



International Advanced Manufacturing Park (IAMP) TWO

Statement of Community Consultation (SoCC)

Published under section 47(6) of the Planning Act 2008

IAMP LLP

11 September 2018



INTERNATIONAL
ADVANCED
MANUFACTURING
PARK

LICHFIELDS





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1.0 **Introduction**

Purpose of document

1.1 This Statement of Community Consultation (SoCC) has been prepared by IAMP LLP, the joint venture formed by Sunderland City Council and South Tyneside Council for the purpose of promoting and delivering the International Advanced Manufacturing Park (IAMP).

1.2 This SoCC updates the earlier statement of community consultation published in 2016. It provides a brief update on IAMP's progress and explains how IAMP LLP will consult with the community moving forward.

The Project

1.3 IAMP will host new and expanding automotive and advanced manufacturing uses together with associated and ancillary uses including the provision of mitigation, to be located on land to the north of the existing Nissan site, to the west of the A19 and to the south of the A184.

1.4 Sunderland City Council and South Tyneside Council have worked together to prepare an Area Action Plan ('AAP') for the proposed IAMP. The document establishes the statutory planning policy framework and development principles for development. It was adopted on 30 November 2017.

1.5 IAMP is to be brought forward in two phases:

- 1 IAMP ONE: This phase comprises circa 60 hectares and received planning permission in May 2018. Henry Boot Developments Limited (HBDL) has been appointed as the Development Partner and work started on site in June 2018;
- 2 IAMP TWO is to be progressed via a Development Consent Order ('DCO') under the Planning Act 2008 (as amended) and is the subject of this SoCC. We will refer to IAMP TWO as "the Project". The Project site is located within the administrative boundaries of both Sunderland City and South Tyneside Councils.

1.6 IAMP LLP is proposing to build the Project on land north of the Nissan site. It wants local people and businesses to be aware of and involved in the development of the Project and to give them opportunities to comment on and influence its design. This document sets out how we will achieve this.

1.7 IAMP was originally designated as nationally significant by the Secretary of State in September 2015 meaning that consent would be sought under the PA 2008 in the form of a DCO. IAMP LLP carried out non-statutory consultation on the Project during 28 November 2016 to 16 January 2017. The results of that consultation exercise were made available to the public in an interim consultation report published on 13 February 2017.

1.8 On 4 December 2017 the Secretary of State issued a revised direction. This allowed IAMP ONE to be consented by a planning permission applied for under the Town and Country Planning Act 1990. It also confirmed that IAMP TWO is a project of national significance, so must be consented by a DCO.

1.9 The December 2017 direction also confirmed that:-

“To the extent that any consultation carried out by the applicant prior to the date of this variation of the existing direction complies with the requirements of Part 5 of the Planning Act 2008 (or any legislation made under that Part), those consultation requirements shall be treated as having been complied with notwithstanding that the consultation was carried out prior to the date of this variation of the existing direction.”

- 1.10 The Project is distinct from Highways England’s nationally significant proposals for the A19, Testo’s Roundabout and also the Downhill Lane Junction improvement, as well as the Hillthorn Enterprise Zone Highway Works.
- 1.11 The Planning Act 2008 requires us to prepare a SoCC explaining how we will consult with key stakeholders, businesses and those people living in the vicinity of the Project. It is an important part of the consenting process for us to carry out effective consultation on our proposals before making an application for a DCO. Our approach to consultation, set out in this document, is in accordance with the provisions of the Planning Act 2008 and associated guidance. The nationally significant infrastructure planning process has clear stages with clear timetables. For further information on this process please refer to PINs Advice Note Eight (8.1-8.5) which provides an overview for members of the public and others of the process including what happens after consultation. <https://infrastructure.planninginspectorate.gov.uk/wp-content/uploads/2013/04/Advice-note-8.0.pdf>. We will also provide further details about the next steps in the process as part of the consultation.

2.0 **Our commitments**

2.1 We recognise that it is important to keep communities informed of and involved in the process of how our proposals are progressing, as well as listening to their views when shaping our proposals. We are committed to consulting and engaging with people living and working in the vicinity of the proposed Project as we move forwards in order to:

- Provide opportunities for people to make suggestions and influence the Project as it develops, also including opportunities for people to bring local knowledge, experience and insight to the Project;
- Provide information about the economic, social and environmental impacts of the Project;
- Working with landowners and those with other property interests affected by the Project on our proposals and its implications for them;
- Keep the local community informed about the Project;
- Ensure that local businesses are informed of the Project and have the opportunity to engage with the scheme promoter to understand how the Project would impact upon them;
- Help local communities understand what the development means for them so that any concerns can be addressed and resolved early; and
- Give opportunities to local communities to meet and speak to the scheme promoter.

