

# Newcastle City Council Authority Monitoring Report 2023/2024



# Contents

<b>Executive Summary</b> .....	<b>3</b>
<b>1. Introduction</b> .....	<b>5</b>
<b>2. Progress in Preparing the Local Plan</b> .....	<b>6</b>
<b>3. Monitoring Indicators</b> .....	<b>11</b>
Economic Prosperity .....	12
Homes .....	35
Transport and Accessibility .....	43
People and Place .....	52
Minerals and Waste .....	68
Infrastructure .....	71
<b>Appendices</b> .....	<b>74</b>
Appendix 1 – Core Strategy and Urban Core Plan Strategic Objectives .....	74
Appendix 2 – Monitoring of the Sustainability Objectives .....	76
Appendix 3 – Access from the Housing Completions .....	77
Appendix 4 – Monitoring of Student Accommodation .....	91

## Executive Summary

All local planning authorities are required to publish an Authority Monitoring Report (AMR) containing information on the implementation of the Local Development Scheme (LDS), and the extent to which planning policies set out in the Local Plan documents are being delivered.

## Effectiveness of Planning Policies

Each year the AMR reports on a range of indicators and the progress of specific targets. This AMR is aligned to Newcastle's Local Plan, which includes the Core Strategy and Urban Core Plan (CSUCP) and the Development and Allocations Plan (DAP).

This AMR covers the period from 1 April 2023 to 31 March 2024, but also, where appropriate, includes details up to the time of publication. In summary, this AMR indicates that:

### Economic Prosperity

- 13,528 sqm of floorspace for employment has been developed.
- 1.34 ha of employment floorspace has been developed.

### Homes

- Excluding student housing, the build rate in 2023-24 showed a decrease in delivery at 865 gross new housing completions.
- In this monitoring period there was a net gain of 659 dwellings, taking into account the release of homes as a consequence of student accommodation, and in this particular year the loss of student accommodation at Northumbria University. An allowance is also made for the loss of 77 general needs dwellings through conversions and demolitions.

### Transport and Accessibility

- 5 major planning applications with a condition of a travel plan's implementation were granted.
- Cycling trips decreased from 2023 to 2024.
- The number of metro boardings increased from 2023.
- Traffic flows in Newcastle inner cordon and river crossings have decreased minimally.

### People and Place

- A new Healthier Food Environments Supplementary Planning Document (SPD) was published in June 2024. Since then, two applications have been refused on this basis.
- S106 funding has been secured for sites across the city to improve open space, deliver new allotments, play areas and landscape maintenance. Newcastle currently has 60 allotment associations.  
There has been a 45% reduction in CO2 emissions between 2005-2020.

## **Minerals and Waste**

- No new waste management facilities were built in 2023/24
- 25% of waste in Newcastle was Reused or Recycled

# 1. Introduction

This is the seventy first Authority Monitoring Report (AMR) to be produced by Newcastle City Council under the Planning and Compulsory Purchase Act (2004). This AMR covers the period from 1 April 2023 to 31 March 2024, but also, where appropriate, includes details up to the time of publication.

The Town and Country Planning (Local Planning) (England) Regulations 2012 set minimum requirements for monitoring reports, which must now provide:

- The title of the local plans or supplementary planning documents specified in the local planning authority's local development scheme;
- Include information on the timetable, progress (the date of adoption, where applicable), and any reasons for delay (where applicable) in relation to each document
- Identify the policies in the Local Plan that are not being implemented and any steps the local authority intends to take to ensure that the policy is implemented;
- The number of net additional dwellings, or affordable dwellings, where a policy in a local plan specifies a number;
- Details of any Neighbourhood Development Order or Neighbourhood Development Plans
- Community Infrastructure Levy receipts, where applicable
- Details of any action taken under the Duty to Cooperate

## 2. Progress in Preparing the Local Plan

All local authorities are required to produce a local plan. The local plan sets out how we will plan the future development of Newcastle.

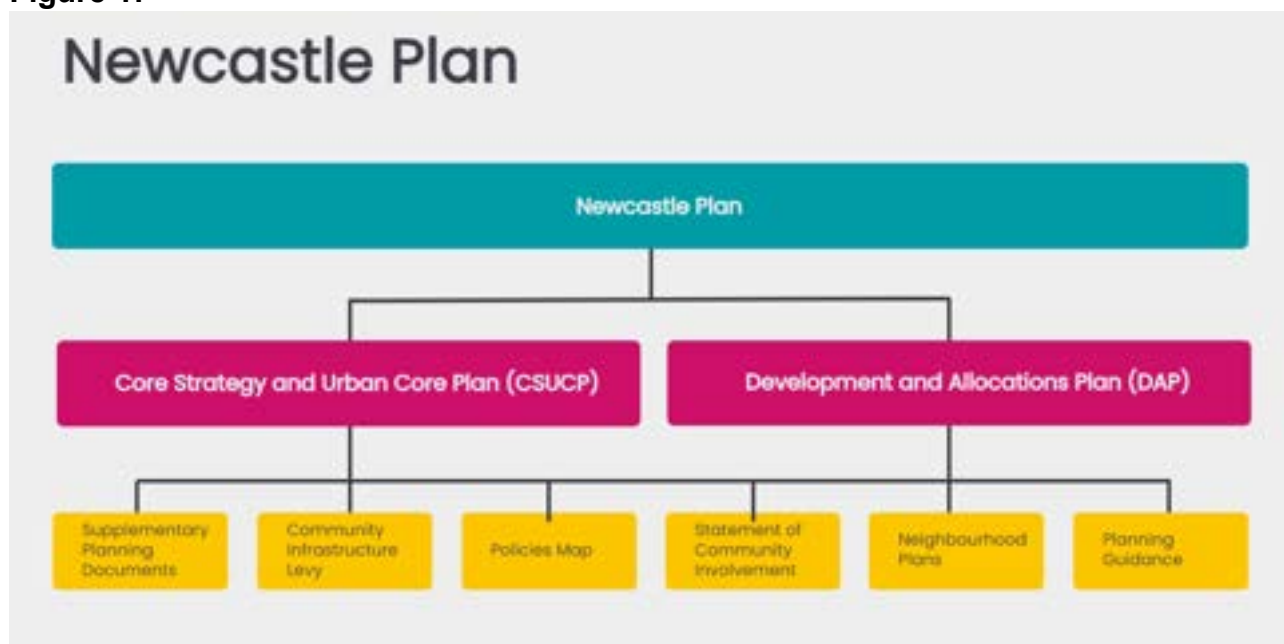
### Newcastle Local Plan

The Newcastle Local Plan comprises the following Local Development Documents (LDDs) See also Figure 1:

**Part 1** - The Core Strategy and Urban Core Plan (CSUCP) - adopted by Newcastle City Council on 26 March 2015.

**Part 2** - The Development and Allocations Plan (DAP) – Adopted by Newcastle City Council on 24 June 2020.

Figure 1:



### Neighbourhood Plans

The Dinnington Parish Neighbourhood Plan was formally 'made' by Newcastle City Council on 2 June 2025 and now forms part of the statutory development plan. Consequently, decisions on whether or not to grant planning permission in the Parish will need to be made in accordance with the Dinnington Parish Neighbourhood Plan unless material considerations indicate otherwise.

### Core Strategy and Urban Core Plan (CSUCP) Review – March 2025

Local Plans should be reviewed at least every 5 years to check whether they need updating. This is required by the National Planning Policy Framework (NPPF), paragraph 34.

Gateshead Council and Newcastle City Council have jointly reviewed the Core Strategy and Urban Core Plan (CSUCP) 2015, Development and Allocations Plan (DAP) 2020, and Making Spaces for Growing Places (MSGP) 2021. The review assessed various factors, including the performance of policies in the plan.

The review concludes that whilst some policies require updating, the existing Local Plan remains the starting point when determining planning applications. Going forward each planning application will be assessed against the Local Plan but where policies which are the most important to the application are out of date, then in accordance with the NPPF the “tilted balance” will apply.

Gateshead Council and Newcastle City Council launched a new joint Local Plan in February 2025. This new plan will address the current national policy requirements once it is prepared and adopted. Until then, the existing development plans (CSUCP, DAP, and MSGP) remain in effect and will continue to guide decision-making.

### **Local Development Scheme (LDS)**

The Local Development Scheme (LDS) identifies what planning policy documents apply to Gateshead and Newcastle, and their status. It sets out a programme of planning policy documents which the councils will prepare and the timetable for its preparation.

This LDS, which supersedes the previous versions adopted in 2023 by Gateshead and 2024 by Newcastle, covers the period from 2025-2028. This reflects the decision of both Council’s cabinet decisions to prepare work on a joint local plan.

It will be updated as necessary to reflect the progress being made on the planning policy documents being prepared. This current LDS reflects current government reforms, particularly around the time scales for the plan-making process. The councils will continue to monitor legislative changes to ensure the Local Plan is in accordance with any legal and policy changes.

### **Implementation of Policies**

A number of Supplementary Planning Documents (SPDs) and Planning Guidance documents have been prepared as part of the local plan, and further documents may be produced where appropriate.

The Council have prepared additional SPDs and Planning Guidance documents which include:

- Healthier Food Environments SPD
- Provision of Waste and Recycling Collection and Storage Facilities Guidance Note
- Pavement Café Design Guidance

The Council is preparing a new Forth Yards Supplementary Planning Document (SPD), which will provide a common design framework between landowners of the sites, supporting sustainable and integrated development to achieve viable and deliverable redevelopment and avoid piecemeal and stalled development.

## Community Infrastructure Levy

Newcastle City Council became a Community Infrastructure Levy (CIL) Charging Authority on 14 November 2016. This means that some new development granted planning permission after this date will be subject to a charge. Further information on CIL in Newcastle can found at: <http://www.newcastle.gov.uk/CIL>

### April 2023 to March 2024

Total CIL secured to date <sup>1</sup>	£21,695,498
Total CIL requested to date <sup>2</sup>	£10,986,629
Total CIL received to date <sup>3</sup>	£8,636,973
Total Neighbourhood Portion received to date <sup>4</sup>	£1,295,546
Total Administration Fee received to date <sup>5</sup>	£431,849

<sup>1</sup> This is the amount that has been secured through planning applications in chargeable areas which have generated a CIL charge.

<sup>2</sup> This relates to the amount we have requested from commenced planning permissions which generated a CIL charge.

<sup>3</sup> This relates to the total amount we have received.

<sup>4</sup> This relates to the neighbourhood portion.

<sup>5</sup> This relates to the amount we have received to date which we can use to administer the collection of the CIL charge.

## Duty to Co-operate

The Duty to Cooperate is a legal requirement and a soundness test set out in national planning guidance (NPPF paragraphs 24-27 and 35), the Planning and Compulsory Purchase Act 2004 (sections 19 (1B to 1E) and 33A(4) and section 110 of the Localism Act 2011. Local planning authorities and county councils are under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries.

### Engagement with Local Planning Authorities

Planning Policy Officers have regular on-going liaison with the seven local planning authorities in the North East region. The meetings are used as an opportunity to discuss any cross-boundary and regional implications and update surrounding authorities on local plan progress and any other strategic policy matters. Newcastle City Council and Gateshead Council continue to work together on planning policy documents and evidence to inform future planning work.

## Enforcement Activity

The number of enforcement cases received within the monitoring period is 367.

## Development Management

Number of Major, Minor, other and household applications determined.

### Development Management Data

Applications	2019/20	2020/21	2021/22	2022/23	2023/2024
<b>Majors (applications determined within 13 weeks)</b>	80% 35 of 44	86% 48 of 56	86%	79%	81%
<b>Minors (applications determined within 8 weeks)</b>	77% 256 of 331	71% 155 of 219	74%	79%	85%
<b>Others (applications determined within 8 weeks)</b>	82% 728 of 884	71% 516 of 725	74%	79%	82%
<b>All (all application types determined within designated timescales)</b>	81% 1019 of 1259	72% 718 of 994	Not available	Not available	83%
<b>Householder (householder applications determined within 8 weeks)</b>	82% 407 of 495	73% 377 of 519	Not available	Not available	89%

## **Planning Appeals**

In the monitoring period 2023/24 a total of 25 appeals were determined. Of those, 16 appeal decisions were upheld and 9 were overturned.

### 3. Monitoring Indicators

This chapter forms the body of the monitoring report, focusing on assessing the implementation of the city's adopted planning policies.

Newcastle City Council's Local Plan policies comprise the policies of the Core Strategy and Urban Core Plan (CSUCP, adopted March 2015) and the Development and Allocations Plan (DAP, adopted June 2020).

A set of indicators are used to assess the progress of meeting policy targets as well as policy effectiveness. The indicators are set out in the monitoring frameworks which were prepared for the CSUCP and DAP.

The framework also monitors sustainability objectives which were identified through the sustainability appraisal and covers the extent to which the strategic objectives of the plan are being achieved. The strategic and sustainability objectives can be found in Appendix 1 and 2.

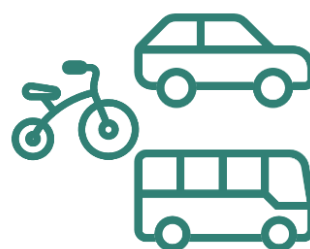
The indicator data collected is presented in six sections:



**Economic Prosperity**



**Homes**



**Transport and Accessibility**



**People and Place**



**Minerals and Waste**



**Infrastructure**

## Economic Prosperity

### Employment and Economic Growth Priorities

**Indicator 3: Business survival rate** (Source: ONS Business Demography 2021. Latest data published: Nov 2024)

This indicator is defined as the annual VAT registrations minus de-registrations / 10,000 population in Newcastle. The Council's target is to improve the business survival rate throughout the plan period.

	Total population	Business births	Business deaths	Survival rate
2010	276,700	725	810	-3.07
2011	279,100	895	755	5.02
2012	282,400	950	860	3.19
2013	286,800	1195	805	13.64
2014	288,300	1210	1005	7.11
2015	290,800	1260	1070	6.53
2016	293,700	1265	1075	5.96
2017	295,900	1280	1200	1.86
2018	300,200	1260	1135	4.16
2019	302,800	1295	1105	6.27
2020	306,800	1260	1020	7.82
2021	298,300	1275	935	11.40
2022	307,565	1360	1,145	6.99
2023	311,976	1180	1120	1.9

The data indicates that there has been some fluctuation in the survival rate of businesses, with a decrease in survival rate since previous years.

**Indicator 4: Total number of jobs** (Source: ONS Jobs Density. Latest data published: 2024)

This indicator is defined as the total number of jobs including employees, self-employed, government supported trainees and HM Forces. The council's target is to increase the number of jobs accommodated within the local authority area throughout the plan period.

	Number of Jobs	Density
2010	187,000	0.98
2011	190,000	0.99

<b>2012</b>	191,000	0.99
<b>2013</b>	190,000	0.97
<b>2014</b>	195,000	0.99
<b>2015</b>	199,000	1.00
<b>2016</b>	195,000	0.97
<b>2017</b>	205,000	1.02
<b>2018</b>	207,000	1.01
<b>2020</b>	200,000	0.95
<b>2021</b>	207,000	1.02
<b>2022</b>	208,000	1.03
<b>2023</b>	224,000	1.06

The last data indicated that in Newcastle there is a relatively high number of jobs in the city when considered against the size of its working age population. Newcastle's job density (the ratio of total jobs to resident population ages 16-64) in 2022 was 1.03, down from 2020, but remained higher than the North East regional average in 2022.

**Indicator 5: Proportion of working-age residents in employment** (Source: ONS Annual Population Survey. Latest data published: 2024)

This indicator is defined as the proportion of residents aged 16-64 in employment in Newcastle. The council's target is to increase employment of Newcastle residents throughout the plan period.

	<b>Employment Rate - aged 16-64</b>
<b>2009-10</b>	60.2%
<b>2010-11</b>	64.5%
<b>2011-12</b>	62.8%
<b>2012-13</b>	60.6%
<b>2013-14</b>	60.3%
<b>2014-15</b>	65.0%
<b>2015-16</b>	65.2%
<b>2016-17</b>	65.8%
<b>2017-18</b>	68.5%
<b>2018-19</b>	67.8%
<b>2019-20</b>	67.0%
<b>2020-21</b>	72.2%
<b>2021-22</b>	69.8%
<b>2022-23</b>	68.6%

<b>2023-24</b>	69.2%
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There has been a slight increase in the proportion of working age residents in employment and the proportion is higher than in 2009-2010.

### **Targeted Recruitment and Training agreements (Source: Newcastle City Council) Indicator 6**

This indicator is defined as the number of Targeted Recruitment and Training agreements linked to development schemes (by type), between the monitoring period from April 2023 to March 2024. Newcastle City Council's target is to increase the number of Targeted Recruitment and Training agreement throughout the plan period.

Between April 2023 and March 2024, 71 out of work Newcastle residents started work on Targeted Recruitment and Training sites in the construction sector and with end users, such as retailers. In addition, 17 new apprentices commenced with contractors and 26 residents completed work experience placements.

In relation to Training and Employment Management Plans (TEMPs), out of 34 approvals, 22 had training and employment requirements. This equates to 64% with TEMPs. Recruitment support for developers, contractors and subcontractors is provided through the council's Inclusive Employment Team.

