

Gateshead Council and Newcastle City Council
COMMUNITY INFRASTRUCTURE LEVY EXAMINATION

Post Hearing Note to participants from the Examiner

27th April 2016

Thank you for your contributions at the Hearing sessions on 21st/22nd April 2016. This note confirms the scope of the further work/additional information that the Councils and other parties agreed to provide, following the close of the Hearing sessions.

At the Hearing session on 22nd April it was agreed that the items/information would be published by the Councils for a short period of consultation. The Councils have since indicated that this period will run from 6th-20th May. The other parties will need to co-ordinate with the Councils to ensure their items are incorporated.

Thank you for your assistance. If you have any queries, please do not hesitate to contact me via the Programme Officer.

Katie Child

EXAMINER

Further evidence/items from the Councils	
1	Information on the data sources and number/location of sites behind the sales values in table 4.3 (page 82) in the Councils' Viability and Deliverability Report (Feb. 2016) (PO4).
2	Evidence relating to sales values information for Kibblesworth and as referenced on the last page of the Councils response dated 19 April 2016 (e.g adjacent estates to Ryton and postcode NE40 3).
3	Finalise the infrastructure list for Callerton (once have received information from the Callerton Consortium – see table below) (Newcastle City Council).
4	Confirm the BCIS reference regarding reduction rates for large contracts (as referenced in the Councils' response dated 19 April 2016).
5	Explanatory Note regarding the inclusion of mid value land north of Birtley in Charging Zone A, and mid value land west of Rowlands Gill in Charging Zone B (Gateshead Council).
6	Housing trajectory information on small windfall sites delivery rate in Gateshead (Gateshead Council).
7	Explanatory Note on estimated delivery rates at Callerton (following response from Callerton Consortium – see table below) (Newcastle City Council).
8	Shared/student accommodation – updated viability headroom figures/workings for medium and low value zones.
9	Viability testing on budget hotels in central areas.
10	Viability buffer figures for hotel development in non-urban areas.

11	Confirm whether the figure of 280 square metres in the Councils Charging Schedules (retail development) refers to net floor area.
12	Viability/headroom workings for large scale comparison retail development, as referenced in paragraph 8.4 of the Councils Hearing Statement.
13	Sensitivity testing evidence on retail warehousing, as referenced on page 270 of the Viability Report (PO4).
14	Viability buffer workings for discount supermarkets (derived from workings on page 254 of PO4), retail warehousing, small retail development, and for general supermarket development on non-urban sites in high/medium/low value areas and urban sites in low value areas.

Further evidence/items from other parties	
Callerton Consortium / Bellway Homes / Turner Morum	Appendix 3 of Hearing Statements by the Callerton Consortium and Bellway Homes – figures to be provided in metric.
Callerton Consortium	Confirm position on infrastructure costs for children’s play areas, allotments and open space for the Callerton scheme.
Callerton Consortium	Provide latest position on estimated housing delivery rates for the Callerton scheme.