

The Lighthouse Green Fuels Order

Application Reference: EN0110025

Applicant: LGF Projects Limited

Consultation Report Appendix Part 6 – Appendix H

Document Reference: 5.1.7

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Planning Act 2008

Infrastructure Planning (Applications: Prescribed Forms and Procedures)

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Appendix H1 Email to Redcar and Cleveland Borough Council regarding targeted consultation



RE: Lighthouse Green Fuels DCO Follow up meeting RCBC

From

Date Thu 4/2/2026 3:02 PM

To

Cc

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Dear

**REQUEST FOR A MEETING AND NOTIFICATION OF FURTHER CONSULTATION –
LIGHTHOUSE GREEN FUELS PROJECT, LAND AT SEAL SANDS (FORMER INEOS
NITRILES SITE), STOCKTON-ON-TEES, TEESSIDE, TS2 1UB**

Per the email below to [REDACTED] I write on behalf of LGF Projects Limited in relation to the Lighthouse Green Fuels Project (the 'Project') to request a follow up meeting with Redcar and Cleveland Borough Council (RCBC). Please could you provide your availability in April for a meeting in relation to the project.

I also write to inform you of further consultation that the Applicant will be undertaking in respect of the Proposed Development.

Since the statutory consultation in December 2025 and January this year, 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 now proposing a small number of changes to the Proposed Development, some of which require increases to the proposed Order limits (the Proposed Development boundary). The Applicant will therefore be carrying out further consultation in the form of targeted consultation with key stakeholders and affected and potentially affected landowners in respect of the proposed changes. The changes are not considered to raise issues of substantial public interest and, as such, community consultation is not proposed. Redcar and Cleveland Borough Council will be included within the targeted consultation.

The targeted consultation will commence shortly after the Easter holidays and the consultation letters issued will be accompanied by plans providing information on the proposed changes. The project website will also be updated to provide information on the changes that can be accessed by the local community.

We will be in contact again after the Easter holidays to advise you of the start of the targeted consultation. In the meantime, if you have any questions please do hesitate to contact me or my colleague [REDACTED]

Kind regards,

[REDACTED]

T: [REDACTED]



Chartered Surveyors & Town Planners

69 Carter Lane, London, EC4V 5EQ

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This email is not intended, nor shall it form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence by each party's solicitor. Where this Email message is sent in connection with a contentious issue, the contents are Without Prejudice.

From: [REDACTED]

Sent: 2 [REDACTED] 10:02

To: [REDACTED] >

Cc: [REDACTED]

Subject: Lighthouse Green Fuels DCO Follow up meeting RCBC [Filed 25 Mar 2026 10:02]

Dear [REDACTED]

I write on behalf of LGF Projects Limited in relation to the Lighthouse Green Fuels Project (the 'Project') to request a follow up meeting with Redcar and Cleveland Borough Council (RCBC).

Following the close of the statutory consultation period on 13 January 2026, the Applicant has been reviewing the responses received from the consultation, making further refinements of the Project design and preparing the DCO Application.

To that end, the Applicant would welcome a meeting with RCBC during April to discuss the following suggested topics:

- Project update including programme
- Approach to DCO requirements
- DCO discharge procedure

I understand that you are set to retire prior to this meeting taking place. Please could you provide the contact details of the officer who would be taking over this project and also forward this request for meeting dates.

Kind regards,

[REDACTED]

[REDACTED]

Chartered Surveyors & Town Planners

69 Carter Lane, London, EC4V 5EQ

[REDACTED]



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Appendix H2 Email to Stockton-on-Tees Borough Council regarding targeted consultation

**RE: Lighthouse Green Fuels DCO Follow up meeting STBC**

From

Date Thu 4/2/2026 2:57 PM

To

Cc

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear

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

I am writing on behalf of LGF Projects Limited (the 'Applicant') in connection with the Lighthouse Green Fuels Project (the 'Proposed Development') to inform you of further consultation that the Applicant will be undertaking in respect of the Proposed Development.

Since the statutory consultation in December 2025 and January this year, 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 now proposing a small number of changes to the Proposed Development, some of which require increases to the proposed Order limits (the Proposed Development boundary). The Applicant will therefore be carrying out further consultation in the form of targeted consultation with key stakeholders and affected and potentially affected landowners in respect of the proposed changes. The changes are not considered to raise issues of substantial public interest and, as such, community consultation is not proposed. Stockton on Tees Borough Council will be included within the targeted consultation.

The targeted consultation will commence shortly after the Easter holidays and the consultation letters issued will be accompanied by plans providing information on the proposed changes. The project website will also be updated to provide information on the changes that can be accessed by the local community.

We will be in contact again after the Easter holidays to advise you of the start of the targeted consultation. In the meantime, if you have any questions please do hesitate to contact me or my colleague

Kind regards,



Chartered Surveyors & Town Planners
69 Carter Lane, London, EC4V 5EQ

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This email is not intended, nor shall it form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence by each party's solicitor. Where this Email message is sent in connection with a contentious issue, the contents are Without Prejudice.

From: [REDACTED]
Sent: 25 March 2026 10:06
To: [REDACTED]
Cc: [REDACTED]
Subject: Lighthouse Green Fuels DCO Follow up meeting STBC [Filed 25 Mar 2026 10:05]

Dear [REDACTED]
I write [REDACTED] half of LGF Projects Limited in relation to the Lighthouse Green Fuels Project (the 'Project') to request a follow up meeting with Stockton on Tees Borough Council (STBC).

Following the close of the statutory consultation period on 13 January 2026, the Applicant has been reviewing the responses received from the consultation, making further refinements of the Project design and preparing the DCO Application.

To that end, the Applicant would welcome a meeting with STBC during April to discuss the following suggested topics:

- Project update including programme
- Approach to DCO requirements
- DCO discharge procedure

Please could you provide your dates of availability during April and share this request with any colleagues at STBC who should also attend.

Kind regards,

[REDACTED]

[REDACTED]

Chartered Surveyors & Town Planners
69 Carter Lane, London, EC4V 5EQ



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Appendix H3 Planning Inspectorate correspondence regarding targeted consultation

Annex H3-1 Letter to Planning Inspectorate about targeted
consultation

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



For the attention of [REDACTED]
Case Manager Team Leader
The Planning Inspectorate
[REDACTED]

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.

