

**Community Infrastructure Levy For Gateshead and Newcastle upon Tyne**  
**Opening Statement for the Councils**  
**Thursday 21 April**

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**Welcome**

1. My name is Neil Wilkinson. I am the Spatial Planning and Environment Manager at Gateshead Borough Council
2. My colleague is Kath Lawless the Assistant Director of Planning at Newcastle City Council
3. On behalf of the Councils, I would like to welcome Ms. Child, participants and everyone in the audience to Gateshead

**The Community Infrastructure Levy**

4. We are here to consider whether Gateshead Council and Newcastle City Council's Community Infrastructure Levy (CIL) Charging Schedules meet the requirements of the Planning Act 2008 and the CIL 2010 Regulations.
5. This is a CIL of critical importance – it will ensure the delivery the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne - the Plan - which is the adopted development plan for the next 15 years until 2030. The Councils adopted the Plan in March 2015
6. Delivering the Plan is of huge significance and importance to the many hundreds of thousands of residents, workers and visitors to these places. The current population is around 475000. During the plan period it may well exceed half a million people. It is an urban conurbation of national importance.
7. The prosperity of the area and the region are inextricably bound to the prosperity of Gateshead and Newcastle which lie at the heart of the economy of the region.

**The position of the two authorities**

8. The two statutory planning authorities, Newcastle City Council and Gateshead Council, have forged close working during the preparation of the Plan for Gateshead & Newcastle. By working together constructively for over

6 years the two authorities produced an award winning Plan – Royal Town Planning Institute North East Regional Winner Planning Excellence and Highly Commended National Planning Awards.

9. The Plan was subject to a comprehensive examination and extensive public hearings (June- October 2014). The Plan was described by Mr. Pike the Inspector who examined the Plan as “an inherently sustainable strategy”
10. Gateshead and Newcastle are the only North East authorities who have adopted a Local Plan document since the NPPF was published. The Plan now provides the policy context and sound basis for the introduction of CIL.
11. This joint examination relates to the two separate charging schedules for the two separate authorities which have been proposed based on a joint CIL methodology consistent with the joint Plan. The Draft charging schedules was submitted for examination on 8 February.
12. It is the opinion of each authority that the Draft Charging Schedules submitted to the Examiner strike an appropriate balance between the desirability of funding the cost of necessary infrastructure from CIL to deliver the Plan and the potential effects of the imposition of the levy on the economic viability of development across the area.

### **Brief outline of the CIL evolution**

13. This CIL has had many years of evolution, discussion and consultation building upon the available evidence from the Plan. The CIL has been based on a collaborative approach with our communities, landowners and developers.
14. The draft Charging Schedules have evolved from early joint preparation alongside the Plan with the publication of Preliminary Draft Charging Schedule consultation in May-October 2012. After a pause for the Plan examination, revised PDCSs were subject to further consultation the month following the adoption of the Plan April 2015 to ensure compliance with amended CIL regulations, including the publication of draft regulation 123 lists of CIL fundable infrastructure.
15. Draft Charging Schedule consultation was undertaken in October 2015 through the statutory stages of preparation.

16. At all the key stages the Councils' have sought a collaborative approach with the public and key stakeholders in accordance with the CIL regulations and the Councils' Statement of Community Involvement (SCI). The Councils' engagement on viability assumptions, and stakeholder breakfast meeting as supplemented by a roundtable discussion held by RICS in 2013.
17. Additionally, separate stakeholder meetings have been held between 2012 and 2016 in response to invitations from the Councils and requests from developers all of which have helped to inform and shape both the Plan preparation and CIL charging schedules.
18. The Councils have demonstrated that we have considered concerns raised by stakeholders throughout the process, reviewing the evidence and subsequently reducing the CIL rates were justified for the residential strategic allocation sites; for shared student accommodation and retail development. The infrastructure lists have also been reviewed and amended in response to two stages of consultation. Continued stakeholder discussions with the interest on the strategic allocation sites have been ongoing and where concerns have been raised, justification has been sought.
19. The Councils have also consulted on and adopted Supplementary Planning Documents on the use of Planning obligations to aid clarity as to how S106 obligations will continue to operate alongside CIL
20. The Councils have consistently advocated and carried out a collaborative approach. It was therefore with surprise and disappointment that after 5 years of consultation and dialogues between the Councils' and all interested parties that late submission of evidence within the examination hearing statements have been made.

