

**International Advanced Manufacturing Park Area
Action Plan (IAMP AAP) Examination**

Statement of Common Ground

as agreed between

Sunderland City Council;

South Tyneside Council; and

Gateshead Council

August 2017

Introduction

- 1.1 This Statement of Common Ground has been prepared jointly between the parties consisting of Sunderland City Council, South Tyneside Council and Gateshead Council.
- 1.2 The Statement sets out the confirmed points of agreement between all three councils with regard to the submitted International Advanced Manufacturing Park Area Action Plan (IAMP AAP) 2017-2032.

Background

- 2.1 Sunderland and South Tyneside Councils ('the Councils') have been working jointly to prepare the IAMP AAP which will establish the planning policy framework for the delivery of a new International Advanced Manufacturing Park on land to the north of the existing Nissan manufacturing plant.
- 2.2 During the hearing sessions, which commenced on 3 April 2017, the Inspector discussed the approach that the Councils had set out in relation to the safeguarding of land in the Publication Draft (PSD01). The Plan included 100ha of land for development and a further 50ha of land 'safeguarded' for future development. The Inspector raised the following matters:
 - **Could the Plan meet its Objectively Assessed Needs (OAN) on the allocated 100ha of employment land?** - The OAN is justified by the Strategic Employment Study (SD28) which identified 140-150 ha for a 20 year period whilst the Plan identified 100 ha for a 15 year period.
 - **Is the approach to the safeguarding of land consistent with the NPPF, as safeguarded land could be required with the plan period and infrastructure is identified within the safeguarded land?** - Paragraph 85 states "*where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period. LPAs should make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development*". During the EIP, the Inspector reflected on the additional information provided through the Matters, Issues and Questions (MIQ) process in relation to commercial demand and the OAN and raised the potential that (i) the land identified as safeguarded would be needed in the short-medium term; and that (ii) the approach to the safeguarding of land could prevent the development of necessary IAMP infrastructure.

- Is it a 'sound' approach to safeguard land, or would a different mechanism such as phasing be more appropriate?
- Is the plan deliverable (in accordance with paragraph 177 and 173 of the NPPF) if the land identified as safeguarded is allocated for employment development?– are the infrastructure proposals set out in the Infrastructure Delivery Plan (IDP) still appropriate in the context of a 150ha development proposal.

2.3 To demonstrate that the any modifications to the Plan are considered to be 'sound', the Councils through the Duty to Cooperate have worked with Gateshead Council to determine the most appropriate approach to addressing the matters raised by the Inspector.

2.4 In addition, at the hearing session, the Inspector also instructed the Councils to work in partnership with Gateshead Council to address issues regarding public transport.

Agreed matters

- 3.1 In agreement with Gateshead Council; Sunderland City Council and South Tyneside Council propose a revised version of Policies S1 and T3 of the IAMP AAP as set out below:

Policy S1 Comprehensive Development

The Comprehensive development of the IAMP for principal uses associated with the automotive and advanced manufacturing businesses will be delivered by;

- 1) Revising the Green Belt boundary to release 150ha of land from the Green Belt.
- 2) Allocating approximately 150ha of land for development of principal uses (defined in Policy S2) in the Employment Areas.
- 3) Designating approximately 110ha of land as an Ecological and Landscape Mitigation Area to provide for mitigation and/or compensation of the ecological and landscape impacts of the IAMP development.
- 4) Requiring Masterplans, Design Codes and Phasing Plans to be submitted which demonstrate how development;
 - i. will meet the objectives of the AAP and will not prejudice comprehensive development of the IAMP;
 - ii. ensures the proposed development is designed and orientated to relate well to the existing employment area and Enterprise Zone and established infrastructure;
 - iii. contributes fully to the delivery of the IAMP as a project of national significance;
 - iv. contributes fully, in a proportionate and timely manner, towards providing the infrastructure identified in the IDP;

- v. contributes fully, in a proportionate and timely manner, to providing for the mitigation required for the IAMP, including environmental mitigation; and
- vi. is capable of being implemented without breaching the provisions of the Planning Act 2008.


Policy T3: Public Transport


To promote sustainable transport, development must include;


- i. provision of enhanced bus services between the IAMP and:
 - a) surrounding residential areas;
 - b) Heworth and Sunderland multi-modal transport interchanges; and
 - c) Hebburn, Jarrow, South Shields and Washington centres;
- ii. bus priority measures on the key routes entering the IAMP;
- iii. adequate provision for buses on the proposed new bridges over the A19 and over the River Don;
- iv. new bus stops and improved waiting facilities within the IAMP AAP area; and
- v. new traffic signal installations incorporating facilities to enable priority for buses.

- 3.2 South Tyneside Council, Sunderland City Council and Gateshead Council further agree to work together to further develop the proposals set out in Policy T3i through the consenting process.

Statement of Common Ground

Signed on behalf of Sunderland City Council		
Name and position	Signature	Date
Les Clark Chief Operating Officer – Place		25.8.17

Signed on behalf of South Tyneside Council		
Name and position	Signature	Date
George Mansbridge Head of Development Services		23 August 2017

Signed on behalf of Gateshead Council		
Name and position	Signature	Date
Paul Dowling Strategic Director, Communities & Environment		24/8/17