CONTENTS

TABLES

FIGURES

2 SCOPE & METHODOLOGY

2.1 Introduction

2.1.1 Initial informal consultation with SCC for the previous 2020 application ES was undertaken between June and November 2019 and informed the scope and preparation of the 2020 ES. Additional informal consultation was undertaken with SCC on the 15th April 2021 to agree the approach and scope of the reassessment for the preparation of this ES. No further consultation has been carried out for this addendum.

2.1.2 With reference to the 2020 ES, the scope of the 2021 EIA reflects the (limited) variation in design provisions associated with the detailed application. The informal consultation with SCC regarding the approach of the reassessment concluded that this ES would reference the findings of the 2020 ES where they remain applicable and valid and include the findings of the reassessments where they pertain to the proposed design provision changes. This continues to be valid for the addendum.

2.1.3 The technical disciplines that have been scoped-in to the EIA included within this ES addendum are:

- Air Quality
- Noise
- Landscape Character & Visual Amenity
- Water Environment & Flood Risk
- Flora and fauna & Biodiversity
- Cumulative Effects.

2.1.4 The following is included as revised supporting standalone reports within the appendices:

- Glint & Glare Assessment (Wardell Armstrong)

2.1.5 The technical discipline that has been scoped-out of this EIA and excluded from this ES is:

- Socio-Economics.

2.1.6 For both Archaeology & Cultural Heritage and Soils & ALC, reference should be made to the findings detailed within the 2020 IAMP ONE Phase 2 ES. Archaeological trial

trenching has been carried out in 2021 and the results are included in a brief new ES chapter. Arevised Heritage impact statement has been also produced as a standalone document by Lichfields.

2.1.7 Appendic 2.1 outlines which addendum chapters cover the 4 applications and the authors.

2.2 Methodology & Significance Criteria

General Approach

2.2.1 Each technical chapter within this ES generally follows the same format and considers:

- Site activities – describes the site activities and/or sources of potential impact(s) for that particular aspect.
- Potential impacts – describes the method used to assess potential impacts during both construction and operation (including a separate assessment of cumulative impacts, where appropriate) and explains any assumptions or modification to the general impact assessment methodology described here.
- Initial effects – in general, the sensitivity of a receptor and the magnitude of change (ie impact) are used to determine the level of effect. Any effects assessed as being moderate or higher are considered to be 'Significant' in EIA terms.
- Mitigation measures – describes the aspects of the design that have been incorporated (ie embedded mitigation) into the proposed development and/or any additional mitigation measures to avoid, reduce or remedy any Significant negative effects to an acceptable level.
- Residual effects – describes the re-assessment of the impact (with any additional mitigation measures applied) in order to determine the final level of effect.
- Monitoring – identifies the scope of monitoring that may be necessary (over a defined period) to ensure that the mitigation measures remain appropriate and maintain actual effects within acceptable limits.
- Limitations – describes any limitations to the assessment (eg access restrictions or absence of information) that have constrained the assessment in any way.
- Cumulative assessment – discusses the potential for cumulative effects.

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

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

2.2.3 Effects are assessed based upon the available knowledge of the site and its surroundings, obtained via desk-based studies and onsite surveys. This includes information made available from the previous assessment works undertaken as part of the 2018 IAMP ONE Phase One EIA and the 2020 IAMP ONE Phase Two EIA.

2.2.4 For consistency, assessment methodologies have followed those used for the 2018 IAMP ONE Phase One EIA and the 2020 IAMP ONE Phase Two EIA. Effects of construction and operation are addressed. Embedded mitigation, reflecting mitigation already agreed for IAMP ONE Phase One and IAMP ONE Phase Two is included as part of the baseline for the project. If additional mitigation is considered necessary to address any identified negative effects, including cumulative effects, this is set out within the technical chapter(s). Other measures may be secured via conditions attached to any subsequent consent for the proposed development.

2.2.5 The assessment of construction effects is based upon broad parameters, ahead of any detailed information pertaining to this aspect. Potentially different construction programmes may be identified based upon supplier requirements that could lead to differences in the sequencing of construction, compared with that set out in Chapter 3 of this ES. Whilst these variables cannot be clarified at this stage, sufficient information has been made available to enable the assessment(s). Where assumptions have been made or where limitations to the assessment are identified, these are clearly set-out within the relevant technical chapter(s).

