

### Appendix 16.3: Cumulative Effects Assessment of Developments for Soils and Agriculture

Proposed Development Description (Planning Application Reference Number)	ALC Grades from Applications	Revised ALC Grading for purposes of cumulative assessment
<p><b>IAMP ONE, Phase 1 (18/00092/HE4)</b>  Full planning permission for light industrial, general industrial and storage or distribution, with ancillary office/research/development floorspace 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 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 with ancillary office and research and development floorspace 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). (Approved May 2018).<sup>1</sup></p>	<p><u>60 ha Site</u>  Subgrade 3b: 60 ha.</p>	<p><u>60 ha Site</u>  Subgrade 3b: 60 ha.</p>
<p><b>IAMP ONE, Phase 2 (20/00556/OU4)</b>  Erection of industrial units (up to 98,937.2sqm) (Gross Internal Area) for light industrial, general industrial and storage &amp; distribution uses (Class B1(c), B2 and B8) with ancillary office and research &amp; 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)<sup>2</sup></p>	<p>25 ha Site (18.74 ha of which also falls under IAMP One, Phase 1 boundary). Subgrade 3b: 25: ha.</p>	<p>25 ha Site reassessed as 6.26 ha of agricultural land loss due to overlap with IAMP ONE, Phase 1 boundary. Subgrade 3b: 6.26 ha.</p>
<p><b>IAMP TWO and Early Infrastructure (21/02807/HE4 and STC/1172/21/FUL)</b>  Hybrid planning application including demolition works, erection of industrial units (up to 168,000sqm) (Gross Internal Area) for light industrial, general industrial and storage &amp; distribution uses (Class E(g)(iii), B2 and B8)) with ancillary office and research &amp; development floorspace (Class E(g)(i) and E(g)(ii) with internal 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</p>	<p>Site area: 150 ha including land formerly used for agriculture. Post 1988 data shows site to be predominantly Subgrade 3b with a smaller area of Grade 2 land and Subgrade 3a land towards the southwest of the Site. Area of Grade 3 provisional land where post 1988 not available in the Southeast of the Site. A full ALC</p>	<p>Revised Breakdown for purposes of assessment: Assumed 75% Subgrade 3b: 112.5 ha, Assumed 12.5% Subgrade 3a: 18.75 ha, Assumed 12.5% Grade 2: 18.75 ha.</p>

<sup>1</sup> Soil Environment Services (2018) Agricultural Land Classification Sunderland City Council Site north of Nissan Plan. Available at: [https://online-applications.sunderland.gov.uk/online-applications/files/C7715236139DA733D6096D5E41DA88A9/pdf/18\\_00092\\_HE4-Soil\\_Report\\_Part\\_1-147863.pdf](https://online-applications.sunderland.gov.uk/online-applications/files/C7715236139DA733D6096D5E41DA88A9/pdf/18_00092_HE4-Soil_Report_Part_1-147863.pdf). Accessed September 2023.

<sup>2</sup> Wardell Armstrong (2020) IAMP One Phase Two Development Environmental Statement (Chapter 11 Geology and Soils). Available at: [https://online-applications.sunderland.gov.uk/online-applications/files/3A7199BBF3FB0D5E1BA0CF95E9AF998F/pdf/20\\_00556\\_OU4-ENVIRONMENTAL\\_IMPACT\\_ASSESSMENT\\_REPORT\\_EIA\\_-974680.pdf](https://online-applications.sunderland.gov.uk/online-applications/files/3A7199BBF3FB0D5E1BA0CF95E9AF998F/pdf/20_00556_OU4-ENVIRONMENTAL_IMPACT_ASSESSMENT_REPORT_EIA_-974680.pdf). Accessed September 2023.

<p>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)<sup>3</sup>.</p>	<p>breakdown by area is not provided. Note that proposed areas of industrial development have avoided the BMV areas of the Site. The BMV land will be removed from agricultural use and used as part of the Ecological and Landscape Mitigation Area.</p>	
<p><b>IAMP One, Washington (21/01764/HE4)</b>  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. <sup>4</sup></p>	<p>24.23 ha Site (18.74 ha of which falls under IAMP ONE, Phase 1 boundary and 5.49 ha of which falls under IAMP ONE, Phase 2 boundary). Subgrade 3b: 24.23 ha.</p>	<p>24.23 ha Site reassessed as 0 ha of additional land loss due to overlap with boundaries of IAMP ONE, Phase 1 (18.74 ha) and IAMP ONE, Phase 2 (5.49 ha).</p>
<p><b>IAMP One, Washington (19/00245/REM)</b>  Reserved matters approval for the access, layout, scale, appearance and landscaping of the development for Plot 4 of hybrid planning application 18/00092/HE4<sup>5</sup></p>	<p>Site Location falls within boundary of IAMP ONE, Phase 1 (18/00092/HE4).</p>	<p>Site assessed as 0 ha of additional land loss as the boundary falls under IAMP ONE, Phase 2 (18/00092/HE4).</p>
<p><b>IAMP ONE, Washington (19/00280/REM)</b>  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</p>		<p>Site assessed as 0 ha of additional land use as the boundary falls under IAMP ONE, Phase 2 (18/00092/HE4).</p>
<p><b>A19 Downhill Lane Junction Improvements (TR010024)</b>  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.<sup>6</sup></p>	<p>The assessment considered Grade 3 land as Subgrade 3b.  <u>Temporary</u> (returned to agriculture following construction)  Subgrade 3b: 12.45 ha</p>	<p><u>Permanent</u>  Subgrade 3b: 5.83 ha  Non-agricultural: 11.59 ha</p>

