

CONTENTS

NON-TECHNICAL SUMMARY

ENVIRONMENTAL STATEMENT

1	INTRODUCTION	1.1
1.1	Context	1.1
1.2	The Applicant	1.3
1.3	The site	1.5
1.4	Requirement for an Environmental Statement	1.5
1.5	Structure of the Environmental Statement	1.6
1.6	The Consultancy Team	1.7
2	SCOPE & METHODOLOGY	2.1
2.1	Introduction.....	2.1
2.2	Methodology & Significance Criteria	2.2
2.3	Cumulative Impact Assessment	2.7
3	SITE & SCHEME DESCRIPTION.....	3.1
3.1	Introduction.....	3.1
3.2	Site location & description	3.2
3.3	Description of the development	3.4
3.4	Construction methodology	3.14
4	PLANNING POLICY CONTEXT	4.1
4.1	Introduction.....	4.1
4.2	Planning History	4.1
4.3	National & Local Planning Policies & Guidance	4.2
4.4	National Planning Practice Guidance (2014).....	4.3
4.5	Adopted Development Plan	4.3
4.6	Emerging Development Plan Documents	4.5
4.7	Analysis of the Relevant Planning Policies	4.8
5	COMMUNITY CONSULTATION & CONSIDERATION OF ALTERNATIVES.....	5.1
5.1	Community Consultation	5.1
5.2	Alternatives	5.1



6	AIR QUALITY.....	6.1
6.1	Introduction & Background.....	6.1
6.2	Consultation & Scope of the Assessment	6.1
6.3	Methodology.....	6.2
6.4	Baseline Situation.....	6.10
6.5	Assessment of Effects.....	6.12
6.6	Mitigation Measures	6.21
6.7	Residual Effects	6.22
6.8	Cumulative Effects.....	6.22
6.9	Limitations of study.....	6.24
6.10	Summary & Conclusions.....	6.25
7	NOISE	7.1
7.1	Introduction.....	7.1
7.2	Consultation & Scope of the Assessment	7.1
7.3	Planning Policy & Guidance.....	7.2
7.4	Methodology	7.7
7.5	Baseline Situation.....	7.11
7.6	Assessment of Effects.....	7.12
7.7	Mitigation measures	7.20
7.8	Residual Effects	7.21
7.9	Limitations of Study.....	7.22
7.10	Cumulative Impact Assessment	7.22
7.11	Summary & Conclusions.....	7.23
8	LANDSCAPE AND VISUAL IMPACT ASSESSMENT.....	8.1
8.1	Introduction and background	8.1
8.2	Consultation and scope of the assessment.....	8.1
8.3	Methodology	8.2
8.4	Baseline Conditions	8.7
8.5	Assessment of landscape effects	8.23
8.6	Assessment of effects on visual amenity	8.32
8.7	Mitigation Measures	8.53
8.8	Residual Effects	8.55
8.9	Limitations to the study	8.55
8.10	Conclusions.....	8.56



9	WASTE.....	9.1
9.1	Introduction and background	9.1
9.2	Consultation & Scope of the Assessment	9.1
9.3	Policy Context.....	9.2
9.4	Assessment Methodology	9.6
9.5	Baseline Conditions	9.8
9.6	Potential Effects	9.8
9.7	Mitigation	9.13
9.8	Residual Effects	9.15
9.9	Cumulative Effects.....	9.16
9.11	Summary & Conclusions.....	9.16
10	WATER RESOURCES	10.1
10.1	Introduction.....	10.1
10.2	Policy Context.....	10.1
10.3	Consultation & Scope of Assessment.....	10.7
10.4	Assessment Methodology and Significance Criteria	10.8
10.5	Baseline Conditions	10.13
10.6	Conceptual Site Model	10.24
10.7	Identification of Potential Effects	10.27
10.8	Mitigation Measures	10.31
10.9	Potential Effects Assessment	10.34
10.10	Residual Effects	10.38
10.11	Cumulative Effects.....	10.38
10.12	Summary and Conclusion.....	10.41
11	GEOLOGY & SOILS.....	11.1
11.1	Introduction.....	11.1
11.2	Consultation & Scope of Assessment.....	11.1
11.3	Methodology (Soils & Agricultural Land)	11.2
11.4	Policy and guidance.....	11.2
11.5	Baseline Conditions	11.3
11.6	Assessment of Impacts.....	11.5
11.7	Assessment of Impacts.....	11.8
11.8	Mitigation Measures	11.9
11.9	Residual Effects	11.10



