

2 SCOPE AND METHODOLOGY

2.1 Introduction

2.1.1 Owing to the commercial sensitivity and national importance of the proposed development, formal consultation has been restricted prior to submission. Whilst discussions have taken place with Sunderland City Council (SCC) and Statutory Consultees, as appropriate, wider consultation has been limited (e.g. community engagement has not been undertaken).

2.1.2 Informal consultation with SCC was previously carried out in 2018 and 2021, which has informed the scope and preparation of this ES. The scope of this EIA adopts the same agreed approach that was adopted for the 2021 AESC Plant 2¹ EIA, which was (in turn) based upon the agreed approach and findings of the 2018 IAMP ONE Phase Two² EIA. The methodologies used in the assessments reflect those used for the IAMP ONE Phase Two ES and AESC Plant 2 development ES.

2.1.3 Further consultation has been carried out with the Environmental Health Officer (EHO) on the methodology to be used for air quality assessments in September 2023. Systra has consulted with National Highways.

2.1.4 Based upon the informal consultation with SCC, this ES includes chapters on the following:

- Air Quality;
- Noise;
- Landscape and Visual Impact Assessment;
- Waste;
- Water Environment;
- Ground Conditions;
- Ecology & Biodiversity;
- Access and Transport;
- Climate Change;
- Archaeology & Cultural Heritage;
- Soils & Agricultural Land;

¹ Planning application reference 20/00556/OU4.

² Planning application reference 18/00092/HE4.

- Socio-economics.
- Vulnerability to Major Accidents and Disasters; and
- Cumulative Effects.

2.1.5 In addition to the above, a Heritage Statement, Energy Statement, Sustainability Statement and a Glint Assessment have been prepared are included as standalone reports within the technical appendices of the ES.

2.2 Methodology and significance criteria

General approach

2.2.1 The discussion for each subject area generally follows a format that identifies and addresses:

- Site Activities – describes the site activities and/or sources of potential impact for that particular aspect.
- Potential Effects – describes the method used within each subject area to assess potential effects, both during construction and once the development is operational (including a separate assessment of cumulative impacts, where appropriate), and explains any assumptions or modification to the general impact assessment methodology described here.
- Mitigation Measures – describes the aspects of the design that have been incorporated (embedded mitigation) into the proposed development in order to provide mitigation, and/or the additional mitigation measures that will be used to reduce effects to acceptable levels.
- Residual Effects – re-assesses significance of impacts after mitigation is applied. Monitoring and follow-up - identifies what level of monitoring could be necessary, over a defined period, to ensure that mitigation measures remain appropriate and maintain actual effects within acceptable limits.
- Limitations to the Assessment – any absence of information or other limitations (e.g. restrictions on access) that have constrained the assessment in any way.
- Cumulative Assessment – discusses the potential for cumulative effects (see section 2.3, below).

2.2.2 Each technical chapter describes the methodology used in undertaking the assessment, with reference to relevant legislation and guidance, as appropriate.

Criteria used to determine whether or not an effect is significant, and (where relevant) the level of effect, is also identified within each technical chapter.

- 2.2.3 Effects are assessed based on the available knowledge of the site and its surroundings, carried out using desk-based and site surveys and from information made available from the previous assessment work carried out for the adjacent AESC Plant 2 site.
- 2.2.4 Assessment methodologies are similar to those used for the 2021 AESC Plant 2 EIA, updated (where necessary) to reflect any subsequent changes / updates in guidance. Effects of construction and operation are addressed. Embedded mitigation is included as part of the proposed development. Should any further / additional mitigation measures be considered necessary (to address any identified adverse effects, including cumulative effects), however, this is set out in the technical chapter. Other measures may be secured via conditions attached to any subsequent consent for the development.
- 2.2.5 The assessment of construction effects is based on broad parameters, ahead of any detailed design of this aspect. All units / aspects of the proposed AESC Plant 3 development are to be built together in one overall phase of (construction) works. These variables cannot be clarified at this stage, but sufficient information has been made available to enable an assessment of the potentially worst-case scenario.
- 2.2.6 Owing to the known user end, operational effects are similarly difficult to predict. Where assumptions have been made, or where limitations to the assessment are identified, these are clearly set out within the relevant technical chapter.
- 2.2.7 At the time of writing, AESC UK estimate that circa 1,000 jobs will be created onsite once the proposed development becomes operational. In the future, however, the number of jobs could increase to up to 1,911. As such, the proposed building has been designed to accommodate the higher staff number. As the EIA needs to assess the worst-case environmental effects, the figure utilised within the assessments (where relevant) varies. For example, the Socio-Economic assessment has assessed 1,000 jobs as the beneficial effects from this scenario would be less. Whereas, for such aspects as the effect(s) upon the drainage system and highway network, there may be more potential adverse effects from the higher 1,911 staff.
- 2.2.8 For some topics, there are no generally accepted criteria for assessing the level of effect (for instance, in considering the potential significance of any vulnerability of the development to major accidents and disasters). In these instances, professional