<sup>3</sup> Lichfields (2021) IAMP Planning Statement. Available at: [https://online-applications.sunderland.gov.uk/online-applications/files/F6BDF3367F90CB6AD8E4D74B7F735600/pdf/21\\_02807\\_HE4-PLANNING\\_STATEMENT-1173887.pdf](https://online-applications.sunderland.gov.uk/online-applications/files/F6BDF3367F90CB6AD8E4D74B7F735600/pdf/21_02807_HE4-PLANNING_STATEMENT-1173887.pdf). Accessed September 2023.

<sup>4</sup> Wardell Armstrong (2021) IAMP ONE Phase Two Development Geology and Soils Environmental Statement Chapter [https://online-applications.sunderland.gov.uk/online-applications/files/8B3A9025BD4A0AFBA1301240CC0FB566/pdf/21\\_01764\\_HE4-0011\\_GEOLOGY\\_AND\\_SOILS.-1123529.pdf](https://online-applications.sunderland.gov.uk/online-applications/files/8B3A9025BD4A0AFBA1301240CC0FB566/pdf/21_01764_HE4-0011_GEOLOGY_AND_SOILS.-1123529.pdf). Accessed September 2023

<sup>5</sup> AJA Architects (2018) Site Location Plan IAMP ONE Sunderland. Available at: [https://online-applications.sunderland.gov.uk/online-applications/files/2DE760E7E2FC2AD2F2397964706B27A9/pdf/19\\_00245\\_REM-LOCATION\\_PLAN-853617.pdf](https://online-applications.sunderland.gov.uk/online-applications/files/2DE760E7E2FC2AD2F2397964706B27A9/pdf/19_00245_REM-LOCATION_PLAN-853617.pdf)

<sup>6</sup> Highways England (2019) A19 Downhill Lane Junction Improvement Environmental Statement (Chapter 10: Geology and Soils). Available at: [https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/TR010024/TR010024-000112-TR010024\\_APP\\_6.1%20-%20Environmental%20Statement.pdf](https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/TR010024/TR010024-000112-TR010024_APP_6.1%20-%20Environmental%20Statement.pdf). Accessed September 2023.

	Urban: 0.36 ha <u>Permanent</u> Subgrade 3b: 5.83 ha Urban: 11.59 ha	
<b>1 to 5 Usworth Cottage and Chalet, Washington Road (20/01915/FUL)</b> Demolition of numbers 1 to 5 Usworth Cottages and the Chalet, including associated garages and outbuildings (Approved November 2020, Completed).	Relates to demolition of existing buildings and does not impact agricultural land.	Loss of agricultural land has not been considered under this application.
<b>West Moor Farm, Cherry Blossom Way (21/01330/FUL)</b> Demolition of buildings comprising West Moor Farm (Approved August 2021, Completed).	Relates to demolition of existing buildings and does not impact agricultural land.	Loss of agricultural land has not been considered under this application.
<b>Land adjacent to the Three Horseshoes, Washington Road (18/01869/FUL and 19/02161/VAR)</b> 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) <sup>7</sup> .	Site area is 5370 m <sup>2</sup> (approx. 0.54 ha). Provisional Grade 3 land.	Subgrade 3a: 0.27 ha. Subgrade 3b: 0.27 ha. *50/50 split of Provisional Grade 3 land applied.
<b>Unipres UK Ltd, Cherry Blossom Way (18/02055/FUL)</b> Proposed provision of 17,500 photovoltaic panels on the roof of the existing building, delivering renewable energy for use by the Unipres site.	Loss of agricultural land has not been considered under this application.	Loss of agricultural land has not been considered under this application.
<b>Unipres UK Ltd, Cherry Blossom Way (18/00459/FUL)</b> 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. <sup>8</sup>	Loss of agricultural land has not been considered under this application.	Loss of agricultural land has not been considered under this application.
<b>Land west of Infiniti Drive, Washington (21/00401/HE4)</b> Erection of industrial units for light industrial, general industrial and storage distribution uses with ancillary office floorspace, associated access, landscaping, parking and service yards. <sup>9</sup>	Land formerly used for agriculture until demolition of farm in 2015 and land cleared with earthworks taking place across site between 2015 and 2018 (now disturbed	Subgrade 3a: 5.19 ha. Subgrade 3b: 5.19 ha. *50/50 split of Provisional Grade 3 land applied.

