

Infrastructure Delivery Plan Development and Allocations Plan

Introduction

The purpose of an Infrastructure Delivery Plan (IDP) is to support the Local Plan by identifying key items of infrastructure required to support the implementation of the policies in the Plan. It will set out the what, when and how for key physical and social infrastructure required to achieve sustainable economic growth and sustainable communities in Newcastle, and deliver the policies and objectives of the Plan to 2030.

An IDP was completed in February 2014 to support the Submission Draft of the Gateshead and Newcastle Core and Urban Core Plan (CSUCP). Following the adoption of the CSUCP, the IDP was updated in February 2016 to support the submission of the Community Infrastructure Levy (CIL) for Newcastle upon Tyne. The CSUCP IDP was updated in August 2018..

An Infrastructure Delivery Plan (IDP) is also required for the Development and Allocations Plan (DAP). Whereas the IDP supporting the CSUCP sets out the strategic infrastructure required to support the level of growth proposed in the plan, the IDP supporting the DAP will identify infrastructure requirements resulting from the policies in the DAP.

A questionnaire was sent out to infrastructure providers to support plan making and the preparation of the DAP in October 2017. The questionnaire sought clarification of any known or anticipated impact of the development proposed. A copy of the questionnaire and the responses are included in Appendix A to this report.

Topic	Current Position	DAP Infrastructure Requirements
Energy and Utilities		
<ul style="list-style-type: none"> • Gas • Electricity • Water 	<p>Specific strategic utility needs were not identified as part of the Core Strategy and Urban Core Plan assessment.</p> <p>There may be site specific issues and an assessment will need to be made on a site by site basis.</p>	<p>No specific infrastructure requirements have been identified. Northumbrian Water have not identified any significant sewerage or water infrastructure. Schemes will need to assess capacity and foul and surface water schemes will need to be agreed with Northumbrian Water and the Local Lead Flood Authority.</p>
<ul style="list-style-type: none"> • Renewable / low carbon 	<p>District heating networks are identified as transformational schemes in the latest CSUCP IDP schedule.</p> <p>Development will be required to prepare a sustainability statement and site specific renewable and low carbon schemes will be identified.</p>	<p>No specific infrastructure requirements have been identified.</p>
Flood Risk	<p>Following the adoption of the Core Strategy and Urban Core Plan the following reports have been completed which identify flood management schemes: Ouseburn Surface Water Management Plan 2015 and City Centre Catchment Plan 2016.</p> <p>The Strategic Flood Risk Assessment (SFRA) Level 1 was updated in 2017 to inform the DAP.</p>	<p>The SFRA has identified localised surface water flooding and surface water flood mitigation measures will be assessed on a site by site basis.</p> <p>Flooding risk mitigation measures will be assessed on a site by site basis.</p>
Transport	<p>Following the adoption of the CSUCP the next stage was to</p>	<p>Further detailed modelling work has been</p>

Topic	Current Position	DAP Infrastructure Requirements
	<p>establish what junction improvements on the Local and Strategic Road Network were required, develop indicative schemes and prioritise a delivery programme to ensure the highways network was able to manage the demand from these sites. This was undertaken through the Newcastle Strategic Land Release - Strategic Highways Study, Development Assessment 2015 and has informed the updated CSUCP IDP schedule.</p>	<p>undertaken to assess the impact of DAP housing and employment allocations on the Local Road Network. Following analysis, the impact of the DAP sites on the local road network has been shown to be negligible. Therefore, no strategic mitigations have been proposed over and above those already secured through the Strategic Highways Study, to mitigate against the sites proposed to be allocated in the DAP.</p>
<p>IT and Communications</p>		<p>Infrastructure requirements will be assessed on a site by site basis.</p>
<p>Health</p>	<p>Strategic health requirements are identified in the latest CSUCP IDP schedule (GA1.4, GA1.5, GA2.2).</p>	<p>The Clinical Commissioning Group (and Area Team) have been advised of the DAP proposals will be consulted on the proposed housing sites as part of the planning application process.</p>
<p>Emergency Services</p>		<p>The DAP has no specific impact on infrastructure requirements.</p>
<p>Community Facilities</p>		
<ul style="list-style-type: none"> • Libraries 	<p>The current library provision will serve the City's existing and projected population increase.</p>	<p>The DAP has no specific impact on library facility requirements.</p>

