



INTERNATIONAL  
ADVANCED  
MANUFACTURING  
PARK

# Update

9 April 2019

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**MAKE**  
it Sunderland



- Introduction to IAMP
- Planning and development
- Investment opportunities
- Partners and support





# Sunderland CITY DEAL

in partnership with  
South Tyneside



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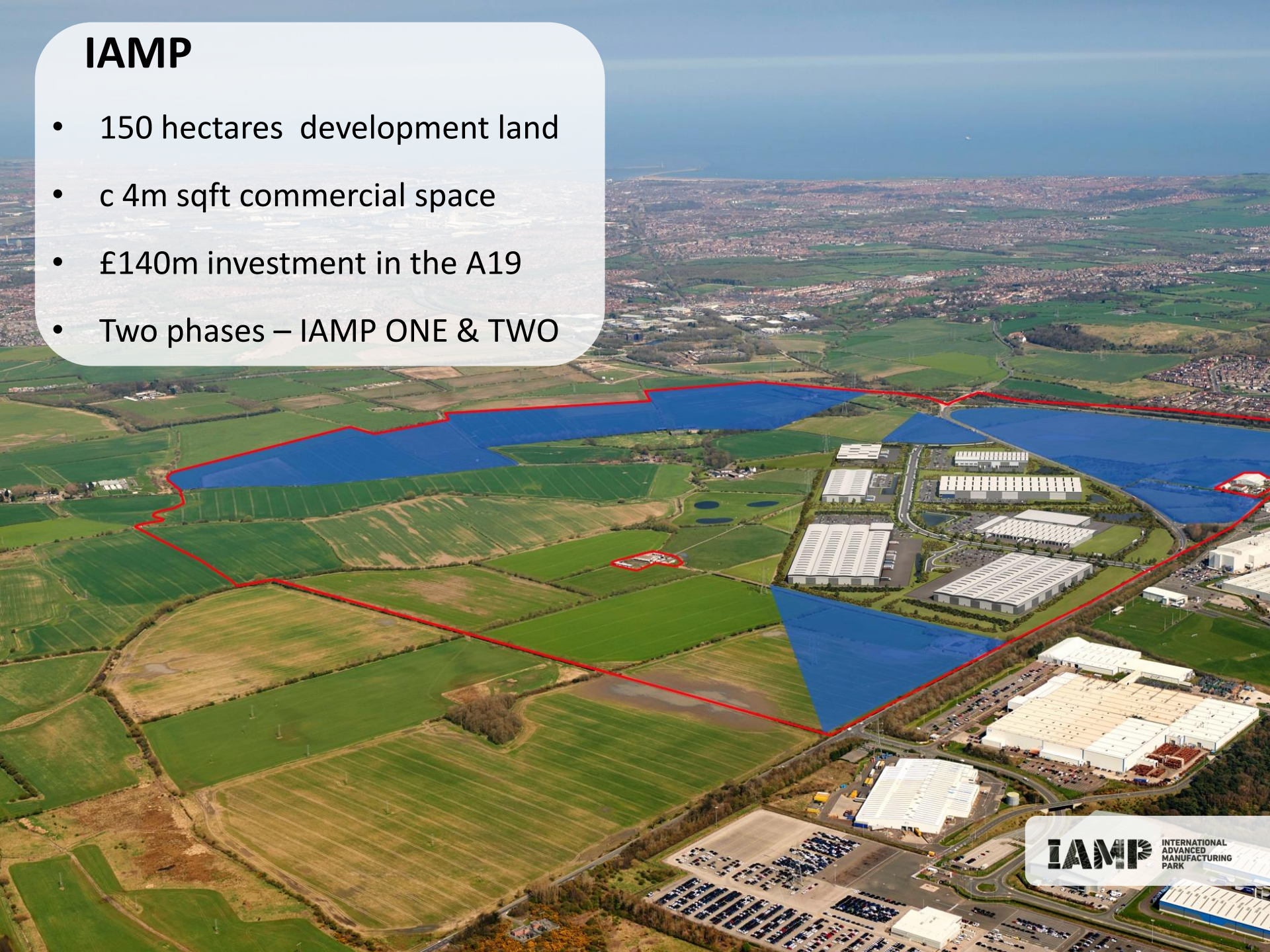
## The journey