<sup>7</sup> Sunderland City Council (2018) Three Horse Shoes, Washington Road Planning Application Form. Available at: [https://online-applications.sunderland.gov.uk/online-applications/files/6F5F2CD8DF5ED8D0DECD1DEFB8A77FA7/pdf/18\\_01869\\_FUL-APPLICATION\\_FORM\\_REDACTED-892035.pdf](https://online-applications.sunderland.gov.uk/online-applications/files/6F5F2CD8DF5ED8D0DECD1DEFB8A77FA7/pdf/18_01869_FUL-APPLICATION_FORM_REDACTED-892035.pdf). Accessed September 2023

<sup>8</sup> UNIPRES (2018) Proposed Unipres Site Plan. Available at: [https://online-applications.sunderland.gov.uk/online-applications/files/97A9EA736224BCDEC184F6307A975815/pdf/18\\_00459\\_FUL-Site\\_Plan-218801.pdf](https://online-applications.sunderland.gov.uk/online-applications/files/97A9EA736224BCDEC184F6307A975815/pdf/18_00459_FUL-Site_Plan-218801.pdf). Accessed September 2023.

<sup>9</sup> Lichfields (2021) Hillthorn Farm Volume 2: Environmental Statement Chapter C: Site and Development Description. Available at: [https://online-applications.sunderland.gov.uk/online-applications/files/AEAC7CF112561051FD907999FDAF25F2/pdf/21\\_00401\\_HE4-VOL\\_2 - CHAPTER C - SITE AND DEVELOPMENT DESCRIPTION - FEB 2021-1064483.pdf](https://online-applications.sunderland.gov.uk/online-applications/files/AEAC7CF112561051FD907999FDAF25F2/pdf/21_00401_HE4-VOL_2 - CHAPTER C - SITE AND DEVELOPMENT DESCRIPTION - FEB 2021-1064483.pdf). Accessed: September 2023.

	agricultural land). Consists of approximately 10.38 ha of land. Provisional Grade 3 land.	
<p><b>Land west of Infiniti Drive, Washington (21/00605/OU4)</b>  Erection of industrial units for light industrial, general industrial and storage and distribution uses with ancillary office floorspace and 123 car parking spaces. All matters are reserved for determination at a later date.<sup>10</sup></p> <p><b>Land west of Infiniti Drive, Washington (22/01944/REM)</b>  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)<sup>11</sup></p>	Land formerly used for agriculture until demolition of farm in 2015 and is now described as an area of vacant scrubland. Consists of approximately 2.6 ha of land. Provisional Grade 3 land.	Subgrade 3a: 1.3 ha. Subgrade 3b: 1.3 ha. *50/50 split of Provisional Grade 3 land applied.
<p><b>Elm Tree Nurse, Washington Road (18/01964/FUL)</b>  This application proposed generally low-level extensions of the existing parking area, agricultural building and canopy structure, in addition to an additional polytunnel, 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).<sup>12</sup></p>	Whole Site Area is 1.27 ha. Provisional Grade 3 land.	Subgrade 3a: 0.64 ha. Subgrade 3b: 0.64 ha. *50/50 split of Provisional Grade 3 land applied.
<p><b>Amazon UK - Follingsby International Enterprise Park (17/01117/OUT)*</b>  Outline application for Class B8 and B2 and associated offices and works.<sup>13</sup></p>	Site boundary comprises 37.62 ha of which is Provisional Grade 3 agricultural land.	Subgrade 3a: 18.81 ha. Subgrade 3b: 18.81 ha. 50/50 split of Grade 3 land applied.
<p><b>Amazon UK - Follingsby International Enterprise Park (18/00111/REM)*</b>  Reserved matters submission for appearance, layout, scale and landscaping for phase one pursuant to outline permission DC/17/01117/OUT (ID GC-09)<sup>14</sup></p>	Site falls under boundary of Amazon UK - Follingsby International Enterprise Park (17/01117/OUT).	Site assessed as 0 ha of additional land use as Site falls under boundary of

<sup>10</sup> Lichfields (2021) Hillthorn Business Park, Washington Outline Application – Eastern Plot Planning Statement. Available at: [https://online-applications.sunderland.gov.uk/online-applications/files/B86CABA0CBAF07AF0ECD932C939C60/pdf/21\\_00605\\_OU4-PLANNING\\_STATEMENT-1077961.pdf](https://online-applications.sunderland.gov.uk/online-applications/files/B86CABA0CBAF07AF0ECD932C939C60/pdf/21_00605_OU4-PLANNING_STATEMENT-1077961.pdf). Accessed September 2023.

