

Briefing Note

Our ref 22551/38/HE/AMcM
Date 5 September 2023
From AMCMEIKEN

Subject **IAMP, Envision - Cumulative Site Assessment Update - Sept 2023**

1.0 Introduction

1.1 This briefing note has been prepared with respect to the Cumulative Site Assessment for IAMP, Sunderland. The below details identified schemes within the vicinity of IAMP which may need to be assessed as part of the Cumulative Site Assessment.

2.0 Cumulative Site Assessment Update

2.1 The below updated list of sites shows all identified schemes as of Sept 2023.

No	Address	Planning App Ref. Number	Type of Application	Description of Development	Current Known Status	Location in relation to Subject Site
	IAMP ONE, Phase 1	18/00092/HE4	Hybrid	Full planning permission for light industrial, general industrial and storage or distribution (Class B1(c), B2 and B8), with ancillary office and research and development floorspace (Class B1(a) and B1(b)) with associated access, parking, service yards and attenuation basins, as well as the temporary construction route, internal spine road, utility diversions, with two accesses onto the A1290	Approved May 2018. See subsequent Apps	

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				and associated infrastructure, earth works and landscaping (under construction) Outline planning permission for the erection of industrial units for light industrial, general industrial and storage or distribution (Class B1(c), B2 and B8) with ancillary office and research and development floorspace (Class B1(a) and B1(b)) with internal accesses, parking, service yards, attenuation basins, electricity substations, foul pumping station, realignment of the access road to North Moor Farm and associated infrastructure, earthworks and landscaping (All Matter Reserved)		
	IAMP ONE, Phase 2	20/00556/OU4	Outline	Erection of industrial units (up to 98,937.2sqm) (Gross Internal Area) for light industrial, general industrial and storage & distribution uses (Class B1(c), B2 and B8) with ancillary office and research & development floorspace (Class B1(a) and B1(b) with internal accesses, parking, service yards, electricity sub-stations, attenuation basins and associated infrastructure, earthworks and landscaping, as well as the demolition of the existing buildings at West Moor Farm. (All matters are Reserved)	Approved June 2020 See No 3	
	IAMP TWO and Early Infrastructure	21/02807/HE4 and STC/1172/21/FU L	Hybrid	Hybrid planning application including demolition works, erection of industrial units (up to 168,000sqm) (Gross Internal Area) for light industrial, general industrial and storage & distribution uses (Class E(g)(iii), B2 and B8)) with ancillary office and research & development floorspace (Class E(g)(i) and E(g)(ii) with internal	Approved July & August 2023	

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				accesses, parking, service yards and landscaping, and associated infrastructure, earthworks, landscaping and all incidental works (Outline, All Matters Reserved); and dualling of the A1290 between the A19/A1290 Downhill Lane Junction and the southern access from International Drive, provision of new access road including a new bridge over the River Don, electricity sub-stations, pumping station, drainage, and associated infrastructure, earthworks, landscaping and all incidental works (Detailed)		
1	IAMP ONE, Washington	21/01764/HE4	Full	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	Approved October 2021 (Construction In Progress)	IAMP ONE
2	IAMP ONE, Washington	19/00245/REM	Reserved Matters	Reserved matters approval for the access, layout, scale, appearance and landscaping of the development for Plot 4 of hybrid planning application 18/00092/HE4	Approved May 2019. (Completed) Occupied by Faltec.	IAMP ONE
3	IAMP ONE, Washington	19/00280/REM	Reserved Matters	Reserved matters approval for the access, layout, scale, appearance and landscaping of the development for Plots 5 and 6 of hybrid planning application 18/00092/HE4	Approved April 2019 (Completed) Unit Currently Vacant,	IAMP ONE

