revisions of the Programme Document as timescales are refined during the pre-application stage. They also expressed an intention to accelerate the programme to support the objectives of the SAF mandate objectives.

The applicant requested feedback on the draft Programme Document submitted to the Planning Inspectorate. The Inspectorate queried whether the applicant intends to make use of the Inspectorate's draft document review service given the applicant's request for the standard service tier.

The applicant clarified that it may be challenging to be accommodated within the current programme but will consider it further and confirm in due course.

Early engagement with statutory bodies and local authorities, and other stakeholder engagement to date

The applicant discussed its approach to stakeholder engagement, which included initial engagement on the application including PINS, the host authorities (STBC and RCBC) and key stakeholders. This will be followed by activities associated with project launch and a comprehensive consultation exercise with both stakeholders and the public. The applicant

highlighted that further details will be set out in their Statement of Community Consultation (SoCC), this includes updates to the project website and distribution of mailed updates/information.

Environmental constraints and issues

The applicant acknowledged a number of environmental and logistical challenges associated with the project. In particular, marine works require consideration in relation to marine ecology. It was noted that third-party agreements will be required along the required utility corridors, and that delays may arise if these negotiations are not progressed in a timely manner. The applicant further identified risks to the delivery of key project milestones, citing the need for additional environmental surveys and the associated seasonal constraints, as well as ongoing discussions with statutory nature conservation bodies regarding the assessment methodology. In response to a query from the Planning Inspectorate, the applicant confirmed that engagement with the Health and Safety Executive (HSE) had begun. Discussions on COMAH typically take place after a DCO has been granted and when more details are available on site management and control systems. The Planning Inspectorate emphasised the importance of initiating dialogue with HSE at the earliest opportunity to support regulatory compliance and facilitate an efficient development process.

EIA scoping

The applicant explained that the EIA scoping report had been drafted, engagement with statutory consultees was ongoing, and it intended to submit its scoping report in September/October 2025.

Environmental surveys

Environmental surveys have commenced or have been programmed for the following: habitats classification, preliminary ecological appraisal of the site, protected species surveys, noise, ground contamination and traffic. The applicant noted that it is also using existing data from other developments in the vicinity to support the characterisation of the baseline.

Consultation (statutory and non-statutory)

The applicant has confirmed that a new draft Statement of Community Consultation (SoCC) is under development, drawing on the approach adopted for the 2024 consultation and reflecting feedback received from the two host authorities. The Inspectorate advised that consultation materials must clearly distinguish between the current project and the previous scheme.

To address these concerns, the draft SoCC will introduce measures to ensure clarity on the new application, including explicit notification of changes within consultation documents. Early engagement has been undertaken with all stakeholders involved in the 2024 process, and the primary consultation zone has been defined to include all properties previously consulted. Initial discussions with both host authorities regarding the emerging SoCC approach have been positively received, and it is intended that the formal consultation period with local authorities will run for 28 days.

The applicant will conduct a 5 week statutory consultation, which will include a mailing to stakeholders, mailing to nearest properties, in person consultation events, webinars, online survey, press notices and a press release..

Specific decisions/ follow-up required?

The following actions were agreed:

- PINS to provide comments on the applicant's Programme Document

Annex A

Meeting attendees

Organisation	Role
Planning Inspectorate	Operations Lead
Planning Inspectorate	Operations Manager
Planning Inspectorate	Senior Environmental Advisor
Planning Inspectorate	Senior Environmental Advisor
Planning Inspectorate	Environmental Advisor
Planning Inspectorate	NSIP Case Officer
Planning Inspectorate	NSIP Placement Student
The Applicant	Alfanar, UK Country Head of Projects
The Applicant	Alfanar, Engineering and Technical Director
The Applicant	Alfanar, Development Manager
The Applicant	Alfanar, Senior Legal Counsel
The Applicant	DWD, Planning Lead
The Applicant	Arup, Environmental Lead
The Applicant	Cavendish, Communications Lead
The Applicant	Burges Salmon, DCO Legal Lead