



International Advanced Manufacturing Park Monitoring Report 2020-2021


Sunderland
City Council



South Tyneside Council

Introduction

This Authority Monitoring Report (AMR) covers the monitoring period of 1 April 2020 to 31 March 2021. This is the third AMR published since the adoption of the International Advanced Manufacturing Park Area Action Plan (IAMP) (AAP). The AMR monitors the effectiveness of planning policies within the AAP and how they are being implemented in practice.

As the IAMP AAP is cross boundary plan forming part of the adopted Development Plan for both Sunderland City Council and South Tyneside Council, it has been prepared jointly by both authorities and will be published separately to the respective AMRs of each local authority.

The monitoring report sets out the targets identified in the AAP and includes a commentary on progress. If progress is in accordance with the IAMP AAP, the target is highlighted in green if delayed its highlighted in red and if no progress has been made but the target is not impacted it is highlighted in white.

Policy S1: Comprehensive Development

Target	Target Description	Target Commentary	Target Met
Target 1	The adoption of the IAMP AAP revised the Green Belt boundaries of Sunderland and South Tyneside, releasing 150ha of land for comprehensive development.	The adoption of the IAMP AAP revised the Green Belt boundaries of Sunderland and South Tyneside, releasing 150ha of land for comprehensive development.	
Target 2	Submission of DCO	At time of writing this report, the DCO is yet to be submitted to the Planning Inspectorate. It is expected to be submitted by June 2022.	
Target 3	Determination of DCO	It is anticipated that the DCO would be determined approximately one year after the submission.	
Target 4	Submission and Determination of TCPA applications	Over the year 2020/21, there have been five TCPA applications submitted within the Sunderland City Council IAMP area. Four related to discharge of conditions applications. The only full planning application submitted related to the demolition of the existing Usworth Cottages (number 1 to 5) which was subsequently approved, and that demolition has now been completed. In addition, it is noted that an application was submitted to South Tyneside Council (ST/1013/20/FUL) for the demolition of buildings at Elliscope Farm.	

		<p>There were seven TCPA applications which were determined over 2020/21, all of which were approved. The most significant approval, related to outline consent 20/00556/OU4, which was reported in last year's IAMP AMR (2019/20). This approval relates to the development of IAMP One Phase Two, which involves the erection of industrial units (up to 98,937 square metres) of B1(c), B2 and B8. Other approvals relate to minor amendments, the demolition of the aforementioned Usworth Cottages, as well as the approval of discharge of conditions applications.</p>	
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Policy S2: Land Uses

Target	Target Description	Target Commentary	Target Met
Target 1	Target 1: B1, B2, B8 Floorspace Complete	A total of 57,903 (rounded) square metres of B1, B2 and B8 floorspace (GIA) has been completed, relating to plots, 3, 4, 5 and 6 of IAMP One. Plot 3 has delivered 21,856 square metres (GIA) and is now occupied by automotive supplier SNOP (via hybrid application 18/00092/HE4). In addition, plots 5 and 6 have been delivered. This comprises some 11,471 (rounded) square metres (GIA) which will host the Centre for Excellence for Sustainable Advanced Manufacturing (CESAM) (via 19/00280/REM). It should be noted that this plot is currently occupied by the temporary NHS Vaccination Centre. In addition, plot 4 has delivered some 24,576 square metres (GIA) (via application 19/00245/REM).	
Target 2	Target 2: Proportion of This Floorspace Which is For Principle Uses (as defined by the Glossary)	91.5% of the total completed floorspace is considered to fall within the principle uses as defined by IAMP AAP paragraphs 86 and 87.	

Policy S3: Mix of Uses

Target	Target Description	Target Commentary	Target Met
Target 1	Amount of Floorspace Completed for Supporting Uses (B1a and B1b)	4,935 square metres was completed for B1a and B1b floorspace, this equates to 8.5 percent of all floorspace (57,903 square metres) completed on IAMP.	
Target 2	Amount of Floorspace Developed for Principal Uses B1c, B2 and B8	52,968 square metres was completed for B1c, B2 and B8 floorspace.	

