

Toni Sambridge
Sunderland City Council
City Hall
Plater Way
Sunderland
SR1 3AA

Date: 15 April 2024

Our ref: 22551/38/HE/AMcM/27234649v4

Dear Toni

Application for Full Planning Permission: AESC Battery Plant 3, IAMP, Sunderland

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

"Erection of a building to be used for the manufacture of batteries for electric vehicles, an assembly & warehousing building, an office building, sub-stations, gatehouse, ancillary compounds / structures and associated infrastructure provision, access, parking, drainage, landscaping and engineering operations, with temporary site compounds and parking associated with construction of the development."

The Applicant and Background

AESC UK is a world leading battery technology company and manufacturer of lithium-ion batteries for the automotive industry. It already runs what was Europe's first EV battery plant (known as AESC Plant 1), which opened in Sunderland in 2012 to produce batteries for the Nissan LEAF, the company's best-selling all-electric model. The business is headquartered in Japan, with manufacturing sites in the United States and here in Sunderland where over 470 workers are employed. The company has a track record of quality and safety having just produced its fifty millionth battery cell.

As the demand for electric vehicles is forecast to grow significantly over the coming years in support of the transition towards a net zero carbon future, additional capacity for battery manufacturing is needed. To meet this increased future demand, AESC UK is seeking to expand its operations further through the development of a third battery plant (to be known as AESC Plant 3), with an associated Assembly & Warehousing Building and a headquarter office for AESC UK which will operate as a shared facility with AESC Plant 2.

The development of AESC Plant 3 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 AESC UK, the IAMP 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.

Application Site Context

The application site comprises approximately 42.39 hectares of land and lies at the southwestern extent of IAMP, to the west of AESC Plant 2, which is currently under construction. The redline boundary of the application site is shown below in Figure 1, with the location of AESC Plants 1 and 2 also identified. The AESC Plant 3 application boundary overlaps with the application boundary for AESC Plant 2, as illustrated on Figure 1.

Figure 1: Redline boundary



The majority of the site comprises an area of former agricultural land which has been brought forward as part of the IAMP ONE ELMA. The site is currently occupied by the vacant North Moor Farm, which is subject to a planning application for its demolition. The site is currently accessed via International Drive along a track which lies opposite Faltec. The land is largely level, with only minor variations in elevation.

The immediate surrounding area is defined by a mix of industrial and agricultural uses. Established and emerging industrial areas lie to the south and east of the site, with the agricultural landscape still evident to the north and west.

National Context

There is an urgent need for the UK to develop large scale battery production capacity to enable the transition to EVs and to help the UK become net zero. The sale of new petrol and diesel cars will end by 2035, with all new cars and vans having to be fully zero emissions at the tailpipe by 2035. To meet the need for EVs, the industry is facing a huge challenge and needs to gear up in the production of batteries for EVs. The market is fast moving and competitive and the UK risks being left behind in the global race if it does not ramp up production.

The Proposed Development

The proposed development will provide manufacturing space and support accommodation for the production of automotive batteries to enable the drive towards the removal of fossil fuel in automotive vehicles. The proposal will include a gigafactory, together with an Assembly & Warehousing Building and an AESC Office HQ building (which will operate as shared facilities with AESC Plant 2), along with other ancillary buildings and structures including a security gatehouse, bulk store and waste canopies, a HV compound containing a sub-station, plant rooms, MEP plant compounds, sprinkler tank and pumphouse.

The building footprint has been established by the demand of product output and requirements for the process equipment to provide this demand. This building footprint has been used in early masterplan studies to determine the optimum building orientation to provide safe and efficient site access from International Drive, as well as to provide space for suitable boundary treatments to the A1290 which runs along the southern site boundary.

The same palette of materials and colours are generally applied to all the buildings within the development. This consistency in design will help visually harmonise the wider site as well as with the wider industrial campus, including the Nissan campus to the South-East.

A CGI of the proposed development is set out in Figure 2.

Figure 2: CGI of the proposed AESC Plant 3 development and AESC Plant 2 (under construction)



Source: RPS

Planning Application Validation

We have reviewed the national planning application requirements, as well as Sunderland City Council's Validation of Planning Applications 2024. In the context of the guidance available and following pre-application discussions with the Council, the planning application package consists of the documents and drawings listed at Annex 1.

