Statement of Community Consultation

Published under section 47(6) of the Planning Act 2008

14 November 2016
1 Introduction

1.1 Purpose of document

1.1.1 This Statement of Community Consultation (SoCC) has been prepared by IAMP LLP, the joint venture of Sunderland City Council and South Tyneside Council as the promoter for the development of the International Advanced Manufacturing Park (IAMP) that will host new and expanding automotive, energy, low carbon, logistics and offshore manufacturing businesses together with associated and ancillary uses including to provide mitigation, to be located on land to the north of the existing Nissan site, to the west of the A19 and to the south of the A184 hereafter referred to as “The Project”. The Project site is located within the administrative boundaries of both Sunderland City and South Tyneside Councils.

1.2 Summary

1.2.1 IAMP LLP is proposing to build the IAMP on land north of the Nissan site and want to make local people and businesses aware of and involved in the development of the proposals and to give them opportunities to comment and to influence the design in accordance with the required procedures. This document sets out how we will achieve this.

1.2.2 It should be noted that these proposals are separate from Highways England’s proposals for the A19, Testos Roundabout and Downhill Lane Junction improvements which will be the subject of separate consultation by Highways England.

1.2.3 Government legislation\(^1\) requires developers of Nationally Significant Infrastructure Projects (NSIPs) to prepare a SoCC explaining how they will consult with people living in the vicinity of a Project site. It is therefore an important part of the consenting process for us to carry out effective consultation on our proposals before making an application for a Development Consent Order. Our approach to consultation is also in accordance with the Government’s guidance\(^2\).

1.2.4 The contents of this Statement are as follows:

- Our commitments
- Background
- Environmental information
- Publication of information
- Scope of the consultation
- Identifying potential impacts
- What is being consulted on

\(^1\) Section 47 of the Planning Act 2008 (as amended) (PA 2008)

\(^2\) “Planning Act 2008: Guidance on the pre-application process”, Department for Communities and Local Government (March 2015)
• Consultation around the site
• Public exhibitions
• Key stakeholders
• Consultation by other projects and proposals
• Contact information
• Appendix 1 – Stage 1 Consultation on Issues and Options
• Appendix 2 – Stage 2 Consultation on Preferred Proposals
• Appendix 3 – Actions after Stage 2 Consultation
2 Our commitments

2.1 Overview

2.1.1 We recognise that it is important to keep communities informed of and involved in the process of how our proposals are progressing, as well as listening to their views when shaping our proposals. We are committed to consulting and engaging with people living and working in the vicinity of the proposed Project at an early stage in order to:

- Provide opportunities for people to make suggestions and influence the Project as it develops, also including opportunities for people to bring local knowledge, experience and insight to the Project;
- Provide information about the economic, social and environmental impacts of the development;
- Working with landowners and those with other property interests affected by the Project on our proposals and its implications for them;
- Keep the local community informed about the development;
- Ensure that local businesses are informed of the development and have the opportunity to engage with the project team to understand how the project would impact upon them;
- Help local communities understand what the development means for them so that any concerns can be addressed and resolved early; and
- Give opportunities to local communities to meet and speak to the Project team.

2.1.2 In summary we will:

- Allow at least 6 weeks for each stage of consultation;
- Give at least 14 days prior notice and publicity to each stage of consultation; and
- Capture and record where practicable all the views expressed and respond to them.

2.1.3 The Planning Inspectorate will consider the adequacy of our consultation processes before deciding whether to accept our application for Examination. Once an application has been accepted, the feedback received during the consultations, and how this has helped to influence the development of the proposals, will be considered by the Planning Inspectorate.
3 Background

3.1 Overview

3.1.1 The scheme promoter is planning to submit a Development Consent Order (DCO) application for the International Advanced Manufacturing Park (IAMP) under the Planning Act 2008. DCOs are a form of planning permission that can integrate other types of approval, such as highways/infrastructure works, and compulsory acquisition. The NSIP consenting process brings together planning, land assembly, environmental and access matters for a proposed project within a single consultation, application, public examination and decision making process, determined by the Secretary of State.

3.1.2 It is envisaged that the IAMP will involve:

- A high quality, International Advanced Manufacturing Park of up to 100ha that will host new and expanding automotive, energy, low carbon, logistics and offshore manufacturing related and innovative business and commercial uses capitalising on the strong automotive engineering and manufacturing base that exists in the North East of England.