### **The Examination**

21. A huge amount of work has been undertaken by the two teams of officers to get to the current position.
22. If I may I would like to introduce the team;
23. As I explained at the start, I am the manager of Spatial Planning and Environment – I graduated in 1988, a Member of the Royal Town Planning Institute and have nearly 30 years' experience in urban and rural

environments in the North East. I have a repeatedly proven track record in delivering adopted Local Plan documents in both Gateshead and Newcastle. I oversee the delivery of the Local Plan and associated documents for Gateshead.

24. Paul Scaplehorn BSc (Hons) MRICS – I am Head of Strategic Property at Newcastle City Council and the lead author on CIL. As Head of Strategic Property I am the principle advisor to Newcastle Council on Property Issues. I graduated from London South Bank University in 1996 with a First Class Honours Degree in Estate Management and qualified as a chartered surveyor in 1998. I am a RICS Registered Valuer. I have over 25 years direct property experience and over 17 years post-qualification experience in commercial and residential development, the last 8 years working in Newcastle Upon Tyne prior to which I worked for the London Borough of Southwark where I undertook viability appraisals and negotiations in respect of s.106 agreements in central London including several internationally high profile developments. I was also the principle property advisor on large scale regeneration projects latterly the Elephant and Castle Regeneration programme. I have an in-depth knowledge of all market sectors and I am a specialist in viability appraisals both as landowner and acting on behalf of the Local Planning Authority.
25. Julie Robinson BSc (Hons) MRICS – I am a Consultant Property Surveyor at Newcastle City Council. I graduated from Sheffield Hallam University in 1996 with a degree in Urban Land Economics. I am a member of the RICS having qualified in 2000. I am also a Registered Valuer. I spent the last 16 years working in the field of development both in private and public sector. I have considerable experience in both residential and commercial development site appraisals within the north east region most latterly in Newcastle and Gateshead boroughs. Prior to joining Newcastle City Council, I spent 4 years at Gateshead Council leading on major regeneration initiatives, appraising sites as landowner and on behalf of the Local Planning Authority. I was also heavily involved in the CIL viability work for Gateshead Council before leaving.
26. Jason Speed BSc (Hons) I am a Senior Property Surveyor at Gateshead Council. I graduated from Nottingham Trent University in 1997 with a degree in Estate Surveying. I have 18 years' experience working in local authority and dealing with various aspects of property related issues. For the past 8 years I have worked in the field of Acquisition and Disposal dealing with acquisition of residential and commercial property and

disposing of land and buildings for development. This role has also included advising the Planning department on viability appraisals that have been submitted by residential developers and providing assistance in the CIL viability work

27. Lesley Pringle BSc LLb (Hons) FRICS – I am the Assistant Corporate Property Officer at Gateshead Council in this role I provide strategic property advice to the Council in relation to both its operational and non-operational portfolio of land and buildings. I qualified as a chartered surveyor in December 1978. I am also a Registered Valuer. I have 38 years' experience, working in both the private and public sectors, dealing with both residential and commercial areas of the market. I was lead property advisor for the Council in the redevelopment of Trinity Square in Gateshead Town Centre and the development at Baltic Business Quarter where the Council was landowner. In addition to which I lead the property team which undertook the land assembly for the public sector schemes at Gateshead Quays and the subsequent land disposals for private sector development. I have an understanding of, and experience in, all sectors of the commercial market.
28. Kathy Verlander BSc (Hons) Dip TP MRTPI- I am a Senior Planning policy Practitioner, at Newcastle City Council. I have 20 years' experience in city and regional planning, primarily focused on regeneration and planning policy. I have worked on the Thames Gateway in London, for Gateshead Council and Newcastle. I was actively involved in preparing the joint Plan and on the preparation of the CIL in Newcastle.
29. Chris Carr BSc (hons) & Dip T&CP - I am the Spatial Planning Team Leader. I graduated in 1995 and have 20 years' experience in urban and rural environments in the North East of England. I have detailed experience in policy formulation leading on behalf of Gateshead the drafting & preparation of the Plan. I have led on behalf of Gateshead the preparation of the CIL.
30. Kath Lawless – BSc (hons) MSc DipTP MRTPI. I am the Assistant Director of Planning at Newcastle City Council. I graduated in 1988 and have been a member of the RTPI since 1990. I have detailed experience in Development Management and policy formulation and have been personally leading for Newcastle in the delivery of the Core Strategy growth ambitions.