judgement, experience, and previous agreement with SCC on the approach to be taken to the assessment, has been used as the basis of the assessment.

- 2.2.9 Mitigation for AESC Plant 2 is provided on part of the Ecological and Landscape Management Area (ELMA), however AESC Plant 3 overlaps the ELMA. This means some mitigation areas for the earlier project will be lost and replacement of this is considered in the biodiversity chapter of this ES.

Defining Terms and Significance Criteria for the EIA

Impact and Effect

- 2.2.10 The terms impact and effect are often used interchangeably, but within the context of the environmental studies considered in this ES, these terms have specific meanings.
- 2.2.11 Impact is used with reference to changes in a particular aspect of the environment (e.g. air or water) that can be considered attributable to the site. Where possible, the degree of change is quantified.
- 2.2.12 Effect relates to the implication of changes in the baseline conditions that have been established for a particular receptor. The assessment of the significance of these changes to the baseline is based on the magnitude of the impact and the sensitivity of the receptor to that change.
- 2.2.13 Thus, impacts are a measurement of the change upon aspects of the environment, from the baseline condition, as a consequence of the development at the site. The effect is how significant the change will be considering the sensitivity of the receptor.

Site Activities and Identification of Potential Effects

- 2.2.14 The nature of the assessment and the methodology adopted to define significance is specified for each environmental aspect but fits within a general framework.
- 2.2.15 Where quantitative techniques can be used, the approach adopted has been to model the natural environment and calculate the magnitude of the potential impact as a consequence of the site activities.
- 2.2.16 For a number of environmental aspects, qualitative techniques have been used to define the magnitude of the potential impact. For example, the Landscape and Visual Impact Assessment (Chapter 8) relies on professional experience and knowledge about the consequences of a given action in order to determine the significance of a predicted impact. Expert judgement is critical to this evaluation.

2.2.17 Where any limitations have been encountered or there are any unknowns, these are explained within each topic, together with any assumptions on which they are based.

General Methodology

2.2.18 Environmental impact assessment, in considering the potential for a development to give rise to potentially significant effects, makes a judgement about the sensitivity of the receptor and the magnitude of change likely to be experienced as a result of the proposed development. Effects may be positive, negative or neutral, direct or indirect, primary or secondary, short-term or long-term / temporary or permanent.

Receptor sensitivity

2.2.19 Sensitivity of a receptor will be specific to that receptor and its environment, but is typically based on the scale set out in Table 2.1.

2.2.20 Where a specific aspect of the environment has used a variation of this, this is set out within the information for that chapter (main text or appendix).

| Table 2.1: Receptor Sensitivity Scale | |
|---|---|
| Sensitivity of Receptor | Description of Receptor |
| Low | Low importance; abundant; local importance or scale; resilient to change; good potential for substitution within the local area. |
| Medium | Low to medium importance; relatively abundant; regional important or scale; reasonably resilient to change; potential for substitution. |
| High | Medium to high importance; relatively rare; national importance or scale; fragile and susceptible to change; limited potential for substitution |
| Very High | Very high importance; extremely rare; international importance or scale; very fragile; highly susceptible to change; very limited potential for substitution. |
| Note: sensitivity considers the characteristics of the receptor together with its geographic extent | |

Magnitude of Change

2.2.21 The general descriptions used in Table 2.2 have been applied and, where relevant, further developed for each environmental aspect, taking into account any performance standards that may be applicable.

| Table 2.2: Magnitude of Change Scale | |
|---|---|
| Magnitude of Change | Description of Change |
| Negligible | Minimal detectable changes in baseline resource. Changes are either of short duration or infrequent, such that direct control is not required to manage potential impact. |
| Low | Detectable change to the baseline conditions or resource. During construction and operations there would be ongoing change in the underlying characteristics or quality of the baseline conditions. |