- Approximately 260,000sq m of floorspace over the site with necessary and related services and support uses, in addition to associated and ancillary development and mitigation, including; a bridge over the A19; energy centre; ancillary retail space; road, cycle, footpath and public transport infrastructure; utilities; landscaping space; environmental mitigation / habitat; training facilities and serviced offices.

- The creation of approximately 5,200 direct new jobs.

3.1.3 The IAMP (the Project) is proposed to be located on land to the north of the existing Nissan site, to the west of the A19 and to the south of the A184. This location benefits from not only being in close proximity to Nissan, where there is evidenced demand for economic growth, but it also has excellent transport links and potential opportunities for integrated connectivity provided by the surrounding Strategic Road Network, rail and port infrastructure.

3.1.4 In September 2015 the Government designated IAMP as being of “national significance” given that the Project comprises nationally significant business and commercial development\(^3\). Following this designation the Project falls within the remit of the Secretary of State for Communities and Local Government, the Planning Inspectorate will appoint an Examining Authority to examine and report to the Secretary of State, who will make the final decision on whether to grant or refuse consent.

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\(^3\) On 15 September 2015 the Secretary of State for Communities and Local Government gave a direction under Section 35 of the Planning Act 2008 for the International Advanced Manufacturing Park (IAMP) project to be treated as a project for which development consent is required. See http://infrastructure.planninginspectorate.gov.uk/wp-content/uploads/projects/BC030001/1.%20Pre-Submission/Correspondence/150915_BC030001_Secretary%20of%20State%20direction%20letter.pdf
3.1.5 The consultation will be conducted in accordance with the details presented herein and the Notice of Deposit of the SoCC published on 14 November 2016 in the following locally circulating newspapers: Sunderland Echo; the Shields Gazette; The Evening Chronicle and The Journal.

3.1.6 This SoCC sets out the manner in which the scheme promoter is proposing to consult with the local community in accordance with Section 47(1) of the Planning Act 2008. Consultation with statutory consultees (such as Natural England, the Environment Agency etc.), local authorities and landowners will also be undertaken under Section 42 of the Planning Act 2008, continuing through our Stage 2 consultation on Preferred Proposals. Where relevant, this may include information on the scope for any associated landscaping, other mitigation or compensatory measures for natural habitats impact.

3.1.7 The deadline for responses on the Stage 1 consultation is 5pm on Monday 16 January 2017, more than 7 weeks from the commencement.
4 Environmental information

4.1 Overview

4.1.1 The proposed IAMP is classed as an Environmental Impact Assessment (EIA) development.

4.1.2 This means that an Environmental Statement will be prepared to accompany the DCO application that will describe the likely significant effects of the development on the environment. We will also publicise and consult on preliminary environmental information at each of our stages of consultation as set out below.
5 Publication of information

5.1 Overview

5.1.1 Information on the scheme promoter’s proposals for the IAMP and the documentation supporting the pre-application consultation process will be published and made available to the general public.

5.1.2 Publication will be as follows:

- On the Project website: www.iampnortheast.com;
- On CD available at public exhibitions and on request;
- In hard copy form at the offices of Sunderland City Council and South Tyneside Council and local libraries; and
- In hard copy at all public consultation events (see Appendix 1 for dates).

5.1.3 We are planning to use the following methods to ensure local people and key stakeholders are aware of the consultation programme and are encouraged to participate in our multi-stage consultation:

- Newsletters/letters at key stages of the consultation;
- Project website: www.iampnortheast.com;
- Media releases and adverts to the local and regional media;
- Site notices and posters for local venues to advertise the exhibitions;
- Meetings with key stakeholders;
- Public exhibitions (see Appendix 1);
- Stakeholder workshops;
- Questionnaire/comments forms;
- Freepost and Freephone number (see contact information); and
- Use of social media.

5.1.4 For each stage of consultation we will:

- Allow at least 6 weeks for each stage of consultation;
- Give at least 14 days publicity prior to each stage of consultation; and
- Capture and record where practicable all the views expressed and respond to them.
6 Scope of the consultation

6.1 Overview

6.1.1 The scope of this consultation will focus on the scheme promoter’s plans and proposals for the Project.

6.1.2 Further information regarding the planning process is available on the Planning Inspectorate website: http://infrastructure.planningportal.gov.uk

6.1.3 The scheme promoter is required to consult people living and working in the vicinity of the site. Local businesses will also be consulted. However, as there may be indirect impacts from the development of the IAMP - including economic, environmental, transportation and community impacts – we will therefore consult local people and community stakeholders beyond the immediate environs of the site.

