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International Advanced Manufacturing Park

Current position
June 2017

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1. What is IAMP?

Role — to meet the demand for land and property from advanced manufacturing businesses in the North East, with specific reference to the automotive sector and the Nissan production facility.

Location — to the immediate north of the existing Nissan production facility in Sunderland, to the west of the A19 and south of the A194.

Size — to provide for in excess of 250,000sqm of manufacturing floorspace, with associated service facilities, requiring an area of c150 hectares of land.

Delivery — IAMP LLP jointly owned by Sunderland and South Tyneside Councils, to secure consent for the development scheme and work with a development partner to deliver the infrastructure and buildings.



IAMP masterplan



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IAMP Explanatory video

MAKE it Sunderland YouTube channel

<https://youtu.be/odlnJ8cvmvA>

2. Strategic planning



Green Belt — site is within the Green Belt. Advice from Government was to prepare an ‘Area Action Plan’ (AAP) to remove the land from the Green Belt and provide the policy framework for the development.

Area Action Plan — submitted to Government in February 2017 following three periods of public consultation and approval of both Councils. Examination in Public Hearing held in April 2017 with the Planning Inspector focussing predominantly on the demand for the project and the amount of land; ecological mitigation; and the scale of infrastructure investment required.

Post AAP Hearing — Councils required to liaise with third parties on several issues that emerged at the Hearing and submit additional information to the Inspector. Additional traffic modelling required, expected to be complete and sent to Inspector mid-June.

Next steps — Consultation required on the proposed modifications; Inspector to prepare and issue Report; Councils to adopt the AAP.

3. Consenting



Approach — the AAP will remove the land from the Green Belt. A consent will also be required to enable development to be undertaken. IAMP directed by the Secretary of State as a ‘Nationally Significant Infrastructure Project’ (NSIP), requiring a Development Consent Order (DCO).

Flexibility required – the Nissan announcement in October 2016 to build the three new models at Sunderland and the production timescales identified, required a consenting approach that facilitates development on site by Summer 2018. The DCO process is unlikely to be concluded with that timescale.

Options appraisal – The Councils are currently evaluating the options available for gaining the necessary consents for development of a first phase of IAMP to meet the Nissan timescales.

4. Land ownership



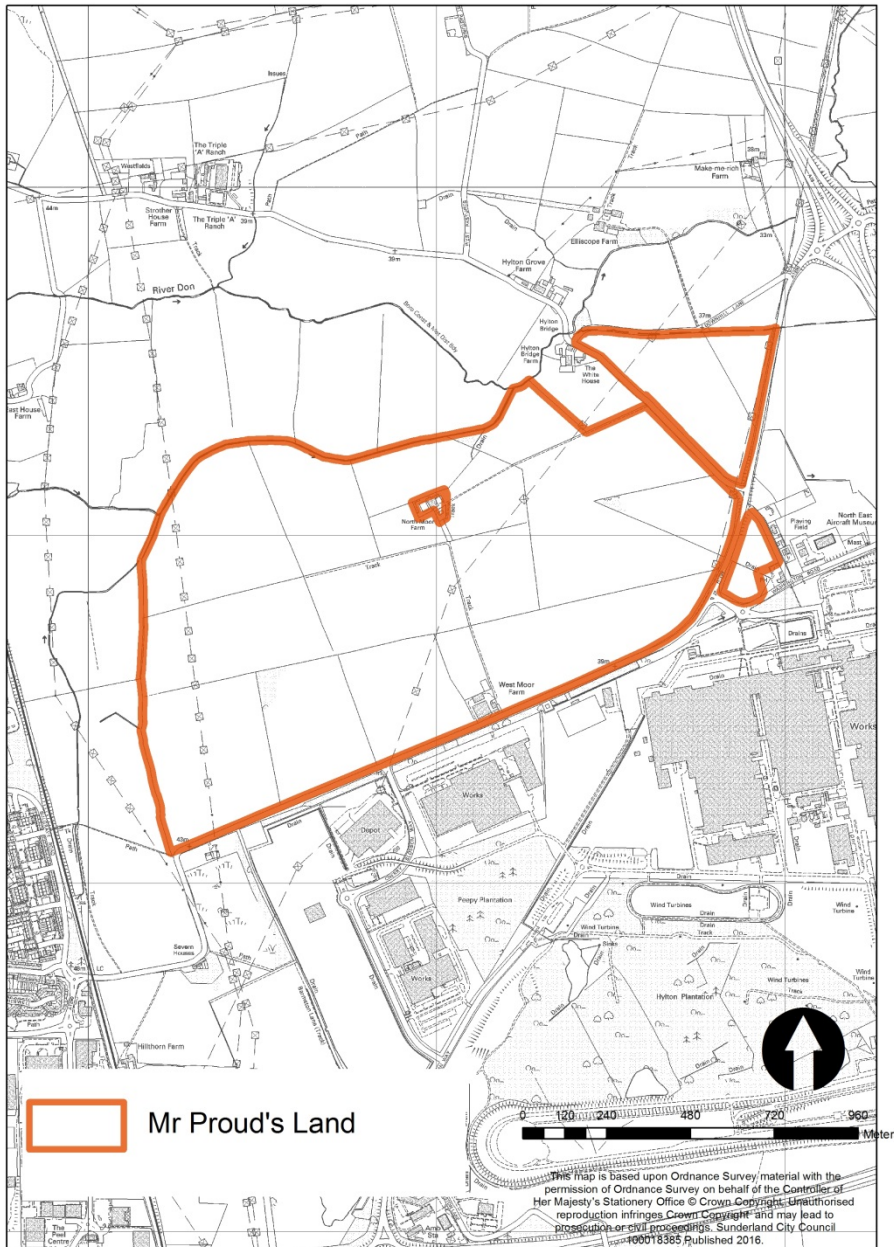
Fragmented — land within IAMP is within multiple ownerships and only a limited area was in public sector control. The advantage of the DCO process is its in-built Compulsory Acquisition process, providing control of land to the scheme promoter (IAMP LLP) at the point of the Development Consent Order being granted, thereby avoiding a further CPO process/inquiry.

