

Newcastle City Council
Authority Monitoring Report
2022/2023



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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 2022 to 31 March 2023, but also, where appropriate, includes details up to the time of publication. In summary, this AMR indicates that:

Economic Prosperity

- 3305 sqm of floorspace for employment has been developed.
- 0.73 ha of employment floorspace has been developed.

Homes

- Excluding student housing, the build rate in 2022/23 was 1,242 gross completions.
- In this monitoring period there was a net gain of 1,135 (including the release of homes as a consequence of student accommodation), when allowance is made for the loss of 2 dwellings through conversions and demolitions.
- In 2022/23 a total of 202 affordable homes were completed in the city.
- During 2022/23 8 student units have been completed.

Transport and Accessibility

- In 2022/23 the Tyne Bridge Restoration commenced.
- The first phase for Queen Victoria Road improvements is underway.
- Nexus is working with stakeholders to procure the delivery of a £362 million train fleet.
- Proposals have been introduced for improved walking and cycling infrastructure in Heaton.
- 7 major planning applications with a condition of a travel plan's implementation were granted.
- Cycling trips increased from 2022 to 2023.
- The number of public transport journeys in Tyne & Wear increased from 2022.
- Traffic flows in Newcastle inner cordon are same as 2022, and river crossings have increased.

People and Place

- A new Healthier Food Environments Supplementary Planning Document (SPD) has been prepared.

- 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 2022/23
- 24.6% of waste in Newcastle was Reused or Recycled

1. Introduction

This is the seventieth 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 2022 to 31 March 2023, 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.

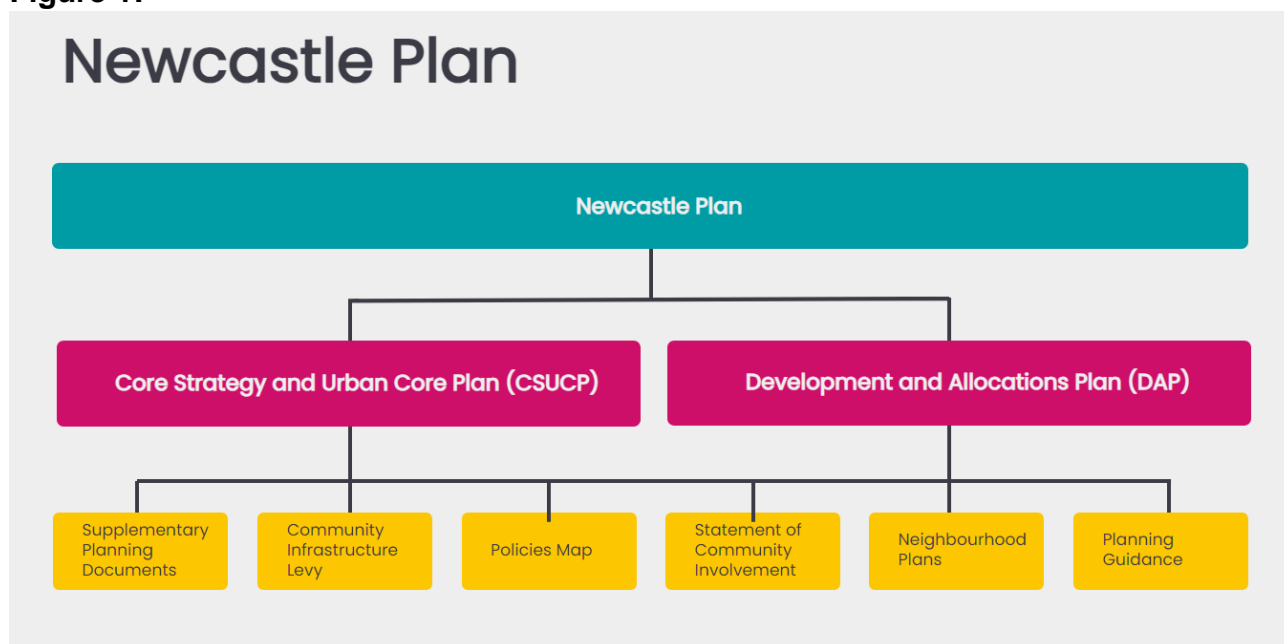
Newcastle Local Plan

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:



Core Strategy and Urban Core Plan (CSUCP) Review – 16 March 2020

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 33.

Newcastle City Council and Gateshead Council have reviewed the CSUCP. The review has assessed a range of factors including the performance of policies in the plan. Both councils have worked with neighbouring authorities and statutory consultees during this review.

The review concludes that there is currently no need to update the CSUCP. The CSUCP continues to deliver the key priorities and aims of both councils.

Local Development Scheme (LDS)

The Local Development Scheme (LDS) was updated in January 2024 and sets out the latest approved timetable for Newcastle's Local Plan.

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

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 2022 to March 2023

| | |
|---|-------------|
| Total CIL secured to date ¹ | £10,869,140 |
| Total CIL requested to date ² | £10,178,692 |
| Total CIL received to date ³ | £5,963,611 |
| Total Neighbourhood Portion received to date ⁴ | £894,542 |
| Total Administration Fee received to date ⁵ | £298,181 |

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

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

³ This relates to the total amount we have received.

⁴ This relates to the neighbourhood portion.

⁵ 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 230.

Development Management

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

Development Management Data

| Applications | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|--|------------------|------------------|----------------|---------------|---------------|
| Majors (applications determined within 13 weeks) | 89% 56 of 63 | 80% 35 of 44 | 86% 48 of 56 | 86% | 79% |
| Minors (applications determined within 8 weeks) | 88% 290 of 328 | 77% 256 of 331 | 71% 155 of 219 | 74% | 79% |
| Others (applications determined within 8 weeks) | 84% 735 of 875 | 82% 728 of 884 | 71% 516 of 725 | 74% | 79% |
| All (all application types determined within designated timescales) | 85% 1082 of 1266 | 81% 1019 of 1259 | 72% 718 of 994 | Not available | Not available |
| Householder (householder applications determined within 8 weeks) | 85% 456 of 535 | 82% 407 of 495 | 73% 377 of 519 | Not available | Not available |

Planning Appeals

In the monitoring period 2022/23 a total of 22 appeals were determined. Of those, 6 appeal decisions were upheld and 16 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.

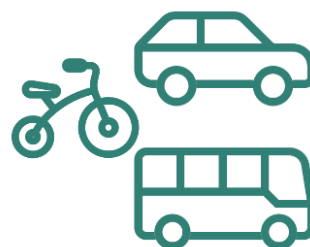
The indicator data collected is presented in six sections:



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: Dec 2022)

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 |

The data indicates that there has been some fluctuation in the survival rate of businesses, however there has been an increase in the survival rate of businesses since 2018.

Indicator 4: Total number of jobs (Source: ONS Jobs Density. Latest data published: 2020)

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 |

| | | |
|-------------|---------|------|
| 2012 | 191,000 | 0.99 |
| 2013 | 190,000 | 0.97 |
| 2014 | 195,000 | 0.99 |
| 2015 | 199,000 | 1.00 |
| 2016 | 195,000 | 0.97 |
| 2017 | 205,000 | 1.02 |
| 2018 | 207,000 | 1.01 |
| 2020 | 200,000 | 0.95 |
| 2021 | 207,000 | 1.02 |

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 2021 was 1.02, down from 2020, but remained higher than the North East regional average in 2021.

Indicator 5: Proportion of working-age residents in employment (Source: ONS Annual Population Survey. Latest data published: November 2022)

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.

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

There has been a slight reduction in the proportion of working age residents in employment, however the proportion is higher than in 2009-2010.

Indicator 6: Targeted recruitment and training agreements (Source: Newcastle City Council, January 2023)

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 2022 to March 2023. Newcastle City Council's target is to increase the number of targeted recruitment and training agreements throughout the plan period.

Between April 2022 and March 2023, three 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, eight new apprentices commenced with construction contractors and 20 young people completed work experience placements.

In relation to Training and Employment Management Plans (TEMPs), out of 28 approvals, 19 had training and employment requirements. This equates to 68% with TEMPs. Recruitment support for developers, contractors and subcontractors is provided through the Skills Hub partnership.

Contributions secured from developers for training and employment activity during 2022/2023 has enabled the delivery of a construction training fund and a flexible fund. During that period, 141 residents accessed the funds with 60 progressing into employment. The contributions also supported a series of events including jobs fairs for retailers opening in the city, a women into construction programme, community recruitment roadshows and an apprenticeship session. In total, over 650 people attended the events programme during 2022/2023.