Policy S4: The Hub and Ancillary Uses

Target	Target Description	Target Commentary	Target Met
Target 1	There has been no C1, D2, B1a, A1 and A3 floorspace completed within the hub at the time of writing this report.	There has been no C1, D2, B1a, A1 and A3 floorspace completed within the hub at the time of writing this report.	
Target 2	There has been no, A1 and A3 floorspace completed within the hub at the time of writing this report.	There has been no, A1 and A3 floorspace completed within the hub at the time of writing this report.	
Target 3	Number of Bedspaces for C1 Developed In The Hub	There has been no C1 floorspace completed within the hub at the time of writing this report.	
Target 4	Amount of Developed for Nursery and Childcare Facilities	There has been no floorspace for nursery or childcare facilities, as development of the Hub is yet to commence.	
Target 5	Completion of the Multi Model Transport Interchange	The development of a multi-model transport interchange is yet to start on site.	
Target 6	Density of Development on the Hub (Proportion of Site Area Developed by Hectare	The development of a multi-model transport interchange is yet to start on site.	
Target 7	Cumulative Amount of A1 and A3 Use Class Development in the Northern Employment Area	There has been no A1 or A3 use class development yet in in the Northern Employment Area.	

Policy D1: Masterplan Design

Target	Target Description	Target Commentary	Target Met
Target 1	Submission of Design Code Alongside the DCO or Any Relent Planning Applications Made Under the TCPA Which Addresses Each of the Design Principles Set Out Within the Policy	The DCO is yet to be submitted, it is expected to be submitted by June 2022. It should be noted that previous to this monitoring year (2020/21), a draft IAMP Design Code was submitted to support hybrid application 18/00092/HE4. This covers the whole of the IAMP area and sets out how the design guidelines sought within Policy D1 will be achieved. In addition, application 20/00556/OU4 included a draft design code which addressed the design principles contained within the policy.	

Policy D2: Public Realm

Target	Target Description	Target Commentary	Target Met
Target 1	Submission of a Public Realm Strategy alongside the DCO or any subsequent planning application made under the TCPA which addresses each of the key principles set out within the policy.	The DCO is yet to be submitted, it is expected this will be submitted by June 2022. It should be noted that previous to this monitoring year (2020/21), as part of application 18/00092/HE4, a Design and Access Statement has been submitted which incorporates the Public Realm Strategy. In addition, (in 2019/20) a draft IAMP Design Code was submitted as part of application 20/00556/OU4, which references Policy D2: Public Realm.	

Policy T1: Highway Infrastructure

Target	Target Description	Target Commentary	Target Met
Target 1	Submission of a Phasing and Transport Assessment which demonstrates how the proposal will provide suitable and safe connection and integration with Highway England junction improvements to the Downhill and Testos Junctions on the A19.	In a previous monitoring year, a Transport Assessment was undertaken to support application 18/00092/HE4. This covered the impact of IAMP on the wider transport network, setting out how the proposals will provide suitable and safe connections and integration with Highway England's junction improvement to Downhill and Testos junctions on the A19. In 2019/20 a reserved matters application 19/00280/REM was also submitted, which related to plots 5 and 6, and was accompanied by a Transport Assessment.	
Target 2	Completion of necessary transport improvements as set out within Policy T1.	The localised highway widening of the A1290 (18/00092/HE4 Conditions 16, 22 & 49) is now complete and open to traffic. A Highway Operational Management Plan (18/00092/HE4 Conditions 24 & 52) has been agreed with Highways England to assist with the management of traffic.	

Policy T2: Walking, Cycling and Horse Riding

Target	Target Description	Target Commentary	Target Met
Target 1	Submission of a Design Code alongside the DCO for any subsequent planning applications made under the TCPA which addresses each of the design principles set out within Policy	The DCO is yet to be submitted, it is expected to be submitted by June 2022. An IAMP Design Code was submitted in a previous monitoring year, as part of application 18/00092/HE4. This covers the whole of the IAMP and sets out how the design guidelines are sought within Policy T2 can be achieved. Over this monitoring period (2020/21), application 20/00556/OU4 included a Design Code which seeks to address the criteria set out within the policy.	

Policy T3: Public Transport

Target	Target Description	Target Commentary	Target Met
Target 1	Submission of documentation alongside the DCO or any subsequent planning application made under the TCPA which addresses each of the requirements set out within the policy.	The DCO is yet to be submitted, it is expected to be submitted by June 2022.	