Acquisition discussions – all landowners have been approached with an offer to acquire and negotiations are continuing across the site.

Council ownership - the acquisition of 250 acres does now provide the Councils with a significant holding to progress the project.

Land Acquired

- Councils have acquired 250 acres shown on the plan.
- Land acquired is the eastern half of that shown on the plan.
- Development land could be accessed via the A1290.
- Hub is the area of land to the east of the A1290 to the immediate north of Nissan.



5. Key partners



- **South Tyneside Council** – 50/50 partnership. True example of effective inter-authority cooperation.
- **Nissan** – supporting new model delivery will fill the first phase of IAMP.
- **NELEP** - £43m local growth fund secured and working on designating the boundary of the Enterprise Zone.
- **Highways England** – HE progressing two adjoining and connected DCO projects for the A19 at the Testo's junction and at the Downhill junction. Collaboration on traffic modelling and scheme design to ensure our scheme for IAMP fits with theirs.
- **Environment Agency** – for an urban fringe location, the site has complex ecology and drainage, focussed on the River Don and approach agreed on joint working.

6. Development Partner



- **Partner requirements** - the Development Partner will be required to (i) construct the infrastructure – roads/drainage/ecology area; (ii) identify and progress development schemes with end users, including the construction and financing of buildings; and (iii) manage the site and the environmental mitigation.
- **OJEU Competitive Dialogue process** – commenced in early 2017 and five parties selected from the PQQ process for the first stage of competitive dialogue. Second stage of dialogue launched 1st June 2017 – with the three highest scoring bidders. Process to complete end August 2017.

7. Work programme for next 12 months



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Subject to review with SCC/STC and team in mid/end July

| | Jun-17 | Jul-17 | Aug-17 | Sep-17 | Oct-17 | Nov-17 | Dec-17 | Jan-18 | Feb-18 | Mar-18 | Apr-18 | May-18 | Jun-18 | |
|---|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|-------------|
| Area Action Plan | | | | | | | | | | | | | | |
| Submission of mods to Inspector | | | | | | | | | | | | | | |
| Consultation & Report | | | | | | | | | | | | | | |
| Inspectors Report | | | | | | | | | | | | | | |
| Adoption | | | | | | | | | | | | | | |
| Planning Options appraisal | | | | | | | | | | | | | | |
| Options analysis | | | | | | | | | | | | | | |
| Development Consent Order | | | | | | | | | | | | | | |
| Preparation of the DCO | | | | | | | | | | | | | | to mid 2019 |
| DCO Examination process | | | | | | | | | | | | | | |
| Development Partner procurement | | | | | | | | | | | | | | |
| Final stage competitive dialogue | | | | | | | | | | | | | | |
| Appoint partner | | | | | | | | | | | | | | |
| Implementation | | | | | | | | | | | | | | |
| Secure LEP funding - LGF Business Case | | | | | | | | | | | | | | |
| Agree contracts and works packages | | | | | | | | | | | | | | |
| Potential 'early release' start-on site | | | | | | | | | | | | | | |



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Questions