Topic	Current Position	DAP Infrastructure Requirements
<ul style="list-style-type: none"> Built Leisure facilities 	<p>A Built Facilities Study identifies no further requirement for additional leisure. Potential improvements to 2 swimming pools and Gosforth and West Denton are identified.</p>	<p>The DAP has no specific impact on built facility requirements.</p>
<ul style="list-style-type: none"> Community Facilities 	<p>Community facility requirements are identified in the latest IDP schedule (GA2.4, GA2.5).</p>	<p>The DAP has no specific impact on infrastructure requirements.</p>
<p>Education</p>	<p>Education requirements are identified in the latest IDP schedule: GA1.3 (Great Park), GA2.3 and GA7.1 (Outer West).</p> <p>The following additional school places are currently proposed:</p> <ul style="list-style-type: none"> expansion of Dinnington First (agreed and under construction) new middle/secondary school at NGP (agreed subject to planning approval) new first school places at NGP - relocation and expansion of Broadway East First School (agreed subject to planning approval) expansion of Kingston Park Primary expansion(s) of other primary schools in Outer West new secondary school in Outer West new primary school at West Middle Callerton <p>Specific schools and/or new sites will be identified as the requirements are further</p>	<p>While no specific additional proposals are identified in the DAP, the Community Infrastructure Levy (adopted November 2016) Regulation 123 list includes primary and secondary education for the city (specific sites allocated in the Core Strategy and Urban Core Plan have excluded infrastructure types).</p> <p>If developments create need for additional school places, there is the option to direct CIL funding to provide these. This will be aggregated from smaller developments to deliver additional places in the relevant school planning area.</p>

Topic	Current Position	DAP Infrastructure Requirements
	developed and changes agreed in line with the relevant School Organisation regulations.	
Green Infrastructure	The Open Space Assessment 2018 recommends that the Council develops a Green Infrastructure Delivery Framework and the Biodiversity Action Plan is being updated.	Green infrastructure including open space and ecology requirements will be informed by site specific assessments. The Green Infrastructure Delivery Framework and Biodiversity Action Plan will set out how to address identified needs.
Minerals and Waste	Specific strategic minerals and waste needs were not identified as part of the Core Strategy and Urban Core Plan.	The DAP is proposing to designate Dewley Hill site as an Area of Search. Infrastructure requirements will be considered if any proposals for minerals extraction are approved.

Questionnaire on Viability Assumptions (Community Infrastructure Levy and Local Plan)
Figure 1

RESIDENTIAL VALUES						
		HIGH Zone 1	HIGH-MID Zone 2	MID Zone 3	LOW-MID Zone 4	LOW Zone 5
AVERAGE RATE £/m2		2,948	2,457	2,047	1,801	1,583
	Size (m2)	Sales Values (£/unit)				
1 bed flat	45	131,180	109,316	91,097	80,165	70,448
2 bed flat	66	193,085	160,904	134,087	117,996	103,694
3 bed flat	85	250,568	208,807	174,006	153,125	134,564
2 bed house	75	219,616	183,013	152,511	134,210	117,942
3 bed house	96	282,995	235,829	196,524	172,941	151,979
4 bed house	118	347,847	289,873	241,561	212,573	186,807

Newcastle - http://www.newcastle.gov.uk/sites/drupalncc.newcastle.gov.uk/files/wwwfileroot/planning-and-buildings/planning/residential_values_map1.pdf

Gateshead - <http://www.gateshead.gov.uk/DocumentLibrary/Building/PlanningPolicy/CIL/DOCS/Gateshead-Draft-Residential-Value-Band-Map.pdf>

Do you agree with these assumptions? Yes No

If NO, please justify your position by providing evidence below

Figure 2

FIGURE 2		BENCHMARK VALUE - RESIDENTIAL					
		Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	
		HIGH	HIGH-MID	MID	LOW-MID	LOW	
	Average Rate £/m2	2,948	2,457	2,047	1,801	1,583	
	Urban/Suburban £/ha	£ 2,100,000	£ 1,600,000	£ 1,000,000	£ 600,000	£ 200,000	
	£/acre	£ 849,858	£ 647,511	£ 404,694	£ 242,817	£ 80,939	
	Strategic Sites £/ha	£ 530,000	£ 480,000	£ 420,000	£ 380,000	£ 360,000	
	£/acre	£ 214,488	£ 194,253	£ 169,972	£ 153,784	£ 145,690	