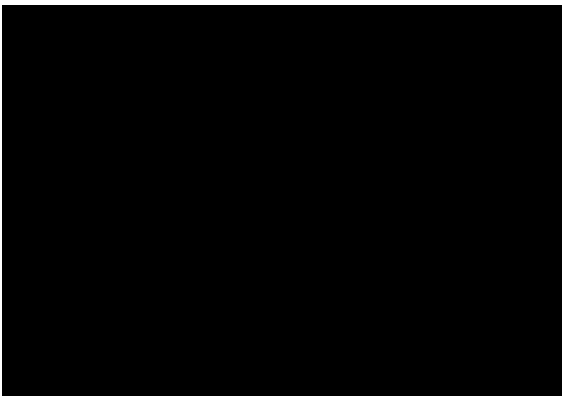
For information only we also enclose an example copy of the non statutory consultation letter to prescribed consultees.

We are enclosing the Consultation Documents by means of the following fileshare link: <https://dwd.ctit.co/url/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 


Yours sincerely



Annex H3-2 Acknowledgement from Planning Inspectorate

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

Customer
Services: 0303 444 5000
e-mail: LighthouseGreen@planninginspectorate.gov.uk

To LGF Projects Limited

Our Ref: EN0110025

Date: 21 April 2026

By email only

Dear [REDACTED]

Planning Act 2008 – section 46 and The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 – regulation 8

Proposed application by LGF Projects Limited for an order granting development consent for Lighthouse Green Fuels Project

Acknowledgement of receipt of information concerning proposed application

Thank you for your email of 10 April 2026 and the following documentation in relation to your formal notification to the Planning Inspectorate of the targeted Section 42 consultation of affected and potentially affected landowners you are undertaking:

- Example copy of the targeted Section 42 consultation letter to affected and potentially affected landowners.
- A 'Proposed Order Limits (Targeted Consultation)' plan
- A 'Draft Order Limit/ targeted Consultation Changes' plan
- A Preliminary Environmental Information Report ('PEIR') Addendum

We acknowledge that you have notified the Planning Inspectorate of the proposed application for an order granting development consent for the purposes of section 46 of The Planning Act 2008 and supplied the information for targeted consultation under section 42.

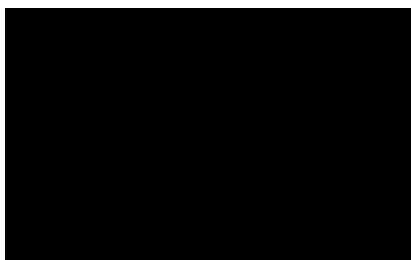
We also acknowledge notification in accordance with regulation 8(1)(b) of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 that you propose to provide an environmental statement in respect of the proposed development.

Please contact us if you have any queries.

<https://national-infrastructure-consenting.planninginspectorate.gov.uk/>



Yours faithfully,



This communication does not constitute legal advice.
Please view our ['Privacy Notice'](#) before sending information to The Planning Inspectorate.

Appendix H4 Targeted consultation letters and emails

Annex H4-1 Letter sent to consultees under S42(1)(d) Friday 10 April 2026

Contact name

Address line 1

Address line 2

Address line 3

Address line 4

Postcode

Friday 10 April 2026

Dear Sir/Madam,

LIGHTHOUSE GREEN FUELS DEVELOPMENT CONSENT ORDER

Targeted consultation on proposed changes to proposed application for development consent under Section 42 of the Planning Act 2008 (the Act) and the Infrastructure Planning (Applications: Prescribed Forms and Procedures) Regulation 2009 (the APFP Regulations)

LGF Projects Limited ("the Applicant") is writing to you regarding targeted consultation relating to the proposed Lighthouse Green Fuels Project (the "Proposed Development") located at Seal Sands in the borough of Stockton-on-Tees with connection corridors extending into the borough of Redcar and Cleveland.

The Proposed Development is a project of national significance. The Applicant intends to submit an application to the Secretary of State for Energy Security and Net Zero for a Development Consent Order (DCO) later in 2026. The Planning Inspectorate reference for the project is EN0110025.

The Applicant undertook statutory consultation on the Proposed Development between December 2025 and January 2026, supported by a Preliminary Environmental Information Report (PEIR).

Following feedback received during statutory consultation, together with further design development and technical assessment, the Applicant has identified a small number of required changes to the Proposed Development and therefore will be carrying out further targeted consultation.

The Act requires us to consult with categories of person:

- (1) landowners, tenants and occupiers of the land subject to the development proposals; and
- (2) those with certain other interests in land.

We believe you fall into at least one of these categories and the proposed changes to the application impacts land you have an interest in. Enclosed with this letter are plan(s) outlining the changes impacting your land.

A targeted consultation on these changes will run from Monday 13 April 2026 to 11.59pm on Wednesday 13 May 2026.

The table below summarises the proposed changes which are the subject of this targeted consultation:

1	Connection to the Northern Endurance Partnership (NEP) CO₂ Gathering Network This change introduces a potential new CO ₂ export pipeline connection from the Main Site to consented NEP infrastructure, enabling permanent offshore storage of CO ₂ and further reducing the carbon intensity of the sustainable aviation fuel and naphtha produced. One connection option would require additional land outside the draft Order limits presented at statutory consultation; an alternative option would be entirely within the existing draft Order limits.
2	Additional electrical connection It is proposed to provide an additional off-site electrical connection from the existing North Bank switchyard to the Main Site. This would require a new underground cable route through previously developed land to the south of the Site and the inclusion of additional land within the draft Order limits to allow flexibility in routing.
3	Process wastewater pipeline replacement Further design development has identified that an existing wastewater pipeline proposed for reuse is not suitable for long-term operation. It is therefore proposed to replace the existing pipeline, including works within the Sembcorp No. 2 Tunnel. This change requires updated assessment of construction effects, but does not result in any change to the proposed Order Limits shown on the enclosed plans.
4	Minor additions to the draft Order limits In addition to land required for Changes 1 and 2, small additions to the draft Order limits are required to facilitate access, construction and operation of pipelines and cables associated with the Proposed Development.

The Proposed Development is an Environmental Impact Assessment (EIA) development under the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017. A Preliminary Environmental Information Report (PEIR) was prepared for the statutory consultation. The proposed changes have been assessed and a PEIR Addendum has been prepared to support this targeted consultation. The PEIR Addendum concludes that, with appropriate mitigation, the proposed changes are not expected to give rise to any new significant adverse environmental effects, either individually or cumulatively.

The PEIR Addendum is available to view online at www.lighthousegreenfuels.co.uk/consultation and should be read alongside the original PEIR and supporting consultation material which remains on the website.