2.2.6 For some technical disciplines there are no formally accepted criteria for assessing the 'level of effect' (e.g. considering the potential significance of any vulnerability of the proposed development to major accidents and disasters). In these instances, professional judgement, experience and agreement with SCC on the approach (of the assessment) has been used within the EIA.

2.2.7 A suite of drawings have been prepared to accompany the detailed application and have been used by the technical disciplines to inform the assessments. As the proposed redline boundary generally falls within the previous redline boundary and the building extents / design envelope of the proposed development do not exceed those that constituted the worst-case scenario option assessed as part of 2020 EIA (see Figures 3.1B of the 2020 ES), the scope of this EIA is broadly comparable with the

previous 2020 EIA.

Defining terms & significance criteria for the EIA

Impacts & effects

2.2.8 The terms impact and effect are often used interchangeably but, within the context of an EIA and the technical disciplines considered within this ES, these two terms have specific meanings.

2.2.9 The term 'impact' is used in reference to a change in the existing baseline conditions attributable to the site. As such, impacts are a measurement of the change upon aspects of the environment, from the baseline condition, as a consequence of the proposed development at the site. Where possible, the degree of change (i.e. the magnitude of change) is quantified.

2.2.10 The term 'effect' is used in reference to the implications of the change in the baseline conditions (established for a particular receptor). The sensitivity of a receptor and the magnitude of change equate to the 'level of impact', which is used as a measure of whether the effect of the change is considered to be 'significant' or 'not significant' (See Table 2.3).

Site activities & identification of potential effects

2.2.11 The nature of the assessment and the methodology adopted to define significance is specified for each technical discipline, but fits within the general framework. 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.

2.2.12 For some technical disciplines, qualitative techniques have been used to define the magnitude of a potential impact. For example, the LVIA (Chapter 8) relies on professional experience and knowledge about the consequences of a given action in order to determine the significance of an effect; expert judgement is, therefore, critical to this evaluation. Where predictions are subject to a degree of uncertainty, this is explained along with any assumptions upon which they are based.

General methodology

2.2.13 An EIA, in considering the potential for a development to result in potential 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 development. Impacts may be positive (i.e. beneficial), negative (i.e. adverse) or neutral, direct or indirect, primary or secondary, short-term or long-term, and temporary or permanent.

Receptor sensitivity

2.2.14 The sensitivity of a receptor is specific to each receptor and its environment, but is typically based on the scale set out in Table 2.1, below. Where a specific technical discipline has used a variation of this scale, this is set out in either the main text or appendix (relative that the technical discipline) of this ES.

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

2.2.15 The general descriptions used in Table 2.2 have been applied and, where relevant, developed further, taking into account any applicable performance standards.

Table 2.2: Magnitude of Change

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 the potential impact.
Low	Detectable change to the baseline conditions or resource. During construction and/or operation, there would be ongoing change in the underlying characteristics or quality of the baseline conditions.
Medium	The degree of change is such that some loss of (or adverse alteration to) the baseline conditions of a specific environmental receptor would occur. Post-development characteristics or quality would be partially changed during the construction and/or operational phases.
High	The degree of change is such that total loss of (or adverse alteration to) the baseline conditions of a specific receptor would occur. Post-development characteristics or quality would be fundamentally and irreversibly changed.

Defining Significance

2.2.16 Based upon the sensitivity of a receptor and the magnitude of change, the matrix within Table 2.3 is used to determine the level of effect.

Table 2.3: Level of impact and significance of Effect				
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

2.2.17 Where an impact is determined to be medium or lower, it considered to be not significant in EIA Terms. Where an impact is determined to be moderate or higher, it considered to be significant in EIA Terms. Some moderate impacts may, however, be considered to be not significant, depending upon the specific circumstances; this would be for the assessor to determine.

2.2.18 Also, intermediate levels of impact may be identified, such as minor-moderate or moderate-major. More detailed definitions on these are provided in Table 2.4, below.

Table 2.4: Significance of Effect		
Level of Effect	**Description of Effect**	**Significance of Effect**
Positive	Provides a net benefit to the receptor.	Positive
Negligible	Receptor not affected / altered; nearly indistinguishable from natural background variations.	Not Significant
Minor	Well within accepted limits or standards; noticeable change to receptor, but sufficiently small as to be of no concern	Not Significant
Moderate	Within accepted limits or standards, but close to reaching the threshold; high magnitude of change on relatively insensitive receptors; low magnitude changes on highly / very highly sensitive receptors.	Not Significant / Significant*
Major	Accepted limits / standards are exceeded; high to moderate magnitude changes affecting highly / very highly sensitive receptors.	Significant
Not Acceptable	Total loss / adverse alteration to extremely rare or unique receptor. No mitigation possible.	Significant
* Depending upon the specific circumstances.		

