

Land Development and Disposal Plan (LDDP)

1. Introduction

In Gateshead we are committed to providing the homes and businesses we need, in our local communities.

The Council Plan for 2015-2020 sets out how the Council intends, with others, to achieve positive outcomes for Gateshead over the next five years. Delivering the Council Plan successfully will help us, and those working with us, achieve our long-term outcomes in Vision 2030 and our aim of “Local people realising their full potential enjoying the best quality of life in a healthy, equal, safe, prosperous and sustainable Gateshead.”

As a Council we have an excellent track record in delivering projects and have both the experience and commitment to help drive forward the provision of new homes and businesses. We are looking to work with developers, residents and other stakeholders across the Borough to help us build the homes we need and have produced this plan to promote and encourage interested parties in investing in our Neighbourhoods.

The Corporate Asset Strategy and Management Plan 2015-2020 is one of the key corporate documents which underpins Vision 2030 and the Council Plan. It sets out the strategic direction for the Council’s property portfolio to ensure that these assets are optimised to meet the Council’s policy priorities and ambitions over the next five years. There are also clear links to the Council’s Medium Term Financial Strategy with the effective management of the Council’s property portfolio helping to minimise costs and increase development activity providing a direct source of income that can help support the delivery of Council services within Gateshead.

Central to these ambitions is the need to build 11,000 new homes and develop between 70-120ha of employment land up to 2030 as set out in the Planning for the Future Core Strategy & Urban Core Plan for Gateshead and Newcastle 2010-2030 (Core Strategy and Urban Core Plan). The Council, as a major landowner, has an important role to play in ensuring this need is met.

This LDDP forms part of our ongoing commitment to accelerating the building of homes and providing the business space we need, through a timely and co-ordinated disposal programme. It is critical to the Council’s successful delivery of this Plan that we have effective stakeholder engagement. In recognition of the importance of this, a launch will be held for our partners. This will:

- Promote collaboration
- Ensure consistent and strategic stakeholder engagement
- Enable more informed projects and programmes and
- Maximise opportunities for development in Gateshead

A key element of the LDDP is to enable engagement with potential investors, developers and other interested parties through the plan. As such this is a public document, which will be updated regularly.

In this first iteration we consider land for housing. This will evolve to include employment land.

There is also currently an Open Space Assessment being carried out which may identify areas where there is a surplus of open space. Any surplus areas will be assessed to determine whether or not they could be brought forward for housing or economic development against deliverability and viability criteria.

The Council's land is subject to a number of transparency measures, including:

- The Community Right to Reclaim Land, which allows any citizens or organisations to ask the Secretary of State to direct that a specified parcel of vacant or underused Council land or property should be sold. If the Secretary of State decides the land is vacant and underused and that the Council has no plans to bring it into use, he can issue a disposal notice that requires the Council to dispose of the land, usually on the open market.
- The upcoming Right to Contest, which will also cover land use, where citizens or organisations can challenge government to release land which is potentially surplus or redundant and be put to better economic use.

2. Role of Authority

The Council has a number of roles to play, which contribute towards the development of land. These include the role of land owner, enabler, developer and Local Planning Authority.

In our role as enabler we are keen to work with stakeholders; helping to set out a vision for development, identifying housing need, opportunity and growth. Using our assets and experience, we can facilitate development to build on existing and create new sustainable neighbourhoods.

We are in a prime position to help shape neighbourhoods particularly in relation to:

- Identifying areas of housing need and growth, which have been identified in the Core Strategy and Urban Core Plan
- Influence the provision of accommodation to support business growth
- Working in partnership with developers and housing providers to identify funding and development opportunities to help build the houses we need
- Using our asset knowledge to unlock these opportunities
- Providing residents and businesses with the advice and support they need to encourage them to invest in Gateshead

- Providing leadership in the development of key housing and employment land sites, particularly in relation to the regeneration of brownfield land and
- Reducing pressure on green belt land

The Core Strategy and Urban Core Plan underpins this LDDP by helping to guide development by providing an overarching spatial plan and providing more detailed proposals to ensure that key development needs of the Borough are accommodated in the most appropriate locations. Further detailed proposals for sites across the Borough will be brought forward in the forthcoming Making Spaces for Growing Places Local Plan document.

