



## Meeting note

<b>File reference</b>	International Advanced Manufacturing Park
<b>Status</b>	<b>Final</b>
<b>Author</b>	Richard Kent
<b>Date</b>	21 July 2015
<b>Meeting with</b>	Representative of Sunderland City Council & South Tyneside Council and Arup
<b>Venue</b>	Temple Quay House
<b>Attendees</b>	<b>For the developer</b> Mark Reynolds (Sunderland City Council) James Lough (Arup) Matt Verlander (Arup)  <b>For the Planning Inspectorate</b> Susannah Guest (Infrastructure Planning Lead) Richard Kent (EIA Advisor)
<b>Meeting objectives</b>	To discuss progress and forward programme for the International Advanced Manufacturing Park
<b>Circulation</b>	Attendees

### Summary of key points discussed and advice given:

The Planning Inspectorate advised on its openness policy, that any advice given will be recorded and placed on the National Infrastructure Portal website under section 51 of the Planning Act 2008 as amended (the 2008 Act) and also to note that any advice given under section 51 does not constitute legal advice upon which applicants (or others) can rely.

Introductions were made and the role and responsibilities of those attending were explained. Mark Reynolds outlined the working relationship, governance structure and decision making mechanism for Sunderland City Council and South Tyneside Council ("the developer") in promoting this scheme. He continued by providing an up-date on actions/activities since the last meeting with the Planning Inspectorate, including a brief update on the programme for the Area Action Plan (AAP).

The primary purpose of the meeting was to discuss the submission of a potential request for a "s35 Direction" to the Secretary of State. Amendments to the Planning Act 2008 provide for business and commercial schemes to be included within the regime, but any such proposal must receive a Direction from the Secretary of State in accordance with s35 of the 2008 Act. The developers indicated that they intended to

submit a request imminently and were hopeful that it would be determined by Autumn 2015.

The Planning Inspectorate were keen to understand more about the likely detail of the project and encouraged the developers to seek to provide more clarity about the project description in any request to the Secretary of State. The Inspectorate noted other recent s35 Directions but suggested that they may not be directly relevant to this scheme due to the particular nature of each of those other schemes.

In respect of the project description, the developer explained that given the likely size of the whole project it would be developed in phases but that the current expectation was that one Development Consent Order would cover all phases of the proposed development. Notable developments and proposals in the vicinity of the site were discussed including a Highways England project for improvements to A19 Testos / Down Hill Lane Junction. The impact of this scheme in terms of transport modelling, consultation and submission dates was discussed.

The developer provided an up-date on the ecological survey work that had been completed and the forthcoming programme of works. They noted that survey work had been on-going for about 18 months. The possible issues in respect of the River Don were noted and discussed.

There was a discussion about the appropriate application of the Rochdale Envelope approach. The Planning Inspectorate stressed that the 2008 Act regime was not based on an outline application approach and whilst it may be possible to make changes to an application, the system is based on as complete an application as possible on submission.

The developer noted the early and on-going engagement with other local authorities and bodies. They indicated that the current programme was based on a two stage statutory consultation model and likely submission was Q2/3 2016. The Planning Inspectorate noted the potential for consultation on this scheme, the AAP and a Highways England scheme to coincide or create a highly repetitive consultation environment for local communities and statutory consultees. The Planning Inspectorate encouraged caution to ensure awareness of consultation timetabling and to ensure that those being consulted were clear what they were being consulted upon and by whom.

The Planning Inspectorate advised the developer to produce a document in advance of undertaking work on the Statement of Community Consultation, that sought to explain how they would approach their joint role of relevant local authority and "the developer".

### **Actions**

- Inform the Planning Inspectorate when a s35 direction has been submitted
- Engage in future discussions about the level of contact with PINS over the next year including possibility for outreach activities and a site visit