31. The CIL is now ready to be independently examined. The two authorities welcome the appraisal and scrutiny which follows.
32. The Councils' approach has been considered with careful compliance with the guidance and CIL regulations. The collaborative approach to the development of CIL has been led by 'in house' Council expertise with a thorough understanding of the local market supplemented by independent scrutiny at key stages of the work (in accordance with the Harman guidance (page 21, the collaborative approach)).
33. In our compliance statements (NSo1 and GSo1), which was produced and published in February 2016 we set out in some detail how the two authorities have:
  - complied with the statutory requirements for preparing a draft Charging Schedule in accordance with the Planning Act 2008 (as amended) and the Community Infrastructure Levy Regulations 2010 (as amended);
  - met the consultation requirements in accordance with Regulations 15 and 16 of the CIL Regulations 2010 (as amended); and
  - met the requirements of Regulation 19 of the CIL Regulations 2010 (as amended).
34. The Councils are committed to sustainable growth and the comprehensive delivery of the Plan.
35. The implementation of the Plan to deliver sustainable growth will depend on ensuring adequate infrastructure is provided.
36. The strategic allocations in the Plan and the supporting evidence from all parties including viability information was examined by Mr. Pike and discussed at length in the public hearings. The sites were found to be viable and deliverable with the essential infrastructure policy cost requirements and were thus retained in the adopted Plan. Given the scale of growth, essential mitigation infrastructure (and in some growth areas, multiple land interests), the CIL funding mechanism is critical (alongside planning obligations and other mechanisms) to ensure delivery of the strategic growth and thus objectively assessed needs as set out in the Plan. For this reason, the Council wishes that the draft Charging Schedules are supported by the Examiner to enable the comprehensive delivery of the Core Strategy.
37. The rates at which the levy is set will not compromise the effective delivery of the Plan. We are satisfied that the charging rates are reasonable and

strike an appropriate balance, and will not threaten the delivery of the Plan. The draft Charging Schedules are supported by appropriate and robust evidence (the list of the relevant evidence is published on the Councils' Examination websites). As part of the ongoing collaborative approach we are putting in place instalment policies in response to dialogue with the development industry and to understand the viable delivery of development.

38. As Mr. Wilkinson has said the Councils are very disappointed at the late representations and evidence received in relation to some of the strategic housing allocations. Both Newcastle and Gateshead have been working with the developers on these sites for a considerable period of time and holding regular meetings to progress the sites and assist in the delivery of the Core Strategy housing allocations. We have reviewed the information submitted and remain confident that the Councils evidence is robust and that the sites are viable and deliverable with the submitted CIL charging rates.
39. The Councils are confident that after the examination you will be able to support the draft Charging Schedules. This will enable the authorities to secure the necessary contributions to align infrastructure delivery with development coming forward to deliver sustainable growth for the heart of the North East region. The commitment to adopt CIL will serve to reassure local residents and Members of each Council that development will be supported by the delivery of required infrastructure. The Examination Hearing will offer the opportunity for the Council to present its case to justify the proposed charging rates.
40. The Councils and its officers are willing to assist the Examiner and all the participants by providing any information that might be necessary to ensure the smooth running of the Examination Hearing.

### **Summary and Conclusions**

41. I, on behalf of the Councils, commend the CIL to you.
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