2.2 It is intended that a single stage of statutory consultation will be conducted.

2.3 We will:

- Give at least 14 days prior notice and publicity of the consultation;
- Allow at least 6 weeks for the consultation;
- Capture and record all the views expressed in our consultation report; and
- After the consultation, analyse all comments received and consider and have regard to them.

2.4 Comments received as part of the consultation will be summarised in our consultation report, together with our responses where appropriate. The consultation report will be submitted to the Planning Inspectorate as part of our application.

2.5 The Planning Inspectorate will consider the adequacy of our consultation processes before deciding whether to accept our application for Examination.

3.0 **Background**

3.1 We are planning to submit a DCO application for the Project under the Planning Act 2008. DCOs are a form of consent that can integrate other types of approval, such as planning, highways/infrastructure works and compulsory acquisition. The consenting process brings together planning, land assembly, environmental and access matters for a proposed project within a single consultation, application, public examination and decision-making process, determined by the Secretary of State.

3.2 In November 2017 the IAMP Area Action Plan (AAP), promoted by Sunderland City Council and South Tyneside Council, was adopted. As a result, the land on which the IAMP is proposed has been formally released from the green belt.

3.3 The existing SoCC for the IAMP, which was expected to be delivered by a single DCO, was published in November 2016. Since 2016 the IAMP has evolved, most notably by, the AAP's increase of the overall allocated footprint of the site from 100ha to 150ha, and the delivery of IAMP in two parts.

3.4 Given these developments, we have revised and updated the 2016 SoCC to provide this SoCC.

3.5 It is envisaged that IAMP TWO will involve:

- A high quality, International Advanced Manufacturing Park of circa 90 ha that will host production, supply chain and distribution activities directly related to the Automotive and Advanced Manufacturing sectors (Use Classes B1(c), B2 and B8) capitalising on the strong automotive engineering and manufacturing base that exists in the North East of England.
- An approximate range of floorspace of 195,000 sq m to 232,300 sq m over the site with necessary and related services and support uses (including development within Use Classes A1, A3, A4, B1(c), B2, B8, C1, D1 and D2), in addition to associated and ancillary development and mitigation, including; a bridge over the A19; a bridge over the River Don; ancillary retail space; road, cycle, footpath and public transport infrastructure; utilities; landscaping space; environmental mitigation / habitat; training facilities and serviced offices.
- The creation of approximately 4,700 direct new jobs.

3.6 Consultation will be conducted in accordance with the details presented in this SoCC. The Notice of Deposit of the SoCC will be published in the following locally circulating newspapers: Sunderland Echo; the Shields Gazette; The Evening Chronicle and The Journal.

3.7 This SoCC sets out the way we are proposing to consult with the local community in accordance with Section 47(1) of the Planning Act 2008. Consultation with statutory consultees (such as Natural England, the Environment Agency etc.), local authorities and landowners will also be undertaken under Section 42 of the Planning Act 2008.

3.8 The consultation will run for a period of at least 6 weeks in late 2018/19. The SoCC will be publicised in September 2018.

4.0 **Environmental information**

4.1 The Project is classed as an Environmental Impact Assessment (EIA) development.

4.2 This means that an Environmental Statement will be prepared to accompany the DCO application that will describe the likely significant effects of the Project on the environment. We will also publicise and consult on preliminary environmental information during the consultation as set out below.

5.0 **Publication of information**

5.1 Information on our proposals for the Project and the documentation supporting the pre-application consultation process will be published and made available to the general public.

5.2 Publication will be as follows:

- On the Project website: www.iamp-consultation.com;
- On CD available at public exhibitions and on request;
- In hard copy form at the main offices of Sunderland City Council, South Tyneside Council and local libraries; and
- In hard copy at all public consultation events.

5.3 We are planning to use the following methods to ensure local people and key stakeholders are aware of the consultation programme and are encouraged to participate:

Newsletters/letters at key stages of the consultation;

- Project website: www.iamp-consultation.com;
- Media releases and adverts to the local and regional media;
- Site notices and posters for local venues to advertise the exhibitions;
- Meetings with key stakeholders;
- Public exhibitions (see Appendix 1);
- Stakeholder workshops;
- Questionnaire/comments forms;
- Freepost and Freephone number (see contact information); and
- Use of social media.

5.4 We will:

- Give at least 14 days publicity prior to the consultation;
- Allow at least 6 weeks for the consultation; and
- Capture and record all the views expressed in our consultation report that will be submitted with the DCO application.
- After the consultation, analyse all comments received and consider and have regard to them.
- Comments received as part of the consultation will be summarised in our consultation report, together with our responses where appropriate. The consultation report will be submitted to the Planning Inspectorate as part of our application.