Indicator 7: Education and Skills (Source: ONS Annual Population Survey. Latest Data: 2022)

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% |

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

| | Application Reference and Description | Address | Floorspace (sqm) | Site Area (Ha) | Use Class |
|---------------------------------------|--|--|-------------------------|-----------------------|-----------------------|
| 2022/2023 Planning Permissions | 2022/1936/01/DET <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 | 1874 | 0.96 | E(G), B2 and B8 |
| | 2022/1396/01/DET <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 | 4233 | 0.96 | B8 |
| | 2021/2158/01/DET <i>Change of use of land to Class B8 for storage of timber.</i> | Former Siemens Site North, Shields Road | 7689 | 0.77 | B8 |
| | 2022/0242/01/DET <i>Change the use to Storage or Distribution (Class B8) for the siting of storage containers, caravan, vehicle storage, open storage space and erection of fencing with entrance gate (max height 2.4m) to north of site.</i> | Land East Of Brunswick Park To The Rear Of Industrial Units, South Of Sandy Lane And West Of Ruby Park, Newcastle Upon Tyne | 4046 | 0.404 | B8 |
| | 2021/2387/01/DET <i>Erection of 6-9 storey office</i> | Land At Pilgrim | 70,927 | 1.43 | E(g)(i) |

| | | | | | |
|-------------------------------------|--|--|-------------------------|-----------------------|------------------|
| | <i>building (Use Class E(g)(i)) with retail use at ground floor level (Use Class E(a/b/c))</i> | Street, Market Street, New Bridge Street West And John Dobson Street | | | |
| | Newcastle Total | | 88,769 | 4.524 | |
| | Gateshead Total | | N/A | N/A | |
| | Application Reference and Description | Address | Floorspace (sqm) | Site Area (Ha) | Use class |
| 2022/23 Planning Completions | 2019/1635/01/DET <i>Erection of 7 storey office building including basement (Class B1) (AOD 82m) with associated car parking (15 spaces), cycle parking, landscaping and temporary construction compound</i> | Street Record Strawberry Place, Newcastle Upon Tyne | 2400 | 0.227 | B1 |
| | 2022/0145/01/DET <i>Change of use from retail/cafe/hot food takeaway (Sui Generis) to financial services (Class E) as supplemented by information received 02.03.2022.</i> | Eat4less, 125 Northumberland Street, Newcastle Upon Tyne, NE1 7AG | 209 | 0.02 | E |
| | 2021/2062/01/DET <i>Change of use of first and second floors from residential (Class C3) to Class E.</i> | 407 Stamfordham Road, Westerhope | 435 | 0.045 | E |
| | 2020/0172/01/DET <i>Demolition of Murray House and redevelopment for a new community</i> | Murray House Community | 261 | 0.4367 | B1 |

| | | | | | |
|-----------------------|---|---|-------------------------|-----------------------|------------------|
| | <i>sport, education and wellbeing hub</i> | Centre Diana Street | | | |
| | Newcastle Total | | 3305 | 0.73 | |
| | Gateshead Total | | 856 | 1.2575 | |
| | Application Reference and Description | Address | Floorspace (sqm) | Site Area (Ha) | Use Class |
| 2022/23 Losses | 2022/1859/01/DET <i>Change of use from offices (Class E)(g)(i) to educational facility (Class F1).</i> | 19 Lansdowne Terrace, Gosforth, Newcastle Upon Tyne | 238.4 | 0.03 | E(g)(i) |
| | 2022/1831/01/DET <i>Change of use of Second & Third floors from Office (Class E) to Beauty, Aesthetics & Tattoo Parlour (Sui Generis)</i> | 6 - 8 Saville Row, Newcastle Upon Tyne, NE1 8JE | 261 | 0.04 | E |
| | 2022/1568/01/DET <i>Change of use from B1(a) Offices to E(b) Sale of food and drink for consumption (mostly) on the premises, including takeaway.</i> | 8 Stepney Bank, Newcastle Upon Tyne, NE1 2PW | 321 | 0.03 | B1(a) |
| | 2022/1691/01/DET <i>Change of use of ground floor from offices (Class E) to residential unit (Class C3).</i> | 51 Osborne Road, Newcastle Upon Tyne | 480 | | E |
| | 2022/0141/01/DET <i>Change of use from office (Class E) to private education (Class F1)</i> | Lansdowne House Lansdowne Court, Gosforth, Newcastle Upon Tyne | 235 | 0.018 | E |
| | 2021/2445/01/DET <i>Change of use</i> | 36 Clayton Street West, | 570 (367 B1) | 0.023 | E |

| | | | | | |
|--|---|--|------|-------|------|
| | <i>from offices, retail and storage premises to 7no two bed apartments.</i> | Newcastle Upon Tyne | | | |
| | 2021/2172/01/DET <i>Change of use from office (Class E(c)) to 2 x HMO.</i> | 7 - 8 Benton Terrace, Newcastle Upon Tyne, NE2 1QU | 306 | 0.02 | E(c) |
| | 2021/1584/01/DET <i>Change of use from offices (Class E) to religious use (Class F.1</i> | Floor 1, 37-41 Grainger Street , Newcastle Upon Tyne, NE1 5JE | 210 | 0.047 | E |
| | 2021/1545/01/DET <i>Change of use from offices (Class E) to restaurant (Class E)</i> | 23 Eldon Chambers, Quayside, Newcastle Upon Tyne, NE1 3DE | 1049 | 0.1 | E |
| | 2022/0039/01/NRE <i>Change of use from 3rd and 4th floor offices (Class E) into 1x studio apartment, 18x 1-bedroom apartments and 5x 2-bedroom apartments, 24 residential units in total (C3)</i> | Wingrove House Ponteland Road, Newcastle Upon Tyne, NE5 3DE | N/A | N/A | E |
| | 2019/0943/01/DET <i>Change of use of part of 1st floor and 2nd floor from offices (Class B1) to 27 no residential apartments (Class C3)</i> | Condercum House, 171 West Road, Newcastle Upon Tyne | 1100 | 0.24 | B1 |
| | 2022/0462/01/DET <i>Change of use from storage and distribution (Class B8) to indoor golf, bar and restaurant use (Sui Generis)</i> | Unit 9, The Clay Shed, Hoult's Yard, Walker Road, Newcastle Upon Tyne, NE6 2HL | 304 | 0.031 | B8 |

| | | | | | |
|--|------------------------|--|-------|--------|--|
| | Newcastle Total | | 4,871 | 0.59 | |
| | Gateshead Total | | 241 | 0.0275 | |

Employment Land Take up 2022/23

| Planning Application | Site are (ha) | Take up (ha) | Floorspace take up (sqm) | Use Class |
|--|---------------|--------------|--------------------------|-----------|
| 2019/1635/01/DET Strawberry Lane, Newcastle Upon Tyne | 0.227 | 0.24 | 2400 | B1 |
| 2019/0350/01/DET Bank House Pilgrim Street | 0.9164 | 1.1238 | 11238 | B1(a) |
| 2020/0172/01/DET Murray House Community Centre | 0.4367 | 0.026 | 261 | B1 |
| Total | 1.59 | 1.39 | 13,899 | |

Historical Employment Land Take Up 2013-2023

| Planning Application | Site area (ha) | Take up (ha) | Floorspace take up (sqm) | Use Class | Year |
|--|----------------|--------------|--------------------------|-----------|-------|
| 2019/1635/01/DET Strawberry Lane, Newcastle Upon Tyne | 0.227 | 0.24 | 2400 | B1 | 22/23 |
| 2019/0350/01/DET Bank House Pilgrim Street | 0.0164 | 1.1238 | 11238 | B1(a) | 22/23 |
| 2020/0172/01/DET Murray House Community Centre | 0.4367 | 0.026 | 261 | B1 | 22/23 |
| 2020/0045/01/DET Old Glass Works, Lemington JP Energy | 0.34 | N/A | N/A | N/A | 22/23 |
| 2021/2158/01/DET Shields Road Site of Former Office Block, North of Shields Road | 0.77 | 0.7689 | 7689 | B8 | 21/22 |
| 2018/1585/01/DET Newburn Haugh Ind Est MGL, South of Riversdale Way | 0.5 | 0.12 | 1200 | B2 | 20/21 |

| | | | | | |
|---|--------|--------|--------|------------|-------|
| 2017/1489/01/DET Urban Core – Helix The Spark | 0.5608 | 1.3108 | 13108 | B1(a) | 20/21 |
| 2018/1111/01/DET Lower Steenburgs Yard Ouse Street Newcastle Upon Tyne | 0.67 | 0.896 | 896 | B1 | 19/20 |
| 2019/0596/01/DET Bells Close Lemington Newcastle Upon Tyne | 0.054 | 0.0096 | 96 | B8 | 19/20 |
| 2007/0949/04/RES Airport Southside Bellway HQ, Woolsington House | 0.83 | 0.1873 | 1873 | B1 | 19/20 |
| 2017/0770/01/DET Urban Core – Helix The Lumen | 1.3633 | 1.188 | 11880 | B1(a) | 19/20 |
| 2016/1405/01/DET Elite House,Front Street Bell’s Close, Newcastle upon Tyne | 0.17 | 0.01 | 98 | B1 | 18/19 |
| 2018/1409/01/DET Land at North Works Site Siemens Shields Road Newcastle Upon Tyne | 0.21 | 0.21 | 912 | B8 | 18/19 |
| 2016/1978/01/DET Stephenson Quarter Forth Banks Newcastle Upon Tyne | 1.04 | 1 | 6441 | D1 to B1 | 18/19 |
| 2015/1647/01/DET Newcastle Great Park Persimmon Homes, Roseden Way | 1.0636 | 0.2147 | 2147 | B1(a) | 18/19 |
| 2016/0641/01/DET Urban Core – Helix The Biosphere | 0.58 | 0.74 | 7400 | B1(B) | 18/19 |
| 2012/1099/01/DET Brunswick Industrial Estate | 0.52 | 0.155 | 1550 | B1, B2, B8 | 17/18 |
| 2016/1747/01/DET Havannah Colliery | 0.17 | 0.17 | 1722.6 | B8 | 17/18 |
| 2016/0107/01/DET High Yard | 1.50 | 0.1484 | 2280 | B1 | 17/18 |