Do you agree with these assumptions? Yes No

If NO, please justify your position by providing evidence below

Figure 3

BENCHMARK VALUE - COMMERCIAL

	High	Medium	Low
Urban/Suburban £/ha	£ 2,100,000	£ 1,000,000	£ 200,000
Non-Urban £/ha @	£ 530,000	£ 420,000	£ 360,000
Industrial	£ 235,000	£ 235,000	£ 235,000

Do you agree with these assumptions? Yes No

If NO, please justify your position by providing evidence below

Figure 4

RENTAL AND CAPITAL VALUES AND YIELDS FOR COMMERCIAL SCHEMES

Scheme Type	Rental Value £/m2			City Centre	
	Low	Med	High		
A1 - Retail Warehouse	129	161	194		
Yield	6.00%	6.00%	5.25%		
A1, A2, A3, A4, A5 - Small Retail	60	88	237	400	overall
Yield	8.50%	8.50%	7.50%	7.25%	
Supermarket	215	215	215	215	
Yield	4.50%	4.50%	4.50%	4.50%	
B1(a) Offices	86	108	161	240	
Yield	8.00%	8.00%	8.00%	6.50%	
B2 Industrial	50	60	75		
Yield	10.00%	7.5%	7.00%		
C1 Hotels	45,000	45,000	90,000	115,000	CV/ROOM
Yield					
C2 Residential Institution	1,200	1,200	2,500	2,500	CV/M2
Yield					
Student Housing	2,800	2,800	3,660	3,660	MR/ROOM

Yield

6.50%

6.50%

6.00%

6.00%

Do you agree with these assumptions?

Yes

No

If NO, please justify your position by providing evidence below

Figure 5

STUDENT HOUSING

**EN-SUITE ONLY
CITY CENTRE**

GROSS RENT/WEEK	WEEKS/YEAR	GROSS RENT/YR/RM
NEWCASTLE UNIVERSITY		
£ 110	43	£ 4,719
£ 101	42	£ 4,242
£ 106		
£ 105	38	£ 3,981
£ 104	38	£ 3,952
£ 107	42	£ 4,484
NORTHUMBRIA UNIVERSITY		
£ 103	43	£ 4,429
AVERAGE GROSS YEARLY RENT/RM		£ 4,301
EXPENDITURE		
ALL INC. FM CHARGE @ 15%		£ 645
NET AVERAGE RENTAL INCOME/RM		£ 3,656
SAY		£ 3,660

OTHER AREAS

	WEEKS/YEAR	GROSS RENT/YR/RM
£ 92	38	£ 3,490
£ 82	43	£ 3,507
		£ 3,498
	15%	£ 525
		£ 2,974
		£ 2,980

Do you agree with these assumptions?

Yes

No

If NO, please justify your position by providing evidence below

Figure 6

TYPICAL RENT FREE PERIODS

Scheme Type	Months
A1 - Retail Warehouse	12
A1, A2, A3, A4, A5 - Small Retail	12
Supermarket	6
B1(a) Offices	12
B2 Industrial	10
C1 Hotels	0
C2 Residential Institution	0
Student Housing	0

Do you agree with these assumptions? Yes No

If NO, please justify your position by providing evidence below

Figure 7

BUILD COST DATA (BCIS MEDIAN Q4 2012, LOCATION INDEX 0.90 - OTHER THAN AS STATED)

Use Class	Property Type		BCIS Build Cost (£/sq.m.)	Gross to Net	
C3 - Houses (one off)	HIGH	MEDIAN	1447	100%	BASED ON RESIDENTIAL Q4 2012, LOC INDEX 0.90
	HIGH MID		1389	100%	
	MID		1330	100%	
	LOW MID		1272	100%	
	LOW	LOWER QTLE	1213	100%	
C3 - Houses - Mixed Developments	HIGH	MEDIAN	997	100%	
	HIGH MID		968	100%	

		MID		939	100%
		LOW MID		909	100%
		LOW	LOWER QTLE	880	100%
C3 - Flats - City Centre	6 storey+ flats			1467	83%
C3 - Flats - Non City Centre	3-5 storey	HIGH	MEDIAN	1136	83%
		HIGH MID		1100	83%
		MID		1064	83%
		LOW MID		1027	83%
		LOW	LOWER QTLE	991	83%
A1 - Shops	Retail Warehouse (non-food)			466	90%
A1 - Shops - Supermarket	Supermarket			1121	95%
A1, A2, A3, A4, A5 - Small Retail	Convenience Store - not in City Centre			607	90%
	City Centre			955	78%
B1(a) Offices	Urban Core. 3-5 storeys, air conditioning			1457	80%
	Neighbourhoods. Offices (Generally)			1365	85%
B1 Light Industrial B2, B8 - Industrial	Industrial Warehouse (Purpose Built)			671	100%
C1 - Hotel	City Centre & High			1282	100%
	Hotel - other zones			1199	100%
C3 – Assisted Living	Nursing Home			1252	83%
Shared Accommodation	Student Housing			1126	100%