Contributions secured from developers, for training and employment activity during 2023/2024, has enabled the delivery of a construction training fund and a flexible fund to support residents to complete training, complete a work experience placement or commence work. During that period, 225 residents accessed the funds to support them to progress into employment or self-employment. The contributions also supported a series of recruitment events and roadshows and a large jobs fair in October 2023 which attracted just under 1500 attendees with 70 exhibitors. In addition, a careers event for schools, which received funding from the training contributions, was visited by 3400 school pupils and 520 young people.

### **Indicator 7: Education and Skills (Source: ONS Annual Population Survey. Latest Data: 2023)**

This indicator is defined as the proportion of working age residents qualified to at least NVQ level 3 equivalent. The council's target is to increase the skills of Newcastle residents within the plan period.

	Newcastle residents qualified to NVQ level 3 and above	
	Number	% of residents aged 16-64
Jan-Dec 10	92,000	48.8%
Jan-Dec 11	103,400	54.7%
Jan-Dec 12	103,900	54.2%
Jan-Dec 13	107,100	55.2%
Jan-Dec 14	110,500	56.4%
Jan-Dec 15	113,600	57.5%
Jan-Dec 16	120,800	60.8%
Jan-Dec 17	122,400	60.9%
Jan-Dec 18	121,800	61.3%
Jan-Dec 19	125,800	63.1%
Jan-Dec 20	123,600	61.9%
Jan-Dec 21	124,800	62.9%
Jan-Dec 22	124,800	62.7%
Jan-Dec 23	139,600	71.3%

An upward trend in the proportion of Newcastle's working age residents qualified to at least NVQ level 3 indicates an improvement in the skills of Newcastle residents since 2010.

## Employment Land

**Indicator 8: Employment floorspace** (*Source: Newcastle City Council/Gateshead Council*)

This indicator is defined as the amount of employment floorspace approved, completed and lost by size, location (allocated employment land), type and whether it is greenfield or brownfield land. The joint target between Newcastle City Council and Gateshead Council – to be implemented progressively throughout the plan period – is to:

- Identify and allocate 150ha of net developable employment land
- Provide a minimum of 512,000sqm office floorspace

2023/24 Planning Permissions	Application Reference and Description	Address	Floorspace (sqm)	Site Area (Ha)	Use Class
	<b>2023/0345/01/DET</b> <i>Erection of 2 no two storey buildings comprising of 11 no hybrid units (Class E(G), B2, and B8), conversion and change of use of existing car dealership (Sui Generis) to 8 no hybrid units for (Class E(g), B2, and B8), partial demolition of and external alterations to existing building, creation of refuse and cycle stores, landscaping and associated works.</i>	The Old Glassworks, Lemington Road, Newcastle Upon Tyne, NE15 8SX	3519	0.96	E(g), B2 and B8
	<b>2023/0046/01/DET</b> <i>Change of use of Bingo Hall (Sui Generis) to Joinery Manufacturing Business (Class E (g) (iii)).</i>	Hay Bingo Heaton Road, Newcastle Upon Tyne, NE6 1SD	2100	0.21	E(g)(iii)
	<b>2023/1818/01/DET</b> <i>Erection of a 5 to 7 storey building, including partial re-use of the existing structure, to create a new facility for the purpose of education and research.</i>	Northumbria University, Wynne-jones Centre, Ellison Place, Newcastle Upon Tyne, NE1 8ST	523	0.14	E(g)(i), E(g)(ii)
	<b>2023/1200/01/DET</b> <i>Change of use from storage (Class B8) to offices (Class E(c) E (g), alterations to entrance, reinstatement of blocked windows and doors, loft conversion and erection of dormer extensions to front and rear elevations.</i>	Hoults Yard Walker Road, Newcastle Upon Tyne, NE6 2HL	1737	0.2	E(g)
	<b>Newcastle Total</b>		7879	1.51	

	<b>Gateshead Total</b>				
	<b>Application Reference and Description</b>	<b>Address</b>	<b>Floorspace (sqm)</b>	<b>Site Area (Ha)</b>	<b>Use class</b>
<b>2023/24 Planning Completions</b>	<b>2022/1396/01/DET</b>	Land South of Sandy Lane Brunswick Industrial Estate, Brunswick, Newcastle Upon Tyne, NE13 7BD	4233	0.42	B8
	<b>2022/0242/01/DET</b>	Land East Of Brunswick Park To The Rear Of Industrial Units, South Of Sandy Lane And West Of Ruby Park, Newcastle Upon Tyne	4046	0.4	B8
	<b>2021/0914/01/DET</b>	Land To The South Of Airfreight Village And To The East Of Hawthorn Cottage Main Road, Woolsington, Newcastle Upon Tyne	1749	0.76	E(g)(i)
	<b>2022/1936/01/DET</b>	Stratstone, The Old Glassworks Lemington Road, Newcastle Upon Tyne, NE15 8SX	1874	0.96	E(G), B2 and B8
	<b>Newcastle Total</b>		11,902	2.54	
	<b>Gateshead Total</b>				

	<b>Application Reference and Description</b>	<b>Address</b>	<b>Floorspace (sqm)</b>	<b>Site Area (Ha)</b>	<b>Use Class</b>
<b>2023/24 Losses</b>	<b>2023/1019/01/DET</b> <i>Change of use of commercial office building (Class E) to hotel with ancillary bar and restaurant, erection of new entrance lobby, terraces and balconies, associated landscaping, cycle parking, refuse storage, access and other infrastructure works.</i>	Saint Anns Wharf, 112 Quayside, Newcastle Upon Tyne, NE1 3DX	6823	0.27	E(g)(i)
	<b>2023/1008/01/DET</b> <i>Change of use from Offices (Class E) to Beauty, Aesthetics &amp; Tattoo Parlor (Sui Generis)</i>	Ground Floor Siemens House Carliol Square, Newcastle Upon Tyne, NE1 6UF	350	0.035	E(g)(i)
	<b>2023/0510/01/DET</b> <i>Change of use from Office use (class E) to 8 No. bedroom HMO (sui generis); erection of stone pillars, boundary plinth and railings to front; erection of 1.8m high boundary fence with gate to rear; installation of bicycle racks to rear; and formation of refuse storage and 2 No. Parking bays to rear (Part retrospective) (Amended Description)</i>	18 Portland Terrace, Newcastle Upon Tyne,	374.8	0.026	E(g)(i)
	<b>2023/0410/01/DET</b> <i>Change of use from offices (Class E) to 6 bed residential dwelling (Class C3), alterations to elevations, enlargement of rear dormer extension and removal of fire escape.</i>	34 Grainger Park Road, Newcastle Upon Tyne, NE4 8RY	498	0.09	E(g)(i)

	<p><b>2023/0061/01/DET</b>  <i>Change of use of basement and ground floors from offices (Class E) to micropub, event and community space (Sui Generis) and installation of condenser unit to the rear yard. (Amended Plans received 24.05.2023)</i></p>	<p>Town Mouse Heaton, 190 Heaton Road, Newcastle Upon Tyne, NE6 5HP</p>	<p>106.4</p>	<p>0.01</p>	<p>E(g)(i)</p>
	<p><b>2022/2119/01/DET</b>  <i>Change of use from offices (Class E) to 6 no. flats (Class C3), erection of third floor extension over existing off-shot with demolition of external staircase, insertion of 9 rooflights, alterations to elevations, provision of cycle, bin store and amenity areas to rear. (AMENDED DESCRIPTION) As amended by plans received on 12.9.2023</i></p>	<p>4 - 5 Hutton Terrace, Newcastle Upon Tyne,</p>	<p>357</p>	<p>0.02</p>	<p>E(g)(i)</p>
	<p><b>2022/1948/01/DET</b>  <i>Change of use from offices (Class E) to education and training (Class F.1) at second floor and refuse storage enclosure to rear.</i></p>	<p>Floor 2, Union Chambers, 41 Grainger Street, Newcastle Upon Tyne, NE1 5JE</p>	<p>403</p>	<p>0.04</p>	<p>E(g)(i)</p>
	<p><b>2023/1671/01/DET</b>  <i>Change of use from Offices (Class E) to 9 x apartments comprising of 5 x 2 bed and 4 x 1 bed (Class C3), erection of 4 x dormer windows at 4th floor level, demolition of existing redundant fire escape staircases and chimney to existing rear extension, 2x</i></p>	<p>13 And 14 Portland Terrace, Newcastle Upon Tyne, NE2 1QQ</p>	<p>698</p>	<p>0.05</p>	<p>E(g)(i)</p>

	<i>conservation roof lights to main roof, alterations to elevations and 2no. gates and timber fence to rear (max height 1.8m). (Amended Description 12.01.2024)</i>				
	<b>2023/1522/01/DET</b> <i>Change of use of from offices (Class E) to 3no. residential flats (Class C3) comprising 2no. 2-bedroom and 1no. 3-bedroom with 2no. parking spaces and cycle storage to rear yard, and replacement of timber windows to rear and side elevations of rear offshoot with uPVC windows.</i>	2 Eslington Terrace, Newcastle Upon Tyne, NE2 4RJ	361	0.03	E(g)(i)
	<b>2023/1407/01/NOD</b> <i>Notification for Prior Approval for demolition of Office Unit at Nelson Road</i>	1nr Office Unit Nelson Road, Walker Riverside, Newcastle Upon Tyne, Newcastle, NE6 3NW	1000	0.05	E(g)(i)
	<b>2023/1200/01/DET</b> <i>Change of use from storage (Class B8) to offices (Class E(c) E (g), alterations to entrance, reinstatement of blocked windows and doors, loft conversion and erection of dormer extensions to front and rear elevations.</i>	Houltys Yard Walker Road, Newcastle Upon Tyne, NE6 2HL	436.6	0.2	B8
	<b>2023/0007/01/DET</b> <i>Change of use from offices (Class E) to 1 no 7 bed HMO (Class C4), new rooflight and replacement of dormer extension to rear elevation</i>	48 Leazes Park Road, Newcastle Upon Tyne, NE1 4PG	236	0.01	E(g)(i)

	<b>2022/1959/01/DET</b> <i>Change of use from 2 no. offices (Class E) to 3 separate HMO's (Sui Generis) 2no 8 bed and 1no 9 bed to include infill development between the existing buildings, single storey extension to the rear of 127 New Bridge Street, front and rear dormer extensions to all 3 properties and provision of car parking and cycle storage.</i>	127 & 129-131 New Bridge Street, Newcastle Upon Tyne, NE1 2SW	675.5	0.06	E(g)(i)
	<b>2022/1624/01/DET</b> <i>Change of use of basement from office storage (Class E) to bar/cafe (Sui Generis)</i>	Alderman Fenwicks House, 98 - 100 Pilgrim Street, Newcastle Upon Tyne, NE1 6SQ	65	0.006	E(g)(i)
	<b>Newcastle Total</b>		12,384.3	0.89	
	<b>Gateshead Total</b>				

#### Employment Land Take up 2023/24

<b>Planning Application</b>	<b>Site Location</b>	<b>Site Area</b>	<b>Take up (ha)</b>	<b>Floorspace take up (sqm)</b>	<b>Use Class</b>
<b>2022/1396/01/DET</b> <i>Change of use to Storage or Distribution (Class B8) for the siting of storage containers, caravans, vehicle storage, open storage space.</i>	Land South of Sandy Lane Brunswick Industrial Estate, Brunswick, Newcastle Upon Tyne, NE13 7BD	0.42	0.42	4233	B8
<b>2022/0242/01/DET</b> <i>Change the use to Storage or Distribution (Class B8) for the siting of storage containers,</i>	Land East Of Brunswick Park To The Rear Of Industrial	0.4	0.4	4046	B8

<i>caravan, vehicle storage, open storage space and erection of fencing with entrance gate (max height 2.4m) to north of site.</i>	Units, South Of Sandy Lane And West Of Ruby Park, Newcastle Upon Tyne				
<b>2021/0914/01/DET</b> <i>Erection of 2 x 2 storey office buildings (Class E: Commercial Business and Service), service block, sub-station, associated car parking and landscaping</i>	Land To The South Of Airfreight Village And To The East Of Hawthorn Cottage Main Road, Woolsington, Newcastle Upon Tyne	0.76	0.17	1749	E(g)(i)
<b>2022/1964/01/DET</b> <i>Demolition and replacement of existing porch to north east elevation, alterations to elevations, enlargement of existing car park to provide 7 No. parking spaces including disabled parking spaces.</i>	Shepherd Offshore Engineering, Unit 1 Walker Riverside Park Wincomblee Road, Newcastle Upon Tyne, NE6 3PF	1.3	0.06	600	
<b>2022/1936/01/DET</b> <i>Conversion and change of use of existing car dealership (Sui Generis) into 8no. hybrid units for use classes E(G), B2, and B8, together with partial demolition of and external alterations to the existing building, associated external works.</i>	Stratstone, The Old Glassworks Lemington Road, Newcastle Upon Tyne, NE15 8SX	0.96	0.18	1874	E(g), B2 and B8
<b>2021/2158/01/DET</b> <i>Change of use of land to Class B8 for storage of timber.</i>	Former Siemens Site North, Shields	0.77	0.76	7689	B8

	Road				
N/A	Land South of Whitehouse Road	3.04	0.29	2900	B8
<b>Total</b>		7.65	2.28	23,091	

**Indicator 9: Employment land supply:** *(Source: Newcastle City Council/Gateshead Council)*

This indicator is defined as the amount of employment land available by type and location. The target for Newcastle City Council and Gateshead Council is to maintain an adequate employment land portfolio up to 2030.

<b>Allocated Sites - Location</b>	<b>Reference / allocation</b>	<b>Area (ha)</b>	<b>Potential Employment Use</b>
South of freight village, Newcastle International Airport	Policy KEAb	5.03 (Gross)	B1
Southside, Newcastle International Airport	Policy KEAc	40.88 (Gross)	B1/ B2/ B8
Southside Expansion Site Newcastle International Airport	Policy KEAd	13 (Gross)	B1
Main Former Brewery Site	1412	3	B1
Heber Street and Brewery Offices	3077	0.39	B1
East Pilgrim Street Masterplan Area	1313	3	B1

Stephenson Quarter	1400	1	B1
Forth Goods Yard	1374	1.38	B1
South of Pottery Lane	1398	1.5	B1
Newcastle City Heliport	4709	0.77	B1
<b>Newcastle Total</b>		<b>69.95</b>	
<b>Gateshead Total</b>		<b>61.1</b>	

## Retail and Centres

**Indicator 10: Retail Developments** (Source: Newcastle City Council. 2023)

**Newcastle Target:** Focus retail development in centres, in keeping with retail hierarchy established in the CSUCP throughout the plan period

**Approvals, completions, and losses of retail developments, by location (in/edge/out-of-centre, and rural) and gross internal floorspace (m<sup>2</sup>)**

Retail development over 500sqm:		
Application Reference	Location	Proposal
2023/1019/01/DET	Saint Anns Wharf, 112 Quayside, Newcastle Upon Tyne, NE1 3DX	Change of use of commercial office building (Class E) to hotel with ancillary bar and restaurant, erection of new entrance lobby, terraces and balconies, associated landscaping, cycle parking, refuse storage, access and other infrastructure works.
2023/1389/01/DET	Debenhams, 26 Saint Andrews Way, Eldon Square, Newcastle Upon	Change of use of Retail Floorspace (Class E) to common areas of

	Tyne, NE1 7XD	covered shopping centre (Sui Generis)
<b>2022/1985/01/DET</b>	Arnold Clark, 405 - 437 Scotswood Road, Newcastle Upon Tyne, NE4 7BP	Part demolition of motor vehicle showroom, alterations to external elevations to retained building, installation of fence panels (max height 2.4m), 1no. manual swing arm barrier and associated works., as amended by plans received on 12.9.2023
<b>2021/1363/01/DET</b>	Land To The North Of Stamfordham Road, Newcastle Upon Tyne	Erection of 3 commercial units (Class E) with associated access, car parking, lighting and landscaping as amended by details submitted 30.01.2022, 21.03.2023, 08.06.2022, 07.06.2023, 28.06.2023, 06.11.2023, 14.11.2023, 15.12.2023 and 23.01.2024 (Amended Proposal).
<b>2023/1134/01/DET</b>	Saint James Metro Car Park, Adjacent To Saint James Metro Station Entrance, Gallowgate, Newcastle Upon Tyne, NE1 4SG	Siting of shipping containers to form a 2-storey mixed use leisure experience development comprising Commercial, Business and Service' and 'Drinking and Live Music Performances and Events' (Sui Generis), external seating with ancillary facilities, erection of substation and switch room and associated works for a temporary 3-year period

Within the monitoring period, the majority of applications were for proposals below the 500sqm threshold.

Our city centre continues to be the economic, cultural and leisure hub of the North East. The programme to transform the city centre with improvements to the public realm continues to progress positively. Both works to Ridley Place and Saville Row are now complete. Other streets with improvements currently underway are

Northumberland Street. Works to improve Northumberland Street include new paving, seating, trees, greenery, and lighting. The changes will create a high-quality environment that is inspired by the street’s Medieval history and will reinforce its position as the region’s most vibrant and important high street, setting it apart from other streets. The works to Grey Street were completed in Summer 2024. The completed works include new rain gardens, and more places for people to sit and enjoy the impressive surroundings as well as improved pedestrian facilities.

