



Meeting note

File reference

Status FINAL
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Date 1st September 2016

Meeting with Venue IAMP – International Advanced Manufacturing Park
Temple Quay House, Temple Quay, Bristol, BS3 1RE

Attendees **IAMP**
Fraser Maxwell – Arup
Ian Fairlamb – Sunderland City Council
John Scott – South Tyneside Council

The Planning Inspectorate

Mark Wilson
Richard Hunt
Richard Kent

Meeting objectives Project update

Circulation All attendees.

Summary of key points discussed and advice given:

Attendees were reminded about the openness policy and that any advice given will be recorded and placed on the Planning Inspectorate's (PINS) website in the form of a meeting note. PINS explained that any advice given does not constitute legal advice upon which applicants (or others) should rely on.

PINS thanked Arup and the Councils (IAMP) for organising and attending the site visit which took place before the meeting. PINS also commented that it was in the process of preparing a scoping opinion and clarified that the purpose of this meeting was not to discuss matters that were directly relevant to that process.

IAMP proceeded to provide an update to the project.

Area Action Plan (AAP)

It was confirmed that both Councils would seek cabinet approval for the submission version of the AAP in November. The Councils expressed their desire for the

examination of the AAP to take place in March in order to meet the project programme for the submission of the DCO application.

It was confirmed that a meeting between the PINS Local Plan Team and IAMP was scheduled to take place later in September - a member of the National Infrastructure Team would also attend. PINS commented that, given the relatively advanced stage of the AAP and the closeness to the submission date, this would limit the extent of the advice PINS was able to provide on the detail of the AAP, in order to avoid prejudicing the proper examination of it. However, the meeting would be useful in providing IAMP with a firmer idea of the likely timescales involved with the AAP examination.

PINS advised that as one of the first Business and Commercial NSIPs it was vital that, in the absence of a relevant NPS, there is a clear and robust policy basis for the application. This was particularly the case given the current designation of the project land in the green belt. The timing of the AAP examination is an important factor in determining the timing of the NSIP application in this context.

IAMP application

IAMP described the importance of the project for the wider economy of the area, also the international significance of the project given the result of the BREXIT referendum and the significance of the Nissan car plant and the related supply chains. The Council had previously turned away requests from investors due to a lack of suitable manufacturing space.

PINS advised IAMP to provide draft copies of certain application documents 6 weeks before submission. This would allow PINS to provide advice on the draft documentation. Examples of the draft application documents that PINS would be able to review are:

- DCO
- Funding Statement
- Statement of Reasons
- Book of Reference
- Works Plans
- Land Plans
- Habitats Regulations Assessment (if applicable)

(a full list is contained in the Inspectorate's pre application Prospectus)

PINS further advised IAMP to look at previous NSIP projects that contain warehousing to help inform their approach to the level of detail. Strategic Rail Freight Interchanges may be particularly relevant.

IAMP explained the need to retain flexibility in the application in order to meet the specific needs of future occupiers. PINS referred to the Rochdale Envelope approach to Environmental Assessment. [Advice Note 9](#) provides more detailed advice about this in the context of the NSIP regime.

IAMP commented that an Energy Centre, intended to provide power directly to Nissan, was also likely to form part of the plans for the IAMP site. PINS enquired whether the generating capacity of the energy centre would exceed the NSIP threshold of 50MW. IAMP stated that no decision had been made about that at the current time. PINS advised that IAMP should provide further information about the energy centre as soon

as possible. IAMP would also need to make sure that this part of the project would need to be consulted on as part of the statutory pre application process.

IAMP provided an update on traffic modelling and advised that JMP were currently modelling the effects on traffic on Washington Road.

IAMP informed PINS that Sunderland City Council had received a planning application for a retail and leisure development on a part of the IAMP site identified in the AAP. PINS confirmed that it had been made aware of this and the correspondence between the Council and DCLG on this matter. IAMP confirmed the applicant was also the land owner of the site in question.

Specific decisions / follow up required?

The applicant will keep PINS updated on pre-application progress:

- Further information to be provided by IAMP about the proposed energy centre as soon as practicably possible.
- IAMP to share draft application documents with PINS at least 6 weeks in advance of submission of the NSIP application, if IAMP would like advice on them.