Policy T4: Parking

Target	Target Description	Target Commentary	Target Met
Target 1	Submission of Car Park Management Plan	In previous monitoring years, a Car Park Management Strategy/Plan was submitted to support hybrid application 18/00092/HE4. This covered the IAMP One area.	
Target 2	Provision of Disabled Badge Parking Spaces (no. provided and % of all spaces provided which are for use by disabled badge holders only)	A level of accessible parking is provided within each plot car parking layout to meet with planning requirements. A total of 10 spaces have been provided for Plots 5 and 6 implemented through 19/00280/REM, another 10 for Plots 4 through 19/00245/REM as well as another 13 spaces have been provided as part of plot 3 through 18/00245/HY4. In total 33 disabled spaces have been provided.	
Target 3	Ensure that 25% of the total car parking provision is for the use of car-sharing only.	Proposals for car sharing are to be addressed as part of the overarching travel plan requirements for IAMP ONE. Sunderland City Council have been appointed as Travel Plan Co-ordinator for the site and continue to work with site occupants to develop bespoke travel plans and promote sustainable modes of transport.	
Target 4	Total number of parking spaces provided	Car parking space has been provided as follows; 300 parking spaces at plots 5 and 6 implemented through 19/00280/REM, 284 parking spaces at plot 4, implemented through 19/00245/REM and 276 parking spaces at plot 3, implemented through 18/00092/HE4. In total 860 parking spaces have been provided.	
Target 5	Number of spaces provided for lorry parking provision	Lorry parking space is provided within the plots currently approved to enable the loading/unloading of goods and materials.	
Target 6	Number of on street parking bays provided	No on-street parking bays are to be provided within IAMP ONE.	
Target 7	Number of charging points provided for electric cars and bicycles	Charging points have been provided as followed, 5 electric charging bays have been implemented at Plot 3 as implemented through 18/00092/HE4, 4 electric charging spaces have been implemented at Plot 4 as implemented through 19/00245/REM and 12 electric	

		charging bays have been provided at Plots 5 and 6 as implemented through 19/00280/REM.	
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Policy IN1: Infrastructure Provision

Target	Target Description	Target Commentary	Target Met
Target 1	Delivery of Infrastructure Projects Identified within the IDP	<p>The IAMP One spine road, including all works to improve/widen the A1290 at the connecting junctions, was completed and fully opened to traffic in August 2020. In addition, the following has been completed:</p> <ul style="list-style-type: none"> • 9.8 MVA power energised to a new network sub-station on International Drive. • Power distributed to plots 3 (SNOP), 4 (Faltec) and 5/6 (CeSAM) as well as to public infrastructure (lighting, foul pumping station, etc); • Telecommunication, (all public infrastructure [ducts] laid throughout the site up to plot boundaries. 10 supplies secured with take-up of 3, one to each of the occupied plots. Remaining supplies await customer call-off); • Site wide Gas supply (all public infrastructure complete with live connections to each of the 3 occupied plots. Future plot connections await customer call off); • Site wide Water supply (all public infrastructure complete with live connections to each of the 3 occupied plots. Future plot connections await customer call off). <p>In addition, planning permission has been granted for a 40 MVA Primary Sub Station 19/01005/FUL). Construction of the primary sub-station is substantially complete with final cabling works to connect the new facility to West Boldon primary underway. This primary supply is due to be completed and energised in September 2021.</p>	

		Services to the IAMP Two site are in planning stage at present with quotes being sought from utility providers. Delivery of these utilities is to be co-ordinated with the works to construct the associated roads and accesses.	
Target 2	New Water, Gas and Electric utility services made available to the IAMP development site from the existing utilities infrastructure in the local vicinity to enable occupants to apply for and obtain utility connections to their premises. This may require connections to be made within utilities infrastructure outside of the AAP boundary.	As above	
Target 3	New telecommunications and broadband services networks shall be provided to allow occupiers to apply for and obtain telecommunications infrastructure will be delivered in 2019.	As above	
Target 4	The provision of low carbon and renewable energy systems should be explored.	There has been no provision of low carbon or renewable energy systems on site.- Work is underway to consider how such systems could best be incorporated into ongoing development.	

Policy IN2: Flood Risk and Drainage

Target	Target Description	Target Commentary	Target Met
Target 1	Submission of a Flood Risk Assessment and Water Framework Directive Assessment as part of DCO or planning application	In previous years, a Flood Risk Assessment (FRA) & Drainage Strategy was submitted as part of hybrid application 18/00092/HE4 for IAMP One.	
Target 2	Submission of Surface Water Drainage Strategy as part of DCO or planning application.	In previous years, a Flood Risk Assessment (FRA) & Drainage Strategy (including Surface Water Drainage) was submitted as part of hybrid application 18/00092/HE4 for IAMP One.	
Target 3	Water Quality Indicators of the River Don	The overall environmental condition of the River Don is classed as moderate in the most recent published data by the Environment Agency in 2019. Ecologically, it is classed as moderate and in relation to chemical status it is classified as a fail.	
Target 4	Delivery of any necessary foul sewer	A new foul sewer network from IAMP ONE to the existing adopted NWL FW sewer system at Severn Houses has been delivered and is complete/operational. The system remains the responsibility of IAMP LLP until such time as there is at least 51% occupation of the site at which point it will become an NWL adopted asset.	