Restoration of The Grainger Market has commenced, after receiving £8.2million from the UK Government’s Levelling Up Fund. The funding will be used to restore the market and protect its heritage and secure its future. The vision is to create a space for cultural activities in the market and grow its audience, whilst also providing a good quality, affordable location for independent local traders and retaining the existing loyal customer base. Central to achieving this vision are plans to significantly upgrade the Arcade, with two new ‘pavilions’, one at each end, to create impressive new spaces for a variety of uses, both in the day and into the evening. These will complement the bright and roomy environment created by the restored barrelled glass roof. There will also be renovations to all 14 entrances to improve the market’s visibility, with newly fitted glazed, automatic sliding doors and fixed glazed windows to help reduce draughts. There will also be other improvements, including improved décor of the alleys, and new wayfinding and signage. New programmable LED lighting will be installed to upper sections to allow for colours to change and an improved ambience and the toilet facilities will be refurbished.

**Indicator 11: Performance of Retail** (Source: Newcastle City Council. 2022/23)

**Newcastle Target:** Improve the vitality and viability of centres throughout the plan period

**Number of occupied and vacant units within District Centres**

	Adelaide Terrace	Chillingham Road	Denton Park	Gosforth High Street	Great Park	Kingston Park	Shields Road	West Road
<b>Total Number of Units</b>	93	88	22	162	17	26	166	94
<b>Occupied Units</b>	84	81	21	144	9	26	146	90
<b>Vacant units</b>	9	7	1	18	8	0	20	4
<b>% vacant</b>	10%	8%	5%	11%	47%	0%	12%	4%

## Number of units by Use Class within District Centres

2022/23	Adelaide Terrace	Chillingham Road	Denton Park	Gosforth High Street	Great Park	Kingston Park	Shields Road	West Road	% of All Occupied Units (District Centres)
E(a)	34	14	3	22	1	10	35	21	23.3
E(b)	8	20	2	31	2	5	11	16	15.8
E(c)(i)	0	0	2	5	0	0	4	1	2.0
E(c)(ii)	2	1	1	7	0	0	9	4	4.0
E(c)(iii)	16	25	4	47	2	4	27	23	24.6
E(d)	1	0	0	3	0	0	4	0	1.3
E(e)	1	2	2	4	2	3	3	3	3.3
E(f)	0	1	0	1	1	0	1	0	0.7
E(g)(i)	1	1	0	1	1	0	2	0	1.0
E(g)(ii)	0	0	0	1	0	0	0	0	0.2
E(g)(iii)	1	0	0	0	0	1	1	0	0.5
SG	10	13	3	14	0	1	33	17	15.1
F1	3	0	1	2	0	1	5	1	F1/F2 8.0
F2	7	4	2	6	0	1	11	4	

### Overall performance of retail (% of vacant units in Newcastle)

	% of vacant units in District Centres
2022/23	12.1%

\*This data has not been updated this year but will be reported on in future AMRs

**Indicator 12: Loss of primary retail frontages in the Urban Core** (Source: Newcastle City Council. 2024.)

**Newcastle Target:** Minimise the loss of primary retail frontages in Newcastle's Retail Centre

Within the 2023/24 monitoring period, no commercial units (Use Class E) were recorded as being lost within the primary retail frontages in Newcastle's Retail Centre.

**Indicator 13: Community, leisure and tourism developments** (Source: Newcastle City Council. 2024.)

**Newcastle Target:** Improve the provision of facilities throughout the plan period

**Approvals, completions and losses of community, major sport, leisure and tourism developments, by location (in/edge/out-of-centre and rural), type and size.**

<b>Application Reference</b>	<b>Location</b>	<b>Proposal</b>
<b>2017/0666/58/RES</b>	Land To The North Of Primrose Lane, Newcastle Upon Tyne, NE13 9FR	Reserved matters application: Details of access, appearance, landscaping, layout, and scale for the erection of a 3 storey school building (Class D1), associated access, car parking, MUGA, landscaping, substation, bin store and external canopies pursuant to Outline Planning Application 2017/0666/01/OUT dated 4/10/2019.
<b>2021/2051/01/DET</b>	4 Waterloo Street, Newcastle Upon Tyne,	Change of use of former snooker club at first floor to 5no self contained apartments for week to week aparthotel with ancillary staff and storage area.
<b>2022/2112/01/DET</b>	House Of Savannah, 1 Eldon Square, Newcastle Upon Tyne, NE1 7JG	Change of use of ground floor from hairdressers to cafe/restaurant (E(b) and first, second and third floors to aparthotel (Sui Generis), including outside seating area, 5 no cycle hoops within enclosed railings to front and alterations to elevations, as amended by plans received on 6/4/2023
<b>2023/0013/01/DET</b>	New Northumbria Hotel, 61-73a, Osborne Road, Newcastle Upon Tyne, NE2 2AN	Demolition of rear extensions and erection of two and three storey extensions to create a further 12 bedrooms, additional bar areas, provision of undercroft parking, plant and bin storage area to existing hotel (use class C1). Alterations to elevations including lift overrun to roof to rear and replacement of timber fencing with 'green walls'.
<b>2023/0358/01/DET</b>	Land To East Of Houghton Avenue, Newcastle Upon Tyne,	Erection of a single storey community building with a modular green roof system, installation of

		lighting and associated landscaping (Class F2).
<b>2023/0435/01/DET</b>	John Marley Centre Muscott Grove, Newcastle Upon Tyne, NE15 6TT	Change of use of ground floor from education to mixed use commercial space comprising artist studios / workshops as well as for display and sales; fitness gym; dance rehearsal and performance space; training/education facilities; and ancillary offices and facilities (Sui Generis). Installation of 5 no access ramps to entrances; installation of 1 no container; and erection of refuse storage enclosure.
<b>2023/0543/01/DET</b>	36-40 Clayton Street, Newcastle Upon Tyne, NE1 5PF	Change of use of the part of the ground floor and the first, second and third floors from retail (Class E) to a 13 bed aparthotel (Class C1) and associated external alterations including installation of new entrance doors in Clayton Street and Newgate Street elevations, proposed external flue extract up rear elevation terminating above roof eaves and provision of internal bin and cycle store facilities as amended/supplemented by plans received 17/08/23, 24/08/23, 12/10/23, 13/10/23 and 29/11/23 and updated noise report and attenuation scheme dated 17/10/23 and 18/10/23
<b>2023/0557/01/DET</b>	St Michaels Church St Michaels Mount, Newcastle Upon Tyne, NE6 2FT	Adaptation of and extension to the Church of St Michaels with St Lawrence for community (Use Class F2(b)) and worship purposes (Use Class F1(g)) with the formalisation of pedestrian access, amenity open space and car/cycle parking provisions on-site; the creation of a food hub; flexible outdoor activity, community, and play spaces; refuse facilities; and the installation of Solar Photovoltaic Panels and an Air Source Heat Pump.
<b>2023/0788/01/DET</b>	Metropolitan House, 19 - 21 Collingwood Street, Newcastle Upon Tyne, NE1 1JE	Change of use of basement, ground floor and fifth floor from retail (Class E) to drinking establishment (Sui Generis), change of use of first to

		fourth floors from Offices (Class E) to hotel (Class C1), installation of new shop front, timber doors and fixed glazing to hotel entrance, 4 no floodlights and 2 no CCTV cameras, refuse storage with roller shutter and 2 no extract grilles to rear (As amended 17/08/2023)
<b>2023/1018/01/DET</b>	14-18 Stowell Street, Newcastle Upon Tyne, NE1 4XO	Change of use of part of currently vacant first floor level (previously a language school), to allow expansion from existing second floor level of existing pool and snooker hall (with ancillary licensed bar with hot and cold food provision) with new internal staircase and no external changes
<b>2023/1019/01/DET</b>	Saint Anns Wharf, 112 Quayside, Newcastle Upon Tyne, NE1 3DX	Change of use of commercial office building (Class E) to hotel with ancillary bar and restaurant, erection of new entrance lobby, terraces and balconies, associated landscaping, cycle parking, refuse storage, access and other infrastructure works.
<b>2023/1059/01/DET</b>	6 Agricola Road And 52a, Wingrove Road, Newcastle Upon Tyne, NE4 9DE	Change of use of 6 Agricola Road from residential house (Class C3) to form an extension to the existing community centre at 52A Wingrove Road (Class F2).
<b>2023/1097/01/DET</b>	Spot White West Snooker Club, 55 George Street, Newcastle Upon Tyne, NE4 7JN	Change of use of vacant first floor level to pool and snooker hall (with ancillary licensed bar with hot and cold food provision) and associated external alterations including installation of new glazed entrance door and window to front/east elevation and erection of flue extract to rear/west elevation as amended by plans/details received 14/09/2023
<b>2023/1114/01/DET</b>	Coxlodge Methodist Church John Street, Gosforth, Newcastle Upon Tyne, NE3 4PA	Change of use from place of worship (Class F1) to community centre (Class F2) with ancillary cafe.
<b>2023/1199/01/DET</b>	631 Welbeck Road, Newcastle Upon Tyne, NE6 4JL	Change of use of first and second floors from residential (Class C3) to local community and learning (Class F) with ancillary offices; installation of dormer window to rear elevation; and erection of

		single storey extension to rear with 1.1m high railings to roof.
<b>2023/1483/01/DET</b>	196-200 Shields Road, Newcastle Upon Tyne, NE6 1DU	Erection of 2nd floor extension to rear, 4no. dormer extensions to front to facilitate change of use of first and second floors to hotel (Class C1), accessed front front and rear, alterations, refurbishment and replacement of shop fronts to both ground floor units (Class E). (Amended Plans received 01.12.2023)
<b>2023/1792/01/DET</b>	Spot White West Snooker Club, 55 George Street, Newcastle Upon Tyne, NE4 7JN	Change of use of vacant first floor level to pool and snooker hall (with ancillary licensed bar with hot and cold food provision) and associated external alterations including installation of new glazed entrance door and window to front/east elevation and proposed external roof mounted kitchen flue extract and air conditioning units enclosed by proposed louvered metal screen as amended by plans received 01/02/24

Several of the planning applications reported for Indicator 13 are for hotels and aparthotels. This includes Saint Anns Wharf which has permission to be converted to a hotel and restaurant.

### Tourist Numbers

The following two indicators are related to the number of overnight visitors in Newcastle and visitors to 'major attractions' in Newcastle Gateshead. The Council's target for both indicators is to increase visitor numbers from 2010 levels.

**Indicator 14: Tourist numbers** (Source: NewcastleGateshead Initiative. Latest data: 2023)

	<b>Number of overnight visitors in Newcastle Gateshead (Millions)</b>
<b>2010</b>	1.647
<b>2011</b>	1.722
<b>2012</b>	1.971
<b>2013</b>	1.972
<b>2014</b>	1.924

2015	1.958
2016	2.086
2017	2.135
2018	2.224
2019	2.264
2020	0.685
2021	1.427
2022	1.611
2023	2.363

Visitor numbers have risen above the 2019 figures for the first time since the pandemic.

**Indicator 15: Number of visitors to major attractions** (Source: NewcastleGateshead Initiative. Latest data: 2023)

	Number of visitors to major attractions
2010	3,278,050
2011	2,767,441
2012	4,410,285
2013	3,562,109
2014	3,727,143
2015	4,001,809
2016	4,016,868
2017	4,490,332
2018	4,395,227
2019	3,011,904
2020	0.456,845
2021	1,158,712
2022	1,072,710
2023	1,392,678

**DAP Indicator 1 – Employment Sites - Take-up of land (ha) for employment uses, by location**

Allocated Employment Site Reference	Take Up (ha)
DAP Site 7 - Site West of Ruby	0.82

<b>Park, Brunswick Industrial Estate, Brunswick</b>	
<b>KEAb - Newcastle Airport (South of Freight)</b>	0.17
<b>Total</b>	0.99

**DAP Indicator 2 – Employment Land Supply - Supply of employment land that could be developed within the next five years, by location** (Source: Newcastle City Council HELAA, 2023)

Site Name	Suitable Area	Ward	Developable in 5 Years
Site West of Ruby Park Brunswick Industrial Estate	1.12	Castle	1.11
South of Freight Village Airport	5.11	Callerton & Throckley	1.02
Kingfisher Boulevard Newburn Riversisde	1.59	Lemington	1.59
Site to the North of Kingfisher Boulevard Newburn	2.54	Lemington	1.9
Site to the West of Goldcrest Way Newburn Riverside Industry Park Scotswood Road	0.91	Lemington	0.85
Wellington House Wellington Street	0.069	Arthurs Hill	0.7
2 Saint James Boulevard Newcastle	0.11	Arthurs Hill	0.11
Land to North of Market Street	1.19	Monument	1

Former Tyne And Wear Fire Brigade Fire Station Pilgrim Street	0.33	Monument	0.33
93 - 101 Pilgrim Street	0.23	Monument	0.23
Pilgrim Place Land to the West of Carliol Square	1.15	Monument	1.15
Site to the North of Shields Road/Adjacent to Depot Road	1.18	Walkergate	1.18
Land at former Neptune Yard	0.91	Walkergate	0.95

## Homes

### Population

**Indicator 1: Estimate of total population** (*ONS annual mid-year population estimates (2021 estimates based on Census 2021). Latest data published: July 2024 for 2023*)

This indicator is defined as the estimated total populations for Newcastle and Gateshead. The targets for Newcastle City Council and Gateshead Council are to attain a combined population in excess of 500,000 by 2030.

	Gateshead	Newcastle	Combined
2010	198,731	276,681	475,412
2011	200,349	279,092	479,441
2012	200,272	281,893	482,165
2013	200,098	285,821	485,919
2014	200,781	288,340	489,121
2015	201,724	290,764	492,488
2016	202,628	293,713	496,341
2017	202,419	295,842	498,261
2018	202,508	300,196	502,704
2019	202,100	302,800	504,900
2020	202,000	306,800	508,800
2021	196,100	300,200	496,300
2022	197,722	307,565	505,287
2023	199,139	311,976	511,115

The latest Census was conducted in 2021 and reported Newcastle's population to be 300,200. As of the 2023 mid-year estimates, both Gateshead and Newcastle have an indicated increase in population compared to the previous ONS projected mid-year estimates of population. There was a change in the trend data in 2022 with the Census of Population cumulative data counts now more than the cumulative local plan target of 500,000 by 2030.

**Indicator 2: Population by broad age group** (*Source: ONS mid-year population estimates (2022 estimates based on Census 2021). Latest data published: July 2024 for 2023*)

This indicator is defined as the number of residents aged 0-15, 16-64 and 65 and over, in absolute terms and as a proportion of the total population. The Council's target is to maintain or increase the number of residents aged 16-64.

	Total pop.	Residents aged 0-15		Residents aged 16-64		Residents aged >64	
		Number	%	Number	%	Number	%
2010	276,700	47,500	17.2%	190,300	68.8%	38,900	14.1%
2011	279,100	47,900	17.2%	192,300	68.9%	38,900	13.9%
2012	281,900	48,500	17.2%	193,900	68.7%	40,000	14.2%
2013	285,800	49,300	17.2%	196,700	68.6%	40,800	14.6%
2014	288,300	50,000	17.3%	198,400	68.5%	41,500	14.3%
2015	290,800	50,600	17.4%	200,300	68.4%	41,900	14.3%
2016	293,700	51,100	17.4%	202,800	68.4%	42,400	14.3%
2017	295,800	51,600	17.5%	201,500	68.1%	42,700	14.4%
2018	300,200	52,200	17.4%	204,800	68.2%	43,200	14.4%
2019	302,800	52,600	17.4%	206,400	68.2%	43,800	14.5%
2020	306,800	53,100	17.3%	209,600	68.3%	44,200	14.4%
2021	298,300	51,700	17.3%	201,700	67.6%	44,900	15.0%
2022	307,565	52,859	17.1%	209,061	70%	45,645	14.8%
2023	311,976	53,747	17.2%	211,648	67.8%	46,581	14.9%

Nb: values may not sum due to rounding

The data demonstrates that the working age population, residents aged 16-64 has increased consecutively since 2010, however in 2023 we see a slight decrease in the proportion of working age population.

## Existing Communities

### Indicator 16: Empty homes (Source: Newcastle City Council)

This indicator is defined as the number of vacant dwellings, and as a proportion of total housing stock, by total vacant, and vacant for more than six months (i.e. long-term vacant). The council's target is to reduce the dwelling vacancy across Newcastle to 3% or less by 2020 and maintained up to 2030.