6.0 **Scope of the consultation**

Overview

- 6.1 The scope of this consultation will focus on our plans and proposals for the Project.
- 6.2 Further information regarding the planning process is available on the Planning Inspectorate website: <http://infrastructure.planningportal.gov.uk>
- 6.3 We are required to consult people living and working in the vicinity of the site. Local businesses will also be consulted. However, as there may be indirect impacts from the development of the Project - including economic, environmental, transportation and community impacts – we will also consult local people and community stakeholders beyond the immediate vicinity of the site.
- 6.4 We will consult via a number of means (as set out in Appendix 1). Information will be available on the project website. We will place advertisements to make people aware of consultation events and will signpost them to the project website through consultation materials.
- 6.5 Following local community consultation in accordance with the SoCC, we will submit a Consultation Report with the DCO application which will explain how we have consulted on the Project, and how responses received have been taken into account in the EIA process and final Project design. The Planning Inspectorate will consider this when deciding whether to accept the application for examination.
- 6.6 This SoCC explains how we will consult with local people and communities. In addition, we are also required to consult with a wide range of other consultees (statutory consultees, local authorities and landowners).

Identifying potential impacts

- 6.7 The Project would bring significant investment and benefits to the local, regional and national economy. It could create employment and supply chain opportunities in support services and industries. Once operational the Project is expected to directly employ approximately 4,700 people.
- 6.8 The Project would involve a large construction project, with significant construction activities taking place on site and the surrounding area. During the construction phase, it is estimated that the Project will deliver approximately:
- 2,600 person-years¹ of direct (construction industry) employment on-site; and
 - 3,900 person-years of indirect and induced employment in the supply chain and service industries off-site.
- 6.9 The consultation materials we will provide will therefore outline and seek views on our proposals prior to making an application for a DCO. We will include information on potential impacts of the proposals (including cumulative impacts of the Project with other developments happening in the same timeframe), covering socio-economics, traffic and transport, noise, air quality, soils, hydrology and ecology. Information will be included on ways to reduce any potential significant impacts through mitigation proposals. The Project will also include measures to enhance potential benefits.

¹ A person-year is the amount of work done by an individual during a working year, on a specific job. The term may be used to estimate the employment benefits of proposed project.

What is being consulted on

- 6.10 Matters on which the views of the local community will be sought include:
- Views on the emerging proposals for the Project;
 - Views on the issues raised by the Project including environmental considerations, the benefits for the local and wider area and the proposed infrastructure;
 - People's and business's priorities for the Project;
 - Views on how the Project can integrate and enhance the environment and mitigate any potential impacts; and
 - Views on how the Project can integrate and benefit with the local business community.

Consultation around the site

- 6.11 To account for the fact that there will be some community stakeholders that will be directly impacted by the proposals and others that may have an interest but are not directly impacted, two distinct consultation zones have been established. These zones are shown on the plan at Appendix 2.

Consultation Zone A

- 6.12 Consultation will be most focused in the immediate vicinity of the Project Site. This area covers the nearest local communities and those likely to be most affected by the Project.
- 6.13 Publicity about the consultation will be most intense in Zone A and all homes and businesses with a postal address within this zone will be contacted by post about the consultation via a newsletter. All public exhibitions will be held within the vicinity of this area and advertised through a project newsletter and local newspaper. Local community groups and other interested parties will also be informed by various means as outlined in Appendix 1 – these groups will include neighbouring councils, local MPs/MEPs and stakeholder groups. Focus groups are considered a meaningful way of gathering representative views of the community. Focus group events, made up of members of the stakeholder groups mentioned, will be held within Zone A.

Consultation Zone B

- 6.14 Zone B has been designed to engage with a wider population who, whilst not directly affected by the project, it is reasonable to assume they might or will have an interest in the Project. It is proposed that the promoter will consult through key stakeholders and representatives of the local community in this zone.
- 6.15 Communities in Zones A and B will also be informed about the Project through the website, through information placed in community venues (e.g. libraries) and through the local media.

Public exhibitions

- 6.16 A series of staffed public exhibitions will be held in the area during consultation; these are set out in Appendix 1.
- 6.17 Prior to the start of the consultation, details of the timing and location of exhibition venues will be suitably advertised.

Key stakeholders

- 6.18 We will consult with:

- Ward councillors within the area surrounding the site;
- Elected representatives at metropolitan authority and parliamentary levels for these wards;
- Community groups and other organisations with a specific interest in our plans;
- Local businesses representatives and environmental groups; and
- Representatives of ‘hard to reach’ groups including young people, people with disabilities and the travelling communities.

6.19 Together these are referred to as “key stakeholders” in this document.

Consultation by other projects and proposals

6.20 To minimise confusion and consultation fatigue, we aim to ensure our consultation events do not clash with others in the area, unless reasonable and appropriate to run consultations and events alongside each other. In these circumstances, we will seek to ensure that it is clear what relates to each project and that all consultation responses are appropriately taken into account together. We are aware of other proposals in the area that might be consulted during this period and these include:

- Highways England - A19 Downhill Lane Junction improvement scheme.