| | | | | | |
|--|--------|--------|------|--------------|-------|
| 2015/0190/01/DET Elite House, Bells Close | 0.17 | 0.0481 | 820 | B1, B2, B8 | 17/18 |
| Newburn Haugh Ind Est MGL, North of Riversdale Way | 1.58 | N/A | N/A | N/A | 17/18 |
| 2015/0211/01/DET Urban Core – Helix The Key | 0.043 | 0.0219 | 219 | B1(a), B1(b) | 16/17 |
| Brunswick Ind Est Units 6-10, Brown's Park, | 0.21 | N/A | N/A | N/A | 16/17 |
| 2014/1162/01/DET Bells Close Ind Est Unit 4 Bells Yard | 0.772 | 0.1815 | 1815 | B2 | 16/17 |
| 2014/0122/01/DET Walker Riverside Tyne Subsea, Benton Way | 0.41 | 0.0788 | 788 | B1, B2 | 15/16 |
| 2014/1518/01/DET Shields Road North of Shields Road, west of Siemens | 0.79 | N/A | N/A | B1(c) | 15/16 |
| Newburn Ind Est Warburtons truck parking, 12 Shelley Road | 2.65 | N/A | N/A | N/A | 15/16 |
| 2014/0254/01/DET Urban Core – Quayside Liveworks, 55-57 Quayside | 1.68 | 0.1975 | 1975 | B1 (a) | 15/16 |
| Walker Riverside Technip Umbilicals, Nelson Road* | 3.06 | N/A | N/A | N/A | 14/15 |
| 2013/0888/01/OUT Walker Riverside JDR Cable Systems, Old Mill Road, | 0.78 | 0.1813 | 1813 | B2, B8 | 14/15 |
| Walker Riverside Neptune Energy Park, Old Mill Road entrance | 0.08 | N/A | N/A | N/A | 14/15 |
| 2011/0173/01/DET Urban Core Northumbria Police, Forth Banks | 0.7257 | 0.6514 | 6514 | B1(a) | 14/15 |
| 2012/0871/01/DET Neptune Energy Park Royal IHC, Ambrose Place | 1.5435 | 0.2237 | 2237 | B2 | 13/14 |

| | | | | | |
|--------------|------|------|----------|--|--|
| Total | 25.6 | 10.1 | 89,372.6 | | |
|--------------|------|------|----------|--|--|

*Some sites are situated in enterprise zones which are covered by an LDC and as such, may not have required Planning Permission.

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.

The data for this indicator is currently unavailable but will be reported on in subsequent AMRs.

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 (m²)

| Retail development over 500sqm: | | |
|---------------------------------|----------------------------|---|
| Application Reference | Location | Proposal |
| 2021/1735/01/DET | Bede House, Pilgrim Street | Change of use from office and training centre (sui generis) to employment centre (E(c)) |

Within the monitoring period, the majority of applications were for proposals below the 500sqm threshold. Planning permission was granted for a change of use of 835sq.m floorspace from office and training centre (sui generis) to employment centre (E(c)) at Bede House, Pilgrim Street.

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.

The Grainger Market has received £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 |
|--|------------------|------------------|-------------|----------------------|------------|---------------|--------------|-----------|
| | | | | | | | | |

| | | | | | | | | |
|------------------------------|-----|----|----|-----|-----|----|-----|----|
| Total Number of Units | 93 | 88 | 22 | 162 | 17 | 26 | 166 | 94 |
| Occupied Units | 84 | 81 | 21 | 144 | 9 | 26 | 146 | 90 |
| Vacant units | 9 | 7 | 1 | 18 | 8 | 0 | 20 | 4 |
| % vacant | 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% |

Indicator 12: Loss of primary retail frontages in the Urban Core (Source: Newcastle City Council. 2023.)

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

Retail Centre

Within the 2022/23 monitoring period, no commercial units (Use Class E) were recorded as being lost within the primary retail frontages in Newcastle's Retail Centre. There were two changes of use applications from Use Class E to Sui Generis for cosmetic surgery use and food and drinking establishments within the Primary Shopping Area.

Indicator 13: Community, leisure and tourism developments (Source: Newcastle City Council. 2023.)

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.

| Application Reference | Location | Proposal |
|-----------------------|--|--|
| 2021/1584/02/NMA | Floor 1, 37-41, Union Chambers Grainger Street, Newcastle Upon Tyne, NE1 5JE | Non-Material Amendment: (amendment to external fire escape) to planning permission 2021/1584/01/DET dated 2/8/2022: Change of use from offices (Class E) to religious use (Class F.1) at first floor along with the recovering of the roof and erection of fire escape to rear. |
| 2022/1014/01/DET | 12 Westmorland Road, Newcastle Upon Tyne, | Erection of extension at first and second floors and conversion from offices (Class B1) to form hotel use (Class C1), formation of entrance at ground floor level and provision of refuse storage |
| 2021/2068/01/DET | Dene Hotel, Dene Apartments, 36 - 42 Grosvenor Road, Newcastle Upon Tyne, | Change of use from Hotel (Class C1) to 9 no. residential dwellings (Class C3) 4 x 1 bed flats, 3 x 2 bed flats and 2 x 3 bed flats, alterations to elevations, associated refuse storage and parking spaces to rear following demolition of existing garage and metal staircase. (Amended Description) |

| | | |
|-------------------------|---|---|
| | | |
| 2021/1545/01/DET | 23 Eldon Chambers, Quayside, Newcastle Upon Tyne, NE1 3DE | Change of use from offices (Class E) to restaurant (Class E) to basement and ground floor and 26 bedroom hotel to 1st, 2nd and 3rd floors (Class C1), erection of dormer extension to north west , bin enclosure and cycle storage to north, erection of extract flue, re-instatement of flag pole, installation of 6 no floodlights, extract louvres, replace and installation of 3 no extra rooflights, as amended by plans received 01/06/2022, 20/07/2022, 19/08/2022 and 13/09/2022) |
| 2021/1531/01/DET | 50 Clayton Street West, Newcastle Upon Tyne, | Change of use of ground floor from restaurant (Class E), first, second and third floors from residential (Class C3) to 6 bed hotel (Class C1), installation of new shop front, mechanical ventilation system and extract grilles to south west elevation. |
| 2018/0515/02/NMA | Former Choice Spares, Vacant Commercial Premises Back Maling Street, Newcastle Upon Tyne, NE6 1LP | Non-Material Amendment: (Alterations to Maling Street Elevation, Gable elevation and Back Maling Street Elevation) to planning permission 2018/0515/01/DET dated 21.01.2020 Demolition of existing building and construction of 2 to 4 storey (including basement) 18 bed aparthotel (Class C1) as amended by plans and supporting documents received 04/09/18, 5/10/18, 22/10/18 and 13/12/19 |
| 2019/0883/01/DET | Grainger Apartments Westgate Road, Newcastle Upon Tyne, NE4 9BJ | Change of use of first and second floors to aparthotel (Class C1) with 18 self contained studio apartments, management office, cycle storage and erection of two |

| | | |
|-------------------------|---|---|
| | | storey rear extension (Retrospective). |
| 2022/0547/01/DET | Outer West Pool, Outer West Customer Service Centre And Library, Newcastle Upon Tyne, NE5 2QZ | Erection of new leisure and community centre incorporating wet and dry sports facilities, library, community uses, associated landscaping , car parking and public realm following demolition of existing pool, library and customer services centre. |
| 2007/1300/85/DCC | Land Bounded By Hadrians Way To The South, Haig Crescent To The North, Shafto Street And Denton Road To The West, And Hodgkin Park To The East, Scotswood, Newcastle Upon Tyne, | Submission of details relating to a scheme for the provision of indoor and/or outdoor sports facilities to comply with condition 17 of planning permission 2007/1300/56/RVC dated 21/10/2016. |
| 2021/1606/01/DET | Land South Of West Denton Primary School, Hillhead Road, Newcastle Upon Tyne, NE5 5AP | Erection of 45 dwellings (Class C3); a children's care facility (Class C2); 2 grass sports pitches; associated access, landscaping and boundary treatment. |
| 2018/0385/11/DCC | Land To West Of Waggonway Drive And North Of Bowden Close, Newcastle Great Park, Newcastle Upon Tyne, NE13 9EA | Submission of details of a scheme for open space, sport and recreation enhancement to comply with condition 14 of planning permission 2018/0385/01/DET dated 14/05/2019. |

Several of the planning applications reported for Indicator 13 are for hotels and aparthotels. This includes Eldon Chambers a grade II listed building which has permission to be converted to a hotel and restaurant. The former law offices, which have been vacant since 2016, will be converted into a 26-bedroom hotel with a restaurant and bar. The hotel project would help to protect the historic significance of this listed building.