- 2013/14 – econometric research and City Deal
- 2014/15 – liaison with Planning Inspectorate
- 2015 – progress Area Action Plan (AAP)
- 2015 - SoS directs IAMP as an Nationally Significant Infrastructure Project (NSIP)
- 2016 – draft Area Action Plan (AAP)
- 2017 – AAP is adopted
- 2017 – secure Local Growth Fund
- 2018 – IAMP ONE secures planning consent
- June 2018 – start on site



# IAMP

- 150 hectares development land
- c 4m sqft commercial space
- £140m investment in the A19
- Two phases – IAMP ONE & TWO





## Revised IAMP Programme Budget

Cost Area	Total Budget £m
Highways & Drainage	29.697
Utilities	20.512
Land	29.341
Programme Management	8.600
Environmental	1.802
Sub Total	89.952
Risk / Contingency	11.960
<b>TOTAL</b>	<b>101.912</b>

Funding Source	Total Budget £m
City Deal Grant	5.000
Local Growth Fund	41.158
Local Authorities	22.000
EZ Business Rates	33.754
<b>TOTAL</b>	<b>101.912</b>

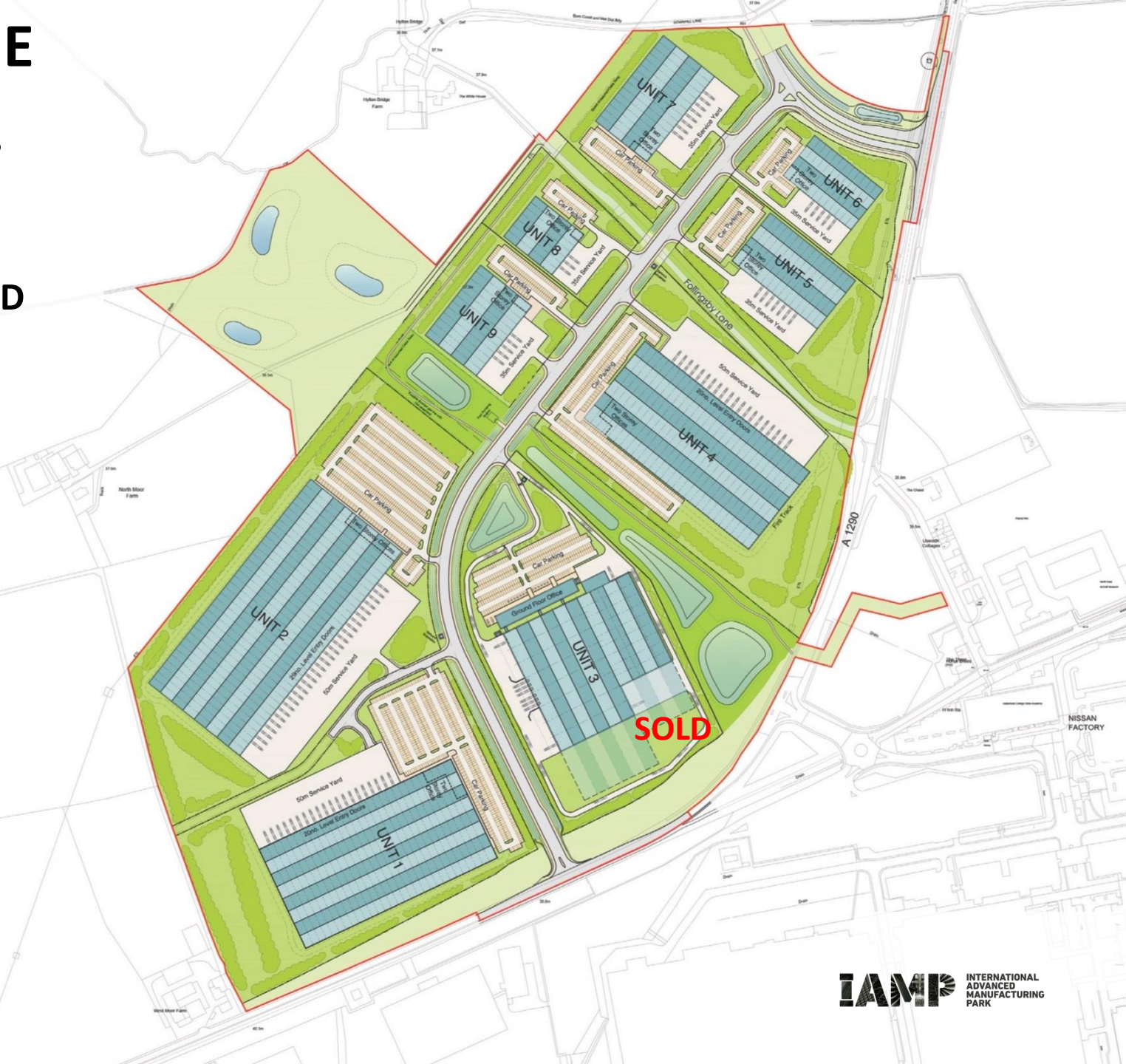


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# IAMP ONE

- 61 hectares
- 1.7m sqft
- Plot 3 - SOLD







# IAMP ONE

Plot 3 underway

30,500 sqm building



# Centre of Excellence for Sustainable Advanced Manufacturing (CESAM)





[illegible]