Make your comments

If you wish to comment on the proposed changes, you can submit feedback in the following ways:

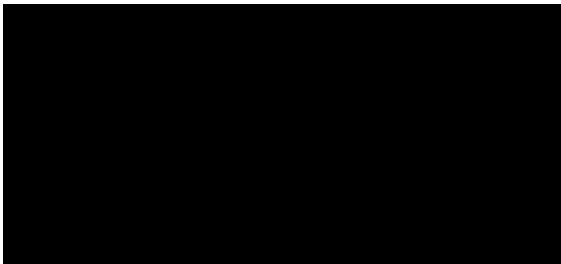
- Email: **info@lgf.com**
- Post: **Freepost LIGHTHOUSE GREEN FUELS** (no stamp needed)

Please provide any feedback by **11.59pm on Wednesday 13 May 2026**. When responding, please indicate who is making the representation and provide an address for correspondence.

The Applicant may be required to make copies of consultation responses available to the Planning Inspectorate. Personal data will be handled in accordance with the Applicant's privacy policy, available on the project website.

If you have any questions regarding the content of this letter, the proposed changes or the PEIR Addendum, please contact the project team via info@lgf.co.uk and [0800 157 7346](tel:08001577346).

Kind regards,



Annex H4-2 Letter sent to consultees under S42(1)(a-c) Friday 10
April 2026

Friday 10 April 2026

Dear Sir/Madam,

LIGHTHOUSE GREEN FUELS DEVELOPMENT CONSENT ORDER

Targeted consultation on proposed changes

LGF Projects Limited (“the Applicant”) is writing to you regarding targeted consultation relating to the proposed Lighthouse Green Fuels Project (the “Proposed Development”) located at Seal Sands in the borough of Stockton-on-Tees.

The Proposed Development is a project of national significance under the Planning Act 2008. The Applicant intends to submit an application to the Secretary of State for Energy Security and Net Zero for a Development Consent Order (DCO) later in 2026. The Planning Inspectorate reference for the project is EN0110025.

The Applicant undertook statutory consultation on the Proposed Development between December 2025 and January 2026, supported by a Preliminary Environmental Information Report (PEIR).

Following feedback received during statutory consultation, together with further design development and technical assessment, the Applicant has identified a small number of required changes to the Proposed Development. **A targeted consultation on these changes will run from Monday 13 April 2026 to 11.59pm on Wednesday 13 May 2026.**

The table below summarises the proposed changes to the Proposed Development which are the subject of this targeted consultation:

	Connection to the Northern Endurance Partnership (NEP) CO₂ Gathering Network
1	This change would introduce a potential new CO ₂ export pipeline connection from the Main Site to consented NEP infrastructure, enabling permanent offshore storage of CO ₂ and further reducing the carbon intensity of the sustainable aviation fuel and naphtha produced. One connection option would require additional land outside the draft Order limits presented at statutory consultation; an alternative option would be entirely within the existing draft Order limits.

2	Additional electrical connection It is proposed to provide an additional off-site electrical connection from the existing North Bank switchyard to the Main Site. This would require a new underground cable route through previously developed land to the south of the Site and the inclusion of additional land within the draft Order limits to allow flexibility in routing.
3	Process wastewater pipeline replacement Further design development has identified that an existing wastewater pipeline proposed for reuse is not suitable for long-term operation. It is therefore proposed to replace the existing pipeline, including works within the Sembcorp No. 2 Tunnel. This change is within the existing draft Order limits but requires updated assessment of construction effects.
4	Minor additions to the draft Order limits In addition to land required for Changes 1 and 2, small additions to the draft Order limits are required to facilitate access, construction and operation of pipelines and cables associated with the Proposed Development.

The Proposed Development is an Environmental Impact Assessment (EIA) development under the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017. A Preliminary Environmental Information Report (PEIR) was prepared for the statutory consultation. The proposed changes have been assessed and a PEIR Addendum has been prepared to support this targeted consultation. The PEIR Addendum concludes that, with appropriate mitigation, the proposed changes are not expected to give rise to any new significant adverse environmental effects, either individually or cumulatively.

The PEIR Addendum is available to view online at www.lighthousegreenfuels.co.uk/consultation and should be read alongside the original PEIR and supporting consultation material which remains on the website.

Make your comments

If you wish to comment on the proposed changes, you can submit feedback in the following ways:

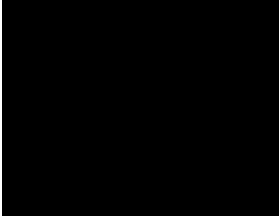
- Email: info@lgf.com
- Post: **Freepost LIGHTHOUSE GREEN FUELS** (no stamp needed)

Please provide any feedback by **11.59pm on 13 May 2026**. When responding, please indicate who is making the representation and provide an address for correspondence.

The Applicant may be required to make copies of consultation responses available to the Planning Inspectorate. Personal data will be handled in accordance with the Applicant's privacy policy, available on the project website.

If you have any questions regarding the content of this letter, the proposed changes or the PEIR Addendum, please contact the project team via info@lgf.co.uk and 0800 157 7346.

Kind regards,



Noaman Al Adhami
LGF Projects Limited

Enclosed: Updated proposed order limits

Annex H4-3 List of stakeholders contacted as part of targeted consultation

Stakeholders contacted at targeted consultation		
Category	Consultee	Organisation name
Environment	The Environment Agency	Environment Agency
Environment	Natural England	Natural England
Environment	The Forestry Commission	Forestry Commission
Environment	The Forestry Commission	Forestry Commission Yorkshire and North East
Environment	North York Moors National Park	North York Moors National Park
Environment	Relevant AONB Conservation Boards	North Pennines AONB
Environment	Relevant AONB Conservation Boards	Nidderdale AONB
Environment	Relevant AONB Conservation Boards	Howardian Hills AONB
Environment	Relevant AONB Conservation Boards	Northumberland Coast National Landscape
Environment	The Joint Nature Conservation Committee	The Joint Nature Conservation Committee
Environment	The Maritime and Coastguard Agency	Maritime and Coastguard Agency
Environment	The Maritime and Coastguard Agency	Maritime and Coastguard Agency - North East
Environment	The relevant local flood authority	Stockton-on-Tees Borough Council
Environment	The relevant local flood authority	Redcar and Cleveland Borough Council
Environment	Trinity House	Trinity House
Government	Marine Management Organisation	Marine Management Organisation
Government	The Secretary of State for Defence	Ministry of Defence
Government	The relevant parish council (or community council in Wales or Scotland)	Billingham Town Council
Government	The relevant parish council (or community council in Wales or Scotland)	Grindon and Thorpe Thewles Parish Council
Government	The relevant parish council (or community council in Wales or Scotland)	Wolviston Parish Council
Government	The relevant parish council (or community council in Wales or Scotland)	Wynyard Parish Council
Government	The relevant parish council (or community council in Wales or Scotland)	Greatham Parish Council
Government	The relevant parish council (or community council in Wales or Scotland)	Newton Bewley Parish Meeting
Government	The relevant parish council (or community council in Wales or Scotland)	Saltburn, Marske & New Marske Parish Council
Government	The relevant parish council (or community council in Wales or Scotland)	Guisborough Town Council