	Total dwellings	Total vacant (number)	% vacant	Total LTV	% LTV
2010	123143	4502	3.66%	1883	1.53%
2011	123972	4882	3.94%	2658	2.14%
2012	124744	5075	4.07%	2811	2.25%
2013	125440	4398	3.51%	2021	1.61%

<b>2014</b>	126494	4920	3.89%	2360	1.87%
<b>2015</b>	126884	4380	3.45%	2159	1.70%
<b>2016</b>	126884	3551	2.80%	1551	1.22%
<b>2017</b>	129494	4769	3.68%	2572	1.99%
<b>2018</b>	131787	4952	3.76%	2561	1.94%
<b>2019</b>	132955	5410	4.07%	2674	2.01%
<b>2020</b>	134307	5319	3.96%	3378	1.77%
<b>2021</b>	135299	5829	4.31%	2791	2.06%
<b>2022</b>	136635	5254	3.85%	2698	1.97%
<b>2023</b>	138,201	5174	3.74	2557	1.85

\*Figures based on Council Tax data at the end of March each year

Newcastle's Empty Homes Team delivers a range of support and enforcement activities to encourage owners of long-term empty properties to bring them back into use. They support over 500 empty properties back into use every year helping to reduce the negative impact empty properties can have on neighbourhoods.

**Indicator 17: Resident satisfaction with homes** (Source: Newcastle City Council)

Not Available

### Delivering New homes

**Indicator 18: Housing developments (within trajectory)** (Source: Newcastle City Council)

This indicator is defined as housing approvals, completions and losses by location, type, whether they are affordable and whether they are located on greenfield or brownfield land (within trajectory showing net additional dwellings per year from the start of the plan period). The council's target is for a rate of delivery as set out in policy CS10.

Figures for affordable housing and dwellings with three or more bedrooms are unavailable for the 2023/24 monitoring period. This is due to a change in the Council's monitoring system. These figures will be reported in the 2024/25 monitoring period.

	2010/11	2011/12	2012/13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24
<b>Approved Units (Excluding Student)</b>	N/A	N/A	N/A	N/A	N/A	2,928	3,765	1,825	1,693	1,907	1,672	1,803	265	474
<b>Gross Housing Completions (exc. Assumed dwellings released)</b>	496	456	462	585	806	927	1,078	1,102	1,068	1,207	1,311	1,329	1,377	865
<b>Housing Losses</b>	356	163	565	79	63	165	73	152	84	41	45	2	107	77
<b>Net Additional Dwellings (exc. Assumed dwellings released)</b>	140	293	103	506	743	762	1,005	950	984	1,166	1,266	1,327	1,270	788
<b>On previously-developed land</b>	72	315	336	368	577	670	577	604	504	661	676	302	417	212
<b>On Greenfield Land</b>	139	141	126	217	229	257	501	483	564	546	635	946	955	566
<b>Houses (3+ beds)</b>	257	255	238	314	380	231	603	512	418	491	589	754	759	-
<b>Affordable</b>	190	144	123	97	289	134	325	447	207	187	337	297	202	-
<b>Net Student units (actual units, inc. cluster flats)</b>	142	490	168	97	663	822	1214	1313	668	357	0	0	8	-36

<b>and Studios)</b>															
<b>Dwellings Released (PPG method)*</b>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1622	677	360	0	0	10	-129
<b>Dwellings Released with 1 year delay* (as a consequence of Student Accommodation Completions)</b>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1622	677	360	0	0	10	
<b>Net Additional Dwellings (inc. assumed dwellings released)</b>	140	293	-103	506	743	762	1,005	950	2,606	1,843	1,626	1,327	1,270	659	

\*Please note net additional completions data from 2017/18 onwards in Newcastle will include an adjustment for ongoing student accommodation delivery, using the counting method set out in planning practice guidance. This is because a reduction from the total city homes target (Policy CS10) (phases 2010-20) assumed the delivery of 8,000 student bedspaces (2,000 units) in committed student accommodation in Newcastle which was then delivered by 2017. A cautionary delay of one year between student accommodation completions and impact to the market has been applied to allow for repurposing stock. Thus, the recent student accommodation generated increase to net new homes delivery first features in the 2018/19 monitoring data.

**Indicator 19: Housing land supply (within trajectory)** (Source: Newcastle City Council)

This indicator is defined as the housing land supply within the trajectory showing projected net additional dwellings to the end of the plan period. The council's target to demonstrate a minimum of five years' housing land supply throughout the plan period was met.

The housing land supply trajectory is published separately in the Housing and Employment Land Availability Assessment (HELAA) (base date 1 April 2024) and was published on the Council's website in December 2024.

	<b>Gross Additional Dwellings</b>	<b>Losses</b>	<b>Net additions</b>	<b>CSUCP net completions target (p/a)</b>
<b>2010/11</b>	496	356	140	280
<b>2011/12</b>	456	163	293	280
<b>2012/13</b>	462	565	-103	280
<b>2013/14</b>	585	79	506	280
<b>2014/15</b>	806	63	743	280
<b>2015/16</b>	927	165	762	960
<b>2016/17</b>	1,078	73	1005	960
<b>2017/18</b>	1,102	152	950	960
<b>2018/19</b>	*2,690	84	*2,606	960
<b>2019/20</b>	1,884	41	1,843	960
<b>2020/21</b>	1,659	33	1,626	1,080
<b>2021/22</b>	1,329	2	1,327	1,080
<b>2022/23</b>	1,377	107	1,270	1,080
<b>2023/24</b>	865	77	659	1,080
<b>2024/25</b>		492	1,234	1,080
<b>2025/26</b>		84	1,665	1,080
<b>2026/27</b>		50	1,542	1,080
<b>2027/28</b>		78	833	1,080
<b>2028/29</b>		50	660	1,080

2029/30		50	2,477	1,080
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Values for years 2024/25 onwards are anticipated levels of delivery based on capacity and phasing of housing sites identified within the HELAA, taking into account anticipated losses/demolitions.

PPG (published in July 2019) advises that student housing can count towards overall housing supply. Discussions with Gateshead Council have also revealed that it may be appropriate to count the delivery of new student housing against the overall CSUCP housing requirement.

## Providing a Range and Choice of Housing

### Provision of Gypsies, Travellers and Travelling Showpeople

#### Indicator 20: Number of spaces provided *(Source: Newcastle City Council)*

This indicator is defined as the net additional pitches provided in the reporting year, and total provision as a percentage of the identified need. The council's target is for the provision to meet identified need throughout the plan period.

Newcastle undertakes data returns to the Government twice a year (summer and winter counts) regarding authorised and unauthorised traveller sites. We have had no sites to declare in 2023/24

The Council has updated the Gypsy, Traveller and Travelling Show People Accommodation Assessment with Gateshead Council to keep our evidence of traveller needs up to date.

#### **DAP Indicator 3 – accessible and adaptable – Number of housing (units) that are required to be built to the accessible and adaptable standard M4(2)**

This indicator is defined as the number of housing (units) that are required to be built to the accessible and adaptable standard M4(2). 25% of all new housing on housing developments of 11 or more are required to meet this standard.

Within the 2023/24 monitoring period, 143 new built housing units were approved and required to comply with M4(2).

#### **DAP Indicator 4 – space standards – Number of housing (units) that meet or exceed NDSS (or equivalent successive standards), as a proportion of total**

## **approved housing**

This indicator is defined as the number of housing (units) that meet or exceed NDSS (for equivalent successive standards), as a proportion of total approved housing.

There was a transition period in place for DAP Policy DM7 with a requirement to meet or exceed NDSS coming into effect in June 2021.

Within the 2023/24 monitoring period, 441 approved housing units (93.6%) met or exceeded NDSS (or equivalent successive standards).

## **DAP Indicator 5 – specialist residential accommodation – Number of units and bed spaces provided as specialist and supported accommodation**

In 2023/24 there were no units delivered as specialist and supported accommodation.

## **DAP Indicator 6 – self-build and custom housebuilding – Number of individuals and groups on the Self-build and Custom Housebuilding Register**

31 October 2023 - 30 October 2024

Individuals = 252

Groups = 8

## Transport and Accessibility

A number of transport schemes have been completed or have continued during the monitoring period. Some recent schemes include:

### Walking and Cycling schemes:

- New proposals for better walking and cycling in Heaton
- The Pilgrim Street cycle lane scheme commenced in June 2023 and is ongoing.

### Other schemes:

- Tyne Bridge Restoration underway
- First phase of Queen Victoria Road improvements completed in October 2024.
- Northumberland Street improvements are ongoing.

## North East Transport Plan

The North East Joint Transport Committee (JTC) brings together a total of seven members from each of the Constituent Authorities of the region; four Members from the North East Combined Authority (NECA) and three Members from the North of Tyne Combined Authority (NTCA). The JTC has prepared a North East Regional Transport Plan that covers both the NECA and the NTCA areas and sets out a transport strategy for the region.

The North East Regional Transport Plan sets out the regional transport ambitions to 2035 and seeks to improve health outcomes, our environment and support our economy. The objectives of the North East Transport Plan are to achieve carbon neutral transport, to overcome inequality and grow our economy, to create a healthier North East, to make sustainable transport choices appealing and ensure the network is safe and secure. The plan provides supporting strategies on bus, rail, active travel and major networks requiring council's to increase journeys by public transport, walking and cycling, reduce CO2 emissions caused by transport, improve air quality and reduce miles travelled.

### **Indicator 21: Accessibility of residential development** *(Source: Newcastle City Council)*

See Appendix 3.

### **Indicator 22: Cycling trips** *(Source: Newcastle City Council)*

This indicator is defined as the number of cycling trips (indexed to base year of 2010) in Newcastle. The council's target is to increase the number of cycling trips throughout the plan period.

	<b>Cycling trips indexed to 2010 (2010 = 100)</b>
<b>2010</b>	100
<b>2011</b>	101
<b>2012</b>	103
<b>2013</b>	106
<b>2014</b>	111
<b>2015</b>	116
<b>2016</b>	127
<b>2017</b>	131
<b>2018</b>	138
<b>2019</b>	125
<b>2020*</b>	145
<b>2021</b>	126
<b>2022</b>	117
<b>2023</b>	132
<b>2024</b>	100

\* 2020 data has been impacted by the Covid-19 lockdown

**Indicator 23: Traffic flows** (Source: Newcastle City Council)

This indicator is defined as weekday traffic flows: river crossings and Newcastle inner cordon, indexed to base year (2010). The target is to minimise traffic flows.

	<b>Traffic flows, indexed to 2010 (2010 = 100)</b>	
	<b>Newcastle inner cordon</b>	<b>River crossings</b>
<b>2010</b>	100	100
<b>2011</b>	100	101
<b>2012</b>	99	102
<b>2013</b>	98	103
<b>2014</b>	99	104
<b>2015</b>	101	106
<b>2016</b>	101	107
<b>2017</b>	100	109
<b>2018</b>	100	110
<b>2019</b>	97	107
<b>2020**</b>	77	96

<b>2021</b>	91	98
<b>2022</b>	89	102
<b>2023</b>	89	107
<b>2024</b>	86	103

\* 2020 data has been impacted by the Covid-19 lockdown

**Indicator 24: Commitment from new development to modal shift** (Source: Newcastle City Council)

This indicator is defined as the planning permissions granted with implementation of a travel plan as a condition of development (by location, type and size of development). The council's target is to increase the number of travel plans associated with new developments throughout the plan period.

<b>Reference</b>	<b>Location</b>	<b>Proposal</b>
<b>2017/0666/58/RES</b>	Land To The North Of Primrose Lane, Newcastle Upon Tyne, NE13 9FR	Reserved matters application: Details of access, appearance, landscaping, layout, and scale for the erection of a 3 storey school building (Class D1), associated access, car parking, MUGA, landscaping, substation, bin store and external canopies pursuant to Outline Planning Application 2017/0666/01/OUT dated 4/10/2019.
<b>2022/1130/01/DET</b>	Newcastle City Council, Gosforth Central Middle School Great North Road, Gosforth, Newcastle Upon Tyne, NE3 1UN	Construction of a single storey 6 classroom block with associated landscape and external works, re-arranged play areas, and relocated tennis courts
<b>2023/0723/01/DET</b>	Newcastle City Council, Gosforth Park First School, 36 Broadway East, Gosforth, Newcastle Upon Tyne, NE3 5JQ	Alterations to elevations, remodelling of the existing building, re-roofing works, and addition of a new covered link walkway/canopy to connect the two school buildings. Alterations to access routes within the site and creation of 20no. vehicular parking spaces in lieu of existing

		parking areas. Removal of existing fence, and erection of new 3m high MUGA fence (with gates), as amended by drainage plans and details received 29/06/23, roof plans and amended elevation plans received 25/07/23, site plan - external works received 27/07/23, updated ecological appraisal received 04/08/23, and BNG assessment received 21/08/23.
<b>2023/1019/01/DET</b>	Saint Anns Wharf, 112 Quayside, Newcastle Upon Tyne, NE1 3DX	Change of use of commercial office building (Class E) to hotel with ancillary bar and restaurant, erection of new entrance lobby, terraces and balconies, associated landscaping, cycle parking, refuse storage, access and other infrastructure works.
<b>2023/1375/01/DET</b>	Coxlodge And Gosforth Ex-servicemens Club, Coxlodge And Gosforth Ex-servicemens Club Souter Road, Gosforth, Newcastle Upon Tyne, NE3 4NY	Demolition of the rear extension and erection of a first floor extension, and the change of use from a ex-servicemens club (Sui Generis) to a day-nursery (Class E (f)) at the ground floor and 5 residential apartments (Class C3) on the first floor

There were 5 major planning applications granted where the implementation of a travel plan was a condition of development.

**Indicator 25: Freight** (Source: Newcastle City Council)

This indicator is defined as the planning permissions granted within the Freight Management Area (FMA), and those with the implementation of a Delivery Service Plan (DSP). The council's target is to minimise the number of planning permissions for major development within the FMA that do not have a DSP throughout the plan period.

Reference	Location	Proposal
<b>2023/1818/01/DET</b>	Northumbria University, Wynne-jones Centre,	Erection of a 5 to 7 storey building, including partial re-use of the existing structure,

	Ellison Place, Newcastle Upon Tyne, NE1 8ST	to create a new facility for the purpose of education and research.
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For 2023/24 there was 1 application granted within the Freight Management Area.

**Indicator 26: Public transport patronage** (Source: Nexus)

This indicator is defined as the number of passengers boarding and alighting the Metro and number of passengers boarding buses in the Urban Core. The council's target is to increase the levels of public transport use in Newcastle throughout the plan period.

	<b>Metro boardings &amp; alightings within Urban Core (Millions)</b>	<b>Number of Public Transport journeys in Tyne and Wear p/a (Millions)</b>
<b>2010/11</b>	23,206,222	183.3
<b>2011/12</b>	22,131,598	178.7
<b>2012/13</b>	22,399,446	178.4
<b>2013/14</b>	20,750,407	172.6
<b>2014/15</b>	21,708,419	172.3
<b>2015/16</b>	23,486,650	170.0
<b>2016/17</b>	21,889,443	167.9
<b>2017/18</b>	21,422,384	157.6
<b>2018/19</b>	21,265,141	158.4
<b>2019/20</b>	19,171,488	152.0
<b>2020/21</b>	9,388,216	-
<b>2021/22</b>	12,461,774	104.2
<b>2022/23</b>	7,875,404	123.1
<b>2023/24</b>	16,738,007	122.7

**Bus Patronage 2023/24**

<b>Period End (4 weeks ending)</b>	<b>Total Bus Patronage ('000s)</b>
<b>22/04/2023</b>	7,469.69
<b>20/05/2023</b>	7,801.74
<b>17/06/2023</b>	7,370.67
<b>15/07/2023</b>	7,574.45
<b>12/08/2023</b>	6,804.43

<b>09/09/2023</b>	7,390.57
<b>07/10/2023</b>	6,599.77
<b>04/11/2023</b>	6,380.52
<b>02/12/2023</b>	5,674.70
<b>30/12/2023</b>	7,116.55
<b>27/01/2024</b>	6,097.07
<b>24/02/2024</b>	6,883.29
<b>23/03/2024</b>	7,441.21

The four Metro stations within Newcastle’s Urban Core are Haymarket, Monument, St James and Central Station. The data collected is an approximate measure as the data provided by Nexus is approximated across the network as a whole.

Metro patronage has declined since 2015/16 and is considered to be as a result of a combination of factors and evidence indicates that patronage decline is a challenge affecting most UK city regions, however the 2023/24 figures show an increase in patronage since the previous monitoring year. Nexus is working with stakeholders to procure the delivery of a £362 million train fleet.

**Indicator 27: Car parking** (Source: Newcastle City Council)

This indicator is defined as the short and long stay car parking provision in existing centres in Newcastle. The council’s target is to minimise long-stay parking and maximise short-stay parking throughout the plan period.