<sup>11</sup> Hale Architecture (2022) Hillthorn Business Park Sunderland Proposed Masterplan. Available at: [https://online-applications.sunderland.gov.uk/online-applications/files/AAFA606A94A265689227D0DE85BC13BD/pdf/22\\_01944\\_REM-PROPOSED\\_MASTERPLAN-1269627.pdf](https://online-applications.sunderland.gov.uk/online-applications/files/AAFA606A94A265689227D0DE85BC13BD/pdf/22_01944_REM-PROPOSED_MASTERPLAN-1269627.pdf). Accessed: September 2023.

<sup>12</sup>Sunderland City Council (2019) Development Control Section Delegated Report for 18/01964/FUL. Available at: [https://online-applications.sunderland.gov.uk/online-applications/files/EC7978644491CD6A3D45F76CA0631F9A/pdf/18\\_01964\\_FUL-DELEGATED\\_REPORT-969408.pdf](https://online-applications.sunderland.gov.uk/online-applications/files/EC7978644491CD6A3D45F76CA0631F9A/pdf/18_01964_FUL-DELEGATED_REPORT-969408.pdf). Accessed September 2023.

<sup>13</sup> Lichfields (2017) Follingsby Park South Planning Statement. Available at: <https://myserviceplanning.gateshead.gov.uk/civica/Resource/Civica/Handler.ashx/Doc/pagestream?cd=inline&pdf=true&docno=19758971>. Accessed September 2023.

<sup>14</sup>Frank Shaw Associates Limited Architects (2017) Follingsby Location Plan. Available at: <https://public.gateshead.gov.uk/online-applications/applicationDetails.do?activeTab=relatedCases&keyVal=P3QGECHKWV00>. Accessed September 2023.

		Amazon UK - Follingsby International Enterprise Park (17/01117/OUT).
<b>Amazon UK - Follingsby International Enterprise Park (18/00237/OUT)*</b> Outline application for use class B8 and B2 with associated offices and works <sup>15</sup> .	Site falls under boundary of Amazon UK - Follingsby International Enterprise Park (17/01117/OUT).	Site assessed as 0 ha of additional land use as Site falls under boundary of Amazon UK - Follingsby International Enterprise Park (17/01117/OUT).
<b>Amazon UK - Follingsby International Enterprise Park (18/00574/FUL)*</b> 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. <sup>16</sup>	Site falls under boundary of Amazon UK - Follingsby International Enterprise Park (17/01117/OUT).	Site assessed as 0 ha of additional land use as Site falls under boundary of Amazon UK - Follingsby International Enterprise Park (17/01117/OUT).
<b>Amazon UK - Follingsby International Enterprise Park (18/00573/COU)*</b> 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 <sup>17</sup> .	Site falls under boundary of Amazon UK - Follingsby International Enterprise Park (17/01117/OUT).	Site assessed as 0 ha of additional land use as Site falls under boundary of Amazon UK - Follingsby International Enterprise Park (17/01117/OUT).
<b>Amazon UK - Follingsby International Enterprise Park (20/00021/REM)*</b> 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 <sup>18</sup> .	Site falls under boundary of Amazon UK - Follingsby International Enterprise Park (17/01117/OUT).	Site assessed as 0 ha of additional land use as Site falls under boundary of Amazon UK - Follingsby International Enterprise Park (17/01117/OUT).
<b>Amazon UK - Follingsby International Enterprise Park (20/00208/REM)*</b>	Site falls under boundary of Amazon UK - Follingsby International Enterprise Park (17/01117/OUT).	Site assessed as 0 ha of additional land use as Site falls under boundary of

<sup>15</sup> Lichfields (2018) Follingsby Park South Volume 2: Environmental Statement (March 2018). Available at: <https://myserviceplanning.gateshead.gov.uk/civica/Resource/Civica/Handler.ashx/Doc/pagestream?cd=inline&pdf=true&docno=20128725>. Accessed September 2023

<sup>16</sup> Follingsby International Enterprise Park Committee Report (2018). Available at: <https://myserviceplanning.gateshead.gov.uk/civica/Resource/Civica/Handler.ashx/Doc/pagestream?cd=inline&pdf=true&docno=23405597>. Accessed September 2023.

<sup>17</sup> Frank Shaw Associates Limited Architects (2017) Follingsby International Enterprise Park Limited Location Plan. Available at: <https://myserviceplanning.gateshead.gov.uk/civica/Resource/Civica/Handler.ashx/Doc/pagestream?cd=inline&pdf=true&docno=20374911>. Accessed September 2023.

<sup>18</sup> Frank Shaw Associates Limited Architects (2017) Follingsby International Enterprise Park Limited Location Plan. Available at: <https://myserviceplanning.gateshead.gov.uk/civica/Resource/Civica/Handler.ashx/Doc/pagestream?cd=inline&pdf=true&docno=20376639>. Accessed September 2023.