Do you agree with these assumptions? Yes No

If NO, please justify your position by providing evidence below

Figure 8

EXTERNALS ALLOWANCE

Scheme Type

Residential

Commercial

Externals Allowance - Percentage of Base Build Cost

10%

11.25%

to

15%

Do you agree with these assumptions?

Yes No

If NO, please justify your position by providing evidence below

Figure 9

DEVELOPMENT COSTS - FEES, FINANCE & PROFIT - RESIDENTIAL

Item	Description			
Professional Fees	10%		of build costs including planning, building regs, insurances etc	
Site Acquisition Fees	1.00%		of purchase price - Agents Fees	
	0.75%		of purchase price - Legal Fees	
	5%		of purchase Price - SDLT	
Finance	6%		per annum	
Marketing Costs	3.5%		sales fees	
	£600		per unit legal fees	
Developer Profit	6%	on GDV	Affordable Housing	
	20%		Private Housing	
s.106	1000		Per Unit Urban Sites	
	5000		Per Unit Non-Urban Sites	
Abnormals Allowance	5%		on build costs	
City Centre Abnormals Allowance	5%		on build costs	
Contingency	5%		on build costs	
Externals	10%		on build costs	
NHBC	£500		per unit	
EPC	£500		per unit	
Sales Timings	First Sale	Scheme No.'s	Sales per annum	Sales/Qtr
	9	1 unit scheme	25	6.25
	9	2-25 unit schemes	25	6.25
	12	50 unit scheme	30	7.50
	12	100 unit scheme	35	8.75
	12	250 unit scheme	50	12.50

DEVELOPMENT COSTS - FEES, FINANCE & PROFIT - COMMERCIAL

Item	Description	
Professional Fees	10%	of build costs including planning, building regs, insurances etc
Site Acquisition Fees	1.00%	of purchase price - Agents Fees
	0.75%	of purchase price - Legal Fees
	5%	of purchase Price - SDLT(Av)
Finance	6.50%	per annum
Finance Arrangement Fee	0.10%	of cost
Marketing Costs	1.00%	sales fees where applicable
	10%	letting fees (percentage of annual income)
Legals on Lettings	5.00%	percentage of annual income
Legals on Sale	0.25%	percentage GDV
Developer Profit	20%	on costs (shared acc.)
s.106	0	acc.) 15%
EPC/m2	£ 0.50	
Abnormals Allowance	5%	on build costs
City Centre Abnormals Allowance	5%	on build costs
Contingency	5%	on build costs
Externals	11.25%	on build costs
	15%	on build costs

Do you agree with these assumptions? Yes No

If NO, please justify your position by providing evidence below

Figure 10

BUILD PERIODS (MONTHS) - RESIDENTIAL

Scheme Type
I unit scheme

Build Period
9

2-25 unit schemes	12
50 unit scheme	24
100 unit scheme	36

BUILD PERIOD (MONTHS) - COMMERCIAL

Scheme Type	Build Period
Retail warehouse	9
Convenience store	12
Supermarket	12
Office building - centre	14
Office building - out of town business park	14
Industrial warehouse	6
Hotel	16
Nursing home	16
Student housing	16

Do you agree with these assumptions? **Yes** **No**

If NO, please justify your position by providing evidence below

Figure 11

Generic Residential and Assisted Living Scheme: Residential Unit Sizes (Gross Internal Area)

UNIT TYPE	VA2	VA3
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1 bed flat	45m2	No change
2 bed flat	60m2	No change
3 bed flat	75m2	No change
2 bed house	70m2	No change
3 bed house	84m2	No change
4 bed house	120m2	121m2
ASSISTED LIVING		
1 Bed	55m2	No change
2 Bed	75m2	No change

Do you agree with these assumptions?

