

Date: 10 April 2026
Your Ref: EN0110025
Our Ref: 16694a

DWD

69 Carter Lane
London
EC4V 5EQ

For the attention of [REDACTED]
Case Manager Team Leader

The Planning Inspectorate
c/o QUADIENT
69 Buckingham Avenue
Slough
SL1 4PN

By email only to: lighthousegreen@planninginspectorate.gov.uk

Dear [REDACTED],

PLANNING INSPECTORATE REFERENCE: EN0110025

LIGHTHOUSE GREEN FUELS PROJECT, LAND AT SEAL SANDS (FORMER INEOS NITRILES SITE), STOCKTON-ON-TEES, TEESSIDE, TS2 1UB

NOTIFICATION IN ACCORDANCE WITH SECTION 46 'DUTY TO NOTIFY SECRETARY OF STATE OF PROPOSED APPLICATION' OF THE PLANNING ACT 2008

I write on behalf of LGF Projects Limited (the 'Applicant') in connection with the Lighthouse Green Fuels Project (the 'Proposed Development').

The Applicant is proposing to submit an application (the 'Proposed Application') seeking development consent pursuant to Section 37 of the Planning Act 2008 (the 'PA 2008') from the Secretary of State (the 'SoS') for Energy Security and Net Zero for the construction, operation and maintenance of the Proposed Development, comprising a Sustainable Aviation Fuel ('SAF') production facility and associated development.

The Proposed Development Site (the 'Site') comprises a main site which would be located on land at Seal Sands Road, Seal Sands, Middlesborough, within the administrative boundary of Stockton-on-Tees Borough Council, and various connection corridors some extending into the administrative area of Redcar and Cleveland Borough Council. The SAF production facility would be located on the main site, the majority of which was previously occupied by the INEOS Nitriles chemical plant.

The Proposed Development comprises the following elements:

- Feedstock sustainably sourced biomass) reception and storage
- Feedstock pre-treatment facility;
- A main gasification facility to process sustainably sourced biomass and syngas clean-up apparatus.
- Fischer-Tropsch process units.
- Refining units.

- Feedstock, intermediates and finished product storage.

To support the SAF production activities, a number of ancillary and associated operations and works are required, including:

- A new quay with ship loading/offloading infrastructure.
- Supporting infrastructure and utility connections.

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 main site. The purpose of this is to provide electricity, steam and heat to support the operation of the Proposed Development.

The Applicant carried out statutory consultation on the Proposed Development between December 2025 and January 2026 (the 'statutory consultation') pursuant to Sections 42, 47 and 48 of the PA 2008. The Applicant notified the SoS of the statutory consultation via the Planning Inspectorate ('PINS') pursuant to Section 46 of the PA 2008 on 28 November 2025. PINS acknowledged the Section 46 notification on 9 December 2025.

Since the statutory consultation, the Applicant has continued to engage with interested parties with a view to addressing comments and agreeing common ground, while also continuing with Front End Engineering Design ('FEED'). As a result the Applicant is proposing a number of changes to the Proposed Development, some of which require increases to the proposed Order limits. The changes are not considered to raise issues of substantial public interest and, as such, community consultation is not proposed. The Applicant will therefore be carrying out further consultation that is targeted in nature.

This consultation exercise comprises both statutory and non statutory consultation components. There is a targeted non statutory consultation of prescribed consultees and a targeted Section 42 consultation of affected and potentially affected landowners. This Section 46 letter relates to the Section 42 component, although it should be noted that the non statutory consultees will receive substantively the same documentation, with different covering letters.

The targeted Section 42 consultation of affected and potentially affected landowners will commence on 13 April 2026 and the deadline for the submission of feedback will be 13 May 2026. Details of the consultation activities and the feedback received will be contained in the Consultation Report that will be submitted with the application for development consent.

This letter therefore represents the Applicant's formal notification to the SoS of the targeted Section 42 consultation of affected and potentially affected landowners pursuant to Section 46 of the PA 2008 and is accompanied by the documents and plans (the 'Consultation Documents') that the Applicant intends to provide to the Section 42 affected and potentially affected landowners. Copies of the Consultation Documents are enclosed and include:

- Example copy of the targeted Section 42 consultation letter to affected and potentially affected landowners.
- A 'Proposed Order Limits (Targeted Consultation)' plan showing the updated proposed Order limits.
- A 'Draft Order Limit/ targeted Consultation Changes' plan showing changes to the proposed Order limits since the statutory consultation.

- A Preliminary Environmental Information Report ('PEIR') Addendum – this describes the proposed changes and considers how the changes modify the description of the Proposed Development and the environmental assessments presented in the PEIR, which was made available during the statutory consultation.

For information only we also enclose an example copy of the non statutory consultation letter to prescribed consultees.

We are enclosing the Consultation Documents by means of the following fileshare link: [https://dwd.ctit.co/url/nzx7ivmxxqbzytk](https://dwd.ctit.co/url/nzx7ivmxxqbzyvtk) (please note that the documents will not be available before 13th April).

The Consultation Documents will be accessible to consultees via the Project Website: www.lighthousegreenfuels.co.uk/consultation (please note that the documents will not be available before 13th April).

I look forward to receiving the SoS's acknowledgement of the Applicant's notification to the SoS of the targeted Section 42 consultation pursuant to Section 46 of the PA 2008. In the meantime, should you have any questions please do not hesitate to contact myself or [REDACTED] ([REDACTED]@dwd-ltd.co.uk).

Yours sincerely

[REDACTED]

Colin Turnbull MRTPI
Director
DWD

For and on behalf of LGF Projects Limited

[REDACTED]@dwd-ltd.co.uk

[REDACTED]