11.10	Cumulative Impacts.....	11.11
11.11	Limitations of Study.....	11.13
11.12	Summary & Conclusion	11.14
12	ECOLOGY & BIODIVERSITY.....	12.1
12.1	Introduction.....	12.1
12.2	Consultation and Scope of the Assessment.....	12.2
12.3	Assessment Methodology and Significance Criteria.....	12.2
12.4	Legislation, Policy and Guidance	12.7
12.5	Baseline Conditions	12.14
12.6	Assessment of Effects.....	12.22
12.7	Mitigation	12.25
12.8	Residual Effects	12.29
12.9	Assessment of Cumulative Effects	12.29
12.10	Limitations of Study.....	12.29
12.11	Summary	12.30
13	ACCESS & TRANSPORT.....	13.1
13.1	Introduction.....	13.1
13.2	Consultation & Scope of the Assessment	13.1
13.3	Assessment Methodology & Significance Criteria	13.2
13.4	Legislation, Policy & Guidance	13.10
13.5	Baseline Conditions	13.14
13.6	Assessment of Effects During Construction	13.18
13.7	Assessment of Effects During operation	13.18
13.8	Residual Effects	13.22
13.9	Cumulative Effects.....	13.23
13.10	Summary	13.24
13.11	Abbreviations & Definitions	13.27
13.12	References.....	13.28
14	VULNERABILITY TO MAJOR ACCIDENTS AND DISASTERS.....	14.1
14.1	Background.....	14.1
14.2	Sources of Information.....	14.1
14.3	Consultation & Scope of Assessment.....	14.1
14.4	Methodology	14.4



14.5	Baseline Environment	14.4
14.6	Impact Assessment	14.4
14.7	Mitigation Measures	14.9
14.8	Environmental Permitting	14.9
14.9	Residual Effects	14.10
14.10	Cumulative Effects.....	14.10
14.11	Assumptions & Limitations	14.11
14.12	Conclusions.....	14.11
15	CLIMATE CHANGE.....	15.1
15.1	Introduction.....	15.1
15.2	Legislation, Policy & Guidance	15.1
15.3	Assessment Methodology & Significance Criteria	15.3
15.4	Baseline Conditions	15.5
15.5	Assessment of Effects.....	15.8
15.6	Mitigation	15.12
15.7	Residual Effects	15.13
15.8	Assessment of Vulnerability.....	15.14
15.9	Assessment Methodology and Significance Criteria	15.14
15.10	Baseline Conditions	15.15
15.11	Assessment of Effects.....	15.20
15.12	Mitigation	15.24
15.13	Residual Effects	15.30
15.14	Assessment of Cumulative Effects	15.31
15.15	Summary	15.32
16	ARCHAEOLOGY & CULTURAL HERITAGE	16.1
16.1	IAMP ONE Phase One.....	16.1
16.2	IAMP ONE Phase Two.....	16.1
16.3	West Moor Farm	16.1
16.4	2021 Application	16.1
16.5	Summary	16.2
17	CUMULATIVE EFFECTS.....	17.1
17.1	Introduction.....	17.1
17.2	The Project	17.3



17.3	Regulatory Context.....	17.3
17.4	Air Quality.....	17.4
17.5	Noise.....	17.5
17.6	Landscape Character & Visual Amenity	17.5
17.7	Waste	17.7
17.8	Water Resources	17.8
17.9	Geology & Soils.....	17.9
17.10	Ecology & Biodiversity.....	17.10
17.11	Access & Transport.....	17.11
17.12	Vulnerability to Major Accidents & Disasters	17.11
17.13	Cumulative Effects on the Natural Environment	17.12
17.14	Cumulative Effects on People & Property.....	17.14
17.15	Summary & Conclusions.....	17.16
18	SUMMARY & CONCLUSIONS	18.1
18.1	Introduction.....	18.1
18.2	Scope and methodology.....	18.1
18.3	Site and scheme description	18.2
18.4	Planning policy context	18.8
18.5	Community consultation and consideration of alternatives	18.9
18.6	Air Quality.....	18.10
18.7	Noise.....	18.13
18.8	Landscape and Visual Impact	18.13
18.9	Waste	18.21
18.10	Water Resources	18.21
18.11	Geology & Soils.....	18.22
18.12	Ecology & Biodiversity.....	18.23
18.13	Access & Transport.....	18.25
18.14	Vulnerability to Major Accidents and Disasters.....	18.26
18.15	Climate Change	18.27
18.16	Archaeology & Cultural Heritage	18.28
18.17	Cumulative Effects.....	18.28
18.18	Summary	18.29
19	GLOSSARY	19.1