Government	The relevant parish council (or community council in Wales or Scotland)	Nunthorpe Parish Council
Government	Host local authority	Stockton-on-Tees Borough Council
Government	Host local authority	Redcar and Cleveland Borough Council
Government	Neighbouring local authority	Middlesborough Council
Government	Neighbouring local authority	Darlington Borough Council
Government	Neighbouring local authority	Hartlepool Borough Council
Government	Neighbouring local authority	North Yorkshire Council
Government	Neighbouring local authority	Durham County Council
Health	The Health and Safety Executive	Health and Safety Executive
Health	The United Kingdom Health Security Agency	UK Health Security Agency
Health	NHS England	NHS England
Health	The relevant NHS Foundation Trust	NHS Resolution
Non-Prescribed Consultation Bodies	Non-Prescribed Consultation Bodies	Tees Valley Combined Authority
Non-Prescribed Consultation Bodies	Non-Prescribed Consultation Bodies	South Tees Development Corporation
Non-Prescribed Consultation Bodies	Non-Prescribed Consultation Bodies	Hartlepool Development Corporation
Non-Prescribed Consultation Bodies	Non-Prescribed Consultation Bodies	Middlesborough Development Corporation
Non-Prescribed Consultation Bodies	Non-Prescribed Consultation Bodies	Royal National Lifeboat Institution
Other	The relevant police authority	Cleveland Police and Crime Commissioner
Other	The relevant police authority	Tees and Hartlepool Harbour Police
Other	The relevant ambulance service	North East Ambulance Service NHS Foundation Trust
Other	The relevant fire and rescue authority	Cleveland Fire Brigade
Other	Crown Estate Commissioners	The Crown Estate
Other	Crown Estate Commissioners	The Crown Estate (Tees Coastal)
Statutory undertaker (not already listed elsewhere)	The Office of Nuclear Regulation	The Office of Nuclear Regulation
Statutory undertaker (not already listed elsewhere)	The relevant Integrated Care Board(s)	NHS North East and North Cumbria Integrated Care Board
Statutory undertaker (not already listed elsewhere)	Railways	Network Rail
Statutory undertaker (not already listed elsewhere)	Railways	National Highways Historical Railways Estate
Statutory undertaker (not already listed elsewhere)	Dock and Harbour authority	Port Health Harbour Authority
Statutory undertaker (not already listed elsewhere)	Dock and Harbour authority	PD Ports
Statutory undertaker (not already listed elsewhere)	Dock and Harbour authority	South Tees Development Corporation
Statutory undertaker (not already listed elsewhere)	Universal Service Provider	Royal Mail Group

Statutory undertaker (not already listed elsewhere)	Homes and Community Agency	Homes England
Statutory undertaker (not already listed elsewhere)	The relevant water and sewage undertaker	Northumbrian Water
Statutory undertaker (not already listed elsewhere)	The relevant water and sewage undertaker	Anglian Water
Statutory undertaker (not already listed elsewhere)	The relevant public gas transporter	Cadent Gas
Statutory undertaker (not already listed elsewhere)	The relevant public gas transporter	Northern Gas Networks
Statutory undertaker (not already listed elsewhere)	The relevant public gas transporter	Scotland Gas Networks
Statutory undertaker (not already listed elsewhere)	The relevant public gas transporter	Southern Gas Networks
Statutory undertaker (not already listed elsewhere)	The relevant public gas transporter	Wales and West Utilities
Statutory undertaker (not already listed elsewhere)	The relevant public gas transporter	Energy Assets Pipelines
Statutory undertaker (not already listed elsewhere)	The relevant public gas transporter	ES Pipelines
Statutory undertaker (not already listed elsewhere)	The relevant public gas transporter	ESP Pipelines
Statutory undertaker (not already listed elsewhere)	The relevant public gas transporter	ESP Networks
Statutory undertaker (not already listed elsewhere)	The relevant public gas transporter	ESP Connections
Statutory undertaker (not already listed elsewhere)	The relevant public gas transporter	GTC Pipelines
Statutory undertaker (not already listed elsewhere)	The relevant public gas transporter	Harlaxton Gas Networks
Statutory undertaker (not already listed elsewhere)	The relevant public gas transporter	Independent Pipelines
Statutory undertaker (not already listed elsewhere)	The relevant public gas transporter	Last Mile Gas
Statutory undertaker (not already listed elsewhere)	The relevant public gas transporter	Leep Gas Networks
Statutory undertaker (not already listed elsewhere)	The relevant public gas transporter	Quadrant Pipelines
Statutory undertaker (not already listed elsewhere)	The relevant public gas transporter	Squire Energy Limited
Statutory undertaker (not already listed elsewhere)	The relevant public gas transporter	National Gas Transmission
Statutory undertaker (not already listed elsewhere)	The relevant public gas transporter	CNG Services
Statutory undertaker (not already listed elsewhere)	The relevant public gas transporter	Humbly Grove Energy Services
Statutory undertaker (not already listed elsewhere)	The relevant public gas transporter	Inovyn Enterprises
Statutory undertaker (not already listed elsewhere)	The relevant public gas transporter	Mua Gas Limited
Statutory undertaker (not already listed elsewhere)	The relevant public gas transporter	Severn Gas Transportation
Statutory undertaker (not already listed elsewhere)	The relevant public gas transporter	Stark Infra-Gas Limited

