



**INTERNATIONAL**  
ADVANCED  
MANUFACTURING  
PARK

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

## **IAMP LLP's Response to Matters and Questions**

**March 2017**

## Introduction

IAMP LLP is a limited liability partnership established by South Tyneside Council and Sunderland City Council for the purpose of promoting and delivering the International Advanced Manufacturing Park.

### Matter 3 – Principal Uses, the Mix of Uses and the Hub

#### **3.1 *Is the case for the International Advanced Manufacturing Park supported by convincing evidence of need and viability?***

IAMP LLP agrees with the evidence provided by the local planning authorities in relation to the need for and viability of IAMP. However, we believe it may assist the Examination to have before it further information on the need for and viability of the Hub in particular.

The inclusion of supporting ancillary uses in employment schemes of comparable scale to IAMP is common.

There are currently no ancillary facilities for employees at or visitors to Nissan, on or near Nissan's site. The only provision for ancillary uses (offices/serviced suites, convenience retail, hotel rooms, leisure facilities, crèche/nursery) is at Boldon, Washington or Sunderland Enterprise Park. These are all a car journey away, which indicates that there is a need to provide these types of facilities at IAMP. In addition to pent up demand from the circa 7,000 Nissan employees, contractors and other visitors, IAMP will generate additional demand from an additional 5,000 full time employees plus associated business visitors.

As can be seen from Table 3.1 below, other consented employment schemes of comparable scale include a range of different uses in addition to the principal use, with the proportion of supporting uses ranging from 3.2% upwards. There is no consistent ratio of supporting : principal uses, but at 2.5% the IAMP proposals are at the lower end of the range, based on total hub uses of 6,500sqm as part of a total scheme of 256,000sqm.

Table 3.1

Scheme	Total Space (sq ft)	Total Employment Accommodation (sq ft)	Total Leisure Accommodation (sq ft)	Total Retail Accommodation (sq ft)	Total Miscellaneous (sq ft)	Total non-commercial %
IAMP	2,755,561	2,690,978 97.5%	64,583 2.5%			2.5%
Quorum Newcastle	937,830	907,813 96.80%	15,000 1.60%	8,700 0.93%	6317 0.67%	3.2%
Stockley Park Uxbridge	1,791,189	1,724,941 96.30%	-	66,248 3.70%	-	3.7%
Cobalt Newcastle	2,153,010	1,995,581 92.69%	130,286 6.05%	7,574 0.35%	19,569 0.91%	7.3%
Thorpe Park Leeds	2,008,147 (includes consented extension)	1,598,419 79.6%	409,728 20.4%			20.4%
Ansty Park Coventry	1,368,343	824,032 69.17%	134,493 9.83%	287,418 21.00%	-	30.83%
Northumberland Business Park	182,598	115,234 63.11%	67,364 36.89%	-	-	36.89%
Team Valley Gateshead	1,213,021	699,654 57.68%	111,533 9.19%	385,940 31.82%	15,894 1.31%	42.32%

IAMP LLP has not yet begun marketing the units in the Hub, as occupiers would not be willing to commit to taking space until the DCO has been granted. However, market interest from hotel operators has emerged during the public consultation process, including a local operator and a national chain. The former is in discussion with Sunderland City Council to ensure that they can accommodate both the existing demand and also the planned demand from new businesses at IAMP. It is worth noting that the Tavistock Group have recently invested in the Three Horseshoes public house and hotel located within the proposed Hub area for IAMP. This is further evidence that the Hub is in an appropriate location on the site and is attractive to commercial occupiers.

### 3.2 Are the principal uses and mix of uses allowed for in policies S1, S3 and S4 soundly based? And in particular:

- ***Are policies S1, S3 and S4 likely to be effective in preventing development which would not accord with the IAMP concept?***

IAMP LLP recognises that the primary purpose of IAMP is to provide land for automotive and advanced manufacturing businesses and that the policies proposed will safeguard the site for those uses only. The uses will also be controlled through the requirements (akin to planning conditions) in the DCO which will only promote uses consistent with AAP policy.

- ***Is there a need for more flexibility to allow development consistent with the IAMP concept coming forward in advance of an IAMP Development Consent Order?***

IAMP LLP is satisfied that there is sufficient flexibility within the plan policies to allow appropriate development to come forward in advance of a DCO if that proves necessary.

- ***Is a statement in policy S4 that the majority of premises will be larger units necessary for the plan to be sound?***

From IAMP LLP's perspective, such a statement would constrain IAMP's ability to respond to market requirements. Whilst IAMP needs to be able to accommodate larger units, it also needs the flexibility to deliver a range of floor plate sizes to meet the needs of a range of occupiers.

- ***Are the modifications which the Councils have proposed (Docs PSD6/PSD7) to policies S1, S3 and S4 necessary for the plan to be sound?***
- ***Is policy S3 and its supporting text (para 103) consistent with policy S5 (as proposed by the Councils to be modified) in relation to the cumulative total size of retail units which would be permitted?***

IAMP LLP supports the position of the local planning authorities in relation to these modifications.

IAMP LLP has no response to make in relation to the Inspector's Matter 3.3 and supports the position of the local planning authorities.