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: 2022)

| | Number of overnight visitors in Newcastle Gateshead (Millions) |
|------|--|
| 2010 | 1.647 |
| 2011 | 1.722 |
| 2012 | 1.971 |
| 2013 | 1.972 |
| 2014 | 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 |

Visitor numbers continue to be down on the 2019 figures, as the visitor economy continues to recover to pre-pandemic levels.

Indicator 15: Number of visitors to major attractions (Source: NewcastleGateshead Initiative. Latest data: 2022)

| | 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 |

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

The data for this indicator is currently unavailable but will be reported on in subsequent AMRs.

DAP Indicator 2 – Employment Land Supply - Supply of employment land that could be developed within the next five years, by location

The data for this indicator is currently unavailable but will be reported on in subsequent AMRs.

Homes

Population

Indicator 1: Estimate of total population (ONS annual mid-year population estimates (2021 estimates based on Census 2021). Latest data published: 2022)

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 |

The latest Census was conducted in 2021 and reported Newcastle's population to be 300,200. As of the 2022 mid-year estimates, both Gateshead and Newcastle have an indicated increase in population compared to the previous ONS projected mid-year estimates of population. For this reason, there is 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: 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% |

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. In 2023, we see a slight rise in the proportion of working age population. The data is therefore in line with the Council's target.

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% |
| 2014 | 126494 | 4920 | 3.89% | 2360 | 1.87% |

| | | | | | |
|-------------|--------|------|-------|------|-------|
| 2015 | 126884 | 4380 | 3.45% | 2159 | 1.70% |
| 2016 | 126884 | 3551 | 2.80% | 1551 | 1.22% |
| 2017 | 129494 | 4769 | 3.68% | 2572 | 1.99% |
| 2018 | 131787 | 4952 | 3.76% | 2561 | 1.94% |
| 2019 | 132955 | 5410 | 4.07% | 2674 | 2.01% |
| 2020 | 134307 | 5319 | 3.96% | 3378 | 1.77% |
| 2021 | 135299 | 5829 | 4.31% | 2791 | 2.06% |
| 2022 | 136635 | 5254 | 3.85% | 2698 | 1.97% |
| 2023 | 139529 | 5174 | 3.71 | 2557 | 1.83 |

*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)

Data unavailable.

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.

| | 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 |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Approvals (Excluding Student) | 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 |
| Gross Housing Completions (exc. Assumed dwellings released) | 496 | 456 | 462 | 585 | 806 | 927 | 1,078 | 1,102 | 1,068 | 1,207 | 1,311 | 1,329 | 1,377 |
| Housing Losses | 356 | 163 | 565 | 79 | 63 | 165 | 73 | 152 | 84 | 41 | 45 | 2 | 107 |
| Net Additional Dwellings (exc. Assumed dwellings released) | 140 | 293 | 103 | 506 | 743 | 762 | 1,005 | 950 | 984 | 1,166 | 1,266 | 1,327 | 1,270 |
| On previously-developed land | 72 | 315 | 336 | 368 | 577 | 670 | 577 | 604 | 504 | 661 | 676 | 302 | 417 |
| On Greenfield Land | 139 | 141 | 126 | 217 | 229 | 257 | 501 | 483 | 564 | 546 | 635 | 946 | 955 |
| Houses (3+ beds) | 257 | 255 | 238 | 314 | 380 | 231 | 603 | 512 | 418 | 491 | 589 | 754 | 759 |
| Affordable | 190 | 144 | 123 | 97 | 289 | 134 | 325 | 447 | 207 | 187 | 337 | 297 | 202 |
| Student units (actual units, inc. cluster flats and Studios) | 142 | 490 | 168 | 97 | 663 | 822 | 1214 | 1313 | 668 | 357 | 0 | 0 | 8 |
| Dwellings Released (PPG method)* | N/A | N/A | N/A | N/A | N/A | N/A | N/A | 1622 | 677 | 360 | 0 | 0 | 10 |
| Dwellings Released with 1 year delay* (as a consequence of Student) | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | 1622 | 677 | 360 | 0 | 0 |

| | | | | | | | | | | | | | |
|---|-----|-----|------|-----|-----|-----|-------|-----|-------|-------|-------|-------|-------|
| Accommodation Completions) | | | | | | | | | | | | | |
| Net Additional Dwellings (inc. assumed dwellings released) | 140 | 293 | -103 | 506 | 743 | 762 | 1,005 | 950 | 2,606 | 1,843 | 1,626 | 1,327 | 1,270 |

*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 is to demonstrate a minimum of five years' housing land supply throughout the plan period.

The housing land supply trajectory will be published separately in the Housing and Employment Land Availability Assessment (HELAA) (base date 1 April 2023) and will be available to view on the Council's website.

| | Gross Additional Dwellings | Losses | Net additions | CSUCP net completions target (p/a) |
|----------------|-----------------------------------|---------------|----------------------|---|
| 2010/11 | 496 | 356 | 140 | 280 |
| 2011/12 | 456 | 163 | 293 | 280 |
| 2012/13 | 462 | 565 | -103 | 280 |
| 2013/14 | 585 | 79 | 506 | 280 |
| 2014/15 | 806 | 63 | 743 | 280 |
| 2015/16 | 927 | 165 | 762 | 960 |
| 2016/17 | 1,078 | 73 | 1005 | 960 |
| 2017/18 | 1,102 | 152 | 950 | 960 |
| 2018/19 | *2,690 | 84 | *2,606 | 960 |
| 2019/20 | 1,884 | 41 | 1,843 | 960 |
| 2020/21 | 1,659 | 33 | 1,626 | 1,080 |
| 2021/22 | 1,329 | 2 | 1,327 | 1,080 |
| 2022/23 | 1,377 | 107 | 1,270 | 1,080 |
| 2023/24 | | 223 | 1187 | 1,080 |
| 2024/25 | | 59 | 1372 | 1,080 |
| 2025/26 | | 21 | 2053 | 1,080 |
| 2026/27 | | 50 | 1040 | 1,080 |
| 2027/28 | | 84 | 860 | 1,080 |
| 2028/29 | | 50 | 1330 | 1,080 |

| | | | | |
|---------|--|----|------|-------|
| 2029/30 | | 50 | 1388 | 1,080 |
|---------|--|----|------|-------|

Values for years 2023/24 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 2022/23.

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 2022/23 monitoring period, 79 new built housing units (29.8%) 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 2022/23 monitoring period, 248 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 2022/23 there were 172 units (892 bedspaces) delivered as specialist and supported accommodation on the following sites.

| Site Ref. | Site Names/ Address | Units Complete | Bedspaces |
|------------------|--|----------------|-----------|
| 2017/1249/01/DET | Land to the North of Beaumont Street, Elswick | 38 | 513 |
| 2021/1350/01/DET | 192-194 Hollywood Avenue | 57 | 45 |
| 2020/0326/01/DET | Land to the West of Sommerset Place, Elswick | 15 | 55 |
| 2020/0067/01/DET | Land to the east of Newburn Road, Newburn | 20 | 28 |
| 2020/0328/01/DET | Land to the south of Brockwell House, Blakelaw | 27 | 46 |
| 2020/0070/01/DET | Land North of Thornley Road, West Denton | 9 | 260 |
| 2020/0887/01/DET | Land West of Eastbourne Avenue | 6 | 8 |
| Total | | 172 | 892 |

DAP Indicator 6 – self-build and custom housebuilding – Number of

individuals and groups on the Self-build and Custom Housebuilding Register

31 October 2022 - 30 October 2023

Individuals = 270

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

Other schemes:

- Tyne Bridge Restoration underway
- First phase of Queen Victoria Road improvements due for completion

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.

