

## CABINET MEETING – 11 FEBRUARY 2015

### EXECUTIVE SUMMARY SHEET – PART I

<b>Title of Report:</b> <b>AREA ACTION PLAN FOR THE INTERNATIONAL ADVANCED MANUFACTURING PARK: CONSULTATION ON ISSUES AND OPTIONS</b>									
<b>Author(s):</b> Deputy Chief Executive									
<b>Purpose of Report:</b>  The purpose of this report is to seek Cabinet approval of formal public consultation as part of the initial Issues and Options stage of the Area Action Plan for the International Advanced Manufacturing Park (IAMP).									
<b>Description of Decision:</b>  i) Approve the questions outlined in Appendix 1 as a basis for public consultation. ii) Delegate authority to the Deputy Chief Executive to approve the design and overall content of the Issues and Options consultation leaflet									
<b>Is the decision consistent with the Budget/Policy Framework?</b> <span style="float: right;"><b>*Yes</b></span>									
<b>If not, Council approval is required to change the Budget/Policy Framework</b>									
<b>Suggested reason(s) for Decision:</b> The decision is required to allow public consultation to proceed on the initial stage in the planning process needed to secure the development of IAMP.									
<b>Alternative options to be considered and recommended to be rejected:</b> The Issues and Options consultation is an important stage in the planning process required to bring the development of IAMP forward. The Planning Inspectorate (PINS) has advised that it will help inform residents and businesses at an early stage and would also reduce the risk of legal challenge to the plan-making process at a later date. The alternative of not publishing an Issues and Option consultation was therefore rejected.									
<b>Impacts analysed:</b>  <table style="width: 100%; border: none;"> <tr> <td style="padding: 5px;">Equality</td> <td style="border: 1px solid black; text-align: center; width: 40px;">Y</td> <td style="padding: 5px;">Privacy</td> <td style="border: 1px solid black; text-align: center; width: 40px;">n/a</td> <td style="padding: 5px;">Sustainability</td> <td style="border: 1px solid black; text-align: center; width: 40px;">Y</td> <td style="padding: 5px;">Crime and Disorder</td> <td style="border: 1px solid black; text-align: center; width: 40px;">n/a</td> </tr> </table>		Equality	Y	Privacy	n/a	Sustainability	Y	Crime and Disorder	n/a
Equality	Y	Privacy	n/a	Sustainability	Y	Crime and Disorder	n/a		
<b>Is this a “Key Decision” as defined in the Constitution?</b> <span style="float: right;"><b>*Yes</b></span>  <b>Is it included in the 28 day Notice of Decisions?</b> <span style="float: right;"><b>*Yes</b></span>	<b>Scrutiny Committee</b>								



**AREA ACTION PLAN FOR THE INTERNATIONAL ADVANCED  
MANUFACTURING PARK: CONSULTATION ON ISSUES AND OPTIONS****REPORT OF THE DEPUTY CHIEF EXECUTIVE****1.0 PURPOSE OF THE REPORT**

- 1.1 The purpose of this report is to seek Cabinet approval of formal public consultation as part of the initial Issues and Options stage of the Area Action Plan for the International Advanced Manufacturing Park (IAMP).

**2.0 DESCRIPTION OF DECISION**

- 2.1 i) Approve the questions outlined in Appendix 1 as a basis for public consultation.  
ii) Delegate authority to the Deputy Chief Executive to approve the design and overall content of the Issues and Options consultation leaflet

**3.0 BACKGROUND**

- 3.1 Sunderland and South Tyneside Councils are working jointly through the Sunderland City Deal to secure the development of an International Advanced Manufacturing Park (IAMP) on land to the north of the Nissan factory. The Park is likely to comprise some 100ha, suitable for uses within the automotive and advanced manufacturing sectors, along with some distribution uses linked to these growth sectors. It is envisaged that over 5,000 jobs could be created on the site.
- 3.2 Given the importance of the site, its likely scale and its Green Belt status, the two councils need to work together to amend its status in their respective Local Plans and to secure the necessary consents to allow site preparation and infrastructure provision to proceed.