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					Temporarily used as Nightingale Hospital during COVID-19 pandemic	
4	A19 Downhill Lane Junction Improvements	TR010024	DCO	Project to enhance capacity of junction to support the IAMP. Includes construction of new bridge to south of existing (A1290) bridge across the A19 to create a more traditional roundabout layout above the A19. New slip roads will connect the A19 to the south	Approved July 2020 (Completed)	Located north east of IAMP ONE
5	1 To 5 Usworth Cottages and Chalet, Washington Road	20/01915/FUL	Full	Demolition of numbers 1 to 5 Usworth Cottages and the Chalet, including associated garages and outbuildings	Approved November 2020 (Completed)	Located south east of IAMP ONE
6	West Moor Farm, Cherry Blossom Way	21/01330/FUL	Full	Demolition of buildings comprising West Moor Farm	Approved August 2021 (Completed)	Located on Envision GIGA Plant site
7	Land adjacent to the Three Horseshoes, Washington Road	18/01869/FUL 19/02161/VAR	Full Variation of Condition	Proposed three-storey 36 bed hotel with parking on land adjacent to the Three Horseshoes, Washington Road (variation of condition application ref. 19/02161/VAR forms part of this application)	Approved October 2019 Approved March 2020 (Not Yet Implemented)	Located south east of the Site boundary

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8	Unipres UK Ltd, Cherry Blossom Way	18/02055/FUL	Full	Proposed provision of 17,500 photovoltaic panels on the roof of the existing building, delivering renewable energy for use by the Unipres site. The PV panels would have anti-reflective coating to make these glint- and glare-free	Approved March 2019 (Completed)	Situated on the southern side of the A1290, directly to the south of the Site boundary
		18/00459/FUL	Full	Detailed application for the erection of two extensions to the existing press and assembly shop buildings to house additional production capacity and creation of external hardstanding area with associated landscaping and fencing	Approved April 2019 (Completed)	
9	Land west of Infiniti Drive, Washington	21/00401/HE4	Full	Erection of industrial units for light industrial, general industrial and storage distribution uses with ancillary office floorspace, associated access, landscaping, parking and service yards	Approved September 2021 (Construction In Progress)	Located circa 1.2km south west of the Site boundary
10	Land east of Infiniti Drive, Washington	21/00605/OU4	Outline	Erection of industrial units for light industrial, general industrial and storage and distribution uses (Use Classes B2, B8 and E(g)(iii)), with ancillary office floorspace and 123 car parking spaces. All matters are reserved for determination at a later date	Approved May 2022 (See RM Below)	Located circa 1.2km south west of the Site boundary
		22/01944/REM	Reserved Matters	Submission of Reserved Matters pertaining to details of access, appearance, landscaping, layout and scale of industrial development with ancillary office space and associated infrastructure, in accordance with the approved outline planning application (Ref. 21/00605/OU4)	Submitted August 2022 (Pending Consideration)	
11	Elm Tree Nursery,	18/01964/FUL	Full	This application proposed generally low-level extensions of the existing parking area, agricultural building and canopy structure, in addition to an additional polytunnel,	Approved December 2019	Located circa 766m south west

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	Washington Road			new outdoor eating area and new children's play area. Solar panels are proposed for the south-facing elevation of the existing building. The new / extended structures proposed within the site would be no taller than the existing buildings (approximately 6.0 m to ridge height)	(Completed)	of the Site boundary
12	Amazon UK - Follingsby International Enterprise Park	17/01117/OUT	Outline	Outline application for Class B8 and B2 and associated offices and works	Approved June 2018	Located circa 2.49km north west of the Site boundary
		18/00111/REM	Reserved Matters	Reserved matters submission for appearance, layout, scale and landscaping for phase one pursuant to outline permission DC/17/01117/OUT (ID GC-09)	Approved April 2018 (Completed)	
		18/00237/OUT	Outline	Outline application for use class B8 and B2 with associated offices and works	Approved May 2018	
		18/00574/FUL	Variation of Condition	Variation of Condition 1 of planning permission DC/18/00237/OUT to incorporate the adjacent South Follingsby Farm site into the wider Follingsby International Enterprise Park development area by extending the green infrastructure and built development zones further west and removing access one and repositioning accesses two-five, and the associated bus stops and crossing along Follingsby Lane	Approved April 2019	
		18/00573/COU	Change of Use	Demolition of farmhouse and change of use to provide extended green infrastructure and built development zones for adjacent Follingsby International Enterprise Park including closure of existing vehicle access and formation of new vehicle access off Follingsby Lane to replace one of the six accesses approved under DC/18/00237/OUT	Approved September 2018 (Completed)	