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

* 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.

| | Traffic flows, indexed to 2010 (2010 = 100) | |
|---------------|--|------------------------|
| | Newcastle inner cordon | River crossings |
| 2010 | 100 | 100 |
| 2011 | 100 | 101 |
| 2012 | 99 | 102 |
| 2013 | 98 | 103 |
| 2014 | 99 | 104 |
| 2015 | 101 | 106 |
| 2016 | 101 | 107 |
| 2017 | 100 | 109 |
| 2018 | 100 | 110 |
| 2019 | 97 | 107 |
| 2020** | 77 | 96 |
| 2021 | 91 | 98 |

| | | |
|-------------|----|-----|
| 2022 | 89 | 102 |
| 2023 | 89 | 107 |

* 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.

| Reference | Location | Proposal |
|-------------------------|--|---|
| 2020/1779/01/DET | Land To The East Of Stoddart Street, Newcastle Upon Tyne, NE2 1AW | Erection of a single storey food store with access, parking, cycle shelter, hard and soft landscaping and erection of sub station, as amended by plans received on 15.3.2022 |
| 2021/0928/01/DET | 12a Westmorland Road, Newcastle Upon Tyne, NE1 4EG | Conversion of upper floors from retail and storage to cafe (Class E). |
| 2021/2426/01/DET | The Manor House Gosforth Greenfield Road, Brunton Park, Newcastle Upon Tyne, NE3 5TQ | Erection of two storey extension to existing Care Home for the elderly to provide 14no. bedrooms with associated landscaping works and additional car parking following demolition of no. 16 and 18 Princes Road. |
| 2022/0297/01/PSI | Site Adjacent To Leazes Wing, Rvi Richardson Road, Newcastle Upon Tyne, NE1 4LP | Erection of 7 storey hospital building (including basement and roof top plant) with three storey bridge link to Leazes Wing and associated electrical |

| | | |
|-------------------------|---|--|
| | | infrastructure building and flue to the east of the A&E Access deck, landscape works and temporary site construction access onto Richardson Road, as amended by plans received 17 June, 25 July, 8 August, 8 September and 31 October 2022 and Unilateral Undertaking dated 1 November 2022. |
| 2022/0547/01/DET | Outer West Pool, Outer West Customer Service Centre And Library, Newcastle Upon Tyne, NE5 2QZ | Erection of new leisure and community centre incorporating wet and dry sports facilities, library, community uses, associated landscaping , car parking and public realm following demolition of existing pool, library and customer services centre. |
| 2022/0940/01/PSI | Newcastle Upon Tyne Hospitals Nhs Trust, Royal Victoria Infirmary Queen Victoria Road, Newcastle Upon Tyne, NE1 4LP | Erection of 3 storey hospital building (including rooftop plant) with bridge link to existing hospital and single storey plant room and substation building, generators and flue to the south elevation and associated cycle parking, landscaping and other works, as amended by plans received 23 September and 14 October 2022 and Unilateral Undertaking dated 4 November 2022. |

There were 7 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 |
|------------------|---|---|
| 2020/1779/01/DET | Land To The East Of Stoddart Street, Newcastle Upon Tyne, NE2 1AW | Erection of a single storey food store with access, parking, cycle shelter, hard and soft landscaping and erection of sub station, as amended by plans received on 15.3.2022 |
| 2021/1545/01/DET | 23 Eldon Chambers, Quayside, Newcastle Upon Tyne, NE1 3DE | Change of use from offices (Class E) to restaurant (Class E) to basement and ground floor and 26 bedroom hotel to 1st, 2nd and 3rd floors (Class C1), erection of dormer extension to north west , bin enclosure and cycle storage to north, erection of extract flue, re-instatement of flag pole, installation of 6 no floodlights, extract louvres, replace and installation of 3 no extra rooflights, as amended by plans received 01/06/2022, 20/07/2022, 19/08/2022 and 13/09/2022) |

For 2022/23 there were 2 applications 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.

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

Bus Patronage 2022/23

| Period End (4 weeks ending) | Total Bus Patronage ('000s) |
|------------------------------------|------------------------------------|
| 23/04/2022 | 7108 |
| 21/05/2022 | 7540 |
| 18/06/2022 | 7020 |
| 16/07/2022 | 7794 |
| 13/08/2022 | 6901 |
| 10/09/2022 | 6491 |
| 08/10/2022 | 8115 |
| 05/11/2022 | 6990 |
| 03/12/2022 | 7654 |
| 31/12/2022 | 6053 |
| 28/01/2023 | 6568 |
| 25/02/2023 | 7641 |
| 25/03/2023 | 7585 |

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. 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)

| 2017 | Long Stay | Short Stay |
|------------|-----------|------------|
| On Street | 1063 | 1033 |
| Off Street | 5271 | 293 |

| 2018 | Long Stay | Short Stay |
|------------|-----------|------------|
| On Street | 1217 | 1094 |
| Off Street | 5274 | 311 |

| 2019 | Long Stay | Short Stay |
|------------|-----------|------------|
| On Street | 1212 | 1050 |
| Off Street | 5508 | 329 |

| 2020 | Long Stay | Short Stay |
|------------|-----------|------------|
| On Street | 1228 | 951 |
| Off Street | 5384 | 329 |

| 2021 | Long Stay | Short Stay |
|------------|-----------|------------|
| On Street | 5334 | 324 |
| Off Street | 815 | 1398 |

| 2022* | Long Stay | Short Stay |
|------------|-----------|------------|
| On Street | 5157 | 258 |
| Off Street | 1912 | 989 |

| 2023* | Long Stay | Short Stay |
|-------|-----------|------------|
|-------|-----------|------------|

| | | |
|-------------------|------|-----|
| On Street | 6387 | 288 |
| Off Street | 1225 | 944 |

*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 2021/22

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 2022/23 was 215.

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.

Data unavailable.

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 prepared.

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](#)

Indicator 28: Health trend *(Source: Indices of Deprivation)*

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 2020 this rank improved to 30, and remained unchanged within the 2021/22 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% |

*Data available from mid-November 2022 to mid-November 2023 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: Newcastle City Council)

Data unavailable.

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

The annual average NO2 levels (Jan-Dec 2021).

Air quality results for 2023 have been made available hence below reports on both 2022 and 2023.

| AQMA | NO2 in 2022 (ug/m3) | NO2 in 2023 (ug/m3) |
|------------------|---------------------|---------------------|
| City Centre AQMA | 33.2 | 28.6 |
| Gosforth AQMA | 31.3 | 27.2 |

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 2022/23.

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 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 2023. 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 2023 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 |
|--|---------|---------|
|--|---------|---------|

| | | |
|-------------------------------------|------|------|
| Scheduled Monuments | 42 | 42 |
| Grade I listed | 128 | 128 |
| Grade II* listed | 2207 | 2207 |
| Grade II | 1415 | 1415 |
| Conservation Areas | 12 | 12 |
| World Heritage Sites | 1 | 1 |
| Registered Battlefields | 1 | 1 |
| Registered parks and gardens | 7 | 7 |
| Locally listed | 272 | 272 |

Heritage at Risk

| | 2021/22 | 2022/23 |
|-------------------------------------|---------|---------|
| Scheduled Monuments | 2 | 2 |
| Grade I listed | 0 | 0 |
| Grade II* listed | 7 | 8 |
| Grade II | 43 | 43 |
| Places of Worship Grade II | 3 | 3 |
| Conservation Areas | 0 | 0 |
| World Heritage Sites | 0 | 0 |
| Registered Battlefields | 1 | 1 |
| Registered parks and gardens | 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 2022/23 a new public artwork has been delivered at Bank House. Four laser-cut perforated steel panels have been created as part of the East Pilgrim Street Key Site (policy NC2). Each panel represents a different historical subject connected with the local area. These are:

- John Snow (1813-58) who attended the medical school on the site. He is considered a founder of modern epidemiology for his later work tracing a cholera outbreak in London.
- Grace Harwood Stewart, one of the earliest graduates of Newcastle College of medicine.

- Newcastle Police Force was formed in 1836 when Newcastle was one of Europe's biggest industrial cities and was one of the first modern police forces.
- Father James Worswick founded St Andrew's Catholic Church, in what is now known as Worswick Street. Buses also feature on the panel, remembering the lost bus station which was opposite the church.

Further artwork is in the pipeline within the East Pilgrim Street area for future years, with a related project in development for John Dobson Street.

As part of the delivery of the City Centre Transformation Program, grounded in policy NC1.2, two murals were delivered on Ridley Place as part of the wider public realm project. Further artwork is anticipated as part of this project.