2.2.19 Not all technical disciplines apply the matrix to determine the level of effect (e.g. LVIA). Where this is the case, this is explained within the respective technical chapter(s). As noted above, some best practice guidance (e.g. for landscape character and the visual amenity assessments) advises against the rigid use of such matrices, preferring to apply professional judgement in arriving at a conclusion on significance.

Mitigation measures & residual effects

2.2.20 Negative (adverse) impacts considered to be significant should be mitigated in order to reduce the level of significance of the residual (i.e. post-mitigation) effect. Sometimes, monitoring may be applied to review the efficacy of the mitigation measures. NB - under certain circumstances, a residual impact that is considered to be significant may be considered to be 'acceptable', particularly if outweighed by the overall benefits of a development.

2.2.21 Potential impacts are assessed with mitigation measures applied to determine the level of residual effects. The residual impact is determined as a result of the reduction in level of the impact together with a risk analysis based upon any monitoring programme(s) targeted to audit efficacy.

2.2.22 For certain technical disciplines, mitigation has been applied via integration to the design provisions and construction / operational requirements. This is defined as 'embedded mitigation'. Where this is the case, the approach to mitigation has been defined prior to predicting the initial potential impact.

2.3 Cumulative Impact Assessment

2.3.1 Cumulative effects may be either 'intra-cumulative' or 'inter-cumulative'. Intra-cumulative effects are those that occur as a result of the proposed development in isolation. They occur as a result of multiple effects within a single environmental topic or as a result of one or more effects across multiple environmental disciplines upon one receptor. Inter-cumulative effects, however, relate to those that occur as a result of the proposed development in combination with other development(s).

2.3.2 For the purpose of considering inter-cumulative effects, 'other developments' include:

- Existing, operational developments (considered as part of the baseline).
- Developments under construction (considered as part of the baseline).
- Developments with planning consent, but construction has yet to start.
- Developments subject to a valid planning application, but yet to be determined.

2.3.3 Consideration of cumulative effects is a requirement of the 2017 EIA Regulations. Drawing upon the findings of the individual technical chapters, Chapter 16 of this ES addresses the potential for cumulative effects on the natural and cultural heritage environments, local people and land use, arising from the proposed development.

2.3.4 The methodology for cumulative impact assessment follows the principles established by the EIA process. On the assumption that mitigation measures are implemented as detailed within this ES, the post-mitigation residual impacts are taken as the basis for the assessment. 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 that, when taken together, can be considered to be of at least medium sensitivity. The magnitude of change varies depending upon the operations being considered as part of the cumulative assessment; the duration of such operations is also of relevance. Sensitivity and the magnitude of change are combined in order to determine the potential for significant adverse cumulative effects. If required, additional mitigation may be developed to address these.

2.3.5 In considering the scope for the proposed development to give rise to potentially significant effects, the individual technical chapters consider the scope for cumulative effects associated with that environmental aspect to result from the combination of IAMP ONE Phase Two, the IAMP ONE Phase One and IAMP TWO. In addition, consideration is given to potential cumulative effects in relation to other relevant planning applications for areas immediately adjacent to the Site.

2.3.6 The following are included in the inter-project cumulative assessment for this ES:

- The combination of the site with IAMP ONE and IAMP TWO development areas.
- The combination of the site with IAMP ONE, IAMP TWO and (separately) the approved, but not constructed schemes listed within **Error! Reference source not found.**.
- The combination of the site with IAMP ONE and IAMP TWO development areas and all of the consented and awaiting determination developments listed within **Error! Reference source not found.**.

2.3.7 It is acknowledged that Policy SS3 of Sunderland City Council's adopted Core Strategy & Development Plan 2015-2033 (CSDP) (Jan. 2020) safeguards Land to the East of Washington (i.e. Washington Meadows) for future development. Paragraphs 4.52 to 4.54 of the CSDP advise that the Safeguarded Land can only be released for development through a review of the Local Plan, if the Council cannot demonstrate a five-year land supply. A reassessment would then be required to determine whether there are prevailing circumstances for releasing some of all of the land for

development or whether it should be maintained as Safeguarded Land until the next review of the Plan.