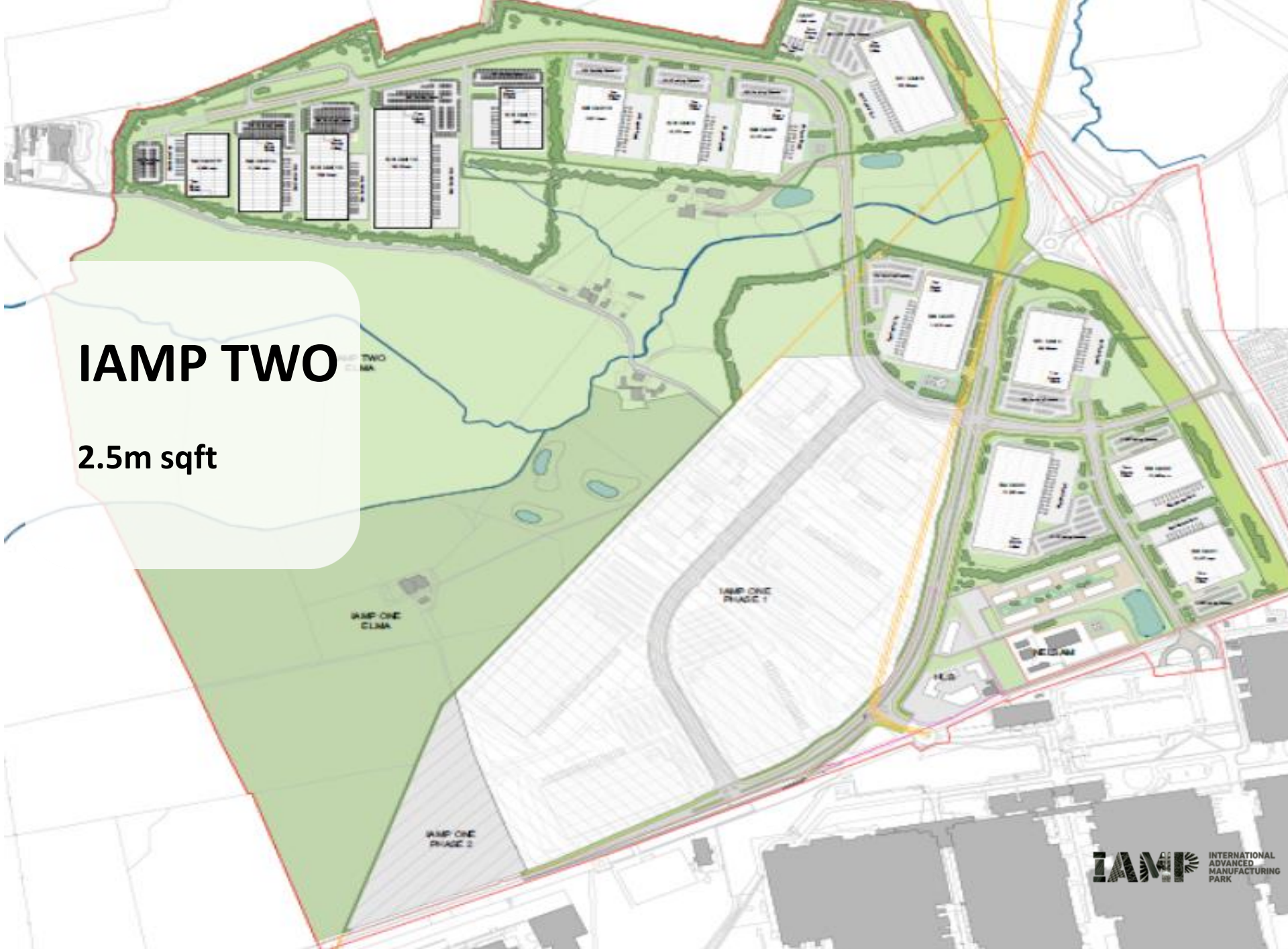






# IAMP TWO

2.5m sqft

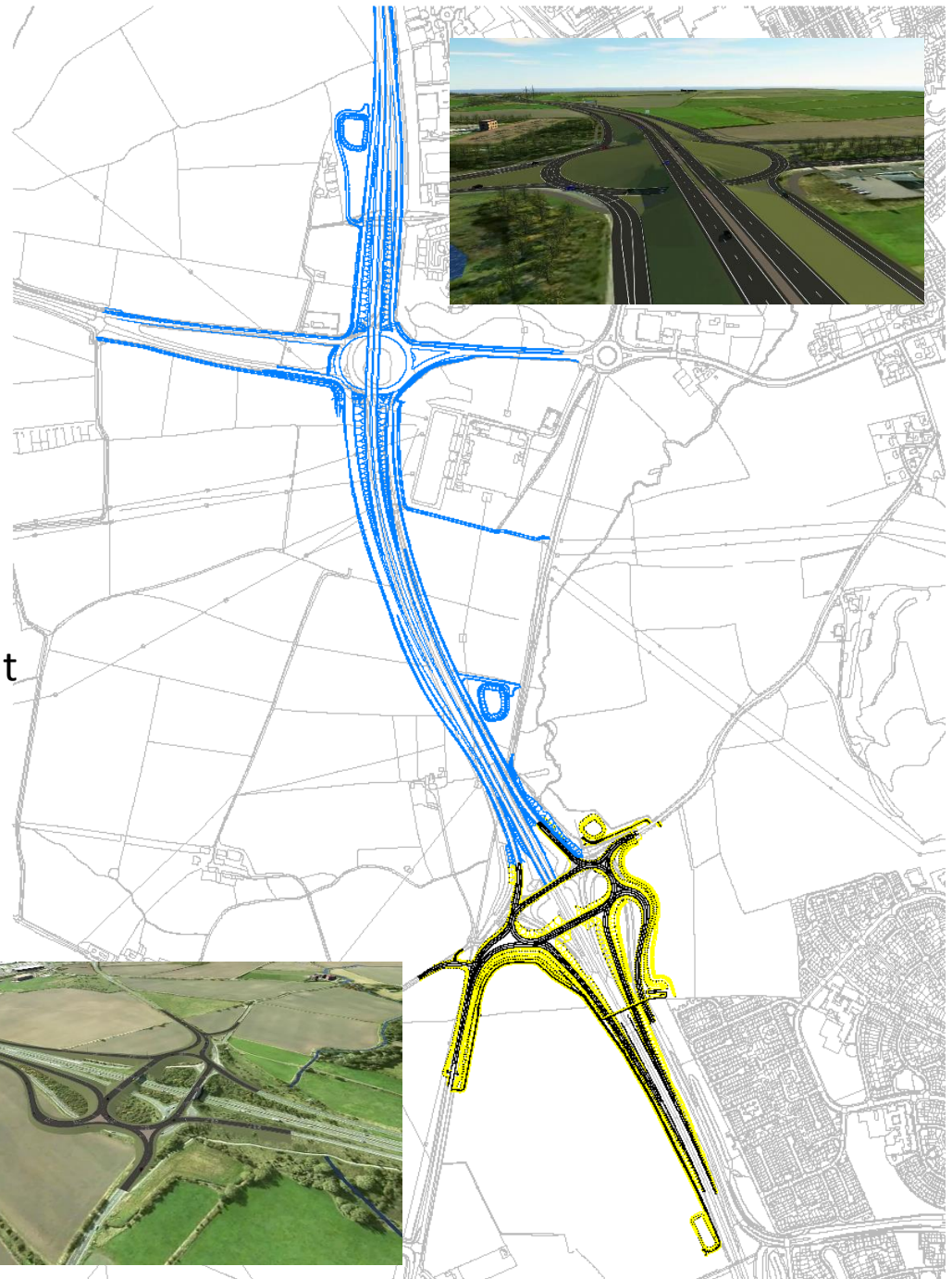




# Highways England

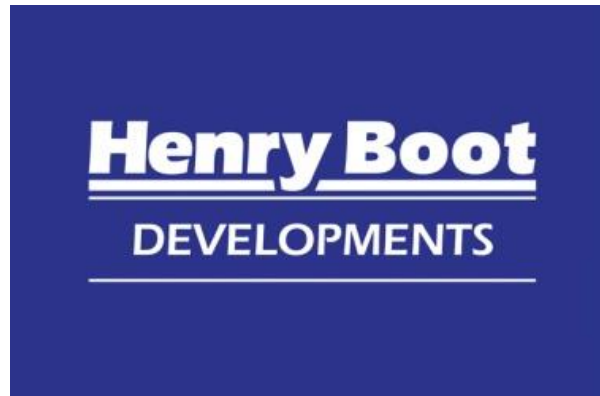
## Two major projects adjacent to IAMP

- Testo's junction flyover
- Downhill Lane junction improvement
- £140m investment
- Critical for IAMP
- Coordinated approach
- PINS and DCO Examination





# Securing a Development Partner





# Land & Property Options

Bespoke package of support based on individual requirements including:

- Full design & build sale solution
- Full design & build lease solution



# IAMP - Marketing





# Key milestones

<b>LGF funding agreement approved</b>	<b>March 2018</b>