Climate Change

Indicator 35: CO2 emissions (Source: BEIS/ NAEI Inventory, June 2022)

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% |

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 **16.7 MW** at the end of 2022. (2022 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 2022

| 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 |
| 2020 | 130,800 | 12.6 | 0.3 | 2.3 | 15.2 |
| 2021 | 130,800 | 12.9 | 0.3 | 2.3 | 15.4 |
| 2022 | 130,800 | 14.2 | 0.3 | 2.3 | 16.7 |

- 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 - 2022

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

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 2022 to March 2023 the climate change team reviewed 47 major planning applications of these only three achieved excellent or above (2 excellent ratings and 1 outstanding 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 | 2 | 2 | |
| Helix Energy Centre | CHP | 10 | 5.2 | |
| The Rise Scotswood Energy Centre | Gas | 3.5 | 0.8* | |
| Total | | 15.5 | 8 | |

* 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 2022/23, 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 2022/23 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 2022/2023

| SUDS Type | Number |
|---------------------|--------|
| Green Roofs | 2 |
| Infiltration system | 0 |
| Pond | 1 |
| Filter Strip | 1 |
| Vortex control | 13 |
| Water Butts | 0 |
| Wetland area | 0 |
| Bioretention | 0 |
| Soakaways | 0 |
| Swale | 0 |
| Petrol Interceptors | 0 |
| Rain Gardens | 0 |
| Detention basin | 2 |
| Oversized pipes | 1 |
| Permeable Paving | 10 |
| Attenuation Tank | 9 |

| | |
|---------------------------------------|----|
| Total number of planning applications | 16 |
| Minor Applications | 6 |
| Major Applications | 10 |
| Major Applications with SUDS | 15 |
| Major Applications with No SUDS | 1 |

| Surface Discharge Destinations | | |
|--------------------------------|--------|---------|
| Type | Number | No SuDS |
| Infiltration to ground/other | 0 | |
| Watercourse | 0 | |
| Surface water sewer | 0 | |
| Combined sewer | 15 | 0 |

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 | Unfavourable - Declining |

- **Local Wildlife Sites (LWS)**

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 has given 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 2022/23, There are 60 sites that Urban Green currently manage.

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 Tyne | Overall water body | Moderate | Moderate | Moderate | Moderate | Moderate | Moderate |
| | Ecological status | Moderate | Moderate | Moderate | Moderate | Moderate | Moderate |
| | Chemical status | Good | Good | Good | Good | Fail | Does not require assessment |
| Newburn | Overall | Moderate | Moderate | Moderate | Moderate | Moderate | Moderate |

| | | | | | | | |
|------------------------|--------------------------|----------|----------|----------|----------|----------|-----------------------------|
| (Trib. of Tyne) | water body | | | | | | |
| | Ecological status | Moderate | Moderate | Moderate | Moderate | Moderate | Moderate |
| | Chemical status | 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 including Urban Green Newcastle to consider how this indicator can be measured in the future.

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.

There have been no planning application and permissions which have been advertised as departures from Green Belt policies within the monitoring period.

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

In the 2022/23 period, 61 planning applications were refused on design grounds.

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

In the 2022/23 period, 71 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 2022/23 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 2022/23 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.

We routinely secure biodiversity improvements through planning applications this includes securing habitats for protected and priority species mitigation and compensation and to provide measurable net gains in biodiversity. All major and minor applications are now required to provide a biodiversity net gain assessment. Notable achievements this year include securing 11.5ha of ecological mitigation land through the Kingston Village application to provide mitigation for skylark and provide biodiversity net gain; and the creation of green roofs on a number of developments throughout the city.

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 works carried out:

The Operational Tree Maintenance Team carried out work to 2243 trees between 1 April 2022 – 31 March 2023. Of these, 1318 trees were felled (down from 1330 in the previous monitoring year). 274 of the felled trees removed were ash trees. Most of the felling works were recommendations from the city-wide tree inspection programme and following the THREATS tree risk assessment method.

Trees planting season 2022/23:

Most of the tree planting carried out in Newcastle within the 2022/23 planting season was carried out with the NECF and working in partnership with the Freeman of Newcastle upon Tyne, Urban Green and Northumberland Wildlife Trust. Tree planting was a mix of both standard and whip size trees.

Summary of total tree planting in Newcastle for the period:

- 8,563 trees planted
- 657 linear metres of hedgerow planted
- 29 sites planted on

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

No applications have been approved contrary to ecology advice.

We routinely secure biodiversity improvements through planning applications this includes securing habitats for protected and priority species mitigation and compensation and to provide measurable net gains in biodiversity. All major and minor applications are now required to provide a biodiversity net gain assessment. Notable achievements this year include securing 11.5Ha of ecological mitigation land through the Kingston Village application to provide mitigation for skylark and provide biodiversity net gain; and the creation of green roofs on a number of developments throughout the city.

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 2022/23:

- Galafield Play Area - £52,000
- Blucher Play Area - £53,000

- Whitworth Close/Church Walk Play Area - £23,000
- Hanging Gardens Improvements - £15,500
- Normanton/Kingsley Terrace Play Area - £14,709
- Fairways Allotments - £1,000
- Ouse Street Pocket Park - £22,500
- Wildroots Community Garden - £2,321

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 2022/23 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 |
|----------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Reused or recycled | 58432 | 55266 | 53950 | 53924 | 53401 | 52763 | 32499 |
| Energy from waste | 41491 | 44873 | 49052 | 61166 | 57505 | 65509 | 45654 |
| Other | 15345 | 14156 | 1671 | 2231 | 3155 | | |
| Landfill | 28238 | 26714 | 33885 | 18988 | 20210 | 20402 | 54020 |
| Total | 144106 | 141009 | 138558 | 136308 | 134271 | 138674 | 132173 |
| % sent to landfill | 20% | 19% | 24.5% | 13.9% | 15.1% | 14.7% | 40.9% |
| % Reused or Recycled | 41% | 39% | 39% | 40% | 39.8% | 38.1% | 24.6% |

*Percentage figures rounded to 1 decimal place

The data shows that the percentage of waste sent to landfill has increased in the latest monitoring period. This is partially due to the removal of Mechanical Biological Treatment (MBT) equipment at the Byker tip and the closure of a composting facility at Ellington. The Council has invested in new technology, and recycling trials to increase the proportion of waste that is recycled.

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 |
|--------------------------------------|--|----------|
| Metal Recycling | Quality Row MRS | 300000 |
| Biological treatment | Nestle UK Ltd | 101833 |
| Non-Haz Waste Transfer/ Treatment | Trojan Skips Ltd | 74999 |
| Physical Treatment | Byker Reclamation Plan | 150000 |
| CA Site | Walbottle Road CA Site | 24999 |
| Composting | Sandhills | 24999 |
| 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 |
| Inert Waste Transfer | Cityworks – Newington Road | 74999 |
| Non-Haz Waste Transfer | MG L Demolition Ltd | 151500 |
| CA Site | Byker Waste Reception Site | 75000 |
| CA Site | Paradise Yard | 74999 |
| Metal Recycling | Walker Station (Former Grievesons Yard) | 15600 |
| CA site | Brunswick Waste Reception Site | 75000 |
| Non-Hz Waste Transfer/ treatment | The Transfer Station | 75000 |
| Physical-Chemical Treatment | Newcastle Clinical Waste Treatment Plant and Transfer Station | 29054 |
| Non-Haz Waste Transfer | Ellington Road Composting Facility EPR/UP3494ZL | 120000 |

| | Licensed Capacity (Tonnes) | Projected Capacity (Tonnes) |
|---|-----------------------------------|------------------------------------|
| Newcastle Resource Recycling Centre, Walker Road, Byker | 149,999 | 84,000 |
| Benwell Waste Transfer Station, Scotswood Road | 74,999 | 8,000 |
| Household waste recovery centres, Brunswick, Byker and Walbottle | 24,999 each | 13,100 in total |
| Composting plant, Sandhills, Walbottle | 24,999 | 8,200 |
| Landfill | Unknown | 20,200 |

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 2022:

SFBB availability (% premises) - 97.7%
SFBB availability (Count premises) - 129473

UFBB availability (100Mbit/s) (% premises) - 82.8%
UFBB availability (100Mbit/s) (Count premises) - 109633

UFBB availability (% premises) – 80.8%
UFBB availability (Count premises) – 107067

Indicator 52: Viability (Source: Land Registry/ ONS House Price Statistics for Small Areas (HPSSAs)& 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:

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

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 |
| 2015 | £17.00 | £11.50 | £21.50 | £15.00 |
| 2016 | £17.00 | £11.50 | £23.00 | £15.00 |
| 2017 | £17.00 | £11.50 | £23.00 | £16.00 |
| 2018 | £17.00 | £11.50 | £23.50 | £16.00 |
| 2019 | £17.50 | £11.50 | £24.00 | £16.50 |

| | | | | |
|--------------|--------|--------|---------|---------|
| 2020 | £18.00 | £17.00 | £26.00 | £16-24 |
| 2021 | £20.00 | £17.00 | £22-£28 | £16-£21 |
| 2022* | | | | |

*There has been 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 | 164 | 19 |
| 10 to 20 Minutes | 195 | 223 |
| 20 to 30 Minutes | 487 | 272 |
| 30 to 40 Minutes | 201 | 353 |
| 40 to 50 Minutes | - | 180 |
| Grand Total | 1047 | 1047 |

District Centre

| Time Band | Direct Time Model | Frequency Time Model |
|--------------------|-------------------|----------------------|
| | Sum of Houses | Sum of Houses |
| 00 to 10 Minutes | 422 | 75 |
| 10 to 20 Minutes | 485 | 679 |
| 20 to 30 Minutes | 140 | 239 |
| 30 to 40 Minutes | - | 54 |
| Grand Total | 1047 | 1047 |