3. Our Objectives

In relation to our land ownership our objectives are:

- To manage development by the use of our landholdings so as to ensure delivery of our aspirations in Vision 2030.
- To ensure that the disposal and development of land maximises our contributions to the supply of much needed housing and employment space.
- To complement the disposal and development of land owned by other public sector bodies and the private sector
- To attract private and public investment and
- To ensure that surplus sites are disposed of in an efficient, clear, transparent and timely manner

4. Our Portfolio

Our land portfolio is spread across the Borough. The sites vary greatly in size, location and suitability for different types of development. It is envisaged that this variety, will offer opportunities for a wide range of partners, from individuals interested in self build, through to major developers looking to invest in Gateshead.

Sites and buildings with development potential the Council has available as at 1st October 2016 are detailed in the schedule in Appendix A and on the map included in Appendix B, and via this link [map of sites](#).

In Gateshead we have a significant amount of **brownfield land**. In line with Government proposals, we have introduced a Pilot Brownfield Register which is available online [here](#) . This Plan currently includes a number of Council owned brownfield sites which are included in the Register. Additional sites will be included in an expanded Brownfield Register during the course of 2017.

It is important to note that the potential development sites in the schedule form only part of the land assets which are sold by the Council each year. Disposals also include surplus building and small areas of land immediately adjacent to existing dwellings for house/garden extensions.

It is intended that the Council's land assets identified as suitable for commercial development will be reviewed and added to the LDDP in the coming months.

Our assets are regularly reviewed. Where property and land are identified as surplus, arrangements will be made for them to be declared surplus to the Council's requirements, at the earliest possible date. This is likely to provide further housing and employment opportunities. Consequently this Plan will be refreshed on an annual basis to reflect these changes.

We continue to harness the expertise and resources provided by Registered Provider (RP) partners as they play a vital role in delivering Council priorities, particularly in delivering affordable and specialist affordable homes to rent and buy.

There is potential that the Council can also increase residential development across a range of markets, through In-house development. We are currently exploring this development option, particularly to help deliver a range of affordable housing in the Borough, as well as bringing forward brownfield sites, where viability can be an issue.

It is proposed that the Council, as a developer, designs and builds houses using in-house expertise and existing Council owned sites. This will support our approach to maximising the contribution of surplus land and buildings to the delivery of economic and housing growth.

Self-Build, Custom build and community-led housing, can also help provide a wider range of affordable housing. This can include homes to both own and rent. Interested parties who are seeking self-build or custom build serviced plots can register their interest on our register [here](#). This will help provide us with an indication of the demand for such housing in Gateshead and enable us to develop policies to support such projects.

5. Disposal Mechanisms

The Council uses a number of methods of disposing of land and property assets.

Vacant sites and buildings which have been declared surplus and are available for sale are detailed on our website [here](#) .

Such sites can include individual development plots through to large sites for housing or employment uses.

By virtue of s.123 Local Government Act 1972, the Council has a legal obligation to achieve best consideration in the disposal of any surplus asset.

Under the provisions of the General Disposal Consent (England) 2003, local authorities have the power to dispose of land at less than market value, where such disposals contribute to the achievement of the promotion or improvement of the economic, social or environmental wellbeing in respect of the whole or part of its

area or of all or any persons resident or present in its area. (The amount foregone is, in effect, the Council's contribution to the particular project). Any 'undervalue' is limited to £2,000,000, above which the consent of the Secretary of State is required.

a. Open Sale

The marketing and disposal of surplus sites is undertaken in-house by Property Services. An assessment is made of the likely demand and market for a particular asset and target marketing is undertaken.

Generally, all assets are placed on the open market (to demonstrate best value) and sold by way of informal tender. However, off market/direct sales to special purchasers are undertaken, for example with Partner organisations, where the Council wants to achieve policy outcomes from the disposal.