Planning Application Form

Question 23 on the planning application form relates to hazardous substances and seeks for the type of hazardous substances and their amount to be detailed. The proposed development will use the following per year:

- Cobalt Lithium Manganese Nickel Oxide – 50 tonnes. However, after consultation with the Health and Safety Executive, they have requested that the powder quantity in all products also be included in the Hazardous Substances Consent. Therefore, the declared amount is 2,000 tonnes.
- Li-Ion Battery Electrolyte – 30 tonnes (based on the above logic there will be 700 tonnes)

AESC will be raising a Hazardous Substances Consent application for Plant 3.

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 myself on the details set out above.

Yours sincerely



Lynda Newsome
Associate Director
BSc (Hons) MTP MRTPI

Annex 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 2024*” document (*January 2024*). 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;
- Existing Site Plan Location Plan (drawing number: 200 Revision P03)
- 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 (Lichfields, April 2024)
- Very Special Circumstances Report (Lichfields, April 2024)
- Health Impact Assessment (Lichfields, April 2024)
- Heritage Impact Assessment (Lichfields, April 2024) (included in the ES);
- Consultation Statement (Lichfields, April 2024)
- Arboricultural Impact Assessment, prepared by Dendra (November 2023);
- Draft Design Code for the IAMP Development, prepared by Urbed;
- Environmental Statement (ES) (Wardell Armstrong, April 2024 – the details are provided below)
- Flood Risk and Drainage Strategy Report (Systra, January 2024) (included in ES)
- Water Framework Directive Assessment (Systra, November 2023) (included in the ES)
- Drainage Strategy for the building (RPS, February 2024)
- Proposed Site Drainage Model (microdrainage) (confidential) (RPS)
- Fluvial Flood Risk Report (JBA Consulting, March 2024)
- Transport Assessment (Systra, February 2024) (included in ES)
- Travel Plan (Systra, February 2024) (included in ES)
- Highways Operational Management Plan - AESC Plant 3 Insert (Systra)
- Initial Public Transport Strategy (IAMP LLP, updated February 2024)
- Ecological species surveys, prepared by Wardell Armstrong, DWS, Ecology Solutions and E3 Ecology (included in ES)
- Habitat Assessment (Wardell Armstrong, April 2024) (included in the ES)
- Biodiversity Offsetting Assessment (Wardell Armstrong, April 2024) (included in the ES)

- Farmland Birds Technical note (Wardell Armstrong, October 2023) (included in the ES)
- River Morphological Report (Wardell Armstrong, April 2024) (included in the ES)
- Landscape schedule, prepared by RPS
- External Lighting Design Report (Descos, April 2023)
- Lighting Strategy / Impact Assessment (Stainton Lighting, November 2023)
- External Luminaires Schedule (DESCO, March 2023)
- Sustainability Statement (Wardell Armstrong, February 2024) (included in ES)
- Energy Statement (Wardell Armstrong, February 2024) (included in ES)
- Glint Assessment (Wardell Armstrong, February 2024) (included in ES)
- IAMP ONE Phase 2 Site Extension Magnetic Gradiometer Survey Report (Wardell Armstrong, November 2022) (included in the ES)
- Archaeological Trial Trenching Specification, prepared by (Tyne and Wear Archaeology Service, February 2023) (included in the ES)
- Phase 1 Geo-environmental Desk Study & Preliminary Risk Assessment (RPS, March 2023)
- Agricultural Land Classification Report (Wardell Armstrong, August 2023) (included in the ES)
- Soil Management Plan (Wardell Armstrong, October 2023) (included in ES)