<b>EZ funding agreement approved</b>	April 2018
<b>OJEU notice for IAMP ONE owners works</b>	April 2018
<b>IAMP ONE planning application approved</b>	May 2018
<b>IAMP ONE start on site (early phase – SNOP)</b>	June 2018
<b>IAMP ONE owners works tendered</b>	June 2018
<b>IAMP ONE Developers works contracts tendered</b>	August 2018
<b>Development Agreement with HBDL signed</b>	December 2018
<b>IAMP ONE Developers works contracts awarded</b>	December 2018
<b>IAMP ONE owners works start on site*</b>	February 2019
<b>IAMP TWO DCO submitted</b>	June 2019
<b>IAMP ONE buildings ready for fitting out</b>	Summer 2019
<b>IAMP TWO DCO / CPO process completes</b>	Late 2020
<b>IAMP TWO works contracts procurement</b>	Late 2020
<b>Major 40 MVA sub-station in place</b>	Autumn 2020
<b>IAMP TWO start on site</b>	Spring 2021

# Key Stakeholders





# Questions

Thank you

# SSTC Phase 3 Update

9 April 2019

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Assistant Director

Infrastructure, Planning and Transportation

From Northern Spire to the City Centre

In preparation for construction







SSTC Phase 3

# SSTC3 Summary

- Cost Estimate £70.8m
- LGF (DfT retained) £40.5m – 57%
- SCC up to £30.3m – 43%
- Site start May 2019
- Completion mid-2021