Local Centre

| Time Band | Direct Time Model | Frequency Time Model |
|--------------------|-------------------|----------------------|
| | Sum of Houses | Sum of Houses |
| 00 to 10 Minutes | 541 | 234 |
| 10 to 20 Minutes | 400 | 613 |
| 20 to 30 Minutes | 106 | 200 |
| Grand Total | 1047 | 1047 |

Supermarket

| Time Band | Direct Time Model | Frequency Time Model |
|--------------------|-------------------|----------------------|
| | Sum of Houses | Sum of Houses |
| 00 to 10 Minutes | 341 | 60 |
| 10 to 20 Minutes | 411 | 547 |
| 20 to 30 Minutes | 295 | 386 |
| 30 to 40 Minutes | - | 54 |
| 40 to 50 Minutes | - | 253 |
| Grand Total | 1047 | 1047 |

Education:- Secondary

| Time Band | Direct Time Model | Frequency Time Model |
|--------------------|-------------------|----------------------|
| | Sum of Houses | Sum of Houses |
| 00 to 10 Minutes | 145 | 59 |
| 10 to 20 Minutes | 661 | 429 |
| 20 to 30 Minutes | 241 | 559 |
| Grand Total | 1047 | 1047 |

Education:- Primary

| Time Band | Direct Time Model | Frequency Time Model |
|--------------------|-------------------|----------------------|
| | Sum of Houses | Sum of Houses |
| 00 to 10 Minutes | 760 | 596 |
| 10 to 20 Minutes | 193 | 172 |
| 20 to 30 Minutes | 94 | 279 |
| Grand Total | 1047 | 1047 |

Post Office

| Time Band | Direct Time Model | Frequency Time Model |
|--------------------|-------------------|----------------------|
| | Sum of Houses | Sum of Houses |
| 00 to 10 Minutes | 660 | 501 |
| 10 to 20 Minutes | 387 | 346 |
| 20 to 30 Minutes | - | 200 |
| Grand Total | 1047 | 1047 |

Health:- Hospital

| Time Band | Direct Time Model | Frequency Time Model |
|------------------|-------------------|----------------------|
| | Sum of Houses | Sum of Houses |
| 00 to 10 Minutes | 40 | 22 |
| 10 to 20 Minutes | 292 | 282 |
| 20 to 30 Minutes | 474 | 32 |
| 30 to 40 Minutes | 241 | 605 |

| | | |
|-------------------------|-------------|-------------|
| 40 to 50 Minutes | - | 106 |
| Grand Total | 1047 | 1047 |

Health:- GP

| Time Band | Direct Time Model | Frequency Time Model |
|-------------------------|-------------------|----------------------|
| | Sum of Houses | Sum of Houses |
| 00 to 10 Minutes | 599 | 499 |
| 10 to 20 Minutes | 342 | 307 |
| 20 to 30 Minutes | 106 | 241 |
| Grand Total | 1047 | 1047 |

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 |
| 00 to 10 Minutes | 217 | 217 |
| 10 to 20 Minutes | 261 | 138 |
| 20 to 30 Minutes | 429 | 159 |
| 30 to 40 Minutes | 140 | 393 |
| 40 to 50 Minutes | - | 140 |

| | | |
|--------------------|-------------|-------------|
| Grand Total | 1047 | 1047 |
|--------------------|-------------|-------------|

Typical Time to 40,000 Jobs

| Time Band | Direct Time Model | Frequency Time Model |
|--------------------|-------------------|----------------------|
| | Sum of Houses | Sum of Houses |
| 00 to 10 Minutes | 164 | - |
| 10 to 20 Minutes | 290 | 164 |
| 20 to 30 Minutes | 412 | 129 |
| 30 to 40 Minutes | 181 | 221 |
| 40 to 50 Minutes | - | 160 |
| Grand Total | 1047 | 1047 |

Typical Time to 60,000 Jobs

| Time Band | Direct Time Model | Frequency Time Model |
|--------------------|-------------------|----------------------|
| | Sum of Houses | Sum of Houses |
| 00 to 10 Minutes | 164 | 19 |
| 10 to 20 Minutes | 129 | 198 |
| 20 to 30 Minutes | 333 | 290 |
| 30 to 40 Minutes | 421 | 319 |
| 40 to 50 Minutes | - | 221 |
| Grand Total | 1047 | 1047 |

Typical Time to 80,000 Jobs

| Time Band | Direct Time Model | Frequency Time Model |
|-----------|-------------------|----------------------|
|-----------|-------------------|----------------------|

| | Sum of Houses | Sum of Houses |
|--------------------|---------------|---------------|
| 00 to 10 Minutes | 164 | 10 |
| 10 to 20 Minutes | 96 | 207 |
| 20 to 30 Minutes | 346 | 237 |
| 30 to 40 Minutes | 441 | 198 |
| 40 to 50 Minutes | - | 395 |
| Grand Total | 1047 | 1047 |

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 | 7 |
| 10 to 20 Minutes | 207 | 172 |
| 20 to 30 Minutes | 369 | 176 |
| 30 to 40 Minutes | 355 | 159 |
| 40 to 50 Minutes | 106 | 393 |
| 50 to 60 Minutes | - | 140 |
| Grand Total | 1047 | 1047 |

Typical 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 | 217 | 164 |
| 20 to 30 Minutes | 297 | 129 |
| 30 to 40 Minutes | 427 | 214 |
| 40 to 50 Minutes | 106 | 400 |
| 50 to 60 Minutes | - | 140 |
| Grand Total | 1047 | 1047 |

Typical 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 | 217 | 164 |
| 20 to 30 Minutes | 256 | 53 |
| 30 to 40 Minutes | 434 | 290 |
| 40 to 50 Minutes | 140 | 245 |
| 50 to 60 Minutes | - | 295 |
| Grand Total | 1047 | 1047 |

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 | 164 | 164 |
| 20 to 30 Minutes | 233 | 53 |
| 30 to 40 Minutes | 389 | 209 |
| 40 to 50 Minutes | 261 | 160 |
| 50 to 60 Minutes | - | 355 |
| 60 to 70 Minutes | - | 106 |
| Grand Total | 1047 | 1047 |

Typical Time to 180,000 Jobs

| Time Band | Direct Time Model | Frequency Time Model |
|--------------------|-------------------|----------------------|
| | Sum of Houses | Sum of Houses |
| 00 to 10 Minutes | - | - |
| 10 to 20 Minutes | 164 | 155 |
| 20 to 30 Minutes | 134 | 24 |
| 30 to 40 Minutes | 405 | 176 |
| 40 to 50 Minutes | 344 | 159 |
| 50 to 60 Minutes | - | 393 |
| 60 to 70 Minutes | - | 140 |
| Grand Total | 1047 | 1047 |

Typical Time to 200,000 Jobs

| Time Band | Direct Time Model | Frequency Time Model |
|--------------------|-------------------|----------------------|
| | Sum of Houses | Sum of Houses |
| 00 to 10 Minutes | - | - |
| 10 to 20 Minutes | 164 | 10 |
| 20 to 30 Minutes | 129 | 154 |
| 30 to 40 Minutes | 293 | 134 |
| 40 to 50 Minutes | 355 | 209 |
| 50 to 60 Minutes | 106 | 359 |
| 60 to 70 Minutes | - | 181 |
| Grand Total | 1047 | 1047 |

Maximum Time to 20,000 Jobs

| Time Band | Direct Time Model | Frequency Time Model |
|--------------------|-------------------|----------------------|
| | Sum of Houses | Sum of Houses |
| 00 to 10 Minutes | 164 | - |
| 10 to 20 Minutes | 228 | 10 |
| 20 to 30 Minutes | 408 | 154 |
| 30 to 40 Minutes | 247 | 134 |
| 40 to 50 Minutes | - | 209 |
| 50 to 60 Minutes | - | 359 |
| 60 to 70 Minutes | - | 181 |
| Grand Total | 1047 | 1047 |

Maximum Time to 40,000 Jobs

| Time Band | Direct Time Model | Frequency Time Model |
|--------------------|-------------------|----------------------|
| | Sum of Houses | Sum of Houses |
| 00 to 10 Minutes | 10 | 10 |
| 10 to 20 Minutes | 250 | 207 |
| 20 to 30 Minutes | 346 | 237 |
| 30 to 40 Minutes | 441 | 198 |
| 40 to 50 Minutes | - | 361 |
| 50 to 60 Minutes | - | 34 |
| Grand Total | 1047 | 1047 |

Maximum Time to 60,000 Jobs

| Time Band | Direct Time Model | Frequency Time Model |
|--------------------|-------------------|----------------------|
| | Sum of Houses | Sum of Houses |
| 00 to 10 Minutes | 7 | 7 |
| 10 to 20 Minutes | 210 | 157 |
| 20 to 30 Minutes | 297 | 191 |
| 30 to 40 Minutes | 427 | 159 |
| 40 to 50 Minutes | 106 | 393 |
| 50 to 60 Minutes | - | 140 |
| Grand Total | 1047 | 1047 |