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

Table 1 ES Chapters, Figures and Appendices

Chapter No.	Chapter Title	Figures	Appendices
1	Introduction	Figure 1.1 Site Extents	None
2	Scope and Methodology	None	Appendix 2.1 Cumulative Site Assessment
3	Site and Scheme Description	None	Appendix 3.1 Proposed Development Suite of Technical Drawing (RPS)
			Appendix 3.2 Energy Statement (WA, October 2023)
			Appendix 3.3 Glint Assessment (WA, October 2023)
			Appendix 3.4 Sustainability Statement (WA, October 2023)
4	Planning Policy Context	None	None
5	Consideration of Alternatives	None	None
6	Air Quality	Figure 6.1 Existing Sensitive Receptors – Road Traffic Assessment	Appendix 6.1 Legislation and Guidance
			Appendix 6.2 Methodology for Construction Phase Assessment
			Appendix 6.3 Methodology for Operational Phase Assessments
			Appendix 6.4 Operational Phase Stack Emissions Assessment Results

Chapter No.	Chapter Title	Figures	Appendices
		Figure 6.2 Existing Sensitive Receptors – Process Stack Emissions Assessment	Appendix 6.5 Road Traffic Sensitivity Analysis Results Appendix 6.6 References
7	Noise and Vibration	Figure 7.1 Noise Monitoring and Existing Sensitive Receptor Location Plan Figure 7.2 Operational Noise Levels Figure 7.3 Cumulative Noise Levels	None
8	Landscape and Visual Impact Assessment	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 VP1 Baseline Panorama Figure 8.7 VP1 Proposed View Figure 8.8 VP2 Baseline Panorama Figure 8.9 VP2 Proposed View Figure 8.10 VP3 Baseline Panorama Figure 8.11 VP3 Proposed View Figure 8.12 VP4 Baseline Panorama Figure 8.13 VP5 Baseline Panorama Figure 8.14 VP6 Baseline Panorama	Appendix 8.1 LVIA Methodology
9	Waste	None	None
10	Water Resources	None	Appendix 10.1 Flood Risk Assessment and Drainage Strategy Report Appendix 10.2 Water Framework Assessment
11	Ground Conditions	None	Appendix 11.1 Phase 1 Geo-environmental Desk Study & Preliminary Risk Assessment Appendix 11.2 NQMS Declaration
12	Ecology and Biodiversity	Figure 12.1 Biodiversity Net Gain – Baseline Conditions Figure 12.2 Biodiversity Net Gain – Habitat Creation Figure 12.3 Biodiversity Net Gain – Habitat Retention Figure 12.4 Habitat Plan Figure 12.5 Bat Roost Suitability	Appendix 12.1 Habitat Assessment (WA, April 2024) Appendix 12.2 Ecological Appraisal (E3 Ecology Ltd, 2020) Appendix 12.3 IAMP One Phase Two Ecology and Biodiversity Ecology Chapter (12) Appendix 12.4 West Moor Farm Ecological Impact Assessment Bat and Barn Owl Report (DWS, April 2021) Appendix 12.5 North Moor Farm Bat and Barn Owl Report (DWS Ecology, 2022) Appendix 12.6 Interim Bat Report (Ecology Solutions, June 2021)

Chapter No.	Chapter Title	Figures	Appendices
			Appendix 12.7 IAMP Bat Transect Report (DWS, 2022) Appendix 12.8 GCN Survey Report (DWS, September 2022) Appendix 12.9 Otter and Water Vole Survey Report (DWS, 2022) Appendix 12.10 ELMA ONE Breeding Bird Survey Report (DWS, 2022) Appendix 12.11 ELMA ONE Wintering Birds Survey Report (DWS, 2022) Appendix 12.12 IAMP ELMA ONE, Update Barn Owl Report (DWS, 2023) Appendix 12.13 Biodiversity Net Gain Assessment (WA, 2024) Appendix 12.14 Farmland Birds Technical Note (WA, 2023) Appendix 12.15 Breeding Bird Survey Report (Ecology Solutions, 2021) Appendix 12.16 Wintering Bird Survey Report (DWS, 2019) Appendix 12.17 Aerial Inspections for Roosting Bats (WA, 2023) Appendix 12.18 River Morphological Report (WA, 2024)
13	Access and Transport	None	Appendix 13.1 Transport Assessment (Systra 2024) Appendix 13.2 Travel Plan (Systra 2024)
14	Climate Change	None	None
15	Archaeology and Cultural Heritage	Figure 15.1 Known Heritage Assets within 1km Study Area Figure 15.2 Mitigation Measures Trial Trench Evaluation	Appendix 15.1 Gazetteer of Cultural Heritage Assets Receptors Appendix 15.2 Heritage Impact Assessment (Lichfields, 2024) Appendix 15.3 Geophysical Survey Report (WA, 2022) Appendix 15.4 Specification for Trial Trench Evaluation Appendix 15.5 Cumulative Effects Assessment
16	Soils and Agriculture	Figure 16.1 Agricultural Land Classification	Appendix 16.1 Agricultural Land Classification Report (WA, August 2023) Appendix 16.2 Soil Management Plan (WA, October 2023) Appendix 16.3 Soils and Agriculture Cumulative
17	Socio-Economics	None	None
18	Vulnerability to Major Accidents and Disasters	None	Appendix 18.1 Abbreviations & Definitions
19	Cumulative Effects	None	None