TABLES

Table 1.1	The EIA Consultancy Team
Table 2.1	Receptor Sensitivity Scale
Table 2.2	Magnitude of Change Scale
Table 2.3	Level of Effect Matrix
Table 2.4	Significance of Effect
Table 2.5	Other Development(s)
Table 2.6	Projects excluded from cumulative assessment
Table 3.1	Schedule of Gross Internal Area (GIA)
Table 6.1	Closest Existing Sensitive Receptors to Construction Phase Activities
Table 6.2	Closest Existing Sensitive Human Receptors to Proposed Development
Table 6.3	Closest Existing Sensitive Ecological Receptors to Proposed Development
Table 6.4	Air Quality Objectives and Limit Values Relevant to the Assessment
Table 6.5	Critical Levels Relevant to the Assessment
Table 6.6	Critical Loads Relevant to the Assessment
Table 6.7	Background Pollutant Concentrations used in the Air Quality Assessment
Table 6.8	Current Air Pollutant Conditions at the Considered Designated Habitat Sites
Table 6.9	Construction Phase Dust Assessment for Sensitive Receptors
Table 6.10	Maximum Modelled NO ₂ Concentrations for Existing Sensitive Human Receptors
Table 6.11	Maximum Modelled CO Concentrations for Existing Sensitive Human Receptors
Table 6.12	Maximum Modelled NMP and Ethyl Carbonate (as C ₆ H ₆) Concentrations for Existing Sensitive Human Receptors
Table 6.13	Maximum Modelled NO ₂ Concentrations for Existing Sensitive Ecological Receptor Points
Table 6.14	Maximum Modelled Deposition Rates for Nutrient Nitrogen and Acid at Existing Sensitive Ecological Receptor Points
Table 6.15	Assessment of Maximum Modelled Deposition Rates, for Nutrient Nitrogen and Acid, Against Critical Loads
Table 7.1	Existing Noise Exposure Hierarchy
Table 7.2	Existing Sensitive Receptors
Table 7.3	Sensitivity of a Receptor



Table 7.4	Magnitude of Change (i.e. Impact)
Table 7.5	Level of Effect
Table 7.6	Thresholds for Construction Noise at Residential Receptors
Table 7.7	Summary of Measured Baseline Noise Levels at North Moor Farm (November 2017)
Table 7.8	Construction Noise Assessment Criteria
Table 7.9	Plant Assumed for Operational Phase
Table 7.10	Comparison of Rating Noise Levels and Background Sound Levels
Table 9.1	Criteria Used in the Definition of Significance of Waste Management
Table 9.2	BRE SMARTwaste benchmark for New Build Construction Waste
Table 10.1	Criteria for Determining Receptor Sensitivity
Table 10.2	Criteria for Determining the Magnitude of Change
Table 10.3	Matrix for Determining Scale of Potential Effects
Table 10.4	Guideline Criteria for Categories of Effect
Table 10.5	Average Rainfall & Climate Change Projections
Table 10.6	Occurrences of Groundwater within the Pelaw Clay Member
Table 10.7	Licensed Abstractions within a 2km radius of the Site
Table 10.8	Discharges within 2 km of the Site
Table 10.9	Summary of Receptors & Sensitivity
Table 10.10	Potential Construction Phase Effects
Table 10.11	Potential Operational Phase Effects
Table 10.12	Good Practice Guide & Guidance Documents to Protect the Water Environment
Table 10.13	Summary of Assessment with Mitigation
Table 11.1	Soil Associations Mapped within the Site
Table 11.2	Sensitivity of Soils
Table 11.3	Magnitude of change to soil resources
Table 11.4	Level of Effect
Table 11.5	Cumulative developments
Table 12.1	Barn Owl Survey Results 2021
Table 12.2	Wintering Bird Survey Results (Application Area)
Table 12.3	Breeding Birds Survey Results
Table 13.1	Study Area Link References
Table 13.2	Envision Max Staff Forecast
Table 13.3	Staff calculation comparison
Table 13.4	Link sensitive receptors description



Table 13.5	Link sensitivity
Table 13.6	Screening Results
Table 13.7	Traffic and Transport Assessment Framework
Table 13.8	Effect Significance Assessment Matrix
Table 13.9	Effect Significance Category Descriptions
Table 13.10	Accessible Bus Services
Table 13.11	Road traffic Collision Summary
Table 13.12	Summary of Predicted Impacts on Access and Transport
Table 15.1	Significance Criteria – Assessment of Greenhouse Gas Impacts
Table 15.2	Baseline Annual Operational Energy Demands
Table 15.3	Baseline Operational Energy Demands over 60-year Lifetime
Table 15.4	Estimated Emissions from Decommissioning
Table 15.5	Projected Operational Energy Demands over 60-year Lifetime
Table 15.6	Estimated Embodied Carbon (tCO ₂ e)
Table 15.7	Projected Global Impacts of Climate Change
Table 15.8	Quantitative Summary of the Future Baseline for Key Climatic Variables in Sunderland
Table 15.9	Potential Impacts on Proposed Development
Table 15.10	Assessment of Susceptibility & Vulnerability of the Proposed Development to Future Climate Baseline
Table 15.11	Assessment of Magnitude of Effects on Proposed Development from Future Climate Baseline
Table 15.12	Assessment of Significance
Table 15.13	Residual Effects of Future Climate Change on Proposed Development
Table 18.1	Air quality summary assessment matrix
Table 18.2	Noise summary assessment matrix
Table 18.3	Landscape and visual impact summary assessment matrix
Table 18.4	Waste summary assessment matrix
Table 18.5	Water Resources summary assessment matrix
Table 18.6	Geology and soils summary assessment matrix
Table 18.7	Ecology and biodiversity summary assessment matrix
Table 18.8	Access and transport summary assessment matrix
Table 18.9	Vulnerability to major accidents and disaster summary assessment matrix
Table 18.10	Climate change summary assessment matrix