Reserved matters application pursuant to outline permission DC/18/00574/FUL for warehouse building on PLOT B. <sup>19</sup>		Amazon UK - Follingsby International Enterprise Park (17/01117/OUT)
<b>Land west of Follingsby Way, Follingsby International Enterprise Park (18/00860/OUT)*</b> Erection of business/industrial development (Classes B1(c) and/or B2 and/or B8) with associated works. <sup>20</sup>	4.06 acres (approx. 1.64 ha). Formerly agricultural (Provisional Grade 3).	Subgrade 3a: 0.82 ha. Subgrade 3b: 0.82 ha. *50/50 split of Provisional Grade 3 land applied.
<b>Land north of Follingsby Lane, Follingsby International Enterprise Park (19/01252/OUT)*</b> Erection of business/industrial development (use classes B1(c)/B2/B8). <sup>21</sup>	3.03 acres (approx. 1.23 ha). Formerly agricultural land (Provisional Grade 3).	Subgrade 3a: 0.62 ha. Subgrade 3b: 0.62 ha. *50/50 split of Provisional Grade 3 land applied.
<b>Former Wardley Colliery, Gateshead (16/00698/OUT)*</b> Outline application for the erection of up to 144 residential dwellings, with associated works <sup>22</sup> <b>Former Wardley Colliery, Gateshead (19/00813/REM)*</b> Reserved matters application pursuant to outline permission (DC/16/00698/OUT) for the erection of up to 144 residential dwellings	The Site is located on the disused former Wardley Colliery, and the second area of the Site is situated on an existing commercial building yard. The proposed development represents the development of Brownfield Land.	Agricultural land loss not considered for this development.
<b>Unit 1 Spire Road, Glover, Washington (18/02226/FUL)</b> Extension to existing building to provide additional education accommodation (class D1), including external works to reconfigure vehicular parking <sup>23</sup> .	Majority of Site is occupied by building, with car parking and small areas of grassed landscaped areas.	Agricultural Land Loss not considered for this development.
<b>Northern Area Playing Fields Stephenson Road Stephenson Washington (17/02425/LP3)</b> 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	Site currently occupied by grass pitches, existing pavilion, carpark, and maintained grass areas.	Agricultural Land Loss not considered for this development.

<sup>19</sup> FirstPlan (2020) Follingsby Park South, Gateshead Phase Three (Plot B) Reserved Matters – Planning Statement. Available at: <https://myserviceplanning.gateshead.gov.uk/civica/Resource/Civica/Handler.ashx/Doc/pagestream?cd=inline&pdf=true&docno=21759998>. Accessed September 2023.

<sup>20</sup> Hale Architecture (2018) Follingsby Park Site Location Plan. Available at: <https://myserviceplanning.gateshead.gov.uk/civica/Resource/Civica/Handler.ashx/Doc/pagestream?cd=inline&pdf=true&docno=20556035>. Accessed September 2023.

<sup>21</sup> Hale Architecture (2019) Follingsby Park Plot C Site Location Plan. Available at: <https://myserviceplanning.gateshead.gov.uk/civica/Resource/Civica/Handler.ashx/Doc/pagestream?cd=inline&pdf=true&docno=21597927>. Accessed September 2023.

<sup>22</sup> Persimmon Homes (2018) Planning Statement: Proposed development at J.W. Coates and Sons Yard and Former Wardley Colliery, Wardley, Gateshead. Available at: <https://myserviceplanning.gateshead.gov.uk/civica/Resource/Civica/Handler.ashx/Doc/pagestream?cd=inline&pdf=true&docno=20036936>. Accessed September 2023.

<sup>23</sup> Dunelm (2019) Preliminary Investigation of Land at NAC Group, Spire Road, Washington. Available at: [https://online-applications.sunderland.gov.uk/online-applications/files/5AFD6B5095DB61202690FBDE517F452E/pdf/18\\_02226\\_FUL-DESK\\_TOP\\_STUDY-892274.pdf](https://online-applications.sunderland.gov.uk/online-applications/files/5AFD6B5095DB61202690FBDE517F452E/pdf/18_02226_FUL-DESK_TOP_STUDY-892274.pdf). Accessed September 2023.