Long stay (where parking is for longer than four hours)

Short Stay (where parking is for less than four hours)

<b>2017</b>	<b>Long Stay</b>	<b>Short Stay</b>
<b>On Street</b>	1063	1033
<b>Off Street</b>	5271	293

<b>2018</b>	<b>Long Stay</b>	<b>Short Stay</b>
<b>On Street</b>	1217	1094
<b>Off Street</b>	5274	311

<b>2019</b>	<b>Long Stay</b>	<b>Short Stay</b>
<b>On Street</b>	1212	1050
<b>Off Street</b>	5508	329

<b>2020</b>	<b>Long Stay</b>	<b>Short Stay</b>
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<b>On Street</b>	1228	951
<b>Off Street</b>	5384	329

<b>2021</b>	<b>Long Stay</b>	<b>Short Stay</b>
<b>On Street</b>	5334	324
<b>Off Street</b>	815	1398

<b>2022*</b>	<b>Long Stay</b>	<b>Short Stay</b>
<b>On Street</b>	5157	258
<b>Off Street</b>	1912	989

<b>2023*</b>	<b>Long Stay</b>	<b>Short Stay</b>
<b>On Street</b>	6387	288
<b>Off Street</b>	1225	944

<b>2024*</b>	<b>Long Stay</b>	<b>Short Stay</b>
<b>On Street</b>	1326	934
<b>Off Street</b>	5531	257

\*Newcastle City Council Car Parks and On Street Parking

**DAP Indicator 7 - Pedestrian and Cycle Movement - Amount of newly created Public Rights of Way (PROW) in Km, Amount of newly created cycle routes (miles/km), Number of pedestrian and cyclist accidents.**

**Amount of newly created Public Rights of Way (PRoW) in Km:** No newly created public rights of way for this monitoring period 2023/24

**Amount of newly created cycle routes (miles/km):** There has been 2.8km of new cycle track created in the city during the monitoring period

**Number of pedestrian and cycle accidents:** The total pedestrians and cyclists injuries reported to the police between the monitoring period 2023/24 was 220.

**DAP Indicator 8 – Mitigation and Highway Management - Number of planning applications granted with planning conditions requiring the completion of highway works before occupation and/or submission of details of adoptable streets.**

<b>Reference</b>	<b>Location</b>	<b>Proposal</b>
<b>2020/0025/01/DET</b>	Former Chapel Park Middle School Site Granville Drive,	Erection of 99 dwellings (Class C3) including

	Chapel Park, Newcastle Upon Tyne, NE5 1SH	access, parking, open space, Suds, landscaping, boundary enclosures and associated infrastructure (Amended Plans and Description)
<b>2022/1130/01/DET</b>	Newcastle City Council, Gosforth Central Middle School Great North Road, Gosforth, Newcastle Upon Tyne, NE3 1UN	Construction of a single storey 6 classroom block with associated landscape and external works, re-arranged play areas, and relocated tennis courts
<b>2022/1581/01/DET</b>	Land South Of Dolphin Street, East Of Condercum Road And West Of Nichol Street, Newcastle Upon Tyne, NE4 9JE	Erection of 3 x 4 bed houses (Class C3), brick wall to front (max height 0.9m), brick piers with timber infill to rear boundary (max height 1.8m) and associated car parking.
<b>2022/1698/01/DET</b>	Rear Gardens To No 9, 11 And 13 Ferguson Crescent, Newcastle Upon Tyne, NE13 7NL	Erection of 3no. dwelling houses (Class C3) 2x3bed semi and 1x3 bed detached to include carparking and associated landscaping.
<b>2023/0081/01/DET</b>	Rear Garden Of Lyndhurst, 75, Moorside North, Newcastle Upon Tyne, NE4 9DU	Erection of 2 storey detached dwelling and detached carport (Class C3), provision of 2 car parking spaces and cycle storage, hard and soft landscaping, removal and replacement of tree to allow access from Wingrove Road North.
<b>2023/0204/01/DET</b>	Former Supa Prize Bingo, 89 Coxlodge Road, Gosforth, Newcastle Upon Tyne, NE3 3XW	Demolition of vacant building and erection of 6 No. townhouses (C3) with associated means of access, refuse storage and car parking.
<b>2023/0205/01/DET</b>	Garage Block And Land At Nithdale Close, Newcastle Upon Tyne, NE6 4XD	Demolition of existing garage block and erection of 6 no semi-detached bungalows (Class C3) with associated gardens, refuse, cycle and car parking.
<b>2023/0480/01/DET</b>	Castle Gate Castles Farm Road, Newcastle Upon Tyne, NE2 3RH	Demolition of existing stable/ancillary accommodation block, erection of 2 no residential dwellings with green roof (Class C3), hard and soft landscaping , refuse and car parking.

<p><b>2023/0906/01/DET</b></p>	<p>Lemington Labour Club Union Hall Road, Lemington, Newcastle Upon Tyne, NE15 7JS</p>	<p>Change of use of part of social club to 336 square metres of retail (Class E) space, alterations to site access and car park, installation of access ramp, level standing and new entrance doors to east elevation, delivery platform to south elevation, plant and refuse storage to north elevation, and cycle storage.</p>
<p><b>2023/1026/01/DET</b></p>	<p>The Newcastle Upon Tyne Hospitals Nhs Foundation Trust, Newcastle Westgate Cataract Centre Westgate Road, Newcastle Upon Tyne, NE4 6BE</p>	<p>Retention of Cataract Centre (Class C2) for a temporary period of 5 years.</p>
<p><b>2023/1076/01/DET</b></p>	<p>Callerton Station Callerton Lane, Newcastle Upon Tyne, NE13 8BP</p>	<p>Demolition of existing industrial building and construction of electric vehicle charging station and drive-thru Food &amp; Beverage unit, electric sub-station and associated landscaping and infrastructure.</p>
<p><b>2023/1134/01/DET</b></p>	<p>Saint James Metro Car Park, Adjacent To Saint James Metro Station Entrance, Gallowgate, Newcastle Upon Tyne, NE1 4SG</p>	<p>Siting of shipping containers to form a 2-storey mixed use leisure experience development comprising Commercial, Business and Service' and 'Drinking and Live Music Performances and Events' (Sui Generis), external seating with ancillary facilities, erection of substation and switch room and associated works for a temporary 3-year period (As Amended 12.09.2023)</p>

## People and Place

### Wellbeing and Health

#### **Healthier Food Environments Supplementary Planning Document (SPD).**

To ensure that planning can continue to support the council's approach to tackle obesity, maintain healthy weight and access to physical activity, a new Healthier Food Environments Supplementary Planning Document (SPD) has been adopted.

The new SPD is based on updated evidence and aligned to the adopted local plan policies. The new SPD will help the council address our priorities including to tackle poverty – where everyone is free to live healthy, happy lives.

Since the adoption of the original Hot Food Takeaway SPD in 2016, the national and local planning policy context has changed, and new evidence has been prepared to support a revised approach.

The new SPD includes three key policy changes from the previous Hot Food Takeaway SPD. There are:

- locations where children and young people congregate
- over-proliferation
- levels of obesity

The SPD will apply to planning applications for new-build and changes of use, covering hot food takeaways and mixed-use premises where takeaway food sales are not incidental to the main use. More information about the SPD is available here: [Supplementary Planning Documents and Other Guidance | Newcastle City Council](#)

Since the adoption of the SPD, two applications have been refused on the basis that they would be contrary to the SPD due to the proximity of the application site to local schools.

#### **Indicator 28: Health trend** *(Source: Indices of Deprivation 2019 Interactive Dashboard)*

This indicator is defined as the rank of health deprivation and disability score (for Newcastle). The council's target is to improve the city's health ranking throughout the plan period.

In 2015 Newcastle was ranked 22 out of all English metropolitan boroughs for health deprivation and disability, in 2019 this rank improved to 30 for rank of average rank and 26 for rank of average score, and remained unchanged within the 2023/24 monitoring period. The health deprivation and disability domain measures morbidity, disability and premature mortality. This position remains unchanged for this monitoring period.

**Indicator 29: Healthy lifestyles** (Source: Sport England Active People Survey, Sport England Active Lives Survey)

This indicator is defined as the adult (16+) participation in sport at least once per week, as a % of total population. The council’s target is to increase sports participation throughout plan period.

	Respondents	Active (150+ minutes a week)	Fairly Active (30-149 minutes a week)	Inactive (<30 minutes a week)
2015/16	2,034	(159,700) 66%	(26,300) 10.9%	(56,100) 23.2%
2016/17	2,124	(156,800) 64.0%	(32,400) 13.2%	(56,100) 22.9%
2017/18	1,942	(155,900) 63.8%	(28,400) 11.6%	(59,900) 24.5%
2018/19	1,897	(160,300) 64.6%	(26,800)10.8%	(60,900) 24.6%
2019/20	2,161	(159,500) 63.7%	(25,300) 10.1%	(65,400) 26.1%
2020/21	1,939	(166,700) 65%	(25,300) 10%	(61,700) 24.3%
2021/22	2,036	(158,700) 62.5%	(27,400) 10.8%	(67,600) 26.7%
2022/23*	29.5m	63.4%	10.9%	25.7%
2023/24*	791	(165,900) 64.2%	(25,900) 10%	(66,500) 25.7%

\*Data available from mid-November 2023 to mid-November 2024 for adults (aged 16+) in England.

**Indicator 30: Satisfaction with area, proportion satisfied with their area as a place to live, by location, age, gender and ethnicity** (Source: Local Government Association)

A residents survey has not been undertaken at Newcastle City Council in recent years, however the Local Government Association conducted a Resident Satisfaction Survey in October 2023. Residents were asked the question ‘Overall, how satisfied or dissatisfied are you with your local area as a place to live?’

	Per cent
Very or fairly satisfied	75

<b>Very satisfied</b>	23
<b>Fairly satisfied</b>	52
<b>Neither satisfied nor dissatisfied</b>	13
<b>Fairly dissatisfied</b>	7
<b>Very dissatisfied</b>	4
<b>Don't know</b>	*

**Indicator 31: Air quality** (Source: Newcastle City Council)

The annual average NO2 levels (Jan-Dec 2024).

The 'Air Quality Annual Status Report 2025', which includes the results for 2024, is published annually on the Council Website on the [Air quality, pollution and monitoring](#) page.

<b>AQMA</b>	<b>NO2 in 2022 (ug/m3)</b>	<b>NO2 in 2023 (ug/m3)</b>	<b>NO2 in 2024 (ug/m3)</b>
<b>City Centre AQMA</b>	33.2	28.6	26.9
<b>Gosforth AQMA</b>	31.3	27.2	26

All results are below the national annual average air quality limit for nitrogen dioxide, this being 40ug/m3.

This indicator is defined as the mean reading (annual average) for NO2 within Air Quality Management Areas. The council's target is to maintain or improve air quality over the plan period.

Newcastle City Council currently have two air quality management areas, City centre (2008) and Gosforth (2008), both declared due to monitored exceedances of the UK annual mean nitrogen dioxide (NO2) objective in the areas with the main source being from road traffic exhausts. NO2 levels in both air quality management areas have in recent years fallen below the legal maximums while levels of particulate matter (PM) continue to be below UK/EU limits.

Newcastle, in conjunction with Gateshead and North Tyneside councils, was in 2017 identified by the UK Government as potentially having persistent exceedances of EU NO2 limits. These limits are based around concentrations, rather than exposure (as in air quality management areas). The particular roads of concern for this were the A1 and A167/A167(M), where there is limited immediate residential exposure. Following extensive work, the Council in January 2020 agreed to submit a proposal for a Clean Air Zone Class C (covering buses, taxis, HGVs and LGVs) in central Newcastle and Gateshead, implemented on 30 Jan 2023. This scheme should have significant positive impacts on air quality within the Clean Air Zone and beyond. The Council's monitoring network is used to ensure that results from our air quality

modelling are realistic and will be used to monitor the effectiveness of the Clean Air Zone.

## Placemaking

**Indicator 32: Quality of place, including public realm** (*Source: Newcastle City Council*)

This indicator is defined as any significant buildings and housing scheme audits carried out in Newcastle. The Council's target is to increase quality of completed developments, as measured through audit, throughout the plan period. The council did not carry out any quality audits in 2023/24.

A recent scheme to highlight in the Urban Core include Bank House, Pilgrim Street is a significant development in the East Pilgrim Street Key Site (Policy NC2) complimented by high-quality public realm. This is the first of several sites within the area are under development, bringing a transformational change to the area. Other schemes to highlight have been recognised through the Lord Mayor's Design Awards (LMDA). This is a biennial awards ceremony which has been running since 1994. The aim is to celebrate and publicise the best in architecture and environmental design, to help improve the built environment for us all. Awards are given to schemes which make an outstanding contribution to the quality and appearance of the local environment.

### **LMDA 2023 Award winners**

#### **New Building (Large Scale)**

Award Winner: One Strawberry Lane, City Centre  
Commendation: Lower Steenberg's Yard, Ouseburn

#### **New Building (Small Scale)**

Award Winner: 12A Adderstone Crescent, Jesmond

#### **Adaptive Reuse**

Award Winner: The Newbridge Project, Shieldfield  
Commendation: 226 Chillingham Road, Heaton

#### **Conservation**

Award Winner: Farrell Centre

#### **Landscape and Outdoor Space**

Award Winner: Blackfriars Cloister Garden  
Commendation: Quayside External Space  
Commendation: Ridley Place

#### **Education**

Award Winner: Simonside Primary School

Award Winner: Havannah First School

### Lord Mayor's Special Award

Winner: NUCASTLE

### Indicator 33: Historic built environment (Source: Historic England)

This indicator is defined as the change in the extent and quality of the historic built environment in Newcastle. The council's target is to minimise the loss of, or damage to heritage assets, minimise additions to, and increase removals from the risk register throughout the plan period. There have been no further heritage designations in the city since the previous monitoring report, nor has there been any loss of listed buildings or Scheduled Monuments.

The Council continues to tackle Heritage at Risk (HAR) and a particular focus has been on one of the city's most significant Grade II\* listed buildings, the Keelmen's Hospital. None of the city's Grade I listed buildings (those of national importance) are on Historic England's Heritage at Risk Register 2024. The Council is also looking at ways to improve the condition of the two historic cemeteries at risk – Westgate Hill (now disused) and St John's, Elswick. A comparison for the HAR registers for 2010 and 2024 shows that the number of at-risk buildings and structures, subject to the secular planning system has gone down.

### Built Heritage

	2021/22	2022/23	2023/24
<b>Scheduled Monuments</b>	42	42	42
<b>Grade I listed</b>	128	128	128
<b>Grade II* listed</b>	2207	2207	2207
<b>Grade II</b>	1415	1415	1415
<b>Conservation Areas</b>	12	12	12
<b>World Heritage Sites</b>	1	1	1
<b>Registered Battlefields</b>	1	1	1
<b>Registered parks and gardens</b>	7	7	7
<b>Locally listed</b>	272	272	272

### Heritage at Risk

	2021/22	2022/23	2023/24
<b>Scheduled Monuments</b>	2	2	2
<b>Grade I listed</b>	0	0	0
<b>Grade II* listed</b>	7	8	8
<b>Grade II</b>	43	43	41

<b>Places of Worship Grade II</b>	3	3	3
<b>Conservation Areas</b>	0	0	0
<b>World Heritage Sites</b>	0	0	0
<b>Registered Battlefields</b>	1	1	1
<b>Registered parks and gardens</b>	2	2	2

**Indicator 34: Public art** (Source: Newcastle City Council)

This indicator is defined as planning approvals for schemes which include provision of public art, by location and type. The council's target is to increase provision of public art throughout the plan period.

For 2023/24 Two new mural artworks have been delivered at the Pattern Shop in Founders Place (Key Site- Policy D2) through planning permission 2021/0874/01/DET.

- A mural by Molly Bland on hoardings at South Street. This is the first piece in Newcastle from the Morecambe, Lancashire based artist. It is 80m long and features abstract shapes drawing on themes of steam locomotives as a subtle nod towards the heritage of the building.
- A mural by David Shillinglaw on the Energy Centre. David creates vibrant and eclectic artwork. His work explores themes of identity, the complexities of the human condition and the languages we use to describe our experiences. His practice is characterised by a playful yet thoughtful approach, employing a collage-like aesthetic, his art is both introspective and outward-looking, inviting viewers to reflect on personal and collective narratives.

Further artwork is in the pipeline within the East Pilgrim Street area for future years, with the 'Figures of Tyne' project in development for John Dobson Street. The artist has carried out a rich and vibrant consultation process, some of which has been on display in the Grainger Market

## Climate Change

**Indicator 35: CO2 emissions** (Source: BEIS/ NAEI Inventory)

This is defined as per capita CO2 emissions, with a target of a 20% reduction in per capita CO2 emissions by 2020.

Year	Total (TCO2e)	Population	Per Capita (TCO2e)	%	% Reduction
2005	2,108,423	266,409	7.91	100%	0%

2006	2,068,435	268,704	7.70	98%	2%
2007	2,005,733	270,998	7.40	95%	5%
2008	1,985,516	273,293	7.27	94%	6%
2009	1,834,919	275,588	6.66	87%	13%
2010	1,921,767	277,882	6.92	91%	9%
2011	1,752,113	280,177	6.25	83%	17%
2012	1,834,062	282,402	6.49	87%	13%
2013	1,794,180	284,627	6.30	85%	15%
2014	1,567,038	286,851	5.46	74%	26%
2015	1,519,406	289,076	5.26	72%	28%
2016	1,419,150	291,301	4.87	67%	33%
2017	1,351,612	293,526	4.60	64%	36%
2018	1,368,315	295,750	4.63	65%	35%
2019	1,316,564	297,975	4.42	62%	38%
2020	1,166,820	300,200	3.89	55%	45%
2021	1,217,300	298,300	4.1	58%	42%
2022	1,142,508	301,346	3.79	52%	48%

**Indicator 36: Renewable energy** (Source: BEIS, Ofgem)

This indicator is defined as the installed capacity of renewable energy generating development, by type. Newcastle's target is to increase provision of renewable energy generating development throughout plan period.