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		20/00021/REM	Reserved Matters	Reserved matters application pursuant to outline application DC/18/00574/FUL) for a storage and distribution unit (use class B8) with ancillary offices on PLOT A	Approved March 2020 (Completed)	
		20/00208/REM	Reserved Matters	Reserved matters application pursuant to outline permission DC/18/00574/FUL for warehouse building on PLOT B	Approved May 2020 (Completed)	
13	Land west of Follingsby Way, Follingsby International Enterprise Park	18/00860/OUT	Outline	Erection of business/industrial development (Classes B1(c) and/or B2 and/or B8) with associated works	Approved September 2018 (Not yet Implemented)	Located circa 2.97km north west of the Site boundary
14	Land north of Follingsby Lane, Follingsby International Enterprise Park	19/01252/OUT	Outline	Erection of business/industrial development (use classes B1(c)/B2/B8)	Approved September 2022 (Not yet Implemented)	Located circa 2.82km north west of the Site boundary
15	Former Wardley Colliery, Gateshead	16/00698/OUT	Outline	Outline application for the erection of up to 144 residential dwellings, with associated works	Approved June 2019	Located circa 4.08km North West of the Site boundary
		19/00813/REM	Reserved Matters	Reserved matters application pursuant to outline permission (DC/16/00698/OUT) for the erection of up to 144 residential dwellings	Approved November 2020	
16	Unit 1 Spire Road, Glover, Washington	18/02226/FUL	Full	Extension to existing building to provide additional education accommodation (class D1), including external works to reconfigure vehicular parking	Approved October 2019 (Completed)	

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17	Northern Area Playing Fields Stephenson Road Stephenson Washington	17/02425/LP3	Full	Demolition of existing changing pavilion. Engineering works to re-grade site and install drainage to facilitate the provision of 4no artificial pitches (3no football and 1no dual football/rugby) with associated fencing, floodlighting and improvements to remaining existing natural grass pitches; erection of new pavilion building to include changing facilities, club room and bar, kitchenette and education space; alterations to existing access and associated works and provision of associated car and cycle parking, signage, landscaping and boundary fence. Provision of bridleway and barrier treatment and provision of 2no passing places	Approved April 2018 (Completed)	
18	IAMP, Washington	21/01670/S37	S37 tower diversion	Diversion of overhead line at IAMP	(Due to Complete Sept 2023)	To the west and north of the Site boundary
19	Nissan Motor Manufacturing (UK) Ltd	15/00942/FUL	Full	Construction, Operation and Decommissioning of a 4.774MWp Solar Photovoltaic (PV) Array comprising 19,096, 250W, 60 Cell 1650 x 990 x 35mm Photovoltaic Panels, Mounting System, Holtab 400kVA stations, DNO Connection, Cabling and Cable Trenches, CCTV, Weather Station and Temporary Storage Area	Approved July 2015 (Completed)	To the south east of the Site boundary
20	Nissan Motor Manufacturing (UK) Ltd	21/01565/FUL	Full	Erection of Wireless network 7 x 10m masts to provide a test bed for advanced technology	Approved July 2021 (Completed)	To the south east of the Site boundary