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. <sup>24</sup>		
<b>IAMP, Washington (21/01670/S37)</b> Diversion of overhead line at IAMP.	Agricultural land Loss not considered for this development.	Agricultural land Loss not considered for this development.
<b>Nissan Motor Manufacturing (UK) Ltd (15/00942/FUL)</b> 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. <sup>25</sup>	The Site largely comprises a grassed area within the Nissan Test Track and forms part of an area used for vehicle testing. Site area: 8.7 ha. Provisional Grade 3 land.	Subgrade 3a: 4.35 ha. Subgrade 3b: 4.35 ha. *50/50 split of Provisional Grade 3 land applied.
<b>Nissan Motor Manufacturing (UK) Ltd (21/01565/FUL)</b> Erection of Wireless network 7 x 10m masts to provide a test bed for advanced technology. <sup>26</sup>	Site 0.47 ha. Provisional Grade 3 land.	Subgrade 3a: 0.24 ha. Subgrade 3b: 0.24 ha. *50/50 split of Provisional Grade 3 land applied.
<b>Vacant Units, Turbine Way, Turbine Business Park (19/01062/FUL)</b> Construction of 4no. two storey buildings (Use Class B2/B8) including access onto Turbine Way, parking and turning space and landscaping. <sup>27</sup> <b>Décor Cladding &amp; Bathrooms, Turbine Way, Turbine Business Park (19/01062/FUL)</b> Construction of 4no. two storey buildings (Use Class B2/B8) including access onto Turbine Way, parking and turning space and landscaping.	Application Site 3.59 ha. Site covers 20 ha in total. <sup>28</sup> The site lies within an area allocated for industrial purposes. Provisional Grade 3 land.	Subgrade 3a: 1.8 ha. Subgrade 3b: 1.8 ha. *50/50 split of Provisional Grade 3 land applied.

<sup>24</sup> LK2 (2017) Northern Area Playing Fields, Washington, Sunderland Existing Site Plan. Available at: [https://online-applications.sunderland.gov.uk/online-applications/files/0BABE81988C53C51CFF522087384E1E8/pdf/17\\_02425\\_LP3-Existing\\_Site\\_Plan-769331.pdf](https://online-applications.sunderland.gov.uk/online-applications/files/0BABE81988C53C51CFF522087384E1E8/pdf/17_02425_LP3-Existing_Site_Plan-769331.pdf). Accessed September 2023

<sup>25</sup> On-Site Land Solutions Ltd (2015) Nissan Test Track Solar PV Array Planning Application Statement. Available at: [https://online-applications.sunderland.gov.uk/online-applications/files/225D2FAB411DF8E4F8D403EB212EDEB5/pdf/15\\_00942\\_FUL-Planning\\_Statement-798260.pdf](https://online-applications.sunderland.gov.uk/online-applications/files/225D2FAB411DF8E4F8D403EB212EDEB5/pdf/15_00942_FUL-Planning_Statement-798260.pdf). Accessed September 2023.

<sup>26</sup> Nissan Motor Manufacturing (2021) Nissan Test Track and Private Road – Red Line Calculations. Available at: [https://online-applications.sunderland.gov.uk/online-applications/files/4897DA35C89F78CCB89A5E428926B897/pdf/21\\_01565\\_FUL-APPENDIX\\_4\\_SITE\\_AREA\\_CALCULATIONS\\_V1.0-1114782.pdf](https://online-applications.sunderland.gov.uk/online-applications/files/4897DA35C89F78CCB89A5E428926B897/pdf/21_01565_FUL-APPENDIX_4_SITE_AREA_CALCULATIONS_V1.0-1114782.pdf). Accessed September 2023.

<sup>27</sup> Screening Opinion 9/01062/FUL (2020) Available at: [https://online-applications.sunderland.gov.uk/online-applications/files/184529C3B8CB71B2BD0150E6FA0DAB7E/pdf/19\\_01062\\_FUL-SCREENING\\_OPINION-1023655.pdf](https://online-applications.sunderland.gov.uk/online-applications/files/184529C3B8CB71B2BD0150E6FA0DAB7E/pdf/19_01062_FUL-SCREENING_OPINION-1023655.pdf). Accessed September 2023.

<sup>28</sup> Kilmartin Plowman & Partners (2020) Planning Support Statement for Turbine Business Park. Available at: [https://online-applications.sunderland.gov.uk/online-applications/files/E210F6F49EC3A5EB29D7AC2A5D39B11C/pdf/19\\_01062\\_FUL-PLANNING\\_SUPPORT\\_STATEMENT-968011.pdf](https://online-applications.sunderland.gov.uk/online-applications/files/E210F6F49EC3A5EB29D7AC2A5D39B11C/pdf/19_01062_FUL-PLANNING_SUPPORT_STATEMENT-968011.pdf)