**4.0 APPROACH TO THE PLANNING PROCESS**

- 4.1 Both Councils are preparing statutory development plans for their respective areas:-
- South Tyneside is preparing a Local Plan;
  - Sunderland is preparing a Core Strategy and separate Allocations Plan. It should be noted that the Core Strategy currently proposes a 20ha strategic employment site on land immediately to the north of Nissan
- 4.2 Discussions have been held with the Planning Inspectorate (PINS) to identify the most appropriate means of progressing the IAMP project through the planning process given its size, importance and the current Green Belt status of the site. As a result of these discussions, it is considered that the most appropriate approach to securing the delivery of the site will be through the preparation of an Area Action Plan (AAP)

for the IAMP site. This would be a formal Development Plan Document (DPD) prepared jointly by the two councils that would complement the emerging statutory local plans being prepared for their areas and will be a key factor in securing the release of the site from the Green Belt. In addition, it will be necessary to obtain planning permission and possibly a development consent order in order for the project to commence on site.

- 4.3 The first stage in preparing the Area Action Plan will be to undertake a formal public consultation on the broad options that are available for the development of IAMP.

## 5.0 THE ISSUES AND OPTIONS DOCUMENT

- 5.1 A short leaflet is being prepared that will form the basis of the public consultation on IAMP. This leaflet:

- i) briefly sets out the rationale for the project,
- ii) identifies a “long list” of potential alternative locations in the North East region
- iii) refines this to focus on the South Tyneside/ Sunderland area
- iv) outlines three options for the possible location of the IAMP site in this local area
- v) Seeks the views of consultees on the growth scenarios and broad locational options presented.

- 5.2 The Appendix to this Cabinet report outlines the specific questions that will be included in the leaflet under v).

- 5.3 The leaflet draws upon earlier work undertaken to inform the City Deal Bid; primarily a market demand assessment and an appraisal of alternative sites.

- 5.4 The market demand assessment provided an overview of the scope for growth in different key employment sectors in the North East over the next 20-25 years. Drawing upon the results of this, the leaflet highlights three growth scenarios:-

- **pessimistic** – assumed a long period of ongoing recession for the North East coupled with restructuring within the international automotive industry that would mean production being relocated elsewhere. This would require limited additional large-scale employment land required to support economic growth;
- **moderate** – with identified scope for significant growth requiring an IAMP of around 140-150 hectares in size,
- **very optimistic** – a large-scale growth scenario requiring an IAMP of around 300 hectares in size,

- 5.5 The analysis concluded that the moderate growth scenario was the most likely and this if additional land was not provided then new investment and job growth would be lost from the region.

- 5.6 Taking this forward, three options for the location of the IAMP are suggested:

**Option A:** 100-150ha site east of the former Wardley Colliery Disposal Point and Spoil Tip

**Option B:** 100-150ha site on land to the immediately north of the Nissan plant

**Option C:** A split allocation between these two sites

- 5.7 To inform the reader and assist in choosing an Option, the leaflet will provide a broad overview of potential issues that may arise from the development of each option such as traffic generation, impact on residential amenity and effect on the Green Belt. The leaflet will also highlight national planning policy for Green Belt and how this has been applied in the local area. This is necessary to provide the context for any Green Belt deletion needed to accommodate IAMP.

## **6.0 NEXT STEPS**

- 6.1 Following Cabinet approval, the Issues and Options leaflet will be made available for public comment for five weeks from mid-February 2015 until the end of March 2015. A programme is being developed that will ensure full and proper consultation in accordance with the statutory Planning Regulations.
- 6.2 Key conclusions emerging from the Issues and Options consultation will inform the preparation of the subsequent Publication draft of the AAP. This is to be prepared by consultants working on behalf of the two councils. This document will detail the preferred location of IAMP and will be accompanied by a Sustainability Appraisal and other technical/ evidence base documents needed to support the development of the site. There will be full public consultation on this version of the AAP.
- 6.3 Thereafter the AAP will be submitted to the Secretary of State and will be subject to a formal Examination by an independent Government Inspector where objections to the AAP will be heard and the overall soundness of the AAP will be tested. The AAP is expected to be adopted in early 2017 (subject to change depending on the extent of legal challenges).

