



Department for Communities and Local Government

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Your ref:
Our ref: PCU/NSIP/J4525/78195

Date: 4 December 2017

Dear Mr Riley

REQUEST TO VARY A DIRECTION OF 15 DECEMBER 2015, UNDER SECTION 35 OF THE PLANNING ACT 2008 (AS AMENDED) AND THE INFRASTRUCTURE PLANNING (BUSINESS OR COMMERCIAL PROJECTS) REGULATIONS 2013, FOR A PROPOSED BUSINESS OR COMMERCIAL PROJECT OF NATIONAL SIGNIFICANCE: INTERNATIONAL ADVANCED MANUFACTURING PARK (IAMP) ON LAND NORTH OF THE EXISTING NISSAN CAR PLANT SITE, SUNDERLAND

I refer to your letter of 7 November 2017 and your email of 13 November, providing additional information, relating to the above legislative provisions requesting a variation of the section 35 direction made by the Secretary of State on 15 September 2015 (**the existing direction**), in relation to the International Advanced Manufacturing Park (IAMP) on land north of the Nissan car plant site in Sunderland.

The applicant requests the Secretary of State to vary the existing direction to enable the proposed varied business and commercial development, referred to as IAMP Two, as set out in your letter of 7 November 2017, the supporting submissions and in subsequent correspondence, (**the proposed project**) be treated as a project of national significance for which development consent is required.

The Secretary of State notes that the proposed project is mainly for the construction, use and operation of buildings and facilities for advanced manufacturing, which includes: the research and development of products and processes; office use; and industrial processes and manufacture (“the project of national significance”). The proposed project also includes the provision of “associated development” (within the meaning of section 115 (1) (b) of the Planning Act 2008), including but not limited to: supporting highway, utilities infrastructure and mitigation works; retail, hotel, leisure, food and drink, and education development.

The Secretary of State notes that the proposed project does not include the construction of any dwellings or the winning and working of peat, coal, oil or gas. The Secretary of State is, therefore, satisfied that the proposed project falls within a business or commercial project of a prescribed description for the purposes of section

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35(2)(a)(ii) of the Planning Act 2008 and regulation 2 of the Infrastructure Planning (Business or Commercial Projects) Regulations 2013 and is a qualifying request, in accordance with section 35ZA(2) of the Planning Act 2008.

The Secretary of State has assessed the request against the criteria in the relevant policy statement and has considered all other relevant matters. He considers that the proposed project it would be likely to have a significant economic impact, be important in driving growth in the economy, and that it would have an impact on an area wider than a single local authority area. The Secretary of State also considers that the substantial physical size of the proposed project is relevant to his decision that the proposed project is of national significance. He considers that the proposed project would benefit from the “single authorisation process” offered by the Planning Act 2008 regime.

The Secretary of State, therefore, thinks that the proposed project is nationally significant. Hence, he considers that the proposed project can be treated as development for which development consent is required under the Planning Act 2008.

The Secretary of State hereby varies the existing direction under section 233(2) of the Planning Act 2008 so that the proposed project is to be treated as development for which development consent is required.

Any application for development consent which may be made for the project of national significance may also include any matters that may properly be included in an order granting development (under section 120 of the Planning Act 2008): ancillary matters; associated development (within the meaning of section 115 (1) (b) of the Planning Act 2008).

Further, the Secretary of State directs, in accordance with section 35ZA(3)(b) and (5)(b) of the Planning Act 2008, that:

- Any proposed application for a consent or authorisation mentioned in section 33(1) or (2) of the Planning Act 2008 for the project of national significance is to be treated as a proposed application for which development consent is required; and

To the extent that any consultation carried out by the applicant prior to the date of this variation of the existing direction complies with the requirements of Part 5 of the Planning Act 2008 (or any legislation made under that Part), those consultation requirements shall be treated as having been complied with notwithstanding that the consultation was carried out prior to the date of this variation of the existing direction.

This variation of the existing direction and the directions given above are without prejudice to the Secretary of State’s consideration of any application for a development consent order, which may be made in relation to all or any part of the proposed project.

I am sending a copy of this letter to the Planning Inspectorate.

Yours sincerely

S Jewell

Stephen Jewell

Authorised to sign on behalf of the Secretary of State