<p><b>Land at 4 Turbine Way, Turbine Business Park (20/01309/FUL)</b>  Erection of 2no. commercial units including new vehicular access and associated parking /service areas.<sup>29</sup></p> <p><b>Land at 4 Turbine Way, Turbine Business Park (22/02601/SUB)</b>  Erection of 2 commercial units including new vehicular access and associated parking/service areas (Resubmission) (Part retrospective.)</p>	<p>Plot 30. 9759m<sup>2</sup> (0.97 ha)<sup>30</sup>  Provisional Grade 3 land.</p>	<p>Subgrade 3a: 0.49 ha. Subgrade 3b: 0.49 ha. *50/50 split of Provisional Grade 3 land applied.</p>
<p><b>Land at Turbine Way, Turbine Business Park (22/00966/FUL)</b>  Erection of 2no. industrial units with associated access, landscaping and parking.<sup>31</sup></p>	<p>Site area: 0.35 acres (approx. 0.14 ha) (undeveloped amenity land). Used historically for sheep pens and agricultural tracks. Provisional Grade 3 land.</p>	<p>Subgrade 3a: 0.07 ha. Subgrade 3b: 0.07 ha. *50/50 split of Provisional Grade 3 land applied.</p>
<p><b>Land east of Turbine Way, Turbine Business Park (22/00136/FUL)</b>  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 industrial (Use Class E(g)(ii)); including parking and turning space, landscaping and accesses onto Turbine Way.<sup>32</sup></p>	<p>Site area: 3.33 acres (1.35 ha). Provisional Grade 3 land.</p>	<p>Subgrade 3a: 0.68 ha. Subgrade 3b: 0.68 ha. *50/50 split of Provisional Grade 3 land applied.</p>
<p><b>Griffiths Textiles Machines, Alston Road, North Washington (22/01039/PCZ)</b>  Installation of 707kwp PV solar panels to roof</p>	<p>Agricultural land-take not considered as part of this development.</p>	<p>Agricultural land-take not considered as part of this development.</p>
<p><b>Former Usworth Sixth Form Centre, Stephenson Road, Washington (22/00294/FU4)</b>  Erection of 190no. dwellings with associated access, landscaping and boundary treatment<sup>33</sup></p>	<p>Site area: 11.1 ha. Falls under Urban Land Classification.</p>	<p>Agricultural land-take not considered as part of this development.</p>
<p><b>Land at Albany Park, Spout Lane, Washington (19/01252/FUL)</b></p>	<p>Site area: 2.02 ha. Falls under Urban Land Classification.</p>	<p>Agricultural land-take not considered as part of this development.</p>

<sup>29</sup> Ralgreen (2020) Site Location and Block Plan – As existing. Available at: [https://online-applications.sunderland.gov.uk/online-applications/files/8405D627D7406B33A3795A25B5C9B5A1/pdf/20\\_01309\\_FUL-LOCATION\\_PLAN\\_AND\\_SITE\\_PLAN-1007881.pdf](https://online-applications.sunderland.gov.uk/online-applications/files/8405D627D7406B33A3795A25B5C9B5A1/pdf/20_01309_FUL-LOCATION_PLAN_AND_SITE_PLAN-1007881.pdf). Accessed September 2023.

<sup>30</sup> Committee Report 20/01309/FUL (2022) Available at: <https://online-applications.sunderland.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QDXF5MBBHCK00>. Accessed September 2023.

<sup>31</sup> KPP Architects (2022) Small Plot Turbine Business Park Sunderland. Available at: [https://online-applications.sunderland.gov.uk/online-applications/files/458392C5841369C3D78F9B46FCFA54BD/pdf/22\\_00966\\_FUL-LOCATION\\_PLAN-1234379.pdf](https://online-applications.sunderland.gov.uk/online-applications/files/458392C5841369C3D78F9B46FCFA54BD/pdf/22_00966_FUL-LOCATION_PLAN-1234379.pdf). Accessed September 2023.

<sup>32</sup> KPP Architects (2021) Front Plot Turbine Business Park Proposed Site Layout Plan, Available at: [https://online-applications.sunderland.gov.uk/online-applications/files/6847B6AF4E62ABEEDADDA6AF4146DAFB/pdf/22\\_00136\\_FUL-PROPOSED\\_SITE\\_LAYOUT\\_PLAN-1351092.pdf](https://online-applications.sunderland.gov.uk/online-applications/files/6847B6AF4E62ABEEDADDA6AF4146DAFB/pdf/22_00136_FUL-PROPOSED_SITE_LAYOUT_PLAN-1351092.pdf). Accessed September 2023.

<sup>33</sup> Patrick Parsons (2018) Phase 1 Geoenvironmental Report and Coal Mining Risk Assessment Stone Cellar Road, Usworth. Available at: [https://online-applications.sunderland.gov.uk/online-applications/files/6653E8F6D6C71E3E577245B1173ECA71/pdf/22\\_00294\\_FU4-PHASE\\_1\\_GEO-ENVIRONMENTAL\\_REPORT\\_AND\\_COAL\\_MINING\\_ASSESSMENTPART1](https://online-applications.sunderland.gov.uk/online-applications/files/6653E8F6D6C71E3E577245B1173ECA71/pdf/22_00294_FU4-PHASE_1_GEO-ENVIRONMENTAL_REPORT_AND_COAL_MINING_ASSESSMENTPART1). Accessed September 2023.



