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Toni Sambridge
Planning Department
Sunderland City Council
Civic Centre
Burdon Road
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SR2 7DN

Date: 23 July 2021
Our ref: 22551/31/HE/AKe/19941843v1
Your ref:

Dear Ms Sambridge

Application for Full Planning Permission: Land at IAMP ONE

We are pleased to submit on behalf of our client, Envision AESC UK Ltd ('the applicant'), a full planning application for the development of land to the west of International Drive and north of the A1290 at the International Advanced Manufacturing Park ('IAMP'), Washington.

The description of development is as follows:

"Erection of industrial unit to be used for the manufacture of batteries for vehicles with ancillary office / welfare floorspace and associated infrastructure provision, accesses, parking, drainage and landscaping."

The Applicant and Background

Envision AESC UK Ltd is a world leading manufacturer of lithium-ion batteries for the automotive industry and has been producing highest quality batteries in Washington for the Nissan LEAF electric vehicle for 9 years. The business is headquartered in Japan, but also has manufacturing sites in the United States, China and here in Sunderland where 300 people are employed.

As the demand for electric vehicles is forecast to grow significantly over the coming years, additional capacity for battery manufacturing is required to support the transition to a net zero carbon future. To meet this increased future demand, Envision AESC is proposing to invest in a new manufacturing facility that will be capable of producing batteries for more than 100,000 electric vehicles per year.

This is a unique and most exciting opportunity to help Sunderland and the UK become one of the best international locations for automotive and advanced manufacturing. The proposals will help ensure that Envision AESC, the IAMP, Washington and Sunderland are at the forefront of innovations in battery technology and are playing a critical role in leading the de-carbonisation revolution through the promotion of clean energy and new energy electric vehicles.

IAMP

IAMP is allocated in the IAMP Area Action Plan (adopted November 2017) for up to 392,000 sqm of advanced manufacturing and automotive uses on 150 hectares of land, with 110 hectares of land designated

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for ecological and landscaping mitigation. The proposed development lies within the western part of IAMP ONE.

This planning application proposes 108,615sqm of floorspace, including 3,750sqm of ancillary office / welfare accommodation. The total floorspace is 9,677.8sqm higher than the previously approved total for IAMP ONE. The key reason for the floorspace cap as part of the previous planning applications was to prevent a harmful impact on the strategic highway network in advance of the A19 / A1290 Downhill Lane junction improvements taking place.

However, as explained in Chapter 5.0 of the Planning Statement, as well as within the Transport Statement and Access and Transport Chapter of the Environmental Statement (ES), due to the nature of operations within the facility the staff numbers will be less than those assessed in the traffic generation assumptions for the 2018 IAMP ONE and 2020 IAMP ONE Phase 2 projects. This is because the highly automated processes to be deployed means that staff numbers are relatively low compared to the floor area. Furthermore, large areas are not accessible to staff and will be used solely for housing plant. As such, even though the floorspace will be higher, the number of vehicle movements will be less, and hence the impact on the highway network will be less than that previously assessed and consented.

The Proposed Development

The proposed development consists of a single, three-storey industrial unit (Class B2) that is to house battery manufacturing facility, comprising of two battery manufacturing areas separated by a central spine of offices. The facility will have an annual maximum production capacity of 9 GWh.

The proposed facility will manufacture lithium-ion battery pouch cells and modules for electric vehicle (and other applications) via four production areas comprising of: electrode manufacture; cell production; formation and testing; and module assembly. The facility will employ 1,000 staff consisting of 848 shift-based staff and 152 day-based (office) staff. Envision will operate a four-shift pattern, whereby staff will work in four teams across two rotating 12-hour shifts. This means that there will be 212 shift-based staff on site at anyone time, plus the 152 office / administration / managerial staff. This provides a total of 364 staff. During the 30 minute hand over period, there will be 424 staff onsite. As the shift changes times are 06:00 and 18:00 the vast majority of office staff will not be on-site at the shift change over times.

The proposed development will be of a modern design set within a landscaped plot, supported by necessary vehicle parking, loading/unloading bays and manoeuvring areas. The building itself will be operated over a 24-hour, 7-day week period and, as such, external operational areas will require to be lit during the hours of darkness to the minimum levels required for their safe operational use. The building will also incorporate the latest design specifications for energy efficiency and the use of sustainable resources.

Validation

We have reviewed the national planning application requirements[1], as well as Sunderland City Council's *Validation of Planning Applications 2016*[2] (October 2016). In the context of these and following pre-application discussions with the Council, the planning application package consists of the documents and drawings listed in Schedule 1.

[1] https://www.gov.uk/guidance/making-an-application#Validation-requirements-for-planning-permission
[2] [2] https://www.sunderland.gov.uk/media/19622/Validation-Checklist/pdf/Validation_Checklist.pdf

Conclusion

We trust that this planning application submission is in order and that the application can be validated and advanced to determination at the earliest opportunity. We will be in contact in due course to discuss the likely timetable for determination.

Should you have any queries in the meantime, please feel free to contact either Harvey Emms or myself.

Yours sincerely

[redacted]

Lynda Newsome
Associate Director

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Schedule 1 – Planning Application Documents and Drawings

The scope of the planning application has been determined in accordance with both the national validation requirements and the *"Sunderland City Council Validation of Planning Applications 2016"* document (October 2016). The scope has been agreed with the Sunderland City Council ('the Council') Planning Service through pre-application discussions.