The use of auctions is being considered, for 'hard to sell' assets.

b. Procurement of a developer

Where the Council has specific Council aspirations or wishes to ensure specific objectives are delivered in relation to a site over and above those required by planning policies, we will procure a developer.

An example may be where we require a higher specification of housing design or larger rooms than those set by government standards, to support wider housing objectives.

In most cases, we would undertake a specific procurement exercise; however there may be circumstances where an existing procurement framework agreement is used:

- In partnership with Newcastle City Council, a Housing Partnership Framework Panel was procured in 2013 to bring forward development of new affordable homes, specialist housing for older people and specialist housing for people with care needs.
- The Homes and Communities Agency (HCA) also facilitate a Delivery Portal Panel, which is a fast track procurement process that speeds up and reduces the cost of procuring a developer partner. Gateshead is one of the public organisation's that is currently signed up to using this.

As such there is potential that Council land and assets for the delivery of new homes in Gateshead may be disposed of through these frameworks.

Further details on how you can work with the Council can be found at: [here](#).

c. Joint Venture

The Gateshead Regeneration Partnership (GRP) is a joint venture, Limited Liability Partnership between Home Housing, Galliford Try and Gateshead Council.

In this partnership Gateshead Council is the land owner, Galliford Try is a hybrid developer and construction contractor and Home Groups is the registered provider of social and affordable housing.

This Partnership was formed following a lengthy procurement to help bring forward development sites in Gateshead and provide good quality homes in neighbourhoods where people want to live and work.

There is flexibility for additional sites to be transferred to GRP should this be deemed appropriate.

6. Development and Disposal Opportunities

Sites suitable and available for housing development, both council-owned and otherwise, are included in

- the Core Strategy and Urban Core Plan (CSUCP) [link](#)
- the Gateshead Strategic Housing Land Availability Assessment (SHLAA) Update (2013) [link](#) and
- The Pilot Brownfield Register (2016) [link](#) .

A new SHLAA is in preparation and intended to be published in early summer 2017. This will comprehensively identify sites which are suitable and deliverable either now or before the end of the Plan period (2030).

The Council will also publish the first full version of its Brownfield Register in 2017, at a date in accordance with a Government announcement which is awaited. Sites included in the Brownfield Register are deemed to have Permission in Principle for housing, which provides greater certainty and simplicity for developers. .

To ensure the benefits of development are maximised, Council sites will be assessed alongside associated privately owned sites, so that any interdependencies are taken into consideration.

This Land Development and Disposal Plan (LDDP) will be subject to further review, which may result in changes to the proposed pipeline of sites.

Sites which are not currently included in the LDDP will be subject to future review. As such partners are welcome to discuss the potential disposal of those sites, however should note that in all cases, an option appraisal will be carried out, and where this results in a subsequent disposal, it will generally be part of a competitive process.

7. Making it happen

Over the past two years approximately 20 ha of Council land has been released for development (primarily housing). It is anticipated that over 60ha of land is likely to be released by March 2018. This could result in the provision of over 1800 new homes

(subject to necessary planning permissions), helping to increase the supply of new homes across the Borough.

In addition, through the Gateshead Regeneration Partnership (see 5 c above) it is estimated that around 2,400 new homes will be delivered over the next 10 – 15 years. These will be on 19 sites across the Borough and cover 70 hectares of land. To date 3 sites have been transferred to GRP and this has resulted in the development and completion of an affordable housing scheme in Avon Street Deckham, providing 16 new homes, and the development of housing sites in Birtley and Saltwell which will provide a further 270 new homes.

This pipeline of sites has been published to provide an initial indication to stakeholders of potential disposals.

We are keen to work in partnership to bring forward sites to increase the supply of our housing and employment space in the Borough and consider it is critical to ensure, as far as practicable, that we maximise the partnerships we have, in order to:

- Maximise the potential of our land assets
- Maximise funding and investment opportunities
- Update stakeholders in relation to national and local planning and development policies and how they influence specific sites in Gateshead
- Share and explore good practice and skills and
- Raise issues and challenges with a view to resolution

Relevant contact details are provided below, related to the potential range of development options in Gateshead.