- Installed capacity was **18.96 MW** at the end of 2023. (2023 is latest reporting year available for this data) (Source: DESNZ Regional Renewable Statistics)

**Renewable electricity: Installed Capacity (MW) at Newcastle upon Tyne Local Authority Level - as at end of 2023**

Year	Estimated number of households	Photovoltaics	Anaerobic Digestion	Landfill Gas	Total
2014	121,018	6.1	2.3	0.0	8.7
2015	121,018	9.8	0.3	2.3	12.4
2016	121,018	10.8	0.3	2.3	13.3
2017	121,018	10.9	0.3	2.3	13.5
2018	121,018	11.2	0.3	2.3	13.7
2019	130,800	12.4	0.3	2.3	14.9

<b>2020</b>	130,800	12.6	0.3	2.3	15.2
<b>2021</b>	130,800	12.9	0.3	2.3	15.4
<b>2022</b>	130,800	14.2	0.3	2.3	16.7
<b>2023</b>	122,797	16.4	0.3	2.3	19.0

- Renewable electricity generation in (MWh) was 11,662 at the end of 2022 however this did not include Anaerobic digestion and gas landfill which is still producing energy but was removed from reporting scope after 2019.

### Renewable electricity generation: (MWh) at Newcastle upon Tyne Local Authority Level - 2023

Year	Estimated number of households	Photovoltaics	Anaerobic Digestion	Landfill Gas	Total
<b>2014</b>	121,018	5,049	1,683	3,418	10,150
<b>2015</b>	121,018	6,736	1,683	2,997	11,417
<b>2016</b>	121,018	9,503	1,688	2,881	14,072
<b>2017</b>	121,018	9,778	1,683	2,472	13,934
<b>2018</b>	121,018	10,889	1,683	2,701	15,273
<b>2019</b>	130,800	10,832	[X]	[X]	10,832
<b>2020</b>	130,800	10,753	[X]	[X]	10,753
<b>2021</b>	130,800	10,296	[X]	[X]	10,296
<b>2022</b>	130,800	11,662	[X]	[X]	11,662
<b>2023</b>	122,797	13,827	[X]	[X]	13,827

**Indicator**

### 37: Sustainability Standards (Source: Newcastle City Council)

This indicator is defined as the percentage of new developments above the current CSH requirement or BREEAM 'excellent' rating, or their equivalent.

- For period between April 2023 to March 2024 the climate change team reviewed 30 detailed planning applications. Of these only three achieved well above requirements or a BREEAM excellent rating.

### Indicator 38: Implementation of heat networks (Source: Newcastle City Council)

The indicator is defined as the capacity of decentralised energy networks, by installed capacity, and committed capacity. Newcastle's target is to increase the provision of decentralised energy networks throughout plan period.

Network Name	Energy type	Installed capacity (MW)	Committed capacity (MW)
Byker District Heating System	Biomass	20	20
Helix Energy Centre	CHP	10	5.2
The Rise Scotswood Energy Centre	Gas	3.5	0.8*
<b>Total</b>		30.6	28

\* Estimated not NCC asset

## Flood Risk and Water Management

### Indicator 39: Flooding / water quality (Source: Environment Agency)

This indicator relates to the number of planning permissions granted contrary to Environment Agency advice on grounds of flood risk or water quality. Newcastle City Council's target is to minimise the number of planning permissions granted contrary to Environment Agency advice.

During the period 2023/24, there were no instances where planning permission was granted contrary to objections of the Environment Agency on water quality or flood risk grounds.

### Indicator 40: Strategic Flood Risk Assessment (Source: Newcastle City Council)

This is defined as the number and proportion of completed new developments which will be at risk from fluvial, tidal surface water and sewer flooding indicated by the SFRA. Newcastle City Council's target is to minimise new developments that are at risk from flooding indicated by the SFRA.

The SFRA comprises relevant data, guidance and recommendations from flood risk issues at a local level. It is a planning tool that enables the LPA to carry out sequential and exceptions testing in site allocations and the development management process. It is considered more appropriate to monitor completed development sites (residential or commercial units) rather than individual units.

It is not practical to assess the number or proportion of completed individual units (dwellings or commercial units) which will be at risk of flooding as indicated in the SFRA. Accordingly, information contributing to the monitoring of this indicator has considered sites, rather than individual units.

No housing developments with units completed will be at high risk of tidal and fluvial flooding based on the SFRA as recorded within the 2023/24 monitoring period.

**Indicator 41: Surface water management** (Source: Newcastle City Council)

This indicator looks at completed new developments which:

- incorporate Sustainable Drainage (SuDS)
- discharge surface water in order of drainage hierarchy, to a watercourse, surface water sewer and a combined sewer

The target is to minimise and control surface water runoff according to the discharge hierarchy and incorporate SuDS in developments.

Applications 2023/2024

SUDS Type	Number
Green Roofs	1
Infiltration system	
Pond	
Filter Strip	1
Vortex control	1
Water Butts	1
Wetland area	
Bioretention	
Soakaways	
Swale	
Petrol interceptors	
Rain Gardens	1
Detention basin	
Oversized pipes	
Permeable Paving	3
Attenuation Tank	2

Total number of planning applications	14
Minor Applications	7
Major Applications	7

Major Applications with SUDS	4
Major Applications with No SUDS	3

Surface Discharge Destinations		
Type	Number	No SuDS
Infiltration to ground/other		
Watercourse	1	2
Surface water sewer	1	4
Combined sewer	2	4

**Green Infrastructure and the Natural Environment**

Planning permission was granted in June 2024 to develop 900 homes on the allocated housing sites NN4b, known as the Newcastle Great Park Expansion site. The scheme will retain the majority of trees and hedgerows on-site and provide a significant amount of new planting to create a network of wooded walking routes, swales and SuD basin, a central green square, and new community allotments. The development will provide at least a 10% in biodiversity net gain within and near the site, as well as mitigation habitat for Skylarks. Financial contributions through the S106 legal agreement to improve Havannah and Big Waters Nature Reserves, as well as fixed sports facilities at Bullocksteads.

Two new schools were granted detailed planting consent in the past year, and both are now under construction. Callerton School will repurpose an area of amenity green space for the school grounds which will provide a significant amount of new tree planting, habitat, a green wall, and an off-site woodland walk, as well as the new fixed sports pitches which will be opened for community use. Great Park High School will provide a new woodland belt to buffer the development from adjacent wildlife habitat, alongside new tree planting, wildflower meadow, and swales with the development.

Permission was granted in April 2024 for the redevelopment of a brownfield site at Deleval Road in the west end of the city. The street layout of the former terraced streets will form the structure of a new development of 146 dwellings. The development is landscape led with houses fronting onto new communal areas of open space integrated with swales. These link to a SuDs basin to the east of the site which will improve an area of open space to deliver a net gain in biodiversity as part of an uplift in quality of the green infrastructure.

**Indicator 42: Ecology** (Source: Newcastle City Council)

Definition: Changes in areas of ecological importance, comprising areas designated for their intrinsic ecological value, including sites of national, regional and local significance. Hallow Hill’s condition has changed from Unfavourable – Recovering, to Unfavourable – Declining. Hallow Hill is privately owned and the Council has no jurisdiction over what happens within the site.

**Newcastle target:** Minimise adverse impacts on areas of ecological importance

- **Sites of Special Scientific Interest (SSSI)**

Newcastle has 5 sites of Special Scientific Interest (SSSI), designated by Natural England

SSSI	Condition
Hallow Hill	Unfavourable - Declining
Gosforth Park	Favourable
Big Waters	Unfavourable - Recovering
Brenkley Meadows	Unfavourable - Recovering
Prestwick Carr	Half Unfavourable – No Change, Half Unfavourable - Declining

- **Local Wildlife**

- There are 27 local wildlife sites in total across Newcastle.

- **Site of Local Conservation Interest (SLCI)**

There are 33 SLCIs in total across Newcastle.

- **Local Nature Reserves (LNR)**

Newcastle has 6 Local Nature Reserves. No new sites have been designated since 2002.

- **Wildlife Corridors**

Newcastle’s new Wildlife Enhancement Corridors have now been adopted in the Development and Allocations Plan (DAP) which replace the previous UDP Wildlife Corridors, which were plotted in 1998.

**Indicator 43: Allotments** (*Source: Newcastle City Council*)

This indicator looks at the number of allotment sites and plots in Newcastle, with a target to maintain or increase access to allotments.

Newcastle Council gave Urban Green a 125 year lease to manage the allotments and parks in the city. The freemen of the city manage the allotments on the Town Moor.

As of 2023/24, there were 60 sites that Urban Green managed. It should be noted that as of publication of this document, Urban Green has been dissolved and the management of the allotments is back under Council control.

Overall, the number of plots on UGN sites across the city is approximately 3300. This is approximate because many sites have recently begun to divide some plots to be as small as quarter plots or even smaller. On some sites a tenant will receive one planter, for context.

Additional allotment provision will come forward as part of the strategic housing sites allocated in the CSUCP including at West Middle and Lower Callerton and on two separate sites at Newcastle Great Park. In addition, planning permission has been granted for new allotments adjacent to the existing site in Dinnington, with the Parish Council utilising some of their local s106 and CIL contributions to deliver these.

**Indicator 44: Water quality** (*Source: Environment Agency*)

This is defined as the % of river length assessed as fairly good or very good for chemical quality and biological quality, by river, with a target to maintain or improve water quality. The latest data was for 2022.

		2013	2014	2015	2016	2019	2022
Ouseburn from source to	Overall water body	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate
	Ecological status	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate

<b>Tyne</b>	<b>Chemical status</b>	Good	Good	Good	Good	Fail	Does not require assessment
<b>Newburn (Trib. of Tyne)</b>	<b>Overall water body</b>	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate
	<b>Ecological status</b>	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate
	<b>Chemical status</b>	Good	Good	Good	Good	Fail	Does not require assessment

The figures indicate that the river quality in Newcastle has been maintained, which is in line with the council’s target, or decreased due to changes in the monitoring of chemical status.

The Environment Agency has significantly improved the way they assess chemical status, looking at new substances, new standards, and improved techniques and methods. This means that no surface water bodies have met the criteria for achieving good chemical status (compared to 97% pass in 2016). This is mainly because they are using targeted biota sampling to assess the presence of more persistent chemical substances and more accurate reflection of the extent of these chemicals in the environment. There is little underlying change in chemical status for other chemicals.

**Indicator 45: Open space quality** (Source: Newcastle City Council, residents’ survey)

This is defined as the proportion of residents satisfied with “Parks and green spaces”. Newcastle City Council’s target is that satisfaction levels remain at or above the 2012 levels.

No recent data is available on resident’s satisfaction with parks and green spaces. The council will work with partners to consider how this indicator can be measured in the future.

The Local Government Association conducted a Resident Satisfaction Survey in October 2023. Residents were asked the question ‘How satisfied or dissatisfied are you overall with your council’s parks and green spaces?’

	<b>Per cent</b>
<b>Very or fairly satisfied</b>	76
<b>Very satisfied</b>	28
<b>Fairly satisfied</b>	47
<b>Neither satisfied nor dissatisfied</b>	11
<b>Fairly dissatisfied</b>	8

Very dissatisfied	3
Don't know	1

## Green Belt

**Indicator 46: Green Belt** (Source: Newcastle City Council – NCC Strategic Land Review & Green Belt Assessment)

This indicator looks at additions and deletions to the Green Belt, Newcastle's target is to minimise the amount of land which is deleted from the Green Belt.

Since the adoption of the CSUCP there have been no additions or deletions to the Green Belt in Newcastle.

**Indicator 47: Green Belt** (Source: Newcastle City Council)

This indicator looks at planning applications and permissions which have been advertised as departures from Green Belt policies. Newcastle City Council's target is to minimise inappropriate development within the Green Belt.

Reference	Location	Proposal
2023/1186/01/DET	Land South Of Blayney Row, Newburn, Newcastle Upon Tyne, NE15 8QD	Erection of 1no single storey residential dwelling (Class C3) following demolition of existing garage/stable block.

There has been 1 planning permission which has been advertised as a departure from Green Belt policies within the monitoring period.

### DAP Indicator 9 – Design - Number of planning applications refused on design grounds

In the 2023/24 period, 63 planning applications were refused on design grounds.

### DAP Indicator 10 – Residential Amenity - Number of planning applications refused on amenity grounds

In the 2023/24 period, 40 planning applications were refused on amenity grounds.

### DAP Indicator 11 - Environmental and Health Impacts of Development - Number of applications granted contrary to council advise advice on the grounds of air quality, pollution, noise, contaminated land that cannot be mitigated

In the 2023/24 period, there were no applications granted contrary to council advise advice on the grounds of air quality, pollution, noise, contaminated land that cannot be mitigated.

**DAP Indicator 12 – Aircraft Safety - Number of planning approvals in public safety zones, Number of applications approved contrary to statutory advice**

In the 2023/24 period, there were no applications granted in public safety zones or contrary to statutory advice.

**DAP Indicator 13 - Protecting and Enhancing Green Infrastructure - Amount of habitat secured and improved - Number of planning approvals contrary to ecology advice**

No applications have been approved contrary to ecology advice.

**DAP Indicator 14 – Trees and Landscaping - Number of new trees, landscaping and woodland as a result of development, Loss of trees, landscaping and woodland as a result of development**

Tree/hedge Planting in Newcastle by the Council/NECF 2023/24: 21,333  
The number of trees removed by the Council/NECF 2023/24:1487

**DAP Indicator 15 - Protecting and Enhancing Geodiversity, Biodiversity and Habitats - Amount of habitat secured and improved, Number of planning approvals contrary to ecology advice**

We are routinely securing BNG for our sites in accordance with the requirement for Biodiversity Net Gain. Habitat improvements are provided both onsite and offsite, with enhancements in habitats seen within the read line boundary of sites prior to offsite compensation being provided. We also routinely secure mitigation and enhancements for protected and priority species within development including bat boxes, bird boxes and hedgehog highways and hibernacula. We don't have the capacity to record details of mitigation for all of the applications that we are consulted on.

**DAP Indicator 16 - Protecting and Providing for Open Space, and Sports and Recreational Buildings and Land - Amount of open space, and sports and recreational buildings and land created, improved and lost to development**

Delegated Approvals in 2023/24:

- NGP Allotments - £15,000
- Callerton P Site Open Space/Ecology - £2000

- Callerton P Site Open Space/Ecology- £2000

## Minerals and Waste

### Minerals

#### Indicator 48: Mineral extraction (Source: Newcastle City Council)

This indicator considers planning applications and approvals for mineral extraction by type, projected quantity and location. Newcastle and Gateshead's target is to make provision for 3.1m tonnes sand and gravel, 3m tonnes crushed rock for Tyne and Wear.

There have been no submitted or determined planning applications for mineral extraction during the 2023/24 monitoring period.

### Waste

#### Indicator 49: Waste management (Source: Newcastle City Council)

This is defined as the amount (tonnes) of municipal waste arising, by management type and percentage of municipal waste sent to landfill. Newcastle's target is to minimise the amount of waste sent to landfill.

Management Type	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Reused or recycled	58432	55266	53950	53924	53401	52763	32499	34143
Energy from waste	41491	44873	49052	61166	57505	65509	45654	78661
Other	15345	14156	1671	2231	3155			2916
Landfill	28238	26714	33885	18988	20210	20402	54020	20935
<b>Total</b>	<b>144106</b>	<b>141009</b>	<b>138558</b>	<b>136308</b>	<b>134271</b>	<b>138674</b>	<b>132173</b>	<b>136655</b>
% sent to landfill	20%	19%	24.5%	13.9%	15.1%	14.7%	40.9%	15.3%
% Reused or Recycled	41%	39%	39%	40%	39.8%	38.1%	24.6%	25.0%

\*Percentage figures rounded to 1 decimal place

The data shows that the percentage of waste sent to landfill has reduced, this is in line with the council's target.

**Indicator 50: Waste management** (Source: Newcastle City Council)

This indicator is defined as the licensed and projected capacity of waste management facilities (existing and approved) by type, with a target of monitoring waste capacity to 2030.