The following documents are provided to comply with national validation requirements:

- Application Form;
- Ownership Certificates and Agricultural Land Declaration;
- Location Plan (drawing number: 100 Revision P01)
- Existing Site Plan (drawing number: 100 Revision P01)
- Design and Access Statement, prepared by RPS; and
- Planning application fee.

In addition, the following documents have also been submitted in order to assist the Council in the determination of the planning application:

- Planning Statement (this document), prepared by Lichfields;
- Health Impact Assessment, prepared by Lichfields;
- Heritage Impact Assessment, prepared by Lichfields;
- Statement of Community Involvement, prepared by Lichfields;
- Draft Design Code for the IAMP Development, prepared by Urbed;
- Environmental Statement (ES), prepared by Wardell Armstrong;
- Flood Risk and Drainage Assessment, prepared by Systra (included in ES);
- Transport Assessment, prepared by Systra (included in ES);
- Framework Travel Plan, prepared by Systra (included in ES);
- Highways Operational Management Plan – Envision Chapter, prepared by Systra;
- Stage 1 Road Safety Audit, prepared by Systra;
- Initial Public Transport Strategy, prepared by the IAMP LLP;
- Ecological species surveys, prepared by Ecology Solutions, DWS and E3 Ecology (included in ES);
- Energy Statement, prepared by Wardell Armstrong (included in ES);
- Sustainability Statement, prepared by Wardell Armstrong (included in ES);
- Glint and Glare Assessment, prepared by Wardell Armstrong (included in ES);
- Pre-Development Arboricultural Report for IAMP, prepared by Dendra;
- Land at West Moor Farm Archaeological Evaluation, prepared by AD Archaeology (included in ES);
- IAMP ONE Ground Investigation Report, prepared by AECOM;
- Geoenvironmental Appraisal for IAMP ONE, prepared by Dunelm; and
- Factual Report on Site Investigations for land at IAMP, prepared by Dunelm.

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Table 1 provides details of the chapters and appendices contained in the ES.

Table 1 ES Chapters and Appendices

Chapter	Chapter Title	Appendices
1	Introduction	Appendix 1.1: IAMP ONE Phase Two Environmental Statement (2020) Appendix 1.2: Conditions to Planning Consent (20/00556/OU4)
2	Scope and Methodology	None
3	Site and Scheme Description	Appendix 3.1: Process Overview Appendix 3.2: Sustainability Statement Appendix 3.3: Energy Statement Appendix 3.4: Glint Assessment
4	Planning Policy Context	None
5	Community Consultation and Consideration of Alternatives	Appendix 5.1: Public Consultation 2021
6	Air Quality	Appendix 6.1: Air Quality Legislation and Guidance Appendix 6.2: Methodology for Construction Phase Assessment Appendix 6.3: Methodology for Operation Phase Assessment Appendix 6.4: Operational Phase Assessment Results Appendix 6.5: Professional Experience of Assessors
7	Noise	None
8	Landscape and Visual Impact Assessment	Appendix 8.1: LVIA Methodology
9	Waste	None
10	Water Resources	Appendix 10.1: Flood Risk Assessment and Drainage Strategy Appendix 10.2: Environment Agency Monitoring Data, River Don
11	Geology and Soils	None
12	Ecology and Biodiversity	Appendix 12.1: Ecological Appraisal, IAMP ONE Phase Two, E3 Ecology Ltd, February 2020 Appendix 12.2: West Moor Farm Ecological Impact Assessment Bat and Barn Owl Report, DWS Ecology, April 2021 Appendix 12.3: Interim Bat Survey Report, Ecology Solutions, June 2021 Appendix 12.4: Wintering Birds Survey, Final Report, IAMP, Durham Wildlife Services, May 2019 Appendix 12.5: Breeding Birds Survey Report, Ecology Solutions, June 2021 Appendix 12.6: Biodiversity Net Gain Assessment, Ecology Solutions, June 2021
13	Access and Transport	Appendix 13.1: Transport Statement Appendix 13.2: Framework Travel Plan
14	Vulnerability to Major Accidents and Disasters	None
15	Climate Change	Appendix 15.1: Legislation & Planning Policy Appendix 15.2: Assessment Methodology

Chapter	Chapter Title	Appendices
16	Archaeology and Cultural Heritage	Appendix 16.1: Land at West Moor Farm Archaeological Evaluation (May 2021
17	Cumulative Effects	None
18	Summary and Conclusions	None
19	Glossary	None

Table 2 provides details of the drawings and visuals that have been submitted to accompany the application.

Table 2 Drawing and Visual Schedule

Drawing Name	Drawing Reference	Revision
Proposed Site Plan	101	P02
Existing and Proposed Site Sections	102	P03
Proposed Landscape Plan	103	P03
Proposed Site Layout	104	P02
Proposed Factory Elevations	105	P01
Proposed Factory Plans	106	P02
Proposed Factory Roof Plan	107	P01
Proposed Gatehouse Elevations	108	P01
Proposed Gatehouse Plan	109	P01
Proposed Bulk Stores Canopy Elevations	110	P01
Proposed Bulk Stores Canopy Plan	111	P01
Proposed Waste Collection Canopy Elevations	112	P01
Proposed Waste Collection Canopy Plan	113	P01
Proposed Sprinkler Tank and Pump House Elevations	114	P01
Proposed Sprinkler Tank and Pump House Plan	115	P01
Proposed 3D Visualisation (View 1)	116	P01
Proposed 3D Visualisation (View 2)	117	P01