Statutory undertaker (not already listed elsewhere)	The relevant electricity generator with CPO Powers	Net Zero Teesside Power Ltd
Statutory undertaker (not already listed elsewhere)	The relevant electricity generator with CPO Powers	Net Zero North Sea Storage Ltd
Statutory undertaker (not already listed elsewhere)	The relevant electricity distributor with CPO powers	Eclipse Power Network
Statutory undertaker (not already listed elsewhere)	The relevant electricity distributor with CPO powers	Energy Assets Networks
Statutory undertaker (not already listed elsewhere)	The relevant electricity distributor with CPO powers	ESP Electricity Limited
Statutory undertaker (not already listed elsewhere)	The relevant electricity distributor with CPO powers	Fulcrum Electricity Assets
Statutory undertaker (not already listed elsewhere)	The relevant electricity distributor with CPO powers	Harlaxton Energy Networks
Statutory undertaker (not already listed elsewhere)	The relevant electricity distributor with CPO powers	Independent Power Networks
Statutory undertaker (not already listed elsewhere)	The relevant electricity distributor with CPO powers	Indigo Power
Statutory undertaker (not already listed elsewhere)	The relevant electricity distributor with CPO powers	Last Mile Electricity
Statutory undertaker (not already listed elsewhere)	The relevant electricity distributor with CPO powers	Leap Electricity Networks
Statutory undertaker (not already listed elsewhere)	The relevant electricity distributor with CPO powers	Mua Electricity
Statutory undertaker (not already listed elsewhere)	The relevant electricity distributor with CPO powers	Optimal Power Networks
Statutory undertaker (not already listed elsewhere)	The relevant electricity distributor with CPO powers	The Electricity Network Company
Statutory undertaker (not already listed elsewhere)	The relevant electricity distributor with CPO powers	UK Power Distribution
Statutory undertaker (not already listed elsewhere)	The relevant electricity distributor with CPO powers	Utility Assets Limited
Statutory undertaker (not already listed elsewhere)	The relevant electricity distributor with CPO powers	Vattenfall Networks Limited
Statutory undertaker (not already listed elsewhere)	The relevant electricity distributor with CPO powers	Northern Power Grid (Northeast) Limited
Statutory undertaker (not already listed elsewhere)	The relevant electricity distributor with CPO powers	Northern Power Grid (Yorkshire) plc
Statutory undertaker (not already listed elsewhere)	The relevant electricity distributor with CPO powers	UK Power Networks
Statutory undertaker (not already listed elsewhere)	The relevant electricity transmitter with CPO powers	National Energy Systems Operator
Statutory undertaker (not already listed elsewhere)	The relevant electricity transmitter with CPO powers	National Grid Electricity Transmission Plc
Statutory undertaker (not already listed elsewhere)	The relevant electricity transmitter with CPO powers	Advanced Electricity Networks Limited
Statutory undertaker (not already listed elsewhere)	The relevant electricity transmitter with CPO powers	Aidien Limited
Statutory undertaker (not already listed elsewhere)	The relevant electricity transmitter with CPO powers	Green Generation Energy Networks CymRu
Statutory undertaker (not already listed elsewhere)	The relevant electricity transmitter with CPO powers	Aurora Utilities
Statutory undertaker (not already listed elsewhere)	The relevant electricity transmitter with CPO powers	Stark Infra-Electricity Limited

Statutory undertaker (not already listed elsewhere)	The relevant electricity transmitter with CPO powers	Vital Energi Power Networks Limited
Statutory undertaker (not already listed elsewhere)	The relevant electricity distributor with CPO Powers	MGT Teesside Limited
Statutory undertaker (not already listed elsewhere)	The relevant electricity distributor with CPO Powers	Statera Energy Limited
Statutory undertaker (not already listed elsewhere)	The relevant electricity distributor with CPO Powers	Sembcorp Utilities (UK) Limited
Statutory undertaker (not already listed elsewhere)	The relevant electricity distributor with CPO Powers	Sembcorp Energy (Wilton Bess) limited
Statutory undertaker (not already listed elsewhere)	The relevant electricity distributor with CPO Powers	EDF Hartlepool power station
Statutory undertaker (not already listed elsewhere)	The relevant electricity distributor with CPO Powers	Independent Distribution Connection Specialists Ltd
Transport	The relevant Highways Authority	Redcar and Cleveland Borough Council Highways Department
Transport	The relevant Highways Authority	Stockton-on-Tees Borough Council Highways Department
Transport	The relevant strategic Highways company	National Highways
Transport	The relevant strategic Highways company	Middlesbrough Council Highways Department
Transport	The Secretary of State for Transport	Department for Transport
Transport	The relevant Transport Authority	Tees Valley Combined Authority

Annex H4-4 Email sent to consultees under S42(1) (a-c)
Monday 13 April 2026



Outlook



Good afternoon,

Please find attached a letter regarding a targeted consultation being undertaken by LGF Projects Limited on proposed changes to the Lighthouse Green Fuels Project, located at Seal Sands, Stockton-on-Tees.

Following statutory consultation carried out between December 2025 and January 2026, and subsequent design development and technical assessment, a small number of changes to the proposed development have been identified.

A targeted consultation on these proposed changes is running until **11.59pm on Wednesday 13 May 2026**. We would welcome any comments you may have within the consultation period. Details of how to respond are set out in the attached letter.

If you have any questions, please do not hesitate to get in touch using the contact details provided.

Kind regards,

Noaman Al Adhami
LGF Projects Limited

Annex H4-5 Letter to S42(1)(a) and s42(d) consultees
regarding email error Friday 12 June 2026



Outlook

Lighthouse Green Fuels - Targeted consultation on proposed changes – email feedback

From Lighthouse Green Fuels <info@lgf.co.uk>

Date Fri 12/06/2026 12:10

Dear Sir/Madam,

LGF Projects Limited (“the Applicant”) wrote to you on 10 April 2026 regarding a targeted consultation on a small number of proposed changes to the Lighthouse Green Fuels Project (the “Proposed Development”) at Seal Sands, within the Borough of Stockton-on-Tees.

According to our records, we have not yet received a response from your organisation.

Due to a typographical error in the original correspondence, we are writing again to ensure you have the opportunity to re-submit feedback. If you have already attempted to respond, please forward your comments to **info@lgf.co.uk**.

We would be grateful if any feedback could be received by **11:59pm on Wednesday 1 July 2026**. Responses received will be considered as part of the targeted consultation.

Should you have any questions, please contact the project team via **info@lgf.co.uk** or on **0800 157 7346**.