2.3.8 The draft Allocations and Designations Plan (ADP) (December 2020) includes a potential early residential allocation at Washington Meadows. However, the Publication ADP has not yet been issued and hence the Plan is still at an early stage in its preparation.

2.3.9 With regard to Environmental Impact Assessments, section 5(e) of Schedule 4 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 requires the cumulative assessment to relate to 'other existing and / or approved projects'. This is further clarified in the Planning Practice Guidance (Environmental Impact Assessment) which states that:

"*The local planning authorities should always have regard to the possible cumulative effects arising from any existing or approved development*" (ID: 4-024- 20170728) (last updated 28 July 2017)

2.3.10 As Washington Meadows is not a committed project (as it is neither an existing nor approved project), there is no requirement for this site to be assessed as part of the EIA as part of this planning application.

2.3.11 In accordance with the selection criteria set-out is paragraph 2.3.2, the planning applications identified include those listed within **Error! Reference source not found.**. It is important to note that some or all of the applications listed (including within within **Error! Reference source not found.**) may not be relevant to all of the technical aspects due to distance or the nature of the proposal. The technical chapters, therefore, only consider those that are relevant.

2.3.12

Table 2.5 Other developments

No	Address	Planning App Ref. Number	Type of Application	Description of Development	Current Known Status	Location in relation to Subject Site
	IAMP ONE, Phase 1	18/00092/HE4	Hybrid	Full planning permission for light industrial, general industrial and storage or distribution (Class B1(c), B2 and B8), with ancillary office and research and development floorspace (Class B1(a) and B1(b)) with associated access, parking, service yards and attenuation basins, as well as the temporary construction route, internal spine road, utility diversions, with two accesses onto the A1290 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. See subsequent Apps	
	IAMP ONE, Phase 2	20/00556/OU4	Outline	Erection of industrial units (up to 98,937.2sqm) (Gross Internal Area) for light industrial, general industrial and storage & distribution uses (Class B1(c), B2 and B8) with ancillary office and research & development floorspace (Class B1(a) and B1(b) with internal accesses, parking, service yards, electricity sub-stations, attenuation basins and associated infrastructure, earthworks and landscaping, as well as the demolition of the existing buildings at West Moor Farm. (All matters are Reserved)	Approved June 2020 See No 3	
	IAMP TWO and Early Infrastructure	21/02807/HE4 and ST/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	Pending Consideration	

No	Address	Planning App Ref. Number	Type of Application	Description of Development	Current Known Status	Location in relation to Subject Site
				River Don, electricity sub-stations, pumping station, drainage, and associated infrastructure, earthworks, landscaping and all incidental works (Detailed)		
1	IAMP ONE, Washington	21/01764/HE4	Full	Erection of industrial unit to be used for the manufacture of batteries for vehicles with ancillary office / welfare floorspace and associated infrastructure provision, accesses, parking, drainage and landscaping	Approved October 2021 (Construction In Progress)	IAMP ONE
2	IAMP ONE, Washington	19/00245/REM	Reserved Matters	Reserved matters approval for the access, layout, scale, appearance and landscaping of the development for Plot 4 of hybrid planning application 18/00092/HE4	Approved May 2019. (Completed) Occupied by Faltec.	IAMP ONE
3	IAMP ONE, Washington	19/00280/REM	Reserved Matters	Reserved matters approval for the access, layout, scale, appearance and landscaping of the development for Plots 5 and 6 of hybrid planning application 18/00092/HE4	Approved April 2019 (Completed) Unit Currently Vacant, Temporarily used as Nightingale Hospital during COVID-19 pandemic	IAMP ONE
4	A19 Downhill Lane Junction Improvements	TR010024	DCO	Project to enhance capacity of junction to support the IAMP. Includes construction of new bridge to south of existing (A1290) bridge across the A19 to create a more traditional roundabout layout above the A19. New slip roads will connect the A19 to the south	Approved July 2020 (Completed)	Located north east of IAMP ONE
5	1 To 5 Usworth Cottages and Chalet, Washington Road	20/01915/FUL	Full	Demolition of numbers 1 to 5 Usworth Cottages and the Chalet, including associated garages and outbuildings	Approved November 2020 (Completed)	Located south east of IAMP ONE
6	West Moor Farm, Cherry Blossom Way	21/01330/FUL	Full	Demolition of buildings comprising West Moor Farm	Approved August 2021 (Completed)	Located on Envision GIGA Plant site
7	Land adjacent to the Three Horseshoes, Washington Road	18/01869/FUL 19/02161/VAR	Full Variation of Condition	Proposed three-storey 36 bed hotel with parking on land adjacent to the Three Horseshoes, Washington Road (variation of condition application ref. 19/02161/VAR forms part of this application)	Approved October 2019 Approved March 2020	Located south east of the Site boundary

