

GATESHEAD COUNCIL AND NEWCASTLE CITY COUNCIL
COMMUNITY INFRASTRUCTURE LEVY EXAMINATION HEARING

AGENDA – DAY 1

Thursday 21st April 2016 at 10.00
The Civic Centre, Regent Street, Gateshead NE8 1HH

ISSUE 1 – LEGAL AND PROCEDURAL
ISSUE 2 – INFRASTRUCTURE EVIDENCE
ISSUES 3/4 - RESIDENTIAL EVIDENCE AND RATES
ISSUE 5 – COMMERCIAL THRESHOLD EVIDENCE
ISSUE 6 – SHARED/STUDENT ACCOMMODATION EVIDENCE AND RATES

Please note:

- All participants are encouraged to familiarise themselves with the hearing statements produced by the Councils and other parties in respect of the issues addressed at this session. These are available on the Examination website.
- References to questions are those posed by the Examiner in the Main Issues and Questions document. This can be viewed on the Examination website.

1. Examiner's Introduction

2. Opening Statement(s) by the Councils

3. Legal and procedural matters [Question 1a]

4. Are the Charging Schedules supported by appropriate available evidence on infrastructure requirements?

- Suitability of the Infrastructure Delivery Plan [Question 2a]
- Operation of CIL and S.106 regime [Question 2d]
- Total infrastructure costs [Question 2b]
- Data underpinning CIL income receipts [Question 2c]

[Note: the first two bullet items will include discussion on infrastructure requirements, estimated S.106 costs and the S.106/CIL split associated with specific strategic sites]

5. Residential rates: Are the Charging Schedules supported by appropriate available evidence on viability?

- Suitability of the generic typologies tested [Question 3a]
- Evidence base for threshold land value and sales values [Question 3b]
- Other assumptions affecting viability – to include discussion on build costs, S.106 costs (generic), marketing costs, abnormals, and requirements in Policies CS16 and CS17 [Question 3d]

6. Residential rates: Are the proposed charging rates informed by and consistent with the evidence? Would the proposed charging rates put the overall development of the area at risk?
 - Clarity of Charging Schedules and maps [Question 4a]
 - Justification for the proposed rates and zones [Question 4b]
 - Viability buffers and impact on delivery [Question 4c/d]

7. Commercial development (general): Are the Charging Schedules supported by appropriate evidence on thresholds?
 - Evidence informing threshold value changes [Question 5a]
 - Differences between the value areas and the charging zone boundaries [Question 5c]

8. Shared/student accommodation: Are the Charging Schedules supported by appropriate available evidence on viability, and informed by and consistent with the evidence? Would the proposed charging rates put delivery at risk?
 - Clarity of definitions in the Charging Schedules
 - Range of typologies tested
 - Assumptions affecting viability - to include discussion on build costs and rental income
 - Headroom results in the different value areas
 - Effect on deliverability

9. Close

Participants

- Gateshead Council – Neil Wilkinson, Chris Carr, Jason Speed, Lesley Pringle
- Newcastle City Council – Kath Lawless, Paul Scaplehorn, Kathy Verlander

Items 4-6

- Persimmon Homes – Stuart Grimes
- Callerton Consortium (Bellway Homes, Northumberland Estates, O’Neill and Wright) – Celina Colquhoun, No 5 Chambers; Nick Bignall, Turner Morum; Phil Jones, Nathaniel Lichfield.
- Bellway Homes – Chris Martin, Barton Willmore
- Taylor Wimpey – James Hall, Barton Willmore
- Mr Coats, Mr Ford and Mr Wilson – Dominic Smith, Nathaniel Lichfield