## **7.0 REASON FOR DECISION**

- 7.1 The decision is required to allow the public consultation to proceed on the initial stage in the planning process needed to secure the development of IAMP.

## **8.0 ALTERNATIVE OPTIONS**

- 8.1 The Issues and Options consultation is an important stage in the planning process required to bring the development of IAMP forward. The Planning Inspectorate (PINS) has advised that it will help inform residents and businesses at an early stage and would also reduce the risk of legal challenge to the plan-making process at a later date. This challenge would be likely to significantly delay the implementation of IAMP. This would have a subsequent impact on the supply of new sites needed to come forward to attract new businesses to the area and as a consequence on the economic regeneration of the area.
- 8.2 The alternative of not publishing an Issues and Option consultation was therefore rejected.

## **9.0 RELEVANT CONSIDERATIONS AND CONSULTATIONS**

### **9.1 Environment and Sustainability**

The IAMP has been subject to a Sustainability Impact Assessment. At this stage this reflects the initial feasibility and investigation stage of the project and highlights a range of areas where the IAMP might be expected to have impacts – both positive and negative – and how these might be further investigated. A full Sustainability Appraisal will be undertaken once a “preferred option” for the IAMP has been agreed and this will support the subsequent draft Area Action Plan at Publication stage.

Considerable additional work is already being undertaken in terms of understanding the potential impacts of IAMP on ecology, flood risk and transport movement and this will highlight any mitigation necessary to offset any significant impacts arising from the development and operation of IAMP. Upon completion this documentation will be made available to support the AAP.

### **9.2 Financial Implications**

There are no direct financial implications arising from this report. Some costs will be incurred in the subsequent public consultation exercise and these can be accommodated within existing budgets.

### **9.3 Human Rights**

There are no human rights implications directly arising from this report.

### **9.4 Equalities and Diversity**

At this stage an Equality Analysis is not required. Issues and concerns identified through the consultation will be addressed within the subsequent stages of plan development.

### **9.5 Duty to Cooperate**

The duty to cooperate was created in the Localism Act 2011. It places a legal duty on local planning authorities and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.

In this respect there has been clear joint working between Sunderland and South Tyneside Councils in developing IAMP through the City Deal process. In addition, IAMP has been discussed at the regular meetings of the North East Heads of Planning and Economic Directors Group and the South of Tyne Planning Policy Officers Group, therefore Sunderland and South Tyneside's neighbouring authorities have been kept apprised of the emerging IAMP proposals.

## **10.0 BACKGROUND PAPERS**

Sunderland and South Tyneside Strategic Employment Study (Price WaterhouseCoopers) August 2013

## APPENDIX 1 – Draft Consultation

Responses will be sought on the following questions:

**Q1a** Do you support the business case for the IAMP in terms of the need for jobs and, in particular, the potential for growth in the automotive and advanced manufacturing sectors in the region?

**Q1b** Which of the following three economic growth options should be provided for by the IAMP?

Growth Scenario	'Pessimistic' Scenario 1	'Moderate' / City Deal Scenario 2	'Very Optimistic' Scenario 3
TOTAL (hectares)	No additional growth	100-150 ha	300 ha

**Q2** Do you agree that the Sunderland-South Tyneside area is the most appropriate location for the identified employment land requirements to support economic growth in the automotive and advanced manufacturing sectors?

➤ **Q3** Which of the following options do you think would be the most appropriate location for the IAMP?

There are 3 possible approaches to the location of IAMP are shown on the plan overleaf; these are:

**A:** 100-150ha site east of the former Wardley Colliery Disposal Point and Spoil Tip

**B:** 100-150ha site on land to the immediate north of the Nissan plant

**C:** A dispersed allocation across these two sites

The following map indicates the approximate optional locations.