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| Medium | Degree of change is such that loss of, or adverse alteration to, the baseline conditions of a specific environmental resource would occur. Post-development characteristics or quality would be partially changed during construction and operational phases |
| High | Degree of change is such that total loss of, or adverse alteration to, the baseline conditions of a specific resource would occur. Post-development characteristics or quality would be fundamentally and irreversibly changed. |

Defining Significance

2.2.22 Based on the determination of sensitivity of the receptor and the magnitude of change (Tables 2.1 and 2.2, above), a matrix has been produced (Table 2.3, below) to define the scale or level of impact and thus whether or not this is significant, in EIA terms. It is relevant to note that not all assessments use a matrix to determine the level of effect (for example, the landscape and visual impact assessment). This is explained within the relevant ES chapters.

| Receptor Sensitivity | Magnitude of Change | | | |
|-----------------------------|----------------------------|------------|---------------|-------------|
| | Negligible | Low | Medium | High |
| Low | Negligible | Negligible | Minor | Minor |
| Medium | Negligible | Minor | Moderate | Moderate |
| High | Minor | Moderate | Major | Major |
| Very High | Minor | Moderate | Major | Major |

2.2.23 Typically, where an impact is rated as greater than moderate this can be considered to give rise to a significant effect on sensitive receptors. In addition, some moderate effects may be significant; this would be for the assessor to determine, having regard for the specific circumstances. More detailed definitions are set out in Table 2.4. Intermediate levels of effect may also be identified (for instance, minor-moderate, or moderate-major). As noted above, some best practice guidance (for instance, in respect of landscape character and visual amenity assessment) advises against the rigid use of such matrices, preferring to apply professional judgement in arriving at a conclusion on significance.

| Scale of Impact | Description of Impact (Sensitivity and Magnitude) | Significance of Effect |
|------------------------|--|-------------------------------|
| Positive | Provides a net benefit to the receptor | Positive |
| Negligible | Receptor not concerned or altered by a particular activity; nearly indistinguishable from natural background variations | Not Significant |
| Minor | Well within accepted limits or standards; Noticeable impact on receptor, but sufficiently small so as not to be of concern | Not Significant |
| Moderate | Within accepted limits or standards, but close to reaching the threshold; high magnitude changes on relatively insensitive | May be Significant |

| | | |
|-----------------------|---|-------------|
| | receptors; Low magnitude changes on highly to very highly sensitive receptors | |
| Major | Accepted limits or standards are exceeded; high to moderate magnitude changes affecting highly to very highly sensitive receptors | Significant |
| Not Acceptable | Total loss or adverse alteration to extremely rare or unique receptor. No mitigation possible | Significant |

Mitigation Measures and Residual Effects

2.2.24 In general, adverse effects rated as significant should be mitigated in order to reduce the level of impact of the residual (post-mitigation) impact. Monitoring measures may also need to be defined to assess the efficacy of the mitigation. However, under certain circumstances, significant residual effects may be acceptable, particularly if they are outweighed by the overall benefits of the development.

2.2.25 The potential impacts, with mitigation imposed, are assessed to determine the level of residual effects as a result of the site activities. The residual effect is determined as a result of the reduction in level of the impact together with a risk analysis based on any monitoring programme targeted to audit the impact. In certain of the technical assessments, mitigation has been applied as being integral to the site design (embedded) and operational requirements. Where this is the case, the approach to mitigation has been defined prior to predicting potential impacts.

2.3 Cumulative impact assessment

2.3.1 Cumulative effects can be intra-project (i.e., the combined effects on soil, water and air quality resulting in adverse effects on the natural heritage, or the combined effects relating to air quality, disruption due to construction, changes in land use and to visual amenity resulting in adverse effects on the local population), or inter-project, where the combination of the proposed development together with other similar proposed developments may result in cumulative effects on one or more aspects of the environment.

2.3.2 Consideration of cumulative effects is a requirement of the 2017 EIA Regulations. Chapter 15 of this ES addresses the potential for cumulative effects on the natural and cultural heritage environments, and on the local people and on land use, arising from the proposed development. This will draw on the findings of the individual technical chapters as set out in para 1.3.3 below.

2.3.3 The methodology for cumulative impact assessment follows the principles established by the EIA process. Residual impacts, post-mitigation, are taken as the basis for the

assessment, on the assumption that mitigation measures are put in place as set out in the ES. The sensitivity of receptors is taken to be either high or medium, where this involves the people residing in or using an area, or where this involves the natural environment as a combination of aspects which, when taken together, can be considered to be of at least medium sensitivity. The magnitude of effect will vary depending on the operations being considered as part of the cumulative assessment; the duration of such operations is also of relevance. Sensitivity and magnitude are combined in order to determine the potential for significant adverse cumulative effects and additional mitigation, if required, is developed to address these.