No	Address	Planning App Ref. Number	Type of Application	Description of Development	Current Known Status	Location in relation to Subject Site
					(Not Yet Implemented)	
8	Unipres UK Ltd, Cherry Blossom Way	18/02055/FUL	Full	Proposed provision of 17,500 photovoltaic panels on the roof of the existing building, delivering renewable energy for use by the Unipres site. The PV panels would have anti-reflective coating to make these glint- and glare-free	Approved March 2019 (Completed)	Situated on the southern side of the A1290, directly to the south of the Site boundary
		18/00459/FUL	Full	Detailed application for the erection of two extensions to the existing press and assembly shop buildings to house additional production capacity and creation of external hardstanding area with associated landscaping and fencing	Approved April 2019 (Completed)	
9	Land west of Infiniti Drive, Washington	21/00401/HE4	Full	Erection of industrial units for light industrial, general industrial and storage distribution uses with ancillary office floorspace, associated access, landscaping, parking and service yards	Approved September 2021 (Construction In Progress)	Located circa 1.2km south west of the Site boundary
10	Land east of Infiniti Drive, Washington	21/00605/OU4	Outline	Erection of industrial units for light industrial, general industrial and storage and distribution uses (Use Classes B2, B8 and E(g)(iii)), with ancillary office floorspace and 123 car parking spaces. All matters are reserved for determination at a later date	Approved May 2022 (See RM Below)	Located circa 1.2km south west of the Site boundary
		22/01944/REM	Reserved Matters	Submission of Reserved Matters pertaining to details of access, appearance, landscaping, layout and scale of industrial development with ancillary office space and associated infrastructure, in accordance with the approved outline planning application (Ref. 21/00605/OU4)	Submitted August 2022 (Pending Consideration)	
11	Elm Tree Nursery, 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 the Site boundary
12	Amazon UK - Follingsby	17/01117/OUT	Outline	Outline application for Class B8 and B2 and associated offices and works	Approved June 2018	

No	Address	Planning App Ref. Number	Type of Application	Description of Development	Current Known Status	Location in relation to Subject Site
	International Enterprise Park	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)	Located circa 2.49km north west of the Site boundary
		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 Folingsby 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)	
13	Land west of Follingsby Way, Follingsby International Enterprise Park	18/00860/OUT	Outline	Erection of business/industrial development (Classes B1(c) and/or B2 and/or B8) with associated works	Approved September 2018 (Not yet Implemented)	Located circa 2.97km north west of the Site boundary
14	Land north of Follingsby Lane, Follingsby International Enterprise Park	19/01252/OUT	Outline	Erection of business/industrial development (use classes B1(c)/B2/B8)	Approved September 2022 (Not yet Implemented)	Located circa 2.82km north west of the Site boundary
15	Former Wardley Colliery, Gateshead	16/00698/OUT	Outline	Outline application for the erection of up to 144 residential dwellings, with associated works	Approved June 2019	