Policy EN1: Landscape Design

Target	Target Description	Target Commentary	Target Met
Target 1	Landscape planting to be undertaken in accordance within agreed design principles for the site	Planting has been completed around the landscape buffers associated with IAMP One.	
Target 2	Submission of a landscape and visual impact assessment as part of the DCO or planning application, which addresses all of the criteria set out within the policy.	The DCO is yet to be submitted, it is expected to be submitted in June 2022. Hybrid application 18/00092/HE4 was supported by an Environmental Statement which incorporates the Landscape and Visual Impact Assessment.	
Target 3	Depth of landscaping along the A19	The works to date are entirely to the west of A1290 and do not abut the A19. As such no landscape buffers have been delivered yet, however it is noted that development along this corridor would form part of IAMP Two.	
Target 4	Depth of landscape buffer provided along development edges	Planting has been completed around the landscape buffers associated within IAMP One. The depth/width of the landscape buffer to the south- east of the site is 10m, north-west 7.5m and to the west of the site ranges between 56m & 13m.	
Target 5	Number of building developed incorporating green and brown roofs and integrated green infrastructure and treatment	No buildings incorporating green and brown roofs or integrated green infrastructure have so far been developed.	

Policy EN2: Ecology

Target	Target Description	Target Commentary	Target Met
Target 1	Submission of an Ecological Impact Assessment as part of DCO or planning application, which addresses all of the criteria set out within the policy.	The DCO is yet to be submitted, it is expected to be submitted by June 2022. In May 2018 planning application 18/00092/HE4 was approved, this gave outline consent for the IAMP One area, as part of this, an Ecological Impact Assessment was submitted.	
Target 2	Preparation and implementation of an appropriate long-term management plan.	Long term Habitat and Biodiversity Management Plans have been submitted to support application 18/00092/HE4 for IAMP One and a consultant ecologist has been appointed to undertake a monitoring programme, including the preparation of annual monitoring reports	
Target 3	Condition of Local Wildlife Sites within and immediately adjacent to the AAP boundary – undertake condition assessments of all local wildlife sites directly and indirectly affected by the IAMP.	The assessment of the condition of Local Wildlife Sites within and immediately adjacent to the AAP boundary has not yet taken place.	
Target 4	Undertake breeding bird surveys in accordance with best practice guidelines	In previous years, Breeding Bird Surveys were carried out in 2014 and 2015 in accordance with best practice guidelines. The findings have informed application 18/00092/HE4 for IAMP One and the DCO for IAMP 2. In addition, there were some breeding bird surveys undertaken 2018 and more recently in 2020/21 In addition, breeding bird monitoring surveys are taking place across the completed IAMP One ELMA and are reported annually.	
Target 5	Undertake annual surveys for barn owl and inspections of nesting and roosting units.	In previous years, surveys of barn owls and inspections of nesting and roosting units have been undertaken to support application 18/00092/HE4 for IAMP One. In addition, there were some surveys undertaken in 2018 to inform the DCO, which is anticipated to be submitted in June 2022. Additional pre-development surveys for the	

		presence of barn owl have been undertaken across the site in 2020/21. Focussed surveys to assess nesting and roosting habits have been undertaken at Elliscope Farm, West Moor Farm and Hylton Bridge Farm during 2020 and 2021. In addition, barn owl surveys form a part of the ongoing post-development monitoring surveys across the completes IAMP One and are reported annually.	
Target 6	All planning applications to provide details to the Local Authority of habitat type and total area created.	A Biodiversity Construction Management Plan for IAMP One has been submitted to the Council to discharge conditions 3 and 4 of hybrid planning permission 18/00092/HE4. In addition, a Preliminary Ecological Appraisal has been prepared for Plot 4.	
Target 7	Undertake native planting to provide details to the LPA of habitat type and total area created	All the planting and seeding related to IAMP One to the SuDS and ponds has now been completed.	

Policy EN3: Green Infrastructure

Target	Target Description	Target Commentary	Target Met
Target 1	Depth of landscaping buffer provided along A19	The works to date are entirely to the west of A1290 and do not abut the A19. As such no landscape buffer has been delivered to date, however it is noted that development along this corridor would form part of IAMP Two.	
Target 2	Delivery of new ecological mitigation area along the River Don	No mitigation along the River Don has so far been delivered, as development close to the River Don has not yet commenced. Improvement works to the river Don have been associated with IAMP Two ELMA.	
Target 3	Amount of Open Space provided	The open green space is yet to be opened to the public.	