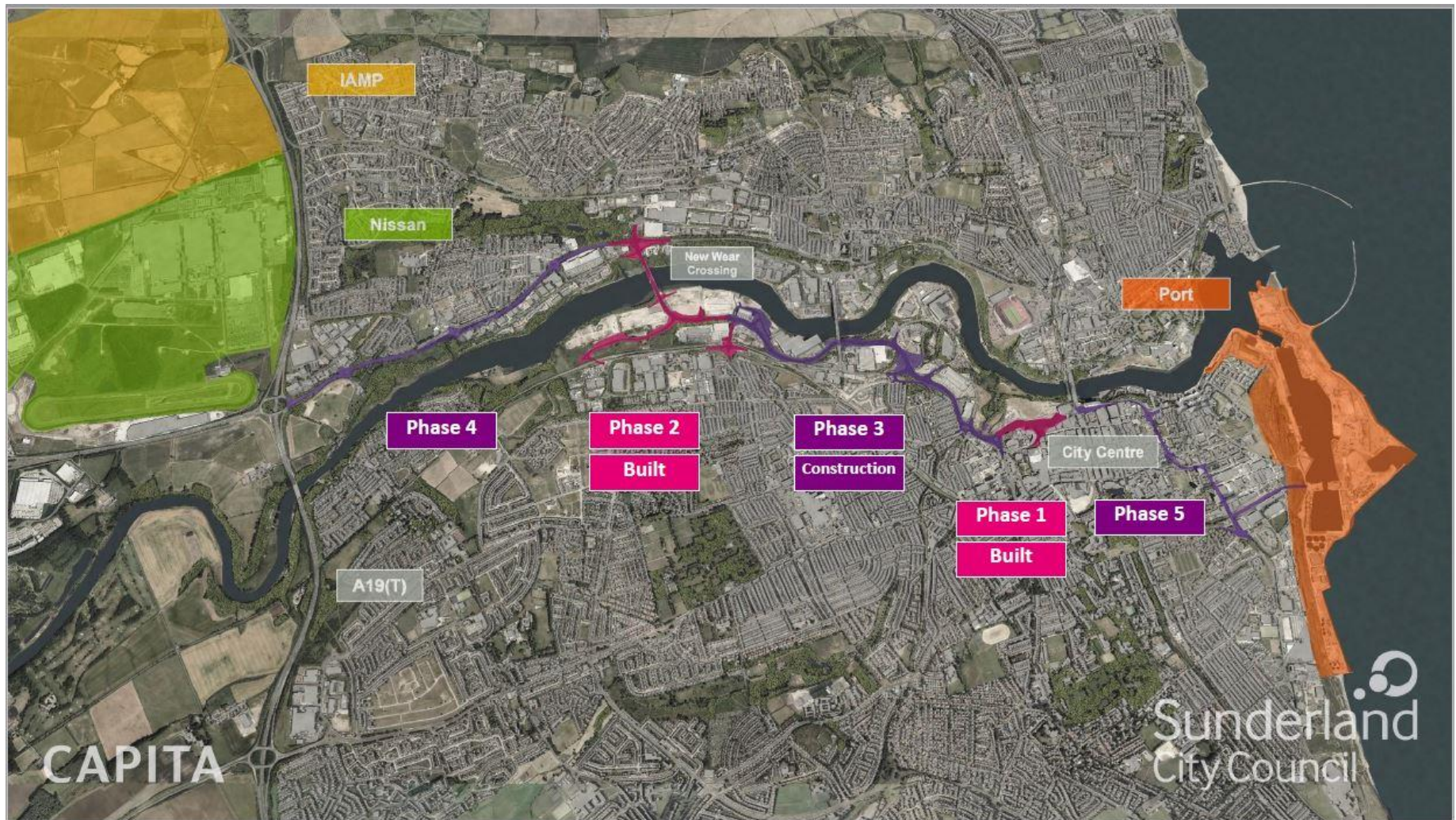


# Sunderland Strategic Transport Corridor

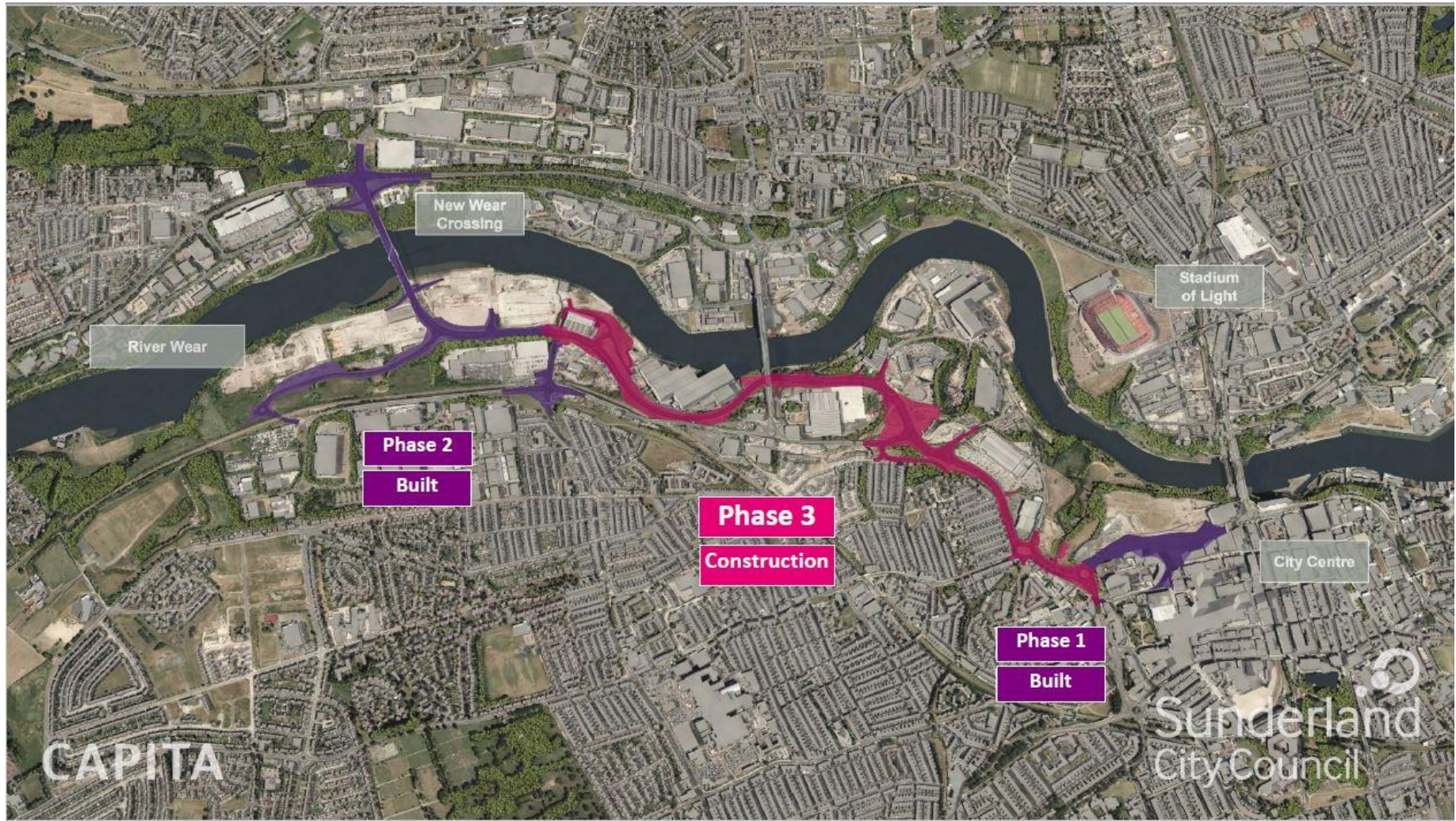
- Phase 1 – St Mary's
- Phase 2 – Northern Spire
- Phase 3 – from Northern Spire to the City Centre
- Phase 4 – Wessington Way & the A19(T)
- Phase 5 – The Port