No	Address	Planning App Ref. Number	Type of Application	Description of Development	Current Known Status	Location in relation to Subject Site
		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	Located circa 4.08km North West of the Site boundary
16	Unit 1 Spire Road, Glover, Washington	18/02226/FUL	Full	Extension to existing building to provide additional education accommodation (class D1), including external works to reconfigure vehicular parking	Approved October 2019 (Completed)	
17	Northern Area Playing Fields Stephenson Road Stephenson Washington	17/02425/LP3	Full	Demolition of existing changing pavilion. Engineering works to re-grade site and install drainage to facilitate the provision of 4no artificial pitches (3no football and 1no dual football/rugby) with associated fencing, floodlighting and improvements to remaining existing natural grass pitches; erection of new pavilion building to include changing facilities, club room and bar, kitchenette and education space; alterations to existing access and associated works and provision of associated car and cycle parking, signage, landscaping and boundary fence. Provision of bridleway and barrier treatment and provision of 2no passing places	Approved April 2018 (Completed)	
18	IAMP, Washington	21/01670/S37	S37 tower diversion	Diversion of overhead line at IAMP	(In Progress)	To the west and north of the Site boundary
19	Nissan Motor Manufacturing (UK) Ltd	15/00942/FUL	Full	Construction, Operation and Decommissioning of a 4.774MWp Solar Photovoltaic (PV) Array comprising 19,096, 250W, 60 Cell 1650 x 990 x 35mm Photovoltaic Panels, Mounting System, Holtab 400kVA stations, DNO Connection, Cabling and Cable Trenches, CCTV, Weather Station and Temporary Storage Area	Approved July 2015 (Completed)	To the south east of the Site boundary
20	Nissan Motor Manufacturing (UK) Ltd	21/01565/FUL	Full	Erection of Wireless network 7 x 10m masts to provide a test bed for advanced technology	Approved July 2021 (Completed)	To the south east of the Site boundary
21	Vacant Units, Turbine Way, Turbine Business Park	19/01062/FUL	Full	Construction of 4no. two storey buildings (Use Class B2/B8) including access onto Turbine Way, parking and turning space and landscaping	Approved June 2021 (Completed) Currently Vacant	To the south of the Site boundary
22		20/01309/FUL	Full	Erection of 2no. commercial units including new vehicular access and associated parking /service areas	Approved February 2022	To the south of the Site boundary

No	Address	Planning App Ref. Number	Type of Application	Description of Development	Current Known Status	Location in relation to Subject Site
	Land at 4 Turbine Way, Turbine Business Park				(See Below)	
		22/02601/SUB	Full	Erection of 2 commercial units including new vehicular access and associated parking/service areas (Resubmission) (Part retrospective)	Approved March 2023 (Not Yet Implemented)	
23	Land at Turbine Way, Turbine Business Park	22/00966/FUL	Full	Erection of 2no. industrial units with associated access, landscaping and parking	Approved March 2023 (Not Yet Implemented)	To the south of the Site boundary
24	Décor Cladding & Bathrooms, Turbine Way, Turbine Business Park	19/01062/FUL	Full	Construction of 4no. two storey buildings (Use Class B2/B8) including access onto Turbine Way, parking and turning space and landscaping	Approved June 2021 (Completed) Occupied by Decor	To the south of the Site boundary
25	Land east of Turbine Way, 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	Submitted January 2022 (Pending Consideration)	To the south of the Site boundary
26	Griffiths Textiles Machines, Alston Road, North Washington	22/01039/PCZ	Prior Approval	Installation of 707kwp pv solar panels to roof	Decision Issued September 2022	To the south west of the Site boundary
27	Former Usworth Sixth Form Centre, Stephenson Road, Washington	22/00294/FU4	Full	Erection of 190no. dwellings with associated access, landscaping and boundary treatment	Submitted March 2022 (Pending Consideration)	To the west of the Site boundary
28	Land at Albany Park, Spout Lane, Washington	19/01252/FUL	Full	Construction of 76 dwellings, provision of open space and associated infrastructure. (Amended description, updated plans & reports)	Approved November 2020 (Near Completion) Karbon Homes	To the south west of the Site boundary
29	Vantec, Turbine Way	23/00805/PCZ	Prior Approval	Installation of roof mounted solar PV system (320.76 kwp), consisting of 703 solar modules alongside 2x 110KW inverters.	Submitted March 2023	To the south east of the Site boundary

No	Address	Planning App Ref. Number	Type of Application	Description of Development	Current Known Status	Location in relation to Subject Site
					(Pending Consideration)	
30	Land west of International Drive	22/02384/FU4	Full	Erection of a 275kV substation and 66kV substation with associated infrastructure	Submitted November 2022 (Pending Consideration)	Located within IAMP ONE
31	Kasai UK Ltd, Factory 1, Stephenson Road, Stephenson, Washington	22/02538/FUL	Full	Installation of 1,450KWp solar system on main factory roof. 3540 panels in total	Submitted March 2023 (Pending Consideration)	Located to the north west of the Site boundary
32	Land north of International Drive	23/01097/FU4	Full	Erection of switching station with security fencing and landscaping, with associated earth works and engineering operations	Submitted May 2023 (Pending Consideration)	Located within IAMP ONE