

7th June 2019

Newcastle City Council
Planning Policy
9th Floor
Barras Bridge
Newcastle upon Tyne
NE1 8QH

Dear Sir/Madam,

Re: Examination of Newcastle upon Tyne Development and Allocations Plan 2015- 2030 Response to Schedule of Matters, Issues and Questions Re: West 15 Business Centre, Whickham View, Newcastle, NE15 6UN.

This submission follows initial representations submitted by our planning consultants, Rapleys on our behalf in November 2017 and 2018 to ensure that West 15 Business Centre gained a housing allocation within the DAP.

The site is described as '*Land on Whickham View, Benwell*' and its reference number is no. 36. This is also how the site is identified on the associated Policies Map.

The proposed allocation for housing is welcomed, as it is considered that West 15 Business Centre comprises an urban brownfield site, which embodies a clear redevelopment opportunity, in land use terms, for residential development, given its proximity to existing and emerging residential areas and its sustainable location. This will help to reduce the need to develop greenfield sites. This approach accords with the principles of making effective use of land set out in the paragraphs 117, 118 and 119 of the National Planning Policy Framework (NPPF).

With specific regard to MIP 3.6, in addition to the information previously supplied in support of this allocation, we would add that since the initial submissions, Bizspace are placing the site on the market in June 2019 and measures have been put in place to allow vacant possession by 2021 to permit redevelopment for residential use. To reiterate information previously supplied, the site sits in a residential area, with similar topography, historical and drainage to the surrounding residential areas therefore, West 15 Business Centre represents a clear opportunity, in land use terms, for residential development and a highly sustainable location to meet some of the housing requirements for Newcastle.

Yours faithfully,

Victoria Rea

Victoria Rea
Bizspace Limited
07970 493155
Victoria.rea@bizspace.co.uk