Type	Site Name	Capacity
Physical Treatment (operational)	Byker Reclamation Plan - current operator Suez	149999
Physical Treatment (closed 2023 - site empty)	Paradise Yard Waste Transfer Station	74999
CA Site (operational)	Walbottle Road Household Waste Recycling Centre	24999
CA Site (operational)	Brunswick Household Waste Recycling Centre	24999
CA Site (operational)	Byker Waste Household Waste Recycling Centre	24999
CA Site (closed in 2007 - site empty)	Benwell Waste Household Waste Recycling Centre	24999
Composting	Sandhills Composting Site	24999
Inert Waste Transfer	Cityworks – Newington Road	74999
Biological treatment	Bioconstruct Newenergy Ltd Anaerobic Digestion Plant	Don't know
Metal Recycling	Quality Row MRS	300000
Biological treatment	Nestle UK Ltd	101833
Non-Haz Waste Transfer/ Treatment	Trojan Skips Ltd	74999
Haz Waste Transfer	Newcastle (Throckley) Service Centre	4999
Metal Recycling	Station Road	74999
Clinical Waste Transfer	Newcastle Site	4999
Non-Haz Waste Transfer	John Arthur and Son limited	2499
Non-Haz Waste Transfer	MG L Demolition Ltd	151500
Metal Recycling	Walker Station (Former Grievesons Yard)	15600
Non-Hz Waste Transfer/ treatment	The Transfer Station	75000
Physical-Chemical	Newcastle Clinical Waste Treatment	29054

Treatment	Plant and Transfer Station	
Non-Haz Waste Transfer	Ellington Road Composting Facility EPR/UP3494ZL	120000

	Licensed Capacity (Tonnes)	Projected Capacity (Tonnes)
<b>Newcastle Resource Recycling Centre, Walker Road, Byker</b>	149,999	97,000
<b>Paradise Yard Waste Transfer Station, Scotswood Road</b>	74,999	0
<b>Household Waste Recycling Centres, Brunswick, Byker and Walbottle</b>	24,999 each	16,000
<b>Composting Plant, Sandhills, Walbottle</b>	24,999	11,000
<b>Landfill</b>	Unknown	20,000

## Infrastructure

### **Indicator 51: Infrastructure Delivery** (Source: Newcastle City Council)

This indicator looks to provide an annual update of the Infrastructure Delivery Plan

The latest version of the IDP schedule was prepared in December 2019 to support the Review of the Core Strategy and Urban Core Plan (March 2020) and is available on the Council's website at:

There is currently no update to the IDP, an updated IDP will be outlined in the subsequent AMR.

#### [IDP Schedule 2020](#)

<https://www.newcastle.gov.uk/sites>

Revisions to the IDP will be considered where appropriate as evidence emerges, with any changes to the IDP subsequently being recorded in future years.

### **DAP Indicator 17 - Tele- communications and Digital Infrastructure - Number of homes (units) with superfast and ultrafast broadband access** (Source: Ofcom Connected Nations survey)

This indicator looks at the number of homes (units) with superfast and ultrafast broadband access. The following data is from September 2023.

SFBB availability (% premises) – 98%

SFBB availability (Count premises) – 131,125

UFBB availability (100Mbit/s) (% premises) – 90%

UFBB availability (100Mbit/s) (Count premises) – 119,560

UFBB availability (% premises) – 88%

UFBB availability (Count premises) – 117,771

This indicator looks at the number of homes (units) with superfast and ultrafast broadband access. The following data is from January 2024.

SFBB availability (% premises) – 99%

SFBB availability (Count premises) – 131,710

UFBB availability (100Mbit/s) (% premises) – 93%

UFBB availability (100Mbit/s) (Count premises) – 124,654

UFBB availability (% premises) – 92%  
 UFBB availability (Count premises) – 123,436

**Indicator 52: Viability** (Source: Land Registry/ ONS House Price Statistics for Small Areas (HPSSAs)& [www.colliers.com](http://www.colliers.com))

This indicator is defined as;

- Median House price, by type
- Assumed office rents

Newcastle target is for house prices and office rents to be within +/- 10% from Adoption date of the plan.

**Median House Prices, by type:**

	<b>Gateshead</b>			
	<b>Detached</b>	<b>Semi-detached</b>	<b>Terraced</b>	<b>Flats</b>
<b>2015/16</b>	£225,000	£140,000	£120,000	£83,000
<b>2016/17</b>	£225,000	£138,000	£118,000	£92,500
<b>2017/18</b>	£242,000	£145,000	£120,000	£89,475
<b>2018/19</b>	£247,000	£147,000	£121,500	£91,500
<b>2019/20</b>	£260,000	£150,000	£120,000	£87,000
<b>2020/21</b>	£256,018	£156,717	£134,186	£89,179
<b>2021/22</b>	£270,000	£155,000	£120,000	£86,250
<b>2022/23</b>	£278,500	£167,500	£135,000	£100,000
<b>2023/24</b>	£306,750	£165,000	£140,000	£102,500
	<b>Newcastle</b>			
	<b>Detached</b>	<b>Semi-detached</b>	<b>Terraced</b>	<b>Flats</b>
<b>2015/16</b>	£269,950	£154,950	£150,000	£124,000
<b>2016/17</b>	£258,950	£157,000	£153,750	£124,950
<b>2017/18</b>	£265,000	£160,000	£148,000	£125,000
<b>2018/19</b>	£275,950	£163,000	£150,000	£120,000
<b>2019/20</b>	£280,623	£163,500	£150,000	£124,250
<b>2020/21</b>	£332,041	£198,212	£168,664	£116,139
<b>2021/22</b>	£312,220	£175,000	£165,500	£132,100
<b>2022/23</b>	£327,500	£193,500	£175,000	£130,000
<b>2023/24</b>	£328,652	£197,500	£179,950	£135,000

\*Used year ending March 2024 edition.

Median house prices have seen an overall increase for all dwelling types since the

beginning of the plan period.

**Office rents (per sqft):**

	Gateshead		Newcastle	
	Grade A	Grade B	Grade A	Grade B
<b>2015</b>	£17.00	£11.50	£21.50	£15.00
<b>2016</b>	£17.00	£11.50	£23.00	£15.00
<b>2017</b>	£17.00	£11.50	£23.00	£16.00
<b>2018</b>	£17.00	£11.50	£23.50	£16.00
<b>2019</b>	£17.50	£11.50	£24.00	£16.50
<b>2020</b>	£18.00	£17.00	£26.00	£16-24
<b>2021</b>	£20.00	£17.00	£22-£28	£16-£21
<b>2022*</b>	-	-	-	-
<b>2023</b>	-	-	£26-£32	£16-£25

\*There was no update for assumed office rents in the 2022/23 monitoring period.

## Appendices

### Appendix 1 – Core Strategy and Urban Core Plan Strategic Objectives

Core Strategy and Urban Core Plan Strategic Objectives	Monitored by Framework No
SO.1 Encourage population growth in order to underpin sustainable economic growth	1,2,7
SO.2 To increase our economic performance, resilience, levels of entrepreneurship, skills and business formation by promoting Gateshead and Newcastle as the strong regional economic focus and by ensuring the supply of suitable, flexible and diverse business accommodation	3,4,5,6,7,8,9
SO.3 To increase our competitiveness by improving and expanding the role of the Urban Core as the regional destination for business, shopping, leisure, tourism and as a place to live	3,4,5,6,8,9,10,11,12,13,14,15,18,19
SO.4 To strengthen Newcastle's position as the regional retail centre. To ensure the provision of quality District and Local centres with a diverse range of shops and services that are accessible to meet the needs of all local communities	10,11,12,21
SO.5 Expand leisure, culture and tourism providing for all age groups and diversifying our evening economy	13,14,15,34
SO.6 Ensure that our residential offer provides a choice of quality accommodation in sustainable locations to meet people's current and future needs and aspirations, improving opportunities to live in the Urban Core providing a broader range of accommodation including in new neighbourhoods	1,2,16,17,18,19,20,21,39,40,41,47
SO.7 Manage and develop our transport system to support growth and provide sustainable access for all to housing, jobs, services and shops	21,22,23,24,25,26,27,51

SO.8 Improve sustainable access to, within and around the Urban Core by promoting fast and direct public transport links to the heart of the Urban Core increasing walking and cycling and minimising through traffic	21,22,23,24,25,26,27
SO.9 Ensure the development and use of land protects, preserves and enhances the quality of the natural, built and historic environment making the Urban Core a high quality exemplar for Gateshead and Newcastle and ensuring our communities are attractive, safe and sustainable	16,17,21,22,23,24,25,26,27,31,32,33,34,35,39,40,41,42,43,44,45,46,47
SO.10 Provide the opportunity for a high quality of life for everyone and enhance the wellbeing of people to reduce all inequalities	17,20,28,29,30
SO.11 To reduce CO2 emissions for new development and future growth while adapting to the issues, mitigating adverse impacts and take advantage of the opportunities presented by climate change	31,35,36,37,38
SO.12 Improve the function, use ability and provision of our green infrastructure and public spaces by providing a network of green spaces and features which are connected and accessible for all	29,35,45

## Appendix 2 – Monitoring of the Sustainability Objectives

SA Objective	Monitored by Framework No
1. Promote strong and inclusive communities	5,6,7,10,11,13,17,18,28,29,30,33,34,35
2. Ensure that equality, diversity and integration are embedded in all future development	5,6,7,8,10,13,16,17,18,20,21,26,28,29,30,37
3. Improve educational achievement and skill levels across Gateshead and Newcastle	3,6,7
4. Improve health and well-being and reduce inequalities in health	5,7,13,22,27,28,29,30,31,39,43,45
5. Promote, enhance and respect our culture, heritage and diversity	15,20,32,33,34
6. Ensure good accessibility to jobs, facilities, goods and services	3,4,5,6,8,9,10,11,13,21,22,23,24,26
7a. Adapt to and mitigate against the impacts of climate change: Reduce our contribution to the causes of climate change	21,22,23,24,25,26,27,31,35,36,37,38,49
7b. Adapt to and mitigate against the impacts of climate change: Make sure we adapt to the effects of climate change and mitigate against its impacts on future development	36,37,38,39,40,41,42,44
8. Live within environmental limits, both locally and globally	31,32,33,34,35,36,37,38,39,44,46,47,48,49,50
9. Protect and enhance our environmental assets and infrastructure	42,43,44,45,46,47
10. Strengthen our economy	1,2,3,4,5,6,8,9,10,11,12,13,14,15,21,24,25,26
11. Improve access to a stable and sustainable employment market	1,2,3,4,5,6,7,8,9,21

## Appendix 3 – Access from the Housing Completions

### Access to Services

Direct Time (time for the quickest public transport journey)

Frequency Time (time for the average public transport journey allowing frequency of buses)

#### City Centre

Time Band	Direct Time Model	Frequency Time Model
	Sum of Houses	Sum of Houses
00 to 10 Minutes	16	4
10 to 20 Minutes	285	133
20 to 30 Minutes	435	265
30 to 40 Minutes	114	325
40 to 50 Minutes	-	123
<b>Grand Total</b>	<b>850</b>	<b>850</b>

#### District Centre

Time Band	Direct Time Model	Frequency Time Model
	Sum of Houses	Sum of Houses
00 to 10 Minutes	544	228
10 to 20 Minutes	266	412
20 to 30 Minutes	40	161
30 to 40 Minutes	-	49
<b>Grand Total</b>	<b>850</b>	<b>850</b>

#### Local Centre

Time Band	Direct Time Model	Frequency Time Model
	Sum of Houses	Sum of Houses
00 to 10 Minutes	628	316
10 to 20 Minutes	222	247
20 to 30 Minutes		287
<b>Grand Total</b>	<b>850</b>	<b>850</b>

### Supermarket

Time Band	Direct Time Model	Frequency Time Model
	Sum of Houses	Sum of Houses
00 to 10 Minutes	365	160
10 to 20 Minutes	430	401
20 to 30 Minutes	55	234
30 to 40 Minutes	-	55
40 to 50 Minutes	-	-
<b>Grand Total</b>	<b>850</b>	<b>850</b>

### Education:- Secondary

Time Band	Direct Time Model	Frequency Time Model
	Sum of Houses	Sum of Houses
00 to 10 Minutes	299	247
10 to 20 Minutes	399	216
20 to 30 Minutes	152	233
30 to 40 Minutes	-	154

<b>Grand Total</b>	<b>850</b>	<b>850</b>
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**Education:- Primary**

Time Band	Direct Time Model	Frequency Time Model
	Sum of Houses	Sum of Houses
00 to 10 Minutes	563	457
10 to 20 Minutes	287	107
20 to 30 Minutes	-	286
<b>Grand Total</b>	<b>850</b>	<b>850</b>

**Post Office**

Time Band	Direct Time Model	Frequency Time Model
	Sum of Houses	Sum of Houses
00 to 10 Minutes	706	432
10 to 20 Minutes	144	344
20 to 30 Minutes	-	74
<b>Grand Total</b>	<b>850</b>	<b>850</b>

**Health:- Hospital**

Time Band	Direct Time Model	Frequency Time Model
	Sum of Houses	Sum of Houses
00 to 10 Minutes	28	28
10 to 20 Minutes	313	178
20 to 30 Minutes	281	135

<b>30 to 40 Minutes</b>	228	341
<b>40 to 50 Minutes</b>	-	168
<b>Grand Total</b>	<b>850</b>	<b>850</b>

#### Health:- GP

Time Band	Direct Time Model	Frequency Time Model
	Sum of Houses	Sum of Houses
<b>00 to 10 Minutes</b>	596	336
<b>10 to 20 Minutes</b>	254	362
<b>20 to 30 Minutes</b>	-	152
<b>Grand Total</b>	<b>850</b>	<b>850</b>

#### Access to Employment

Direct Time (time for the quickest Public transport journey)

Frequency Time (time for the Average Public transport journey allowing frequency of buses)

Typical Time (the average of all journeys to X number of jobs)

Frequency Time (the journeys to job which is furthest away)

#### Typical Time to 20,000 Jobs

Time Band	Direct Time Model	Frequency Time Model
	Sum of Houses	Sum of Houses
<b>00 to 10 Minutes</b>	205	121
<b>10 to 20 Minutes</b>	362	150
<b>20 to 30 Minutes</b>	209	220
<b>30 to 40 Minutes</b>	74	359

<b>40 to 50 Minutes</b>	-	-
<b>Grand Total</b>	<b>850</b>	<b>850</b>

**Typical Time to 40,000 Jobs**

<b>Time Band</b>	<b>Direct Time Model</b>	<b>Frequency Time Model</b>
	<b>Sum of Houses</b>	<b>Sum of Houses</b>
<b>00 to 10 Minutes</b>	55	4
<b>10 to 20 Minutes</b>	272	267
<b>20 to 30 Minutes</b>	449	133
<b>30 to 40 Minutes</b>	74	332
<b>40 to 50 Minutes</b>	-	114
<b>Grand Total</b>	<b>850</b>	<b>850</b>

**Typical Time to 60,000 Jobs**

<b>Time Band</b>	<b>Direct Time Model</b>	<b>Frequency Time Model</b>
	<b>Sum of Houses</b>	<b>Sum of Houses</b>
<b>00 to 10 Minutes</b>	4	-
<b>10 to 20 Minutes</b>	322	271
<b>20 to 30 Minutes</b>	410	132
<b>30 to 40 Minutes</b>	114	333
<b>40 to 50 Minutes</b>	-	114
<b>Grand Total</b>	<b>850</b>	<b>850</b>

**Typical Time to 80,000 Jobs**

Time Band	Direct Time Model	Frequency Time Model
	Sum of Houses	Sum of Houses
00 to 10 Minutes	4	-
10 to 20 Minutes	267	235
20 to 30 Minutes	456	168
30 to 40 Minutes	123	324
40 to 50 Minutes	-	123
<b>Grand Total</b>	<b>850</b>	<b>850</b>

**Typical Time to 100,000 Jobs**

Time Band	Direct Time Model	Frequency Time Model
	Sum of Houses	Sum of Houses
00 to 10 Minutes	-	-
10 to 20 Minutes	271	205
20 to 30 Minutes	402	191
30 to 40 Minutes	177	277
40 to 50 Minutes	-	177
50 to 60 Minutes	-	-
<b>Grand Total</b>	<b>850</b>	<b>850</b>

**Typical Time to 120,000 Jobs**

Time Band	Direct Time Model	Frequency Time Model
	Sum of Houses	Sum of Houses
00 to 10 Minutes	-	-

<b>10 to 20 Minutes</b>	271	133
<b>20 to 30 Minutes</b>	372	263
<b>30 to 40 Minutes</b>	207	277
<b>40 to 50 Minutes</b>	-	177
<b>50 to 60 Minutes</b>	-	-
<b>Grand Total</b>	<b>850</b>	<b>850</b>

**Typical Time to 140,000 Jobs**

<b>Time Band</b>	<b>Direct Time Model</b>	<b>Frequency Time Model</b>
	<b>Sum of Houses</b>	<b>Sum of Houses</b>
<b>00 to 10 Minutes</b>	-	-
<b>10 to 20 Minutes</b>	270	133
<b>20 to 30 Minutes</b>	373	193
<b>30 to 40 Minutes</b>	207	236
<b>40 to 50 Minutes</b>	-	288
<b>50 to 60 Minutes</b>	-	-
<b>Grand Total</b>	<b>850</b>	<b>850</b>

**Typical Time to 160,000 Jobs**

Time Band	Direct Time Model	Frequency Time Model
	Sum of Houses	Sum of Houses
00 to 10 Minutes	-	-
10 to 20 Minutes	270	133
20 to 30 Minutes	367	193
30 to 40 Minutes	213	230
40 to 50 Minutes	-	294
50 to 60 Minutes	-	-
60 to 70 Minutes	-	-
<b>Grand Total</b>	<b>850</b>	<b>850</b>