Chapter No.	Chapter Title	Figures	Appendices
20	Summary and Conclusions	None	None
21	Glossary	None	None

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

Drawing Title	Drawing No.	Revision
Existing Site Plan and Location Plan	200	P03
Proposed Site Plan	201	P04
Proposed Site Layout	204	P04
Proposed Landscape Plan	205	P01
Proposed Site Sections Sheet 1	207	P02
Proposed Site Sections Sheet 2	208	P02
AESC Plant 3 Proposed Elevations	210	P02
AESC Plant 3 Proposed Plans	211	P02
AESC Plant 3 Proposed Roof Plan	212	P02
Assembly & Warehousing Proposed Elevations	213	P02
Assembly & Warehousing Proposed Plan	214	P02
Assembly & Warehousing Proposed Roof Plan	215	P02
Proposed AESC UK Office HQ Elevations	216	P02
Proposed AESC UK Office HQ Floor Plans	217	P02
AESC Plot 2 – Gatehouse Proposed Elevations	219	P02
AESC Plot 2 – Gatehouse Proposed Plan	220	P02
AESC Plant 3 Factory Plant Room 1 Proposed Elevations	221	P02
AESC Plant 3 Factory Plant Room 1 Proposed Plans	222	P02
AESC Plant 3 Factory Plant Room 2 Proposed Elevations	223	P02
AESC Plant 3 Factory Plant Room 2 Proposed Plan	224	P02
AESC Plant 3 Factory Plant Room 3 Proposed Elevations	225	P02
AESC Plant 3 – Plant Room 3 Proposed Plan	226	P02
Assembly & Warehousing Plant Room Proposed Elevations	227	P02
Assembly & Warehousing Plant Room Proposed Plan	228	P02
Bulk Stores Canopy 1 Proposed Elevations	229	P02
Bulk Stores Canopy 1 Proposed Plan	230	P02
Bulk Stores Canopy 2 Proposed Elevations	231	P02
Bulk Stores Canopy 2 Proposed Plan	232	P02
Waste Collection Canopy 1 Proposed Elevations	233	P02

Drawing Title	Drawing No.	Revision
Waste Collection Canopy 1 Proposed Plan	234	P02
Waste Collection Canopy 2 Proposed Elevations	235	P02
Waste Collection Canopy 2 Proposed Plan	236	P02
Sprinkler Tanks & Pumphouses Proposed Elevations	237	P02
Sprinkler Tanks & Pumphouses Proposed Plans	238	P02
Proposed Illustrative View (1)	239	P01
Proposed Illustrative View (2)	240	P01
Proposed Site Surface Water Drainage Layout Sheet 1	251	P02
Proposed Site Surface Water Drainage Layout Sheet 2	252	P02
Proposed Site Surface Water Drainage Sheet 3	253	P02
Proposed Site Foul Water Drainage Layout Sheet 1	254	P02
Proposed Site Foul Water Drainage Layout Sheet 2	255	P02
Proposed Site Foul Water Drainage Sheet 3	256	P02
Proposed Site Surface Water Drainage Exceedance Plan	257	P02
AESC North Sub-Station Planning Drawing	SUND-SSE-G3-C-0001 Sheet 1	P01
AESC North Sub-Station Indicative Site Layout	SUND-SSE-G3-C-0001	P02
Lighting drawing	D44317/LKM/H	
Proposed Site Plan – Lighting Zones	201	P01