FIGURES

Figure 1.1	Site Location
Figure 1.2	Site Extents
Figure 2.1	Cumulative Assessment - Site Location
Figure 6.1	Existing Sensitive Human Receptors
Figure 6.2	Existing Sensitive Ecological Receptor Points
Figure 7.1	Existing Sensitive Receptor and Monitoring Location
Figure 7.2	Predicted Operational Noise Levels
Figure 8.1	Zone of Theoretical Visibility and Viewpoint Locations
Figure 8.2	Designated Areas and Sensitive Receptors
Figure 8.3	Landscape Character Areas
Figure 8.4	Topography
Figure 8.5	Access Network
Figure 8.6	Viewpoint 1 Annotated Panorama
Figure 8.7	Viewpoint 13 Annotated Panorama
Figure 8.8	Viewpoint 16 Annotated Panorama
Figure 8.9	Viewpoint A Annotated Panorama
Figure 8.10	Viewpoint A Existing View
Figure 8.11	Viewpoint A Proposed View
Figure 8.12	Viewpoint B Annotated Panorama
Figure 8.13	Viewpoint B Existing View
Figure 8.14	Viewpoint B Proposed View
Figure 8.15	Viewpoint C Annotated Panorama
Figure 8.16	Viewpoint C Existing View
Figure 8.17	Viewpoint C Proposed View
Figure 10.1	Surface Water Features
Figure 11.1	Agricultural Land Classification
Figure 12.1	Site Location and Ecological Designations
Figure 12.2	Ecological Features
Figure 12.3	MAGIC Map showing Statutory Designations
Figure 13.1	Study Area
Figure 15.1	Projected Changes in Seasonal Mean Air Temperature Across Four RCP Scenarios (within ES)
Figure 15.2	Projected Changes in Seasonal Maximum Air Temperature Across Four RCP Scenarios (within ES)
Figure 15.3	Seasonal Average Precipitation Rate Anomaly (%) (within ES)



Drawing 100 Existing Site Plan and Location Plan
Drawing 101 Proposed Site Plan
Drawing 102 Existing and Proposed Site Sections
Drawing 103 Proposed Landscape Plan
Drawing 104 Proposed Site Layout
Drawing 105 Proposed Factory Elevations
Drawing 106 Proposed Factory Plans
Drawing 107 Proposed Factory Roof Plan
Drawing 108 Proposed Gatehouse Elevations
Drawing 109 Proposed Gatehouse Plan
Drawing 110 Proposed Bulk Stores Canopy Elevations
Drawing 111 Proposed Bulk Stores Canopy Plan
Drawing 112 Proposed Waste Collection Canopy Elevations
Drawing 113 Proposed Waste Collection Canopy Plan
Drawing 114 Proposed Sprinkler Tank and Pump House Elevations
Drawing 115 Proposed Sprinkler Tank and Pump House Plan
Drawing 116 Proposed 3D Visualisation (View 1)
Drawing 117 Proposed 3D Visualisation (View 2)
Drawing 118 Design and Access Statement

APPENDICES

Appendix 1.1 IAMP ONE Phase Two Environmental Statement (2020)
Appendix 1.2 Conditions to Planning Consent (20/00556/OU4)
Appendix 3.1 Process Overview
Appendix 3.2 Sustainability Statement
Appendix 3.3 Energy Statement
Appendix 3.4 Glint Assessment
Appendix 5.1 Public Consultation 2021
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
Appendix 8.1 LVIA Methodology
Appendix 10.1 Flood Risk Assessment and Drainage Strategy
Appendix 10.2 Environment Agency Monitoring Data, River Don



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.
Appendix 13.1	Transport Statement
Appendix 13.2	Travel Plan
Appendix 15.1	Legislation & Planning Policy
Appendix 15.2	Assessment Methodology
Appendix 16.1	Land at West Moor Farm Archaeological Evaluation (May 2021)