Oblique view of SSTC Phase 3







# SSTC3 Purpose

- West-East axis strategic connection
- A19/Nissan/EZs < > City Centre/Port
- Regeneration of Deptford / Pallion
- Releases the benefits of Northern Spire

## SSTC3 Objectives

Provide a Regional Strategic Route	Supply Connectivity for the City
Enable Growth at Business & EZ sites	Promote the Regeneration of sites on the South Bank of the River
Improve Access to Education & Training	Increase Journey Time Reliability
Provide East-West Access to the City Centre	Deliver Planning objectives (UDP 2007 et seq.)
Increase Network Capacity for Public Transport	Provide Facility for Non-Motorised Users
Minimise impact on the Urban & Natural Environment	Reduce Carbon Emissions
Improve Road Safety on the network	Realise the benefits of the NWC
Improve Resilience for Crossing the River	Minimise the time operating the NWC by its temporary network connection



# SSTC3 Progress so far

Cabinet Approval to proceed with preparation	September 2014
Public Consultation on Concept Design	May 2016
Layout Approval at Cabinet	November 2016
Planning Consent	October 2017
Public Inquiry	September 2018
Compulsory Purchase and Side Road Orders confirmed	December 2018
Final Business Case Approval	March 2019
Contractor Appointed	April 2019

# SSTC3 Future Programme

Phase 1 GVD complete	May 19
Construction Start	May 2019
Access to Tarmac Site	September 19
Open to Traffic	June 2021



# SSTC3 Funding

Cost Estimate		£70.8m
of which spent to date	£12.5m	
DfT/LEP LGF funding	£40.5m	57%
SCC Capital funding	£24.7m	35%
SCC LTP contribution	£ 5.6m	8%
Funding Total	£70.8m	100%

<b>SSTC3 Cost Estimate</b>		<b>March 2019</b>
<b>Construction</b>	<b>35,836</b>	Incl. Prelims, OH &P
<b>Land</b>	<b>9,912</b>	
<b>Statutory Utilities</b>	<b>5,947</b>	
<b>Main Consultant</b>	<b>6,966</b>	Incl PI & Site supervision
<b>Other</b>	<b>2,473</b>	
<b>Post-opening</b>	<b>232</b>	
<b>Risk</b>	<b>6,900</b>	P50 from QRA
<b>Inflation</b>	<b>1,479</b>	at 2.6%
<b>Contingency</b>	<b>1,055</b>	
<b>Total</b>	<b>70,800</b>	



# Major Regeneration Sites

Development site	Size	Description
<b>Former Groves Cranes site (O&amp;H)</b>	33.3 hectares	<ul style="list-style-type: none"><li>▪ outline planning application submitted on 18 December 2017</li><li>▪ 700 dwellings, mixed use local centre (A1-A5, B1 (retail, food and office uses)), primary school and community playing fields, associated open space and landscape.</li></ul>
<b>Former Corning site Deptford Terrace (Cowies)</b>	6 hectares	<ul style="list-style-type: none"><li>▪ Outline planning application for mixed use received 2011</li><li>▪ Members considered application 2013.</li></ul>
<b>Former Vaux Site</b>	5.5 hectares	<ul style="list-style-type: none"><li>▪ Phase 1 - The Beam is a 59,000 sq.ft. office accommodation due to open May 2019.</li><li>▪ Phase 2 – Public Sector Hub – 150,000 sq.ft. office accommodation granted planning application April 2019.</li></ul>

# SSTC Summary

- Northern Spire open
- Phase 3 Orders confirmed, Business Case Approved and Contractor appointed
- Phase 3 due to commence on site May 2019, open mid-2021
- Phases 4 & 5 subject of future funding opportunities







SSTC Phase 3