Construction of 76 dwellings, provision of open space and associated infrastructure. (Amended description, updated plans & reports). <sup>34</sup>		
<b>Vantec, Turbine Way (23/00805/PCZ)</b> Installation of roof mounted solar PV system (320.76 kwp), consisting of 703 solar modules alongside 2x 110KW inverters.	Agricultural land-take not considered as part of this development.	Agricultural land-take not considered as part of this development.
<b>Land west of International Drive (22/02384/FU4)</b> Erection of a 275kV substation and 66kV substation with associated infrastructure <sup>35</sup> .		Site assessed as 0 ha of additional land as falls within the boundary of IAMP ONE, Phase 1 (18/00092/HE4).
<b>Kasai UK Ltd, Factory 1, Stephenson Road, Stephenson, Washington (22/02538/FUL)</b> Installation of 1,450KWp solar system on main factory roof. 3540 panels in total.	Agricultural land-take not considered as part of this development.	Agricultural land-take not considered as part of this development.
<b>Land north of International Drive (23/01097/FU4)</b> Erection of switching station with security fencing and landscaping, with associated earth works and engineering operations.	7020m <sup>2</sup> (0.7 ha) Falls under provisional Grade 3 and small section of Post 1988 Subgrade 3b to north of boundary.	Subgrade 3b: 0.7 ha. Assessed as subgrade 3b due to presence of post 1988 Subgrade 3b data within boundary of site.
<b>Vantec Infiniti Drive Washington (23/00806/PCZ)</b> Installation of a roof mounted solar PV system (302.25 kwp, consisting of 806 solar modules alongside 2x 80kW inverters and 100kW inverter	Agricultural land-take not considered as part of this development.	Agricultural land-take not considered as part of this development.
<b>Envision GIGA Plant, 1 International Drive, Sunderland (23/01542/VA4)</b> 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) <sup>36</sup> .	Site consists of 26.3 ha formerly used for agriculture (Subgrade 3b).	Site assessed as 0 ha of additional land as falls within the boundary of IAMP ONE, Phase 1 (18/00092/HE4).

<sup>34</sup> Ergo (2018) Albany Park Washington Proposed Site Layout. Available at: [https://online-applications.sunderland.gov.uk/online-applications/files/278AF8CC2AFFB2723B21B0BD67EE6D2E/pdf/19\\_01252\\_FUL-PROPOSED\\_SITE\\_LAYOUT-946687.pdf](https://online-applications.sunderland.gov.uk/online-applications/files/278AF8CC2AFFB2723B21B0BD67EE6D2E/pdf/19_01252_FUL-PROPOSED_SITE_LAYOUT-946687.pdf). Accessed September 2023.

<sup>35</sup> OMNIA Projects (2022) Hylton Castle 275k and 66kV Substations Location Plan. Available at: [https://online-applications.sunderland.gov.uk/online-applications/files/469405C7382302C4A86B67F9EDC2AE19/pdf/22\\_02384\\_FU4-SITE\\_LOCATION\\_PLAN-1291080.pdf](https://online-applications.sunderland.gov.uk/online-applications/files/469405C7382302C4A86B67F9EDC2AE19/pdf/22_02384_FU4-SITE_LOCATION_PLAN-1291080.pdf). Accessed September 2023.

<sup>36</sup> Wardell Armstrong (2023) IAMP ONE Phase Two Development s73 Non-technical Summary. Available at: [https://online-applications.sunderland.gov.uk/online-applications/files/5A02BC88F257094FF7FE347F0B8F8609/pdf/23\\_01542\\_VA4-NON-TECHNICAL\\_SUMMARY - 13.7.23-1399458.pdf](https://online-applications.sunderland.gov.uk/online-applications/files/5A02BC88F257094FF7FE347F0B8F8609/pdf/23_01542_VA4-NON-TECHNICAL_SUMMARY - 13.7.23-1399458.pdf). Accessed September 2023.

<p><b>Envision GIGA Plant, 1 International Drive, Sunderland (23/01540/FU4)</b>          Erection of canopy above bulk stores on western side of the Giga 1 factory.</p>	<p>Site falls within the boundary of IAMP ONE.</p>	<p>Site assessed as 0 ha of additional land as falls within the boundary of IAMP ONE, Phase 1 (18/00092/HE4).</p>
<p><b>Envision GIGA Plant, 1 International Drive, Sunderland (23/01541/FU4)</b>          Erection of gas governor house for Giga 1.</p>	<p>Site falls within the boundary of IAMP ONE.</p>	<p>Site assessed as 0 ha of additional land as falls within the boundary of IAMP ONE, Phase 1 (18/00092/HE4).</p>
<p><b>Envision GIGA Plant, 1 International Drive, Sunderland (23/01555/FU4)</b>          Erection of high voltage sub-station with compound, transformers and securing fencing.</p>	<p>Site falls within the boundary of IAMP ONE.</p>	<p>Site assessed as 0 ha of additional land as falls within the boundary of IAMP ONE, Phase 1 (18/00092/HE4).</p>
<p><u>*Proposed development within the administrative boundaries of Gateshead City Council boundary. All other proposed developments fall within the administrative boundaries of Sunderland City Council.</u></p>		