- 2.3.4 In considering the scope for the proposed AESC Plant 3 development to give rise to potentially significant effects, individual technical chapters will consider the scope for cumulative effects associated with that environmental aspect to result from the combination of AESC Plant 3 together with AESC Plant 2 and IAMP ONE. In addition, consideration will be given to the potential for cumulative effects in combination with other relevant planning applications, for the areas immediately adjacent to the site.
- 2.3.5 An updated Cumulative Site Assessment was received on the 5th September 2023 that identified schemes within the vicinity of IAMP for consideration as part of the inter-cumulative assessment. These are listed within Table 2.5, below, and include current and / or recently determined planning applications, as well as those that have been approved but not constructed and not, therefore, part of the baseline environment within the individual assessments. Each of the developments listed have been reviewed and considered, as necessary, within each of the technical assessments included within this ES.

| Table 2.5: Cumulative Site Assessment Update | | | | | |
|--|---------------------------------------|---------------------|--|--------------------------------|------------------------------|
| Address | Planning Application Reference Number | Type of Application | Description of Development | Current Known Status | Location in relation to 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 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). | Approved May 2018. | |
| 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. | |
| IAMP TWO and Early Infrastructure | 21/02807/HE4 and STC/1172/21/FUL | 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 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). | Approved July and August 2023. | |

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|--|---------------------------------------|--------------------------------|---|--|--------------------------------------|
| Address | Planning Application Reference Number | Type of Application | Description of Development | Current Known Status | Location in relation to Site |
| 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 |
| 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 and occupied by Faltec). | IAMP ONE |
| 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 and currently vacant). | IAMP ONE |
| 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 |
| 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 |
| 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 |
| 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 site boundary. |

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|--|---------------------------------------|---------------------|---|---|---|
| Address | Planning Application Reference Number | Type of Application | Description of Development | Current Known Status | Location in relation to Site |
| 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 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). | |
| 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 site boundary. |
| 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 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). | |
| Elm Tree Nursery, Washington Road | 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, 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). | Approved December 2019 (completed). | Located circa 766m south west of site boundary. |
| 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 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). | |

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|---|---------------------------------------|------------------------|--|--|---|
| Address | Planning Application Reference Number | Type of Application | Description of Development | Current Known Status | Location in relation to Site |
| | 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). | |
| | 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). | |
| 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 site boundary. |
| 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 site boundary. |
| | 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 |

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|--|---------------------------------------|---------------------|---|------------------------------------|---|
| Address | Planning Application Reference Number | Type of Application | Description of Development | Current Known Status | Location in relation to Site |
| Former Wardley Colliery, Gateshead | 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 | West of site boundary. |
| 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). | |
| 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). | |
| IAMP, Washington | 21/01670/S37 | S37 tower diversion | Diversion of overhead line at IAMP. | To complete September 2023. | To the west and north of site boundary. |
| 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 site boundary. |
| 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 site boundary. |

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|--|--|----------------------------|---|---|-------------------------------------|
| Address | Planning Application Reference Number | Type of Application | Description of Development | Current Known Status | Location in relation to Site |
| 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 and currently vacant). | To the south of site boundary. |
| 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 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). | |
| 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 site boundary. |
| 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 and occupied by Décor). | To the south of site boundary. |
| Land east of Turbine Way, Turbine Business Park | 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 industrial (Use Class E(g)(ii)); including parking and turning space, landscaping and accesses onto Turbine Way. | Approved June 2023. | To the south of site boundary. |
| 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 site boundary. |

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|--|---------------------------------------|---------------------|---|---|---|
| Address | Planning Application Reference Number | Type of Application | Description of Development | Current Known Status | Location in relation to Site |
| 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 site boundary. |
| 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 site boundary. |
| 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 site boundary. |
| 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. |
| 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 site boundary. |
| 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. |
| Vantec Ininiti 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 site boundary. |

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|---|--|----------------------------|---|-----------------------------|-------------------------------------|
| Address | Planning Application Reference Number | Type of Application | Description of Development | Current Known Status | Location in relation to Site |
| 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. |
| Envision GIGA Plant, 1 International Drive, Sunderland, SR5 3FH | 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. |
| 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. |
| 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. |