6.1.4 We will consult via a number of means (as set out in Appendix 1 and 2), including leaflet drops. Information will be available on the project website for those who live and work locally to the site. For those in the wider area we will place advertisements to make people aware of consultation events and will signpost them to the project website through consultation materials.

6.1.5 Following local community consultation in accordance with the SoCC, the scheme promoter will submit a Consultation Report with the DCO application which will explain how we have consulted on the Project, and how responses received have been taken into account in the EIA process and final Project design. The Planning Inspectorate will consider this when deciding whether to accept the application for examination.

Note: This SoCC explains how we will consult with local people and communities. In addition we are also required to consult with a wide range of other consultees (statutory consultees, local authorities and landowners).

6.2 Identifying potential impacts

6.2.1 The Project would bring significant investment and benefits to the local, regional and national economy. It could create between 500 - 1,000 jobs for a 15 year period during the construction phase as well as creating and supporting further employment and supply chain opportunities in support services and industries. Once operational the IAMP is expected to directly employ approximately 5,200 people.

6.2.2 The Project would be a large construction project, with significant construction activities taking place on site and the surrounding area over an approximate 15 year period.

1 Planning Act 2008, Section 47.
2 Planning Act 2008, Section 42.
6.2.3 The consultation materials we will provide will therefore outline and seek views on our proposals prior to making an application for a DCO. We will include information on potential impacts of the proposals (including cumulative impacts of the Project with other developments happening in the same timeframe), covering socio-economics, traffic and transport, noise, air quality, soils, hydrology and ecology. Information will be included on ways to reduce any potential significant impacts through mitigation proposals. The Project will also include measures to enhance potential benefits.

6.3 What is being consulted on

6.3.1 Matters on which the views of the local community will be sought include:

• Views on the overall initial proposals for the Project;
• Views on the issues raised by the proposed development including the environmental considerations, impact upon the Green Belt and open space, the benefits for the local and wider area and the proposed infrastructure);
• What are people’s priorities for the Project;
• The need for the proposed development;
• The consultation process;
• Views on how the Project can integrate into the environment; and
• Views on how IAMP can integrate and benefit with the local business community.

6.4 Consultation around the site

6.4.1 To account for the fact that there will be some community stakeholders that will be directly impacted by the proposals and others that may have an interest but are not directly impacted, two distinct consultation zones have been established. These zones are outlined below and shown on the plan also below.

Consultation Zone A

6.4.2 Consultation will be most focused in the immediate vicinity of the site. This area covers the nearest local communities and is likely to be most affected by the Project. For example – construction works impacts, traffic impacts and employment opportunities.

6.4.3 The consultation will be most intense in Zone A and all homes and businesses with a postal address within this zone will be contacted by post about the consultation via a newsletter. All public exhibitions will be held within the vicinity of this area and advertised through a project newsletter and local newspaper. Local community groups and other interested parties will also be informed by various means as outlined in Appendix 1 – these groups will include neighbouring councils, local MPs/MEPs and stakeholder groups. Focus groups are considered to be a meaningful way of gathering representative views of the community. Focus group events, made up of members of the stakeholder groups mentioned, will be held within Zone A.
Consultation Zone B

6.4.4 Zone B has been designed to engage with a wider population who, whilst not directly affected by the project, it is reasonable to assume they might or will have an interest in the Project. It is proposed that the promoter will consult through key stakeholders and representatives of the local community in this zone.

6.4.5 Communities in Zones A and B will also be informed about the Project through the website, through information placed in community venues (e.g. libraries) and through the local media.

6.5 Public exhibitions

6.5.1 A series of staffed public exhibitions will be held in the area during the Stage 1 Consultation; these are set out in Appendix 1.

6.5.2 Prior to the commencement of Stage 2 Consultation, details of the timing and location of exhibition venues will be suitably advertised.

6.6 Key stakeholders

6.6.1 In line with published Government guidance, we intend to take a broad view of our duty to consult and will, therefore, contact:

- Ward councillors within the area surrounding the site;
- Elected representatives at metropolitan authority and parliamentary levels for these wards;
- Community groups and other organisations with a specific interest in our plans;
- Local businesses representatives and environmental groups; and
- Representatives of ‘hard to reach’ groups including young people, people with disabilities and the travelling communities.