Yours faithfully,
LGF Projects Limited

Appendix H5 Consideration of comments on targeted consultation from consultees under S42(1)(a), (b), (d) of the Act

Consultee	Comments made in response to statutory consultation	Applicant response
Anglian Water	Anglian Water expressed support for the Proposed Development in principle but highlighted several potential interfaces between the Proposed Development and its existing water infrastructure. AWS requested that these matters are addressed through the design of the Proposed Development, management plans and Protective Provisions. AWS called for ongoing engagement, early clash detection and asset assessments, protection of operational access to its assets, consideration of impacts on existing and planned infrastructure, and the inclusion of bespoke Protective Provisions and a Statement of Common Ground ahead of DCO submission.	The Applicant acknowledges the presence of Anglian Water assets within the draft Order Limits. Details of water supply requirements and water environment considerations are assessed in Chapter 12: Water Environment (ES Volume 1, Application Document Ref. 6.1.12). The Applicant commits to ongoing engagement with Anglian Water to agree appropriate protection measures and confirms that Protective Provisions for the protection of Anglian Water are included within Schedule 11 of the Draft Development Consent Order (Application Document Ref. 3.1), with discussions to continue on their scope and suitability.
Billingham Town Council	Billingham Town Council has no further comments on the Proposed Development.	The Applicant notes this comment.
BOC	BOC raised concerns regarding the potential impact of the Proposed Development on its existing nitrogen, oxygen, hydrogen and natural gas pipeline network, associated cathodic protection systems and supporting infrastructure located within the Order Limits. BOC emphasised the importance of maintaining existing access, maintenance and operational rights, and highlighted the need to protect its assets from construction activities, electrical interference and any works that could affect the integrity of its pipeline network. BOC requested further details, early engagement and the inclusion of appropriate Protective Provisions.	The Applicant is committed to ongoing engagement to identify and address potential interactions between the Proposed Development and BOC's pipeline infrastructure, rights and operational activities. Protective Provisions for the protection of BOC are included within Schedule 11 of the Draft Development Consent Order (Application Document Ref. 3.1), with discussions to continue on their scope and suitability. Further detail in relation to quayside and jetty works and abnormal load routing, construction compounds, the routing of proposed SAF and pipelines, natural gas and other utility connections, water supply connections, and wastewater discharge arrangements, including surveys, remedial works and pipeline replacement are included in the application documents.
Durham County Council	Durham County Council noted that the proposed changes do not appear to have any implications for County Durham.	The Applicant notes this comment.
Energy Assets Pipeline	Energy Assets Pipeline confirms it holds no sites within the boundary of the Proposed Development.	The Applicant notes this comment.
Environment Agency	The Environment Agency raised concerns that there is currently insufficient information to fully assess the potential impacts of the Proposed Development on water quality, the marine environment, flood risk, water resources and contaminated land. It requested further detail on proposed pipeline installation	The Applicant confirms that the Environment Agency's comments have been incorporated across the Environmental Statement (Application Document Ref. 6.1) . The Applicant continues to engage the Environment Agency throughout the application process. Additional pollution prevention and

Consultee	Comments made in response to statutory consultation	Applicant response
	and replacement methods, drainage and wastewater treatment arrangements, water supply requirements, construction techniques and the management of contamination risks. The Environment Agency emphasised the need for additional assessment of potential impacts on groundwater, surface waters and ecological receptors, together with appropriate mitigation, flood risk safeguards and water efficiency measures. It also highlighted the importance of ongoing engagement, further site investigations and the inclusion of robust environmental assessments within the Environmental Statement to ensure risks to water resources, controlled waters, existing infrastructure and the wider environment are appropriately managed.	construction drainage measures have been included within the Framework Construction Environmental Management Plan (Application Document Ref. 6.3.4), while comments on drainage, water quality, WFD compliance, flood risk and hydraulic modelling have been addressed in Chapter 12: Water Environment (ES Volume 1, Application Document Ref. 6.1.12), the Framework Drainage Strategy (Application Document Ref. 5.7), Flood Risk Assessment (Application Document Ref. 5.7), and the Water Environment Regulations Assessment (Application Document Ref. 5.10). Ecological receptors have also been assessed in Chapter 11: Freshwater and Marine Ecology (Application Document Ref. 6.1.11) and Chapter 10: Terrestrial Ecology (Application Document Ref. 6.1.10) Comments on additional matters raised in the response are referenced in the corresponding chapters of the ES (Application Document Ref. 6.1).
Green Lizard Estates	Green Lizard Estates Limited (GLE) reiterated its support in principle for the Proposed Development but maintained objections to the extent of land and rights it believes may be required. GLE argued that the consultation material continues to provide insufficient information on the land, rights and compulsory acquisition powers being sought, making it impossible to fully assess the impact on the Green Lizard Estate. Concerns were raised regarding the impact on GLE's future development ambitions, strategic infrastructure, access routes and landholdings.	The Applicant acknowledges GLE's concerns regarding land interests, rights and compulsory acquisition, and confirms its commitment to ongoing engagement and negotiation. The Land Plans (Application Document Ref. 2.2) and Works Plans (Application Document Ref. 2.3) provide more information on the impact on GLE's land interests. The Applicant continues to engage with GLE. The Applicant also confirms that the Order Limits for the Proposed Development have been revised, reducing the impact of the Proposed Development on GLE's land interests.
Hartlepool and Middlesbrough Development Corporations	Hartlepool and Middlesbrough Development Corporations do not wish to comment at this time.	The Applicant notes this comment.
Health and Safety Executive	The Health and Safety Executive (HSE) advised that the Proposed Development lies within the consultation zones of	The Applicant acknowledges HSE's comments and confirms that it will continue to engage with relevant site and pipeline