**Typical Time to 180,000 Jobs**

Time Band	Direct Time Model	Frequency Time Model
	Sum of Houses	Sum of Houses
00 to 10 Minutes	-	98
10 to 20 Minutes	270	133
20 to 30 Minutes	367	138
30 to 40 Minutes	213	209
40 to 50 Minutes	-	272
50 to 60 Minutes	-	-
60 to 70 Minutes	-	-
<b>Grand Total</b>	<b>850</b>	<b>850</b>

**Typical Time to 200,000 Jobs**

Time Band	Direct Time Model	Frequency Time Model
	Sum of Houses	Sum of Houses
00 to 10 Minutes	-	114
10 to 20 Minutes	269	67
20 to 30 Minutes	292	204
30 to 40 Minutes	215	133
40 to 50 Minutes	74	332
50 to 60 Minutes	-	-
60 to 70 Minutes	-	-
<b>Grand Total</b>	<b>850</b>	<b>850</b>

**Maximum Time to 20,000 Jobs**

Time Band	Direct Time Model	Frequency Time Model
	Sum of Houses	Sum of Houses
00 to 10 Minutes	133	114
10 to 20 Minutes	194	67
20 to 30 Minutes	433	204
30 to 40 Minutes	90	133
40 to 50 Minutes	-	332
50 to 60 Minutes	-	-
60 to 70 Minutes	-	-
<b>Grand Total</b>	<b>850</b>	<b>850</b>

**Maximum Time to 40,000 Jobs**

Time Band	Direct Time Model	Frequency Time Model
	Sum of Houses	Sum of Houses
00 to 10 Minutes	4	-
10 to 20 Minutes	267	186
20 to 30 Minutes	426	215
30 to 40 Minutes	153	242
40 to 50 Minutes	-	207
50 to 60 Minutes	-	-
<b>Grand Total</b>	<b>850</b>	<b>850</b>

**Maximum Time to 60,000 Jobs**

Time Band	Direct Time Model	Frequency Time Model
	Sum of Houses	Sum of Houses
00 to 10 Minutes	-	-
10 to 20 Minutes	271	158
20 to 30 Minutes	366	168
30 to 40 Minutes	213	317
40 to 50 Minutes	-	207
50 to 60 Minutes	-	-
<b>Grand Total</b>	<b>850</b>	<b>850</b>

**Maximum Time to 80,000 Jobs**

Time Band	Direct Time Model	Frequency Time Model
	Sum of Houses	Sum of Houses
00 to 10 Minutes	-	-
10 to 20 Minutes	270	133
20 to 30 Minutes	367	138
30 to 40 Minutes	213	285
40 to 50 Minutes	-	294
<b>Grand Total</b>	<b>850</b>	<b>850</b>

**Maximum Time to 100,000 Jobs**

Time Band	Direct Time Model	Frequency Time Model
	Sum of Houses	Sum of Houses
00 to 10 Minutes	-	-
10 to 20 Minutes	262	67
20 to 30 Minutes	294	204
30 to 40 Minutes	294	209
40 to 50 Minutes	-	280
50 to 60 Minutes	-	90
<b>Grand Total</b>	<b>850</b>	<b>850</b>

**Maximum Time to 120,000 Jobs**

Time Band	Direct Time Model	Frequency Time Model
	Sum of Houses	Sum of Houses
00 to 10 Minutes	-	-
10 to 20 Minutes	232	67
20 to 30 Minutes	172	204
30 to 40 Minutes	372	133
40 to 50 Minutes	74	332
50 to 60 Minutes	-	114
<b>Grand Total</b>	<b>850</b>	<b>850</b>

**Maximum Time to 140,000 Jobs**

Time Band	Direct Time Model	Frequency Time Model
	Sum of Houses	Sum of Houses
00 to 10 Minutes	-	-
10 to 20 Minutes	205	-
20 to 30 Minutes	197	271
30 to 40 Minutes	374	132
40 to 50 Minutes	74	333
50 to 60 Minutes	-	114
<b>Grand Total</b>	<b>850</b>	<b>850</b>

**Maximum Time to 160,000 Jobs**

Time Band	Direct Time Model	Frequency Time Model
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	Sum of Houses	Sum of Houses
00 to 10 Minutes	-	-
10 to 20 Minutes	133	-
20 to 30 Minutes	263	232
30 to 40 Minutes	340	165
40 to 50 Minutes	114	276
50 to 60 Minutes	-	177
<b>Grand Total</b>	<b>850</b>	<b>850</b>

**Maximum Time to 180,000 Jobs**

Time Band	Direct Time Model	Frequency Time Model
	Sum of Houses	Sum of Houses
00 to 10 Minutes	-	98
10 to 20 Minutes	4	-
20 to 30 Minutes	322	133
30 to 40 Minutes	326	193
40 to 50 Minutes	198	236
50 to 60 Minutes	-	190
<b>Grand Total</b>	<b>850</b>	<b>850</b>

**Maximum Time to 200,000 Jobs**

Time Band	Direct Time Model	Frequency Time Model
	Sum of Houses	Sum of Houses
00 to 10 Minutes	-	114

<b>10 to 20 Minutes</b>	4	-
<b>20 to 30 Minutes</b>	267	133
<b>30 to 40 Minutes</b>	372	138
<b>40 to 50 Minutes</b>	207	209
<b>50 to 60 Minutes</b>	-	256
<b>Grand Total</b>	<b>850</b>	<b>850</b>

## Appendix 4 – Monitoring of Student Accommodation

This Appendix addresses student accommodation and the monitoring of delivery of units.

### Context

The plan forecast the delivery of 2,000 student households to be completed between 2010 to 2020 based on a pipeline of completed and committed schemes. Completions of student accommodation surpassed those assumptions in 2017 and in conjunction with the updated national Planning Practice Guidance on counting other forms of accommodation, it has been necessary to count delivery of student accommodation as part of meeting the city's housing needs and land supply.

The national Planning Practice Guidance has sought to clarify how local authorities should consider student accommodation in planning for housing supply and completions:

*All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can in principle count towards contributing to an authority's housing land supply based on:*

- *the amount of accommodation that new student housing releases in the wider housing market (by allowing existing properties to return to general residential use); and / or*
- *the extent to which it allows general market housing to remain in such use, rather than being converted for use as student accommodation.*

*This will need to be applied to both communal establishments and to multi bedroom self-contained student flats. Several units of purpose-built student accommodation may be needed to replace a house which may have accommodated several students.*

*Authorities will need to base their calculations on the average number of students living in student only accommodation, using the published census data, and take steps to avoid double-counting. The exception to this approach is studio flats designed for students, graduates or young professionals, which can be counted on a one for one basis. A studio flat is a one-room apartment with kitchen facilities and a separate bathroom that fully functions as an independent dwelling*

*Paragraph: 034 Reference ID: 68-034-20190722*

Newcastle's student population is concentrated at its two higher education (HE) institutions: Newcastle University and Northumbria

University. HESA statistics reveal that the number of students enrolled at both universities has increased by 40% since 2000/01; at Northumbria University, numbers increased from 2001 to a peak of 32,665 in 2008/09, decreasing thereafter. At Newcastle University, there has been a steady increase in the number of students enrolled since 2000/01 rising to 22,700 in 2019-20. Combined HESA data records 56,395 students at Newcastle Universities in 2019-20.

Student households are a key part of Newcastle's housing needs, are included in ONS population and household projections and as such are included in the housing requirement for the city. At the 2011 Census approximately half of the 37,730 full-time students living in Newcastle were in student households (i.e. mainstream accommodation), and 16% were living in communal establishments (i.e. University halls of residence/PBSA). Since then significant delivery of purpose built student accommodation as cluster flats and studios have continued helped meet student housing needs. More recent assessments would indicate that the proportion of students living in PBSA in the City is now higher at 25%, indicating the role of purpose built accommodation in both meeting student needs directly (reducing the reliance on conversions to general housing stock for student accommodation), and by allowing existing properties to return to general residential use.

## **Housing Supply**

The Schedule of Student Accommodation in Figure 1 below in this Appendix sets out the committed student accommodation (with extant planning permission) (collated in bedspaces) that have yet to be completed (at year end 2024/25) contributing to the housing land supply.

A cautious ratio of 3.1 bedspaces for every dwelling released has been applied (excluding studios that are to be counted as a dwelling). Whilst this ratio does not align with the measurements in the Government's Housing Delivery Test (that applies a national ratio of student bedspaces to homes of 2.5, as derived from average student household size from the census of population), it is considered appropriate to use the locally derived census data.

### Figure 1: Schedule of Student Accommodation (Supply)

Note: the calculation for deriving assumed units released by virtue of student accommodation development is PPG compliant

ref	Ward	Location	Site Address	Housing Capacity (Bed-spaces)	Studios	Bed-spaces in cluster flats	Units (PPG method)	Planning Ref.	Comments on site status	Deliverability Comments – next 5 years	2025-26	2026-27	2027-28	2028-29	2029-30	Total 1-5 Years
5863	Monument	West	Manor View House, Kings Manor, Newcastle upon Tyne, NE1 6PA	288	85	203	150	2016/0484/01/OUT, 2016/0484/03/RES, 2016/0484/08/FVC,	Pavillion extension granted as extension to student scheme	Started on site (demolition and trench dug to keep permission live)		150				150
5870	Monument	East	Hedley House, Newcastle Technopole, Kings Manor	535	37	498	344	2018/0440/01/DET	Detailed Consent	Started on site, (demolition and trench dug to keep permission live)			344			344
5842	Monument	West	Eastgate House, Manors Central Business Park	303	8	295	103	2018/1606/01/DET 2019/1054/01/DET 2018/1606/04/NMA	Detailed consent, expectation that student scheme will be delivered	Started on site, (demolition and trench dug to keep permission live)			103			103
6284	Monument	East	Knoll Court, Tower St.	8		8	8	2023/0118/01/DET	Erection of 8 studio flats (C3) within existing car park spaces	Detailed consent	8					8
5910	Monument	West	St James Boulevard	350	211	139	252	2018/0933/01/OUT, 2018/0933/02/RES	Under construction	Outline consent, Detailed consent		252				252
6206	Arthur's Hill	West	Heber St.	441	294	117	332	2022/1967/01/DET	Detailed Consent	Detailed Consent	332					332
6269	Monument	West	Barker and Stonehouse	260	260	0	260	2023/1823/01/DET	Detailed Consent	Detailed Consent	260					260
6103	Ouseburn	East	150-156 New Bridge Street	42	12	98	44	2024/1669/01/DET	Minded to Grant	Minded to Grant					44	44
6279	Monument	West	Land at Castle Leazes	2011	8	646	654	2024/0999/01/EIA	Minded to Grant	Minded to Grant				300	354	654
											600	402	447	300	398	2147

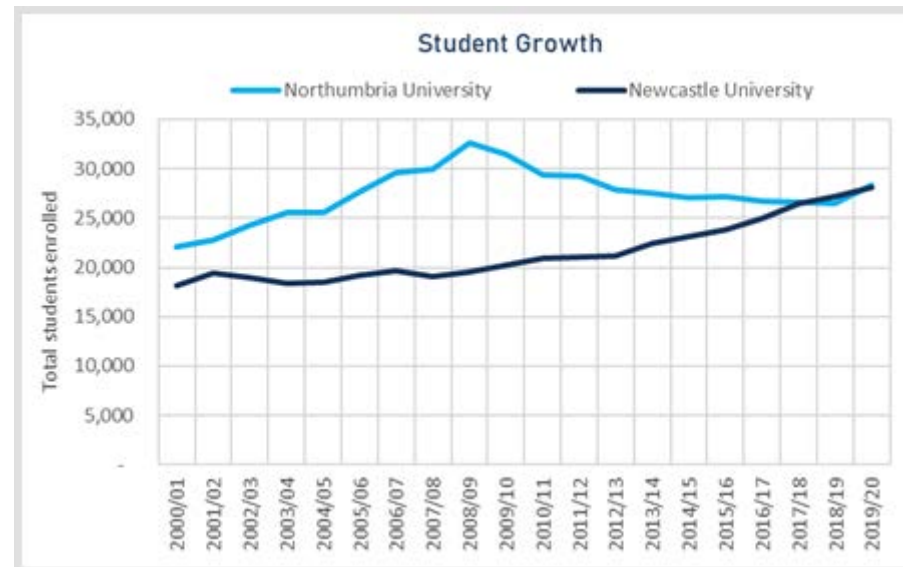
## Monitoring Delivery

Monitoring of the CSUCP Policy CS10 (Delivering New Homes) is recorded and published annually in separate Newcastle City Council Authority Monitoring Reports.

Newcastle's student population is concentrated at its two higher education (HE) institutions: Newcastle University and Northumbria University. HESA statistics reveal that the number of students enrolled at both universities has increased by 40% since 2000/01; at Northumbria University, numbers increased from 2001 to a peak of 32,665 in 2008/09, decreasing thereafter. At Newcastle University, there has been a steady increase in the number of students enrolled since 2000/01 (Figure 2).

At the 2011 Census, there were 37,730 full-time students (aged 18+) living in Newcastle<sup>1</sup>, 16,445 more than the number counted at the 2001 Census<sup>31F2</sup>. The ratio of students (aged 18+) to permanent residents (aged 16–74) is one of the highest in England at 17.7%, compared to a national average of 6%. As of 2019, it is estimated that Newcastle had just over 35,500 people in the 19–22 student age-group, an increase of 52% since 2001.

**Figure 2: Newcastle HE institutions: total students**



Source: HESA

New build PBSA student accommodation has been delivered primarily on the urban core in proximity to the universities' main facilities. As demand has increased over the period 2010-20 so has delivery of new student accommodation (see Indicator 18 AMR report), with a peak delivery in 2017-18 at 3,000 bedspaces. This indicates that private rented sector and university led PBSA schemes have kept pace with student growth and as such, has reduced the need for house conversions in the neighbourhoods.

### Students Living in the Community

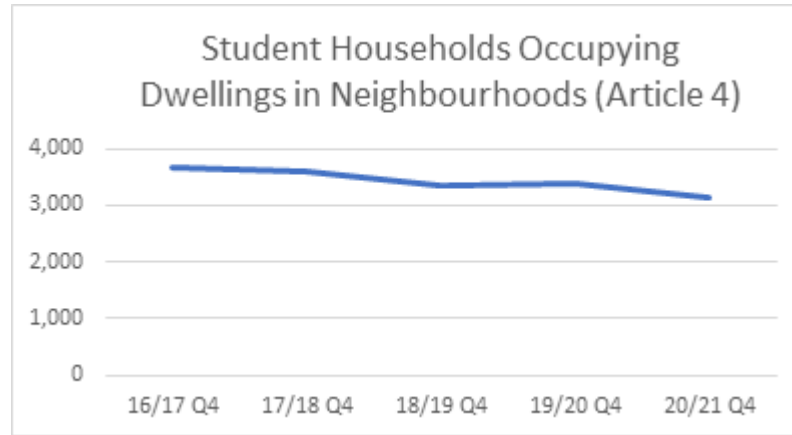
Collation of records of student exemptions from council tax payments can provide intelligence on occupation trends and geographic locations. The following data was updated every year during term time between 2016-17 to 2020-21. Each single exemption relates to one or more student occupying a dwelling in the wards within the main areas of the city that are popular for student accommodation. These wards include the area subject to additional controls over Houses in Multiple Occupation (Article 4 direction) (Dene & South Gosforth, Gosforth, Heaton, Monument, North Jesmond, Ouseburn, South Jesmond, Wingrove). The data and graph in Fig 3 below shows stabilisation of student occupancies and a downward trend in numbers.

It is not known at this stage whether the Covid 19 pandemic has impacted on the overall occupancy of student homes, however, as at March 2021 the data does not display a significant variation to the pre pandemic records.

**Figure 3A Student Households Occupying Dwellings in Neighbourhoods**

Year	16/17 Q4	17/18 Q4	18/19 Q4	19/20 Q4	20/21 Q4
<b>Student Households</b>	3,656	3,588	3,360	3,401	3,139

**Figure 3B Student Households Occupying Dwellings in Neighbourhoods**



There are also some geographic patterns of change. Figure 4 below indicates noticeable reductions in Heaton and Dene and South Gosforth wards since 2016/17.

**Figure 4 Student Households Change in Occupation Wards**

<b>Ward</b>	<b>16/17 Q4</b>	<b>1718 Q4</b>	<b>1819 Q4</b>	<b>1920 Q4</b>	<b>2021 Q4</b>
<b>Dene &amp; South Gosforth</b>	100%	105%	92%	78%	65%
<b>Gosforth</b>	100%	75%	100%	75%	100%
<b>Heaton</b>	100%	99%	88%	82%	64%
<b>Monument</b>	100%	127%	82%	82%	100%
<b>North Jesmond</b>	100%	98%	95%	97%	92%
<b>Ouseburn</b>	100%	99%	87%	92%	79%
<b>South Jesmond</b>	100%	97%	93%	94%	91%
<b>Wingrove</b>	100%	98%	89%	92%	86%
<b>Grand Total</b>	<b>100%</b>	<b>98%</b>	<b>92%</b>	<b>93%</b>	<b>86%</b>

Should you require any further assistance or clarification, please contact:  
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Email: [planningpolicy@newcastle.gov.uk](mailto:planningpolicy@newcastle.gov.uk)