6.6.2 Together these are referred to as “key stakeholders” in this document.

6.7 Consultation by other projects and proposals

6.7.1 In order to minimise confusion and consultation fatigue, we aim to ensure our consultation events do not clash with others in the area, unless reasonable and appropriate to run consultations and events alongside each other, in which case we will seek to ensure that it is clear what relates to each project and that all consultation responses are appropriately taken into account together. We are aware of other proposals in the area that might be consulted during this period and these include:

- Highways England - A19, Testos, Downhill Lane Junction improvements.

Note: This SoCC explains how we will consult with local people and communities, as we are required to do in accordance with Section 47 of the Planning Act 2008. In addition we are also required to consult with a wide range of Consultees (statutory consultees, local authorities and landowners) under Section 42 of the Planning Act 2008 and to publish notification of the Project under Section 48.
6.7.2 We are not aware of any potential conflicts with other planned consultation events for other projects and will keep this under review as this Project progresses.
7 Contact information

7.1 Overview

7.1.1 Members of the public and key stakeholders can obtain further information (including a full copy of all consultation documents) about the proposals for the IAMP and respond to the consultation by:

- Logging onto the Project website at: www.iampnortheast.com;
- Emailing: info@iampnortheast.co.uk
- Calling: Freephone 0800 1701 418 (Mon-Fri, 9am – 5.30pm, excluding public holidays)
- Writing to: Freepost IAMP (no stamp required on the envelope)

*These contact details will put you in touch with Arup and PPS Group, consultants advising IAMP LLP, and who are managing the public consultation programme.
Appendix 1

Stage 1 Consultation on Issues and Options

The following activities are proposed as part of the Stage 1 Consultation.

### Stage 1: Formal Consultation

#### Covering:

**Proposals and Options**

The scope of our consultation will cover:

- Project update
- the proposals and options for the IAMP
- site opportunities and constraints
- possible impacts and mitigation.

The consultation programme, which will start in November 2016 will involve:

- **Launch of Stage 1 consultation:**
  - Media releases and liaison with local and regional media
  - Letter to key stakeholders
  - Newsletter #1 – outlining the proposals and consultation
  - Website [www.iampnortheast.com](http://www.iampnortheast.com)
- **Stakeholder meetings and presentations** (on request)
- **Public exhibitions** will be advertised through the local media and in the newsletter as well as site notices and posters for local venues
- **A questionnaire/comments form** will be available to complete at the public exhibitions (and returned on the day or sent back using a Freepost address) or online at the Project website
- **There will also be a Freephone number for those wishing to submit their representation verbally over the phone or to ask questions.**

### What we will do

#### Broad Programme

**November 2016:**

- Publish SoCC and advertise Stage 1 consultation
- Project website updated
- Write to key stakeholders
- Distribute newsletter on Project and consultation
- Media relations and advertising in local press
- Site notices and posters for local venues to advertise the exhibitions, including in adjoining local authority areas (for example, notices in libraries / public buildings in North Tyneside, Gateshead, Newcastle, Durham and Northumberland)
- Freephone number and Freepost address to be available throughout consultation
- Consultation documentation available at Council offices at Sunderland Civic Centre and South Shields Town Hall and all public libraries and on the Project website
- **Public exhibitions of consultation material**
  - Tuesday 29 November, 2pm – 8pm Hedworthfield Community Association, Cornhill, Jarrow NE32 4QD
  - Wednesday 30 November, 2pm – 8pm Bunny Hill Centre, Hylton Lane, Sunderland SR5 4BW
  - Tuesday 6 December, 2pm – 8pm Sunderland Museum & Winter Gardens, Burdon Road, Sunderland SR1 1PP
Stage 1: Formal Consultation

What we will do

- Wednesday 7 December, 2pm – 7pm
  Washington Library, The Galleries,
  Independence Square, Washington
  NE38 7RZ
- Thursday 8 December, 2pm – 6.30pm
  The Word, 45 Market Place, South
  Shields NE33 1JF
- Saturday 10 December, 10am – 4pm
  Boldon Village Hall, North Road, Boldon
  NE35 9AR
- Monday 12 December, 2pm – 8pm
  The Quadrus Centre,
  Boldon Business Park, Boldon
  NE35 9PF

  - Workshops will be held with the local
    business community through liaison with
    the business and trade groups organised
    through dialogue with the North East
    Chamber of Commerce
  - Appropriate engagement with community
    groups will be agreed through dialogue
    with South Tyneside Council and
    Sunderland City Council
  - Briefing sessions for local Council
    Members, local Members of Parliament
    and local Members of the European
    Parliament will be held
  - Questionnaires – hard copies and online.

The consultation window will run from the date of the first exhibition for a period of at least 6 weeks.