Yes

No

If NO, please justify your position by providing evidence below

Figure 12

PROFILE AREA	SCHEMETYPE	1 BF	2 BF	3 BF	2 BH	3 BH	4 BH
		OVERALL UNIT NUMBERS					
HIGH	A	1					1
HIGH MID		1					1
MID		1					1
LOW MID		1				1	
LOW		1				1	
HIGH	B	15				6	9
HIGH MID		15				9	6
MID		15			4	7	4
LOW MID		15			6	9	
LOW		15			6	9	
HIGH	C	50			10	15	25
HIGH MID		50			10	20	20
MID		50			14	24	12
LOW MID		50			20	24	6
LOW		50			20	27	3
HIGH - FLATS (CC)	D	100	30	60	10		
HIGH - HOUSES		100			20	40	40
HIGH - HOUSES (CC)		100			20	40	40
HIGH MID		100			20	40	40
MID		100			25	45	30
LOW MID		100			30	55	15
LOW		100			30	55	15

Do you agree with these assumptions? Yes No

If NO, please justify your position by providing evidence below

Chris Carr
Spatial Planning and Environment
Communities & Environment
Gateshead Council
Civic Centre
Gateshead
NE8 1HH

Kathy Verlander
Strategic Housing, Planning & Transportation
Investment & Development Directorate
Newcastle City Council
Civic Centre
Newcastle upon Tyne
NE1 8PD

4th December 2017

Dear Chris and Kathy,

Re. Future need and demand for Utility Infrastructure

Thank you for your letter to Northumbrian Water dated 6th November 2017. Please see below for our comments to the questionnaire.

Should you have any queries, please do not hesitate to contact me.

Kind regards,

Laura Kennedy
Northumbrian Water

1. Name, Organisation and Contact Details

Laura Kennedy

Northumbrian Water

laura.kennedy@nwl.co.uk

0191 4196767

2. Where are you now? Baseline position for Gateshead and Newcastle – brief summary of current service provision, quantity, quality, supply / demand issues.

Northumbrian Water are the statutory water and sewerage undertaker for Gateshead and Newcastle. We are currently in the third year of our asset management plan cycle, which lasts five years. We treat and supply clean drinking water and remove and treat wastewater from homes and businesses across the North East. We seek to align our investment with growth to ensure that we continue to fulfil our statutory duties that are set out in the Water Industry Act 1991.

3. Where do you want to be? Do you have a Business Plan or Corporate Objectives? How often is it revised? Are there any National or Local Standards you have to meet – based on agreed models, assessments, Policy Objectives, Service Standards etc.

Our mission is clear - to be the national leader. Our strategy reflects this and provides a clear direction for all our activities.

Our business plan is reviewed in five-yearly cycles, with the current plan covering the period from 2015 – 2020, whilst our statutory duties are contained in the Water Industry Act 1991. Our current business plan is available at: <http://nwplanningforthefuture.co.uk/download-our-plans>. We are also required, under the Water Resources Management Plan Regulations 2007, to prepare and maintain a Water Resources Management Plan, which is available at: <https://www.nwl.co.uk/your-home/environment/water-res-man-plan.aspx>.

Work is currently underway on the next business plan, which will cover 2020 – 25, which will be submitted to our economic regulator, Ofwat, in 2018. Planning for growth has been a central consideration of our activities in this regard, with information from Local Planning Authorities (including housing and employment land availability assessments, Local Plans and planning applications) being utilised to indicate anticipated growth in an area.

4. How will you get there? Are you currently, or do you have any plans to, provide new or improved infrastructure or service delivery to meet Objectives / Standards set out above? Please provide phasing information or milestones if known.

We aim to align our investment in infrastructure with growth in the region to ensure that we are able to continue to undertake our statutory duties in terms of water, sewerage and wastewater treatment. We do this through regular liaison with Local Planning Authorities across our region to gather and collate information relating to anticipated growth. Our role in the planning process includes commenting on individual sites through housing and employment land availability assessments, preparing responses to Local Plans and commenting on planning applications with regard to water and wastewater management. This information feeds in to our asset management planning process, which utilises a risk-based prioritisation approach to identify areas for future investment.

5. A) What will be the impact of our plans for development and growth in Gateshead and Newcastle to 2030? Will the quantum and location of development included in our emerging plans require you to upgrade, expand, improve any existing infrastructure or provide new infrastructure / service delivery up to 2030? What, when and where?

It is likely that there will be a requirement to invest in our infrastructure to support growth in Gateshead and Newcastle to 2030. In order to align this investment as the delivery of homes and industrial development occurs, we will continue to engage in the planning process and feed this information into our asset management planning process.