Policy EN4: Amenity

Target	Target Description	Target Commentary	Target Met
Target 1	Number of complaints to the LAs Environmental Project Officers as a result of amenity impact resulting from proposed development	There have been no complaints in relation to environmental health/protection as a result of IAMP development.	
Target 2	Submission of a Construction Environmental Management Plan as part of the DCO or planning application which identifies and implements appropriate mitigation measures in relation to amenity	The DCO is yet to be submitted, it is anticipated that it will be submitted by June 2022. In previous years, a hybrid application(18/00092/HE4) was approved supported by a Construction Management Plan which identifies and implements appropriate mitigation measures in relation to amenity. Construction Environmental Management Plans will be a planning requirement associated with all future development applications.	

Policy DEL1: Phasing and Implementation

Target	Target Description	Target Commentary	Target Met
Target 1	Delivery of the development in accordance with the Phasing Strategy, Mitigation Strategy and Management Strategy	The DCO is yet to be submitted. A phasing plan (as part of the supporting Planning Statement) was included as part of the approved IAMP One hybrid application (18/00092/HE4).	

Policy DEL2: Securing Mitigation

Target	Target Description	Target Commentary	Target Met
Target 1	Number of planning applications and obligations linked to environmental mitigation	There are a number of planning conditions linked to environmental mitigation attached to application 18/00092/HE4. In addition, 19/00280/REM, which relates to plots 5 and 6 as well as 19/00245/REM, which relates to plot 4 -included conditions linked to soft and hard landscaping.	
Target 2	Amount of money / agreed / received though planning contributions towards environmental mitigation	There are no s106 agreements related to planning applications permitted so far on the IAMP site.	
Target 3	Delivery against the Infrastructure Delivery Plan	<p>The IAMP One spine road, including all works to improve/widen the A1290 at the connecting junctions, was completed and fully opened to traffic in August 2020. In addition, the following has been completed:</p> <ul style="list-style-type: none"> • 9.8 MVA power energised to a new network sub-station on International Drive. • Power distributed to plots 3 (SNOP), 4 (Faltec) and 5/6 (CeSAM) as well as to public infrastructure (lighting, foul pumping station, etc); • Telecommunication, (all public infrastructure [ducts] laid throughout the site up to plot boundaries. 10 supplies secured with take-up of 3, one to each of the occupied plots. Remaining supplies await customer call-off); • Site wide Gas supply (all public infrastructure complete with live connections to each of the 3 occupied plots. Future plot connections await customer call off); 	

		<ul style="list-style-type: none">• Site wide Water supply (all public infrastructure complete with live connections to each of the 3 occupied plots. Future plot connections await customer call off). <p>Also, a 40 MVA Primary Sub Station has been granted planning permission (19/01005/FUL). Construction of the primary sub-station is substantially complete with final cabling works to connect the new facility to West Boldon primary underway. This primary supply is due to be completed and energised in September 2021.</p> <p>Services to the IAMP Two site are in planning stage at present with quotes being sought from utility providers. Delivery of these utilities is to be co-ordinated with the works to construct the associated roads and accesses.</p>	
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Policy Other 1: Mitigation and Housing

Target	Target Description	Target Commentary	Target Met
Target 1	Numbers and proportions of IAMP employees moving into the NE region from elsewhere to take up jobs within the IAMP.	Although a number of Plots of IAMP One have been delivered, they have only been operating for a short period of time. Consequently, it will take some time to understand the number of jobs delivered and the location of employees and if any have moved to the NE region.	
Target 2	Numbers and proportions of IAMP employees moving into the NE region from elsewhere to take up jobs within the hub.	As above.	
Target 3	Numbers and proportions of IAMP employees moving into the NE region from elsewhere to take up jobs within the IAMP, where they moved to from the North East region.	As above.	
Target 4	Number and proportions of IAMP employees moving into the North East from elsewhere to take up jobs within the IAMP which NE districts they have moved to live in.	As above.	

Policy Other 2: Employment

Target	Target Description	Target Commentary	Target Met
Target 1	Where IAMP occupied businesses have moved from to relocate within the IAMP.	Snop, which occupy Plot 3 have another facility at Stephenson Primary Employment Area. In addition, Faltec Europe, which occupy Plot 4, also have another facility at Boldon Business Park (South Tyneside). It is not clear whether or at what point both businesses plan to centralise their operations on the IAMP.	