If you are interested in sites which we currently have available for sale, details can be found [here](#).

Contacts:

Land

If you have specific queries in relation to **land or property which is not currently** for sale which you consider may be in Council ownership, contact property@Gateshead.gov.uk.

Development

Gateshead Council facilitates a **Planning Development Forum** to discuss current development issues. Members include a range of stakeholders, who meet to discuss current planning and development opportunities. This contributes towards a more

joined up approach to delivery. To join the forum and to find out when the next meeting will take place email EnquiriesDevcon@Gateshead.Gov.Uk.

If you are a developer or registered provider and wish to discuss the potential to deliver housing (including affordable housing) in the Borough contact amandareed@gateshead.gov.uk.

There is the potential that a number of small sites will be released, during the course of the next three years, which may be suitable for **Self-Build, Custom build and community-led housing**. This plan will be updated accordingly. However if you would like to register your interest in the meantime, please contact amandareed@gateshead.gov.uk.

We are members of the **NorthEast Community Led Housing Network**. This network is made up of a range of partners and local North East groups who share skills, knowledge and experience, related to the provision of sustainable and affordable local housing solutions. If you are interested in participating in this group, please email amandareed@gateshead.gov.uk.

Where necessary to enable development, we will actively work with partner organisations to maximise **funding opportunities** to support potential schemes. These partners include the Homes and Communities Agency and the Department of Health. If you have a development proposal in Gateshead we may be able to signpost you to accessing available funding for more information contact amandareed@gateshead.gov.uk .

Planning

We are committed to providing an efficient and effective **planning service**. The Council therefore offers a dedicated pre-application advice service providing advice aimed at helping submit a complete and accurate planning application which complies with the relevant plans, policies and guidance. Further information related to this service can be found [here](#) .

Regular stakeholder events will be held during the Development and Disposal plan period to update on changes, policies affecting the plan and any other relevant information. If you would like to attend these events please contact amandareed@gateshead.gov.uk to be included on the mailing list.

APPENDICES

Appendix A Detailed information related to individual sites

Site Name	Ward	Neighbourhood	Postcode	Area (ha) in Council ownership	Proposed potential use	Indicative Marketing Year
Chopwell Library	Chopwell and Rowlands Gill	Chopwell	NE17 7HZ	0.08	Business space	2016/17
Collingdon Road	Winlaton and High Spen	High Spen	NE39 2EQ	0.023	Residential	2016/17
Forth Street	Chopwell and Rowlands Gill	Chopwell	NE17 7DJ	0.037	Residential	2016/17
Johnson Street	Dunston and Teams	Teams	NE8 2PJ	0.017	Residential	2016/17
Nursery Lane	Deckham	Deckham	NE10 9TB	0.016	Residential	2016/17
Ethel Terrace	Winlaton and High Spen	High Spen	NE39 2BW	0.14	To be confirmed	2016/17
17-18 Bewick Way	Bridges	Central	NE8 1ED	0.19	Commercial	2017/18
Front Street School, Whickham	Whickham North	Whickham	NE16 4AD	0.32	Residential	2017/18

Queen Victoria Street	Pelaw and Heworth	Pelaw	NE10 0YN	0.69	Residential	2017/18
Site of Axwell Park Salt Store	Blaydon Ward	Swalwell	NE21 5PG	0.51	Commercial	2017/18
Windsor Court	Chopwell and Rowlands Gill	Rowlands Gill	NE39 1BF	0.31	Residential	2017/18
Central Nursery site	Dunston Hill and Whickham Ward	Whickham		4.3	Residential	2018/19
Askew Road	Lobley Hill and Bensham	Teams	NE8 2LX	2.5	Mixed Use	2018/19
Hookergate School	Winlaton and High Spen	High Spen			Residential	2018/19