Comments received will be summarised in a report, together with actions in response where appropriate. This will be published on the Project website and will feed into the development and finalisation of the scheme, and be recorded and reported in the Consultation Report that will be submitted with the DCO application to the Planning Inspectorate.

An Interim Report of Consultation will be published within 28 days of the close of the consultation window.
Appendix 2

Stage 2 Consultation on Preferred Proposals

The following activities are proposed as part of the Stage 2 Consultation.

<table>
<thead>
<tr>
<th>Stage 2: Formal Consultation</th>
<th>What we will do</th>
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<tbody>
<tr>
<td><strong>Covering:</strong></td>
<td><strong>Programme</strong></td>
</tr>
<tr>
<td>Preferred Proposals and Material Changes</td>
<td>We anticipate the Stage 2 consultation starting within 6 months of the Stage 1 consultation process.</td>
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<tr>
<td>We will consult on:</td>
<td>The programme will involve:</td>
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<tr>
<td>• Our preferred proposals</td>
<td>• Pre-publicity</td>
</tr>
<tr>
<td>• Re-consult on any further material changes proposed</td>
<td>- Letter to key stakeholders</td>
</tr>
<tr>
<td>The timing of our Stage 2 consultation, and the public events to be held, will be publicised before the start of the Stage 2 consultation period, using the same methods at Stage 1.</td>
<td>- Newsletter #2 – outlining feedback from Stage 1, responses to key issues and amendments to proposals, where appropriate</td>
</tr>
<tr>
<td>Our Stage 2 consultation is likely to take place within 6 months of the Stage 1 consultation process, once we have reviewed the responses and decided on our preferred proposals for the site following the Stage 1 consultation.</td>
<td>- Updates to the website</td>
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<tr>
<td>We will undertake the consultation using similar methods to those deployed in Stage 1.</td>
<td>- Advertising in the local media</td>
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<tr>
<td>At Stage 2, the wider regional and national community will also be notified about the consultation and encouraged to participate through an advert in a national newspaper and The London Gazette.</td>
<td>- Seeking editorial and broadcast coverage in the local and regional media</td>
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<td>- Site notices and posters for local venues to advertise the exhibitions</td>
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<td>- Advertising in a national newspaper and the London Gazette in line with section 48 of the Planning Act 2008</td>
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<td>- Providing full information on the consultation on the Project website</td>
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<td></td>
<td>• Launch of Stage 2 consultation</td>
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<td>• Stakeholder meetings/presentations</td>
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<td>• Public exhibitions</td>
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<td>• A questionnaire/comment form will also be provided</td>
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<td>• The Freephone number and freepost address will continue to be available</td>
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<td>• Providing information on the consultation in Council offices and public libraries.</td>
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## Stage 2: Formal Consultation

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| Comments received will be summarised in a report, together with actions in response where appropriate. This will be published on the Project website and will feed into the development and finalisation of the scheme and recorded and reported in the Consultation Report that will be submitted with the DCO application to the Planning Inspectorate.  
An Interim Report of Consultation will be published within 28 days of the close of the consultation window. |
Appendix 3

Actions after Stage 2 Consultation

**After Stage 2:**
Comments received will be summarised in a report, together with actions in response where appropriate. This will be published on the Project website and will feed into the development and finalisation of the scheme and recorded and reported in the Consultation Report that will be submitted with the DCO application to the Planning Inspectorate.

We may undertake additional consultation if our proposals change significantly following the Stage 2 consultation, as a result of further technical information becoming available, or as a result of engagement with the local community and key stakeholders.

**Submission of Application:**
When we submit our DCO application to the Planning Inspectorate, we also plan to provide feedback to the local community and stakeholders on our submitted proposals.

Using the following methods:
- Press releases
- Letter to key stakeholders
- Newsletter #3 – outlining feedback to the consultation, response to issues and details of the submitted proposals
- Updates to website
- Stakeholder meetings/presentations.
Response to Consultation and Application Submission

The scheme promoter and its Project team will record, respond to where appropriate and report on all material issues raised during the consultation process.

We will also undertake an information exercise, following submission of our DCO application, providing details of our submitted plans for the IAMP. This will assist the public to understand the proposals and help to facilitate the examination of our application by the Planning Inspectorate.

A Consultation Report will be published with the DCO application that will:

- Explain the consultation process
- Provide details of how the consultation has complied with the Act and its related guidance
- Summarise responses to the consultation
- Have regard and respond to the key issues raised and explain how the submitted proposals have been influenced by the consultation.
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