



Meeting note

Project name	International Advanced Manufacturing Park (IAMP) TWO
File reference	BC030001
Status	Final
Author	The Planning Inspectorate
Date	26 January 2018
Meeting with	IAMP LLP
Venue	Temple Quay House
Attendees	The Planning Inspectorate Kathryn Dunne - Infrastructure Planning Lead Dean Alford – Case Officer Richard Hunt – EIA and Land Rights Advisor Richard Kent - EIA and Land Rights Advisor The Applicant Les Clark - Sunderland City Council COO for Place (Representing IAMP LLP) Mark Reynolds –IAMP Project Coordinator (representing IAMP LLP) Jonathan Riley – Pinsent Masons
Meeting objectives	Project Update Meeting
Circulation	All attendees

Summary of key points discussed and advice given

The Planning Inspectorate (the Inspectorate) advised that a note of the meeting would be taken and published on its website in accordance with section 51 of the Planning Act 2008 (the PA2008). Any advice given under section 51 would not constitute legal advice upon which applicants (or others) could rely.

IAMP Area Action Plan (AAP)

The Applicant explained that the IAMP AAP was adopted on 30 November 2017. The Applicant confirmed that a challenge had been received against one element of one policy in the plan.

IAMP ONE

The Applicant advised that the IAMP ONE application for planning permission has been submitted to the local authority and they consider that the challenge to the AAP would have no impact on the progress of IAMP ONE.

The Applicant advised that the planning application for IAMP ONE was validated on 22 January 2018. The application covers approximately 61 hectares and 157,000 square meters of commercial floor space designated as B1, B2 and B8.



The Applicant confirmed that the application for IAMP ONE is Environmental Impact Assessment (EIA) development.

The Applicant advised that they are hopeful that the application will be determined by mid-May 2018.

IAMP TWO

The Applicant advised that it had been some time since the Statement of Community Consultation (SOCC) for IAMP TWO was first published. As there have been some changes to the proposal since its first publication, the Applicant will consult with the local authorities on a revised SOCC. The Inspectorate advised the Applicant to ensure they provide the local authorities with the required amount of time to provide their comments (in accordance with section 47 of the PA2008).

The Applicant confirmed that it is aiming to commence formal stage 2 consultation in summer 2018.

The Applicant advised that the project has a different footprint to that which was submitted within the original EIA Scoping request owing to the allocation confirmed by the IAMP AAP and the Secretary of State's revised direction from December 2017. The Applicant confirmed that they will therefore submit an updated scoping request in Spring 2018, under the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the 2017 EIA Regulations). The Inspectorate advised the Applicant to take a precautionary approach and agreed that it would seem appropriate to refresh the scoping for the EIA; and that the revised scoping request should be a standalone document and that it would still be likely to take the full 42 days to produce the scoping opinion. The Inspectorate requested that the Applicant submit the shape file at least 10 days prior to submitting the scoping report.

The Inspectorate advised that any draft documents submitted by the Applicant would take 6-8 weeks to review and the following draft documents are typically submitted by Applicants:

- Draft DCO
- Explanatory Memorandum
- Statement of Reasons
- Funding Statement
- Land and Works Plans
- Consultation Report
- Book of Reference

The Applicant advised that several parcels of land in the area of the development have already been purchased by the Applicant. Negotiations are ongoing with other parties. The Applicant will submit a Land Ownership Plan which will provide details of all land ownership as it currently stands. The Applicant highlighted a potential need to obtain rights of entry under section 53 of the PA2008 in order to access certain land parcels for survey works.



Inter-relationship with Highways England's A19 Testo's and Downhill Lane junction schemes

The Planning Inspectorate confirmed that the '*Inter-relationship with Highways England's proposed A19 improvement schemes at Testo's roundabout and Downhill Lane Junction*' document has been made available on the National Infrastructure Planning IAMP TWO project page (it was also been published as part of the examination of the A19 Testos Junction project). The Applicant confirmed that this document will be updated periodically.

Actions

The Applicant agreed to provide the Inspectorate with the following:

- Comments on the last meeting note
- Updated description of development for the proposal
- A plan detailing which land the applicant currently controls
- A link to the IAMP ONE application (reference number)
- Dates for a follow-up meeting regarding a potential s53 application