



Department for Levelling Up,
Housing & Communities

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Our ref: PCU/NSIP/J4525/3291457
Your ref: 673868.07004\928

13 April 2022

Dear Sir

REQUEST FOR REVOCATION UNDER SECTION 233(2) OF THE PLANNING ACT 2008 (AS AMENDED) OF DIRECTIONS MADE 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

1. I refer to your letter of 24 January 2022 and subsequent correspondence, providing information relating to the above legislative provisions and requesting the revocation of the section 35 directions made by the Secretary of State on 15 September 2015 and as amended on 4 December 2017, in relation to the International Advanced Manufacturing Park (IAMP) on land north of the Nissan car plant site in Sunderland ('the Directions').
2. The applicant requests the Secretary of State to revoke the Directions ('the Request for Revocation') to enable proposed business and commercial development within the IAMP AAP area, to instead be determined as planning applications under the Town and Country Planning Act 1990. Specifically, the Secretary of State understands that IAMP LLP has submitted a hybrid application for land forming part of IAMP TWO and considers that such an application cannot be decided by the local planning authorities until the Directions have been revoked.
3. He has assessed the Request for Revocation of the Directions and has considered the documents contained therein. The Secretary of State considers that there have been a number of relevant changes since the Directions. In particular, that development has commenced at IAMP ONE and other consents are now in place for development and infrastructure at and adjacent to the IAMP site, the need for which were drivers for undergoing an application for Development Consent. The Secretary of State also notes that IAMP LLP consider there is a pressing need to deliver highway and other infrastructure works in the short term to meet immediate occupier demand in the automotive sector and to facilitate investment at IAMP. It is understood from the Request for Revocation that such an accelerated programme would require IAMP LLP to secure control over the relevant land parcels by negotiation to facilitate infrastructure and mitigation works using conventional consenting routes – primarily through the

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Town and Country Planning Act 1990 as a now more appropriate planning consenting mechanism for the scheme.

4. The Secretary of State therefore revokes the Directions under section 233(2) of the Planning Act 2008 (as amended) so that the proposed project is no longer to be treated as development for which development consent is required.
5. The revocation of the Directions given above are without prejudice to the Secretary of State's consideration of future request(s) which may be made in relation to all or any part of the proposed project.
6. I am sending a copy of this letter to the Planning Inspectorate, South Tyneside Council and Sunderland City Council.

Yours faithfully



Decision officer

This decision was made by the Minister of State for Housing, Stuart Andrew MP, on behalf of the Secretary of State, and signed on his behalf