

Brian Wilson
CIL Programme Officer
Legal, Democratic and Property Services
Corporate Services and Governance
Civic Centre
Regent Street
Gateshead
NE8 1HH

Generator Studios
Trafalgar Street
Newcastle upon Tyne NE1 2LA

0191 261 5685
newcastle@nlplanning.com

nlplanning.com

Date 8 April 2016
Our ref 23026/MHE/DS/11122584v1
Your ref

Dear Brian

Gateshead CIL Examination: Hearing Statement

We make this submission on behalf of our clients (Mr Coats, Mr Ford and Mr Wilson), who have submitted formal requests to be heard in relation to Issues 3 and 4 at the CIL Draft Charging Schedule Examination on 21st April. Our clients own land to the north of Wardley (site plan attached - SHLAA ref. G245 and G188) which is a former colliery and existing commercial vehicle scrap yard. The landowners have agreed terms with a national housebuilders and intend to bring the site forward for residential use. However the CIL Charging Schedule will severely harm the viability of any future development of this brownfield site.

Our clients recognise the role which CIL has to play in meeting infrastructure needs and do not wish to contest the Council's Draft Charging Schedule, however they do consider that the Levy needs to be adopted alongside relief for exceptional circumstances. The introduction of Exceptional Circumstances Relief (ECR) through regulation 56 of the CIL Regulations 2010 alongside the adoption of the Levy would ensure that if necessary, windfall sites could be brought forward to boost the Council's housing supply whilst still allowing the Authority to retain control over whether sites qualify for ECR.

Windfall sites have an important role to play in Gateshead to ensure that the Council retain a healthy housing land supply. The housing trajectory identified within the Gateshead SHLAA (2014) estimates zero delivery from windfall sites post 2017-18, with over 50% of delivery in 2018-19 from Strategic Land Release (SLR) sites. The Council need to retain flexibility to ensure that, should the SLR sites not deliver as quickly as anticipated, suitable windfall sites are able to deliver in their place. As such windfall sites need to come forward to ensure that a 5 year supply of deliverable housing sites is retained throughout the plan period in line with paragraph 47 of the NPPF.

Brownfield sites are often subject to higher abnormal costs than greenfield sites – for example the Wardley site faces substantial remediation costs associated with its coal mining heritage and use as a commercial vehicle scrap yard. Gateshead and the North East in general have many sites



whose original industrial use has expired but would require intensive remediation to bring forward for residential use. As such the imposition of the proposed CIL charging schedule, without the option of applying for ECR, increases the financial burden placed on these sites and would represent a significant obstacle to the delivery of this important part of supply. This in turn places pressure on greenfield windfall sites, which are often more viable with lower abnormal costs but are potentially less sustainable, to come forward to meet windfall requirements across the plan period.

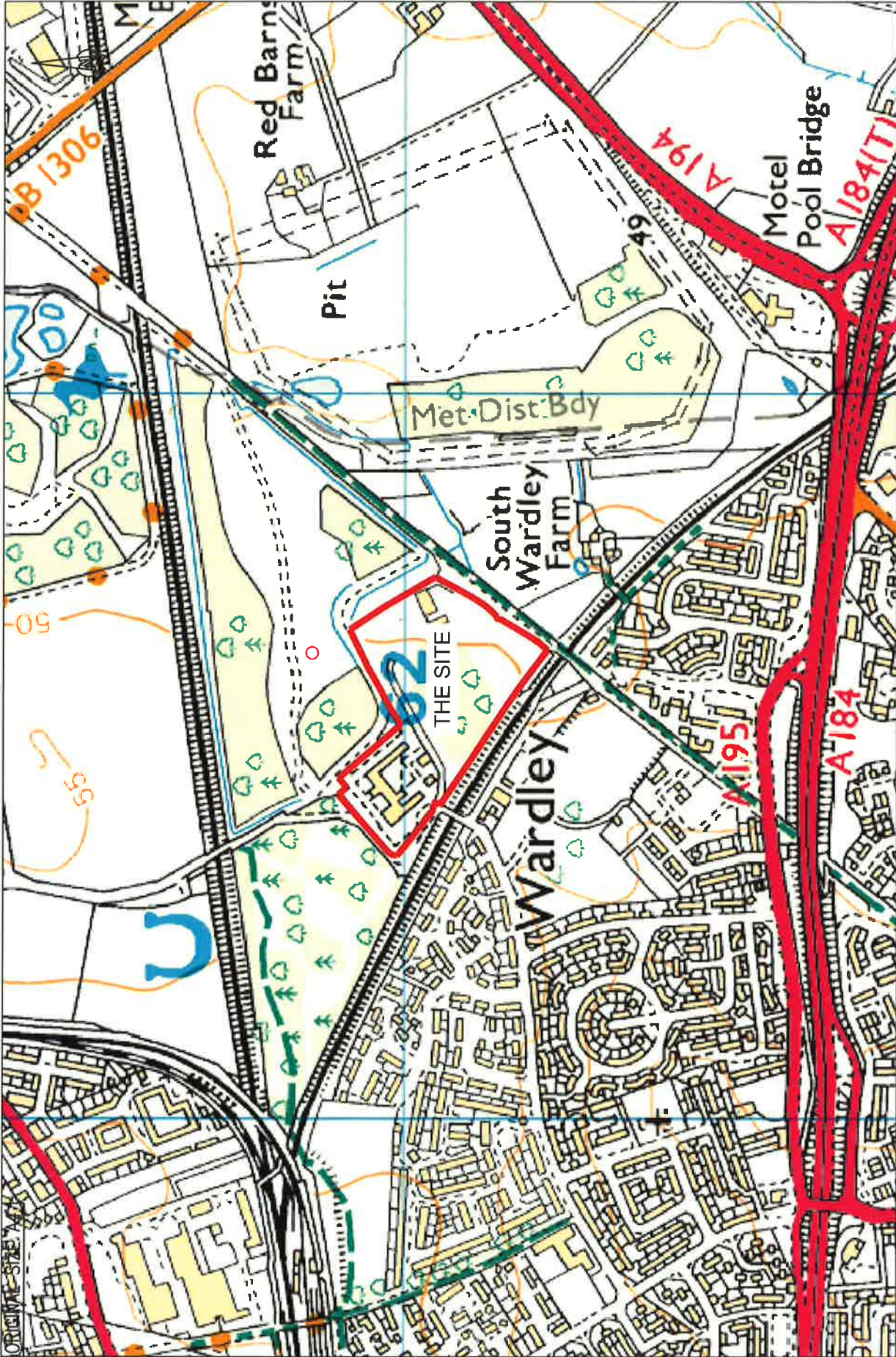
We propose that ECR is adopted alongside the charging schedule to ensure that flexibility is incorporated from the outset and to ensure that brownfield sites of marginal viability are not prevented from coming forward. Such sites need to be available throughout the plan period to ensure that where allocations are not delivering to their projections, suitable sites can come forward to maintain a healthy housing land supply.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Dominic Smith'.

Dominic Smith
Senior Planner

Appendix 1 – Site Location Plan



PATRICK PARSONS consulting engineers T. +44 (0)191 261 9000 E. info@patrickparsons.co.uk W. www.patripparsons.co.uk	Client J. W. COATS AND SONS LTD. Project WARDLEY COLLIERY, GATESHEAD		Drawing SITE LOCATION PLAN		Scales NTS	JCF Drawn NOV 12	Checked SHU
					Drawing No. N12166-701		Rev. 1