



## Meeting note

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<b>Date</b>	1 March 2016
<b>Meeting with</b>	International Advanced Manufacturing Park (IAMP)
<b>Venue</b>	Teleconference
<b>Attendees</b>	<b>The Planning Inspectorate</b> Jessica Powis (Infrastructure Planning Lead) Richard Hunt (Senior EIA Advisor) Karl-Jonas Johansson (Case Officer) <b>Applicant</b> Mark Reynolds (IAMP Project Coordinator) James Lough (Arup) Matt Verlander (Arup)
<b>Meeting objectives</b>	Project update
<b>Circulation</b>	All attendees

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

The Planning Inspectorate (the 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 (PA2008) and also to note that any advice given under section 51 does not constitute legal advice upon which applicants (or others) can rely.

### Project update

The applicant explained that the two local authorities promoting the project (Sunderland City Council and South Tyneside Council) will set up a separate project development vehicle to promote the IAMP project. The vehicle will have delegated powers to act on behalf of the two local authorities for the project. The purpose of this is to ensure a clear divide in governance and practical terms between the local authorities' role as 'host' local authorities and that of project promoter.

The applicant advised that the possibility of a Planning Performance Agreement between the scheme promoter vehicle and the local authorities is being explored.

## **Statement of Community Consultation (SoCC)**

The applicant informed the Inspectorate that the SoCC had been submitted to the councils for formal consultation but did not expect any major changes to it. It was agreed that the Inspectorate would endeavour to review the SoCC by the deadline (19 March 2016) given to the councils.

They further clarified that there will be two rounds of formal consultation. The first round of consultation (section 47) is planned to be held in June 2016 and the second round (sections 42, 47 and 48) in November 2016. The applicant plans to submit the Development Consent Order (DCO) application in Spring 2017.

## **Masterplanning**

The applicant explained that the IAMP site will be subject to a masterplanning exercise but that the DCO will seek to retain some flexibility in respect of final layout and design given the scale of the project and the timescales for delivery. The Inspectorate advised the applicant to be clear in the explanatory memorandum about any commercial factors affecting delivery of the project insofar as this affects the structure and approach of the DCO. The applicant was further advised to justify any use of the Rochdale envelope principle with regards to dealing with uncertainties about the project details.

## **Policy**

The applicant was advised to be mindful in preparing the application documentation that there is no National Policy Statement (NPS) for Business and Commercial projects. The Inspectorate advised that the application deals thoroughly with the question of "need" for the project. This might be appropriately dealt with through a Planning Statement or similar document setting out the policy framework for the project.

## **Stakeholder engagement**

The applicant informed the Inspectorate that it had held meetings with statutory parties and landowners regarding the DCO. To ensure all landowners were fully briefed about the project, the applicant held additional meetings with landowners it had previously not been able to engage with.

It was confirmed that the applicant was in the process of conducting their land surveys and had completed their section 42(1)(d) consultee list.

The applicant confirmed that they had met with Highways England (HE) regarding the interrelationships between the A19 Testos / Downhill Lane Junction Improvements application and the IAMP project. The applicant advised the Inspectorate that HE was aiming to undertake stage 1 formal consultation in July 2016. The applicant advised that both the IAMP and HE projects are likely to be submitted to the Inspectorate in similar timescales.

The Inspectorate explained that it is also talking separately to HE in relation to the highways scheme.

## **Environmental Impact Assessment (EIA)**

In terms of EIA, the applicant is adopting a “no net loss” approach and informed the inspectorate that they were meeting every six weeks with an Environmental Forum comprising representation from RSPB, ecological officers from Gateshead and South Tyneside, Durham Wildlife Trust, LEP Nature Partnership, Natural England and the Environment Agency.

The function of the forum is to act as a critical advisor and is currently exploring mitigation proposals for farmland birds displaced due to the project. It was agreed that the Inspectorate would investigate how land for mitigation has been handled for other projects and if such land can be compulsorily acquired. The Environmental Forum has also been giving the applicant advice regarding the effect that the project will have on the River Don and its status under the Water Framework Directive. The applicant advised the Inspectorate that the Environment Agency’s River Don Catchment Flood Management Plan will be included as supporting material to the projects Masterplan.

The applicant confirmed that an EIA scoping request would be submitted in July 2016 so as to avoid overlap with other statutory consultation activity.

## **Surveys**

The applicant confirmed that they have prepared a programme for further ecological surveys needed for the project. The applicant and the Inspectorate agreed to hold a separate conversation regarding the proposed approach to surveys.

The applicant informed the Inspectorate that there is a possibility that requests may need to be submitted under section 53 of the PA2008 for access to land to undertake ecological surveys. They expect to have finalised which sites they needed to apply for section 53 access by the end of March / early April 2016 and will contact the Inspectorate for further advice at that time. The Inspectorate advised that it was likely that the section 53 applications would take a minimum of 3 months to process.

It was agreed that the applicant would liaise with Richard Hunt regarding the section 53 applications. The Inspectorate advised that all communications regarding section 53 with landowners needed to be logged and directed the applicant to [PINS Advice note 5: Section 53: Rights of Entry \(Planning Act 2008\)](#) for further information.

The applicant confirmed that they were unaware of the ground being contaminated but clarified that poor ground conditions may be an issue. The applicant advised that given a former airfield was historically situated to the south of the site that unexploded ordnance could be an issue and was undertaking specialist studies in this respect.

### **Area Action Plan**

The Inspectorate was updated on progress with preparation of the IAMP Area Action Plan (AAP). The next stage of consultation on the AAP will be conducted during summer 2016 with submission anticipated in December 2016.

### **Planning Inspectorate outreach event**

The Inspectorate was informed that both the applicant and the affected local authorities wished for the Inspectorate to hold a meeting with the relevant local authority heads of planning to explain and discuss the DCO process. It was agreed that the applicant would explore possible dates for the Inspectorate to attend the North East Heads of Planning group to this end and see if it could be combined with a site visit for the Inspectorate. The Inspectorate informed the applicant that its preference would be to have a site visit before the EIA scoping request is submitted.

### **Specific decisions / follow up required?**

The applicant to arrange a meeting with the Inspectorate regarding the proposed approach to ecological surveys.

The Inspectorate to investigate how other projects have dealt with compulsory acquisition of land needed for ecological mitigation.

The applicant to scope suitable dates for an Outreach Event with local authority heads of planning and the site visit.