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 | 202 | 164 |
| 20 to 30 Minutes | 212 | 53 |
| 30 to 40 Minutes | 493 | 290 |
| 40 to 50 Minutes | 140 | 185 |
| 50 to 60 Minutes | - | 355 |
| Grand Total | 1047 | 1047 |

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 | 164 | 10 |
| 20 to 30 Minutes | 129 | 154 |
| 30 to 40 Minutes | 313 | 134 |
| 40 to 50 Minutes | 335 | 209 |
| 50 to 60 Minutes | 106 | 306 |
| 60 to 70 Minutes | - | 234 |
| Grand Total | 1047 | 1047 |

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 | 19 | - |
| 20 to 30 Minutes | 198 | 164 |
| 30 to 40 Minutes | 297 | 78 |
| 40 to 50 Minutes | 427 | 149 |
| 50 to 60 Minutes | 106 | 275 |
| 60 to 70 Minutes | - | 275 |
| 70 to 80 Minutes | - | 106 |
| Grand Total | 1047 | 1047 |

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 | 7 | - |
| 20 to 30 Minutes | 172 | 164 |
| 30 to 40 Minutes | 294 | - |
| 40 to 50 Minutes | 334 | 191 |
| 50 to 60 Minutes | 240 | 152 |
| 60 to 70 Minutes | - | 359 |
| 70 to 80 Minutes | - | 181 |

| | | |
|--------------------|-------------|-------------|
| Grand Total | 1047 | 1047 |
|--------------------|-------------|-------------|

Maximum 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 | - | - |
| 20 to 30 Minutes | 164 | 10 |
| 30 to 40 Minutes | 134 | 154 |
| 40 to 50 Minutes | 288 | 53 |
| 50 to 60 Minutes | 355 | 245 |
| 60 to 70 Minutes | 106 | 124 |
| 70 to 80 Minutes | - | 314 |
| 80 to 90 Minutes | - | 147 |
| Grand Total | 1047 | 1047 |

Maximum Time to 180,000 Jobs

| Time Band | Direct Time Model | Frequency Time Model |
|------------------|-------------------|----------------------|
| | Sum of Houses | Sum of Houses |
| 00 to 10 Minutes | - | - |
| 10 to 20 Minutes | 155 | - |
| 20 to 30 Minutes | 24 | - |
| 30 to 40 Minutes | 176 | 164 |
| 40 to 50 Minutes | 159 | 15 |

| | | |
|-------------------------|-------------|-------------|
| 50 to 60 Minutes | 393 | 176 |
| 60 to 70 Minutes | 140 | 159 |
| 70 to 80 Minutes | - | 352 |
| 80 to 90 Minutes | - | 75 |
| > 90 Minutes | - | 106 |
| Grand Total | 1047 | 1047 |

Maximum Time to 200,000 Jobs

| Time Band | Direct Time Model | Frequency Time Model |
|-------------------------|--------------------------|-----------------------------|
| | Sum of Houses | Sum of Houses |
| 00 to 10 Minutes | - | - |
| 10 to 20 Minutes | - | - |
| 20 to 30 Minutes | 164 | - |
| 30 to 40 Minutes | 53 | 164 |
| 40 to 50 Minutes | 166 | 15 |
| 50 to 60 Minutes | 383 | 56 |
| 60 to 70 Minutes | 281 | 272 |
| 70 to 80 Minutes | - | 90 |
| 80 to 90 Minutes | - | 303 |
| > 90 Minutes | - | 147 |
| Grand Total | 1047 | 1047 |

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 2023/24) 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 | Delivery Status | Category | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | Total 1-5 Years | Beyond |
|------|---------------|----------|---|-------------------------------|---------|-----------------------------|--------------------|--|---|---|--------------------|----------|---------|---------|---------|---------|---------|-----------------|--------|
| 5863 | Monument | West | Manor View House, Kings Manor, Newcastle upon Tyne, NE1 6PA | 293 | 75 | 218 | 58 | 2016/0484/01/OUT, 2016/0484/03/RES, 2018/0484/08/RVC - current application | Pavillion extension granted as extension to student scheme, Revised application seeks permission for amendment to approved plans including removal of | Detailed consent | Under construction | A | | | 145 | | | 145 | 0 |
| 5870 | Monument | East | Newcastle Technopole, Kings Manor | 535 | 37 | 498 | 198 | 2018/0440/01/DET | Detailed Consent | Detailed Consent | Under construction | A | | | 198 | | | 198 | 0 |
| 5842 | Monument | West | Eastgate House, Manors Central Business Park | 303 | 8 | 295 | 103 | 2018/1606/01/DET also Office PP 2019/1054/01/DET 2018/1606/04/NMA | Detailed consent, expectation that student scheme will be delivered | Detailed consent | Under construction | A | | | | | 103 | 103 | 0 |
| | 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 | Not Started | A | | | | 8 | | 8 | 0 |
| 6206 | Arthur's Hill | West | Heber St. | 441 | 294 | 117 | 332 | 022196701DET | Minded to Grant | Alternative to Buikd to Rent Permission | Not Started | B | | | 332 | | | 332 | 0 |
| | Arthur's Hill | West | St James Park Service Stn., Barrack Rd | 46 (units) | | 46 | | 2022/1708/01/OUT | Minded to Grant | | Not Started | B | | | | | | | 15 |
| | | | | | | | | | | | | | 0 | 0 | 675 | 8 | 103 | 786 | 15 |

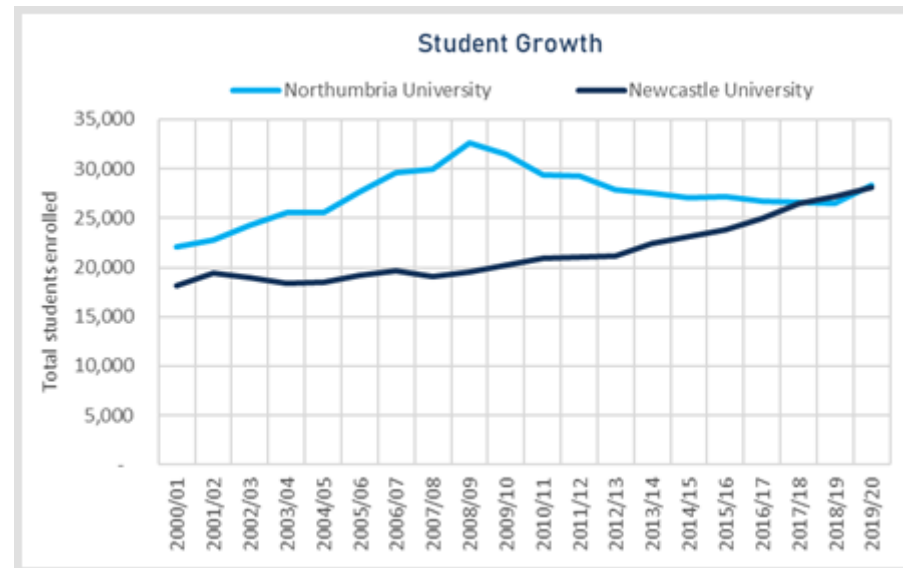
Monitoring Delivery

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 Newcastle¹, 16,445 more than the number counted at the 2001 Census^{31F2}. 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

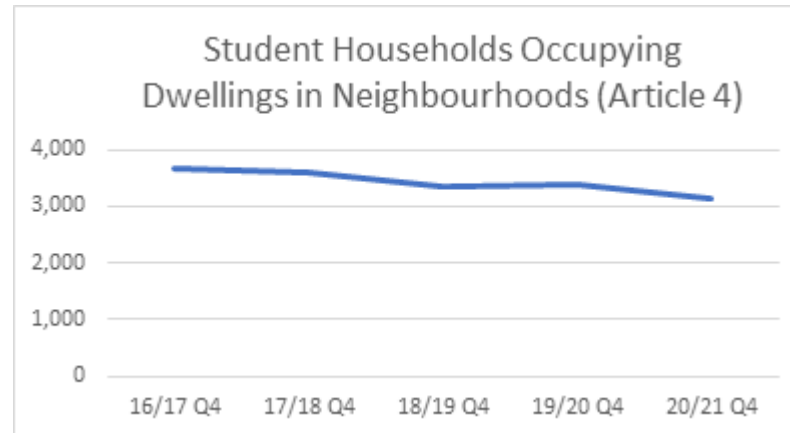
one or more student occupying a dwelling in the wards within the main areas of the city that are popular for student accommodation. These wards include the area subject to additional controls over Houses in Multiple Occupation (Article 4 direction) (Dene & South Gosforth, Gosforth, Heaton, Monument, 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 |
|---------------------------|----------|----------|----------|----------|----------|
| Student Households | 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

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

Should you require any further assistance or clarification, please contact:
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