6.21 We are not aware of any potential conflicts with other planned consultation events for other projects and will keep this under review as this Project progresses.

7.0 **Contact information**

7.1 Members of the public and key stakeholders will be able to obtain further information about the proposals for the IAMP TWO and respond to the consultation by:

- Logging onto the Project website at: www.iamp-consultation.com;
- Emailing: info@iampnortheast.co.uk
- Calling: Freephone 0800 1701 418 (Mon-Fri, 9am – 5.30pm, excluding public holidays)
- Writing to: Freepost IAMP (no stamp required on the envelope)

*These contact details will put you in touch with Lichfields, consultants advising IAMP LLP, and who are managing the public consultation programme.

Appendix 1: How we will consult the Community

What the consultation will cover

The scope of our consultation will cover:

- an update on the IAMP
- the proposals for IAMP TWO (the Project)
- site opportunities and constraints
- possible impacts and mitigation

The following activities are proposed as part of the consultation.

- Public exhibitions
- Meetings and presentations to local authorities, business networks and political stakeholders
- Online information
- Dedicated point of contact
- Widely adverted proposals
- Project documents and materials made available at public venues
- Media engagement
- Advertising the SoCC

How it will be launched, run and managed including the events/feedback

The consultation programme will involve:

Pre-publicity

- letter to key stakeholders
- updates to the website
- advertising in the local media
- seeking editorial and broadcast coverage in the local and regional media
- site notices and posters for local venues to advertise the exhibitions, including in adjoining local authority areas (for example, notices in libraries / public buildings in Gateshead and Durham)
- advertising in a national newspaper and the London Gazette in line with section 48 of the Planning Act 2008
- providing full information on the consultation on the Project website

Launch of consultation

- stakeholder meetings and presentations (on request)
 - public exhibitions will be advertised through the local media and in the newsletter as well as site notices and posters for local venues
-

- a questionnaire/comments form will be available to complete at the public exhibitions (and returned on the day or sent back using a Freepost address) or online at the Project website
- there will be a Freephone number for those wishing to submit their representation verbally over the phone or to ask questions
- consultation documentation will be made available at Council offices at Sunderland Civic Centre and South Shields Town Hall and all public libraries and on the Project website
- media releases and liaison with local and regional media will continue
- Newsletter #1 – outlining the proposals and consultation will be published
- updates to the website www.iamp-consultation.com

Events/workshops

Copies of the consultation materials will be made available at:

- Hedworthfield Community Association, Cornhill, Jarrow NE32 4QD;
- Bunny Hill Centre, Hylton Lane, Sunderland SR5 4BW;
- Sunderland Museum & Winter Gardens, Burdon Road, Sunderland SR1 1PP;
- Washington Library, The Galleries, Independence Square, Washington NE38 7RZ;
- The Word, 45 Market Place, South Shields NE33 1JF;
- Boldon Colliery Village Hall, North Road, Boldon NE35 9AR; and
- The Quadrus Centre, Boldon Business Park Boldon NE35 9PF.

Workshops will be held with the local business community through liaison with the business and trade groups organised through dialogue with the North-East Chamber of Commerce.

Appropriate engagement with community groups will be agreed through dialogue with South Tyneside Council and Sunderland City Council.

Briefing sessions for local Council Members, local Members of Parliament and local Members of the European Parliament will be held.

Timing, publicising and notification

The consultation window will run for a period of at least 6 weeks.

The timing of our consultation, and the public events to be held, will be publicised before the start of the consultation period.

The wider regional and national community will be notified about the consultation and encouraged to participate through an advert in a national newspaper and The London Gazette.

Actions after consultation

After the consultation we will analyse all comments received and consider and have regard to them, and where appropriate revise and amend the proposals.

We may undertake additional consultation if our proposals change significantly following the consultation, because of further technical information becoming available, or because of engagement with the local community and key stakeholders.

Following submission of our application

Comments received as part of the consultation will be summarised in our consultation report, together with our responses where appropriate. The consultation report, which will be submitted to PINs as part of our DCO application, will:

- Explain the consultation process
- Provide details of how the consultation has complied with the Planning Act 2008 and its related guidance
- Summarise responses to the consultation
- Have regard to and respond to the key issues raised and explain how the submitted proposals for the Project have been influenced by the consultation.

The Planning Inspectorate will consider the adequacy of our consultation process before deciding whether to accept our application for Examination.

Appendix 2: Plan showing Consultation Zones



KEY

IAMP TWO: Project of National Significance and Associated Development Boundary



IAMP ONE



Consultation Zone A



Consultation Zone B



LICHFIELDS

Project International Advanced Manufacturing Park

Title IAMP Consultation Zone

Client Sunderland City Council

Date 29.08.2018

Scale

Drawn by MK

Drg. No. IL22551-05



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