

**THE VPI IMMINGHAM LLP (LAND AT ROSPER ROAD) COMPULSORY PURCHASE ORDER 2024**

**DOCUMENT CD 8.9**

**SUMMARY PROOF OF EVIDENCE**

**Owen Francis MRTPI  
Director of Planning  
Turley**

## Qualifications and Experience

- 1.1 I am Owen Francis. I hold a Bachelor of Science Degree with Honours in Geography and a Master of Science Degree in City and Regional Planning. I am a Chartered Member of the Royal Town Planning Institute.
- 1.2 I am Director, Head of Planning Wales at Turley Associates Ltd (Turley). Turley is a leading, independent planning and development consultancy operating from 15 regional offices in the UK and Ireland. I lead the Cardiff Office of the business and share distributed leadership responsibilities for the South West of England and Wales regional business unit at Turley. I am a member of the national Net Zero Infrastructure group co-ordinating Turley work in this sector across all UK and Ireland jurisdictions.
- 1.3 I have 20 years' experience as a planning consultant and practitioner. My specialism is industrial decarbonisation and alternative fuels. I was instructed on by VPI Immingham LLP on 21 January 2025. DWD Property and Planning Limited was agent for the Proposed Development at planning application stage, instructed by both VPI and P66 to promote the wider Humber Zero project. I understand that DWD was ruled out of the CPO inquiry process to avoid a conflict of interest.

## The Project

- 1.4 I have been instructed by VPI Immingham LLP as the Acquiring Authority ("**Acquiring Authority**") for The VPI Immingham LLP (Land at Rosper Road) Compulsory Purchase Order 2024 ("**The Order**"). The Order was made on 16 September 2024.
- 1.5 The Proposed Development comprises a Post-Combustion Carbon Capture Plant adjacent to and serving the existing VPI Immingham Combined Heat and Power ("**CHP**") Plant. It will be situated on the Order Land.
- 1.6 The Acquiring Authority is the holder of an electricity generating licence pursuant to the Electricity Act 1989 and is the leaseholder and operator of the VPI Immingham CHP Plant, which is within the Order Land. The freehold owner of the Order Land is Phillips 66 Limited ("**P66**"). The Acquiring Authority proposes to:
  - Permanently acquire the land comprising the P66 Land to facilitate the construction of the Proposed Development.
  - Acquire rights over the CHP Land to allow it to connect the Proposed Development on the P66 Land to the operational VPI Immingham CHP Plant. This will allow for the capture and transport of carbon dioxide from the flue stack to be treated and compressed and also to facilitate any access and other ancillary requirements necessary for the construction, operation and maintenance of the Proposed Development.
- 1.7 The Proposed Development forms part of the Humber Zero project. This project was set up jointly in January 2021 by the Acquiring Authority and P66 following a 2019 plan set by UK Research and Innovation for decarbonising areas with high concentrations of heavy industry. The Humber Zero project is comprised of the following two elements:

- The Proposed Development; and
  - A second carbon capture development at the P66 Humber Refinery.
- 1.8 The Proposed Development will capture up to 3.3 million tonnes of carbon dioxide from source per annum, which it will then compress for separate safe transportation to secure underground storage in the southern North Sea. The Proposed Development will remove more than 95% of the CO<sub>2</sub> emission from the VPI Immingham CHP Plant, the largest of its kind in Europe. The Humber Refinery project will capture 0.5 million tonnes of carbon per annum. Collectively, the Humber Zero project will remove 19% of the CO<sub>2</sub> emissions from the Humber industrial cluster.
- 1.9 This Proof of Evidence assesses the planning merits of the Proposed Development that necessitate the making of the Order by the Acquiring Authority.

### **Conclusion**

- 1.10 I have reviewed the available evidence in detail and my conclusion is that this case is compelling in justifying the local planning authority recommendation to grant planning permission for the Proposed Development. The draft planning conditions and heads of terms for the necessary s106 Agreement enable the implementation of the Proposed Development in a manner that will secure delivery of its significant positive social, economic and environmental benefits, both locally and nationally.
- 1.11 The Proposed Development complies with the adopted development plan in all respects. The balance of material considerations weighs heavily in favour of granting planning permission. The strong planning merits of the case are that:
- The Humber industrial cluster is the largest of its kind in the UK when assessed on CO<sub>2</sub> emissions.
  - The Proposed Development is to be located in an established heavy industrial area that would benefit from investment, modernisation and adaption to tackle climate change.
  - There is a national need to deploy CCUS on a major scale as a necessary technology to achieve legally binding Government commitments to Net Zero by 2050. This includes the Clean Power 2030 plan for 2.7GW of power CCUS in the UK by 2030.
  - The NPPF promotes positive decision making in a planning system that builds a strong and competitive economy, whilst actively tackling climate change.
  - The development plan allocates the Order Land as part of the wider Humber industrial cluster for further investment and development, including CCUS to generate low carbon energy.
  - The Proposed Development constitutes sustainable development when assessed against the development plan, taking into account relevant material considerations.

- The Proposed Development will deliver significant public social, economic and environmental benefits locally and nationally that are material considerations that weigh in favour of granting planning permission.
- The officer's recommendation to grant planning permission reflects the significant planning merits of the Proposed Development and is subject to planning conditions and a s106 legal agreement that will control the delivery of these benefits.
- The Proposed Development is deliverable, viable at the cost of private investment and implementable without delay should the Order be made.
- There is no human rights impediment to the making of the Order.

1.12 There is a strong and fully substantiated case in the public interest for the making and confirmation of the Order.



Owen Francis

22 April 2025

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