Consultee	Comments made in response to statutory consultation	Applicant response
	several Major Accident Hazard (MAH) sites and pipelines and recommended ongoing engagement with the relevant operators to assess safety. HSE also highlighted the potential need for Hazardous Substances Consent, the requirement to assess vulnerability to major accidents within the EIA, and the need for further consultation with the Explosives Inspectorate due to the Proposed Development's proximity to an explosives safeguarding zone. HSE raised no objection in principle but emphasised the importance of addressing safety, hazardous substances and major accident risk considerations.	operators. Potential interactions with MAH sites and pipelines, together with the Proposed Development's vulnerability to major accidents and disasters, have been assessed within Chapter 19: Major Accidents and Disasters (ES Volume 1, Application Document Ref. 6.1.19) of the ES.
Joint Nature Conservation Committee (JNCC)	The Joint Nature Conservation Committee (JNCC) advised that responsibility for statutory consultation on the Proposed Development rests with Natural England, as the activities are located within terrestrial and inshore waters adjacent to England. JNCC therefore did not undertake a separate review of the application and confirmed that it will not be providing further comments, noting that Natural England will seek JNCC input directly if required.	The Applicant notes these comments.
Maritime and Coastguard Agency	The Maritime and Coastguard Agency (MCA) reviewed the proposed changes and confirmed that, as marine navigation impacts have been scoped out in the PEIR Addendum, the changes are not expected to result in any additional impacts on the marine environment or navigational safety. The MCA therefore raised no objections, subject to its previous Scoping and PEIR comments continuing to be addressed.	The Applicant notes these comments.
National Grid Electricity Transmission	National Grid Electricity Transmission (NGET) does not object to the proposal but seeks ongoing engagement due to the presence of existing and planned electricity transmission infrastructure within or near the Order Limits. NGET highlights nearby substations, overhead lines and underground cables, and requests that appropriate Protective Provisions are included within the DCO to safeguard its assets and rights. NGET also requests that potential impacts on its infrastructure are considered within the Environmental Statement and that consultation continues throughout the DCO process.	The Applicant is working with NGET to secure appropriate protection for its electricity infrastructure and acknowledges the need to safeguard NGET's assets and rights. Protective Provisions are included within Schedule 11 of the Draft Development Consent Order (Application Document Ref. 3.1), with discussions to continue on their scope and suitability.

Consultee	Comments made in response to statutory consultation	Applicant response
Natural England	Natural England confirmed that its previous comments remain applicable to the Proposed Development and should be considered alongside its response to the PEIR Addendum. While it agreed with the screening approach, it highlighted that further assessment and site-specific evidence are still required, particularly in relation to air quality, water quality and construction noise, and their potential effects on the Teesmouth and Cleveland Coast SPA, Ramsar Site and SSSI. Natural England also encouraged ongoing engagement on the HRA, SSSI Assessment and other environmental assessments ahead of the DCO submission.	The Applicant confirms that Natural England's comments have been addressed through ongoing consultation, the preparation of separate Habitats Regulations Assessment (HRA) (Application Document Ref. 5.11.1) and SSSI Assessment (Application Document Ref. 6.3.15), and mitigation measures within the Framework Construction Environmental Management Plan (fCEMP) (Application Document Ref. 6.3.4) . Additional assessment, modelling and evidence relating to air quality, nutrient deposition, wastewater, nutrient neutrality and cumulative effects are included in the ES (Application Document Ref. 6.1) , and additional supplementary surveys have also been undertaken.
Navigator Terminals	Navigator Terminals noted that the targeted consultation does not address concerns raised in its previous consultation response and encouraged continued engagement with the Applicant. It highlighted the need to protect existing electricity connections at the North Bank switchyard, which are critical to terminal operations, and requested that any works affecting this infrastructure are carefully managed. Navigator Terminals also noted that the proposed wastewater pipeline replacement could require more extensive construction activity and emphasised the importance of close liaison regarding works near its site, given the presence of complex infrastructure and the operation of an upper-tier COMAH facility.	The Applicant acknowledges Navigator Terminals' concerns regarding the overlap between the proposed Order Limits and its COMAH-regulated terminals, jetties, pipeline corridors and operational infrastructure, and confirms its commitment to ongoing engagement to identify and implement appropriate protection measures. Potential impacts relating to safety, COMAH interactions and operational risks have been assessed within the ES (Application Document Ref 6.1) . The Applicant also confirmed that Navigator's land interests, easements and rights have been captured within the Book of Reference (Application Document Ref. 4.3) and that Protective Provisions for Navigator Terminals are included within Schedule 11 of the Draft Development Consent Order (Application Document Ref. 3.1) .
Network Rail	Network Rail noted that the proposed changes may affect operational railway infrastructure and requested ongoing engagement with its Asset Protection team to ensure risks are appropriately managed. It highlighted the need to assess impacts on railway assets, deliver any necessary mitigation at the Applicant's expense, and put in place any required asset protection, legal, commercial and protective provisions agreements. Network Rail reserved the right to review its position as further information becomes available and noted	The Applicant is working with Network Rail to secure appropriate protection for existing infrastructure.

Consultee	Comments made in response to statutory consultation	Applicant response
	that the Applicant may be responsible for costs incurred by Network Rail in relation to the Project.	
Net Zero North Sea Storage	NZNSS reiterated concerns raised during the statutory consultation regarding overlaps between the proposed LGF Order Limits and the consented Net Zero Teesside (NZT) and Northern Endurance Partnership (NEP) infrastructure. It noted that the targeted consultation changes, particularly the proposed CO ₂ connection options, electrical connection works and minor Order Limit additions, continue to interact with NEP assets and construction areas. NZNSS emphasised the need to protect existing and future access to NEP infrastructure, carefully manage works within the Sembcorp pipeline corridor and No. 2 Tunnel, and understand any potential safety implications for NEP. NZNSS requested ongoing engagement and coordination to ensure the LGF Project does not adversely affect the delivery or operation of the NZT and NEP projects.	The Applicant acknowledges the interactions between the Proposed Development and the Net Zero Teesside (NZT) and Northern Endurance Partnership (NEP) projects and confirms that ongoing engagement is taking place to ensure appropriate protection measures are agreed. The Applicant has carried out a robust EIA which is presented in the ES (Application Document Ref. 6.1). Protective Provisions for Net Zero North Sea Storage are included within Schedule 11 of the Draft Development Consent Order (Application Document Ref. 3.1) and discussions on these will continue with NZNSS. The Applicant will also continue to engage with NZNSS regarding potential connections to their infrastructure for the export of CO₂. The Applicant also confirms that details of module transfers across NEP infrastructure are provided within Chapter 5: Construction Programme and Management (ES Volume 1, Application Document Ref. 6.1.5) and welcomes continued consultation with NZNSS throughout the development of the project.
Net Zero Teesside Power	NZT Power reiterated concerns raised during the statutory consultation regarding ongoing overlaps between the LGF Order Limits and consented NZT and Northern Endurance Partnership (NEP) infrastructure. It highlighted interactions associated with the proposed CO ₂ connection options, electrical connection works, and minor Order Limit additions, and emphasised the need to protect existing NZT and NEP assets, maintain access to infrastructure and laydown areas, and carefully manage activities within shared corridors, including the Sembcorp No. 2 Tunnel. NZT Power requested continued engagement and assurance that the LGF Project will not adversely affect the delivery, operation or safety of the NZT Project.	As set out above, the Applicant acknowledges the interaction between the Proposed Development and the Net Zero Teesside (NZT) Project and confirms that it has engaged, and will continue to engage, with both NZT Power and NZNSS to ensure protection measures are agreed where appropriate. The Applicant also notes NZT's safety concerns and confirms that consultation will continue as the project develops. Further assessment of potential safety impacts is provided within the ES (Application Document Ref. 6.1).