In addition to our active engagement in the forward planning process, we encourage developers to liaise with Northumbrian Water through the pre-development enquiry process, which includes an assessment of existing capacity in our networks and treatment facilities. Should investigation undertaken as part of a pre-development enquiry identify a shortfall in capacity, we will undertake further assessment to verify our modelling work. Where this assessment indicates a requirement for

investment, we consider the granting of planning permission to represent certainty that a development will proceed and act as a trigger for our investment process. In the intervening period, we will liaise closely with the applicant to agree a phased approach that aligns housing delivery with infrastructure capacity.

B) If it is not currently possible to plan for new or improved infrastructure or service delivery to meet the development and growth plans, are there any contingency plans or processes to 2030? What, when and where?

Our response to Question 5A above outlines our approach to planning investment to support growth. Should additional investment be required to support growth that is not anticipated or able to be delivered through the above processes, Northumbrian Water operate within a flexible funding regime that enables us to re-prioritise our investment to respond to demands upon our infrastructure, ensuring we continue to fulfil our statutory duties.



Victor Cadaxa
Chair Tyne & Wear Joint Local Access Forum
29 Frederick Gardens
New Penshaw
Houghton le Spring DH4 7JY

29 November 2017

Chris Carr, Gateshead City Council
Kathy Verlander, Newcastle City Council
Rebecca Dorward, Newcastle City Council

Dear Colleagues,

Newcastle-Gateshead Core Strategy and Urban Core Plan – Local Plans

Tyne and Wear Joint Local Access Forum (T&W JLAF) was pleased to receive a joint Consultation Letter Gateshead and Newcastle Councils' Local Plans. We note that your letter was addressed to Utility stakeholders, which T&W JLAF is not. We are however very interested in the 2 bullet points detailing what the 2 Local Plans will do as regards infrastructure requirements:

Allocate sites for development of specific land uses, and
Set policies that will be used to assess planning applications.

T&W JLAF is keen to explore infrastructure requirements for new and improved non-motor routes and/or linkages between routes in any new developments. We are also interested in the preservation and provision of green spaces that non-motor routes lead to, for community benefit, enjoyment, health and recreation purposes.

We would be very interested to meet you, jointly or separately, to see how we might explore this, and how T&W JLAF might usefully contribute to the Local Plans as they develop.

I thank you in anticipation,

Victor R Cadaxa

Chair: Tyne and Wear Joint Local Access Forum

Note.

The Tyne and Wear Joint Local Access Forum is a statutory advisory body established under the Countryside & Rights of Way Act 2000 and our role is to advise on Public Rights of Way and the wider issue of improving access to and enjoyment of the countryside having regard to *“the desirability of conserving the natural beauty of the area “ ...”including the flora, fauna, and geological and physiographical features .“*

Our Ref: Stakeholder Letter

If you need this information in another format or language please contact the sender.

Dear Sir/Madam

Re. Gateshead's and Newcastle's Local Plans – Viability Assumptions

Gateshead and Newcastle Councils are working together in preparing the next stage of their Local Plans, following on from a joint approach on the Core Strategy and Urban Core Plan, and on the preparation of each their Community Infrastructure Levies (CIL).

Following on from previous assessments of viability in the context of the Core Strategy and the CIL, further assessments are being undertaken now to help understand levels of viability, and to ensure a balanced and deliverable approach in respect of detailed policies and development allocations as set out in the draft plans.

The Councils are consulting on their respective Local Plan documents between October and December 2017. This survey on viability assumptions is being carried out simultaneously, and the responses received will be taken into account and reflected at the next stage in the Local Plan consultation process. More information on the Local Plan consultation is available [here](#) for Gateshead and [here](#) for Newcastle.

We have created a questionnaire, as attached to this message, that sets out these assumptions, and allows you to provide comments. Your comments and responses can be submitted using the following links:

Gateshead online portal: www.gateshead.gov.uk/viability
Newcastle Local Plan inbox: PlanningPolicy@newcastle.gov.uk

Please complete the questionnaire, and input or attach any evidence to back up your comments by **1 December 2017**. If you do not reply, or do not provide evidence that our assumptions are wrong, we will assume that you are content with them. If you would like to discuss any of these matters please contact either Chris Carr at Gateshead Council or Kathy Verlander at Newcastle City Council using the contact details below.

Yours Faithfully

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gateshead.gov.uk
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Kathy Verlander
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