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21	Vacant Units, Turbine Way, Turbine Business Park	19/01062/FUL	Full	Construction of 4no. two storey buildings (Use Class B2/B8) including access onto Turbine Way, parking and turning space and landscaping	Approved June 2021 (Completed) Currently Vacant	To the south of the Site boundary
22	Land at 4 Turbine Way, Turbine Business Park	20/01309/FUL	Full	Erection of 2no. commercial units including new vehicular access and associated parking /service areas	Approved February 2022 (See Below)	To the south of the Site boundary
		22/02601/SUB	Full	Erection of 2 commercial units including new vehicular access and associated parking/service areas (Resubmission) (Part retrospective)	Approved March 2023 (Not Yet Implemented)	
23	Land at Turbine Way, Turbine Business Park	22/00966/FUL	Full	Erection of 2no. industrial units with associated access, landscaping and parking	Approved March 2023 (Not Yet Implemented)	To the south of the Site boundary
24	Décor Cladding & Bathrooms, Turbine Way, Turbine Business Park	19/01062/FUL	Full	Construction of 4no. two storey buildings (Use Class B2/B8) including access onto Turbine Way, parking and turning space and landscaping	Approved June 2021 (Completed) Occupied by Decor	To the south of the Site boundary
25	Land east of Turbine Way,	22/00136/FUL	Full	Construction of four detached buildings to provide 9no. units with ancillary offices for general industrial (Use Class B2), storage or distribution (Use Class B8) and light	Approved June 2023	To the south of the Site boundary

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	Turbine Business Park			industrial (Use Class E(g)(ii)); including parking and turning space, landscaping and accesses onto Turbine Way		
26	Griffiths Textiles Machines, Alston Road, North Washington	22/01039/PCZ	Prior Approval	Installation of 707kwp pv solar panels to roof	Decision Issued September 2022	To the south west of the Site boundary
27	Former Usworth Sixth Form Centre, Stephenson Road, Washington	22/00294/FU4	Full	Erection of 190no. dwellings with associated access, landscaping and boundary treatment	Submitted March 2022 (Pending Consideration)	To the west of the Site boundary
28	Land at Albany Park, Spout Lane, Washington	19/01252/FUL	Full	Construction of 76 dwellings, provision of open space and associated infrastructure. (Amended description, updated plans & reports)	Approved November 2020 (Near Completion) Karbon Homes	To the south west of the Site boundary
29	Vantec, Turbine Way	23/00805/PCZ	Prior Approval	Installation of roof mounted solar PV system (320.76 kwp), consisting of 703 solar modules alongside 2x 110KW inverters.	Prior approval not required 15 June 2023	To the south east of the Site boundary
30	Land west of International Drive	22/02384/FU4	Full	Erection of a 275kV substation and 66kV substation with associated infrastructure	Submitted November 2022 (Pending Consideration)	Located within IAMP ONE

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31	Kasai UK Ltd, Factory 1, Stephenson Road, Stephenson, Washington	22/02538/FUL	Full	Installation of 1,450KWp solar system on main factory roof. 3540 panels in total	Planning permission granted on 4 July 2023	Located to the north west of the Site boundary
32	Land north of International Drive	23/01097/FU4	Full	Erection of switching station with security fencing and landscaping, with associated earth works and engineering operations	Approved July 2023 (Construction In Progress)	Located within IAMP ONE
33	Vantec Infiniti Drive Washington NE37 3HG	23/00806/PCZ	Prior Approval	Installation of a roof mounted solar PV system (302.25 kwp, consisting of 806 solar modules alongside 2x 80kW inverters and 100kW inverter	Prior Approval not required 15 June 2023	Located to the south east of the Site Boundary
34	Envision GIGA Plant, 1 International Drive, Sunderland, SR5 3FH	23/01542/VA4	S73	Variation of conditions attached to planning approval 21/01764/HE4 for the 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. Conditions to be varied Condition 2 (Approved plans), Condition 3 (Floor space), Condition 4 (Design and Access Statement) and Condition 32 (Materials)	Submitted July 2023	Located within IAMP ONE
35	Envision GIGA Plant, 1 International	23/01540/FU4	Full	Erection of canopy above bulk stores on western side of the Giga 1 factory	Submitted July 2023	Located within IAMP ONE

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	Drive, Sunderland, SR5 3FH					
36	Envision GIGA Plant, 1 International Drive, Sunderland, SR5 3FH	23/01541/FU4	Full	Erection of gas governor house for Giga 1	Submitted July 2023	Located within IAMP ONE
37	Envision GIGA Plant, 1 International Drive, Sunderland, SR5 3FH	23/01555/FU4	Full	Erection of high voltage sub-station with compound, transformers and securing fencing	Submitted July 2023	Located within IAMP ONE