Consultee	Comments made in response to statutory consultation	Applicant response
North Yorkshire Council	North Yorkshire Council confirmed that it does not cover the Seal Sands area.	The Applicant notes this comment.
Northumberland County Council	Northumberland County Council raises no objection to the Proposed Development.	The Applicant notes this comment.
Northumbrian Water Limited	Northumbrian Water identified a number of water and wastewater assets that could be affected by the proposed changes and noted that additional operational apparatus, land interests and rights may also be impacted. NWL advised that further information and ongoing engagement will be required to fully understand the effects of the Project on its statutory undertaking and assets. NWL requested continued collaboration with the Applicant to agree appropriate protections for its infrastructure and interests.	The Applicant acknowledges the presence of Northumbrian Water assets within the draft Order Limits. Details of water supply requirements and water environment considerations are assessed in Chapter 12: Water Environment (ES Volume 1, Application Document Ref. 6.1.12). Protective provisions for the protection of Northumbrian Water are included within Schedule 11 of the Draft Development Consent Order (Application Document Ref. 3.1). The Applicant confirms its commitment to ongoing engagement with NWL.
Office for Nuclear Regulation	Office for Nuclear Regulation (ONR) noted that the Proposed Development lies within a nuclear site consultation zone but does not comment on pre-application consultations. ONR advised that, at the planning application stage, it would consider whether the development poses an external hazard to the nuclear installation or could be accommodated within local off-site emergency planning arrangements. ONR suggested engagement with the relevant local authority emergency planners and raised no specific concerns at this stage.	The Applicant notes this comment.
PD Teesport	PD Teesport (PDT) stated that concerns raised during the statutory consultation remain unresolved and that the targeted consultation introduces additional PDT operational land within the proposed Order Limits. PDT reiterated that its land is strategically important to the operation of the Port and objected to its use as construction laydown areas, arguing that insufficient justification has been provided and that alternative areas should be considered. PDT also raised concerns regarding potential serious detriment to its statutory harbour undertaking, the lack of substantive engagement on protective provisions, and the potential use of compulsory acquisition powers. PDT requested more proactive engagement and	The Applicant acknowledges PD Teesport's concerns and confirms its commitment to ongoing engagement to agree appropriate protections. The Applicant also confirms that no new crossings are proposed beneath the River Tees, and that mitigation will be developed where required. Protective Provisions for PD Teesport, as statutory harbour authority, are included within Schedule 11 of the Draft Development Consent Order (Application Document Ref. 3.1).

Consultee	Comments made in response to statutory consultation	Applicant response
	warned that, unless these issues are resolved, it intends to maintain and expand its objections throughout the DCO process.	
Redcar and Cleveland Borough Council	The Council reviewed the proposed changes and confirmed that, based on the information provided and insofar as they relate to land within Redcar and Cleveland, it has no adverse comments. The Council noted that the affected land is already in industrial or commercial use and advised that detailed consideration of the proposals will take place through the DCO process with input from relevant technical consultees.	The Applicant notes this comment.
SABIC Petrochemicals	SABIC reiterated the concerns raised in its previous consultation response and stated that these apply equally to the additional land proposed within the targeted consultation. SABIC objected to the inclusion of land at its North Tees site, citing concerns regarding security, impacts on its upper-tier COMAH operations, access to control facilities, the presence of a critical fire water reservoir, and existing electricity infrastructure requiring replacement. SABIC considered the extent of land proposed for the additional electrical connection and Order Limit amendments to be excessive and requested further justification for its inclusion.	The Applicant commits to ongoing engagement with SABIC to agree appropriate protection measures and confirms that Protective Provisions are included within Schedule 11 of the Draft Development Consent Order (Application Document Ref. 3.1) , with discussions to continue on their scope and suitability.
Sembcorp Utilities	Sembcorp reiterated concerns regarding the impact of the proposed changes on its land interests, pipeline corridor and other critical infrastructure. Sembcorp highlighted concerns regarding potential impacts on access, operational safety, emergency response capability and activities within the Sembcorp Pipeline Corridor and Tunnel 2, particularly in relation to the proposed CO ₂ connection, electrical connection, wastewater pipeline replacement and Order Limit changes. Sembcorp requested further detail and engagement, maintained that the justification for acquisition powers has not yet been demonstrated, and emphasised the need to protect the safe and uninterrupted operation of its strategic infrastructure.	The Applicant acknowledges Sembcorp's concerns regarding the potential impact of the Proposed Development on the Sembcorp Pipeline Corridor and confirms its commitment to ongoing engagement to agree appropriate protection measures. Protective Provisions for Sembcorp are included within Schedule 11 of the Draft Development Consent Order (Application Document Ref. 3.1)
Tesco	Tesco stated it had no comments to make at this stage and requested to be notified when a full Transport Assessment has been submitted with the DCO application.	The Applicant notes the importance of managing potential traffic impacts and an assessment of traffic impacts is included in Chapter 18: Traffic and Transport (ES Volume 1, Application

Consultee	Comments made in response to statutory consultation	Applicant response
		Document Ref. 6.1.18) and the associated Appendix 18A: Transport Assessment (Application Document Ref. 6.3.24). The Applicant confirms it will continue to engage with Tesco.
Trinity House	Trinity House has no objections or further comments to make concerning the proposed changes.	The Applicant notes this comment.
UK Health Security Agency	UK Health Security Agency (UKHSA), on behalf of both UKHSA and OHID, reiterated its previous consultation responses and noted that the proposed changes do not appear to assess potential health impacts from Electric and Magnetic Fields (EMF). UKHSA requested that the Applicant either assess the public health impacts of EMFs associated with the proposed electrical infrastructure or provide justification for scoping these effects out of the assessment.	The Applicant notes these comments.
UK Power Networks	UK Power Networks confirmed they do not cover this area.	The Applicant notes this comment.
Virgin Media	Virgin Media provided plans showing the location of its assets within the area, along with documentation relating to the protection of its network infrastructure. The organisation advises that any required diversions of Virgin Media apparatus should be progressed directly with its diversion team via the contact details provided.	The Applicant notes these comments.



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