



Planning for the Future

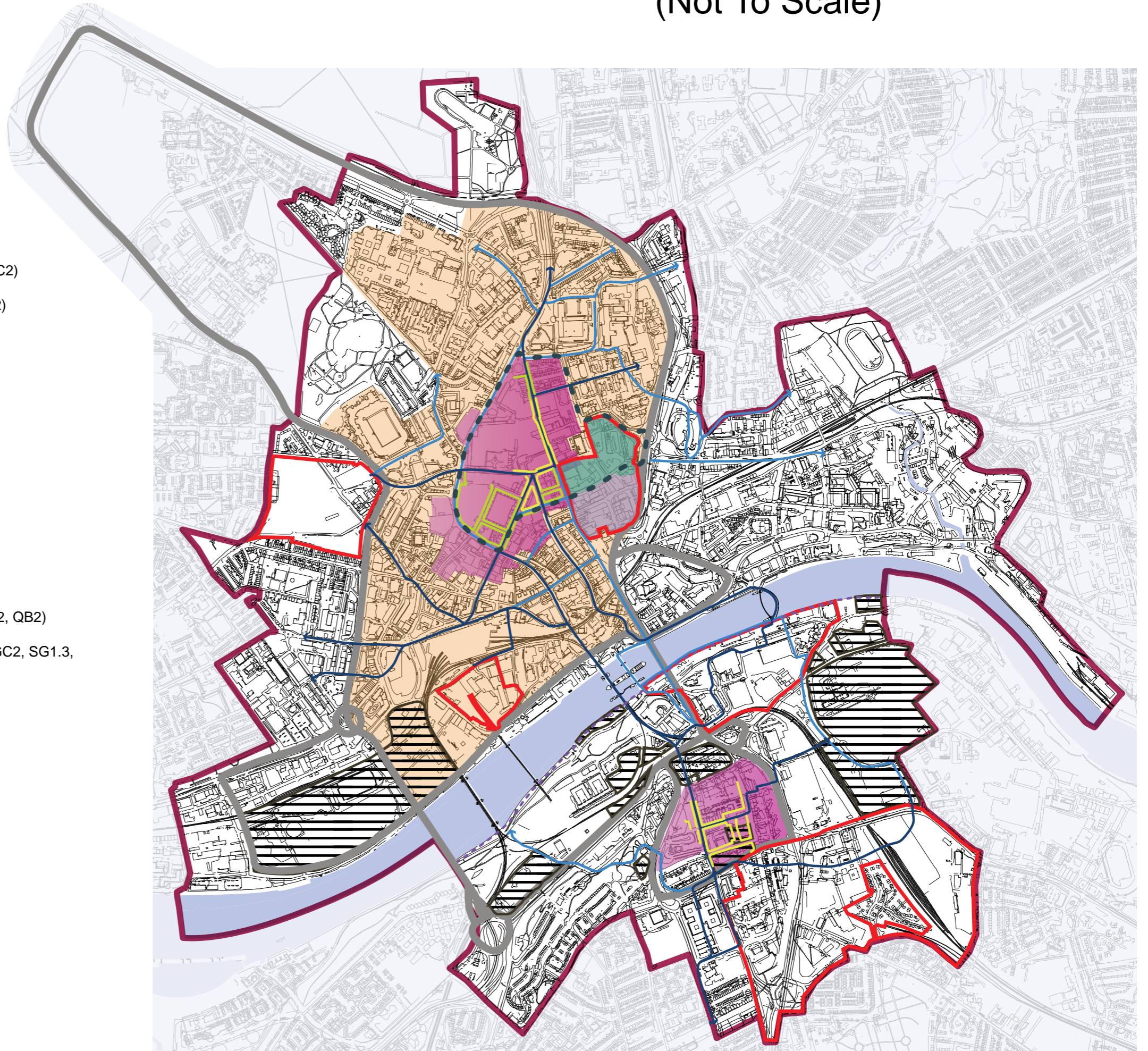
Core Strategy and Urban Core Plan for
Gateshead and Newcastle upon Tyne
2010-2030

Adopted March 2015

Planning for the Future Core Strategy and Urban Core Plan was adopted by Newcastle and Gateshead Council on 26 March 2015.

Urban Core Inset Map (Not To Scale)












- East Pilgrim Street Mixed Use Area (UC1, NC2)
- East Pilgrim Street Northern Area (UC2, NC2)
- Primary Shopping Area (UC2, CS7)
- Primary Pedestrian Route (UC5)
- Secondary Pedestrian Route (UC5)
- Bus Loop (UC7)
- Freight Management Area (UC8)
- Urban Core Distributor Route (UC9)
- Primary Retail Frontage (NC1, GC1)
- Secondary Retail Frontage (NC1)
- Key Site (CS2, UC1, UC4, NC2, C2, D2, SG2, QB2)
- Development Opportunity Site (D3, GC1.7, GC2, SG1.3, SG1.4, SG3, QB 1.4, QB3)
- Keelmans Way (UC3)
- Urban Core Area Boundary
- River Tyne



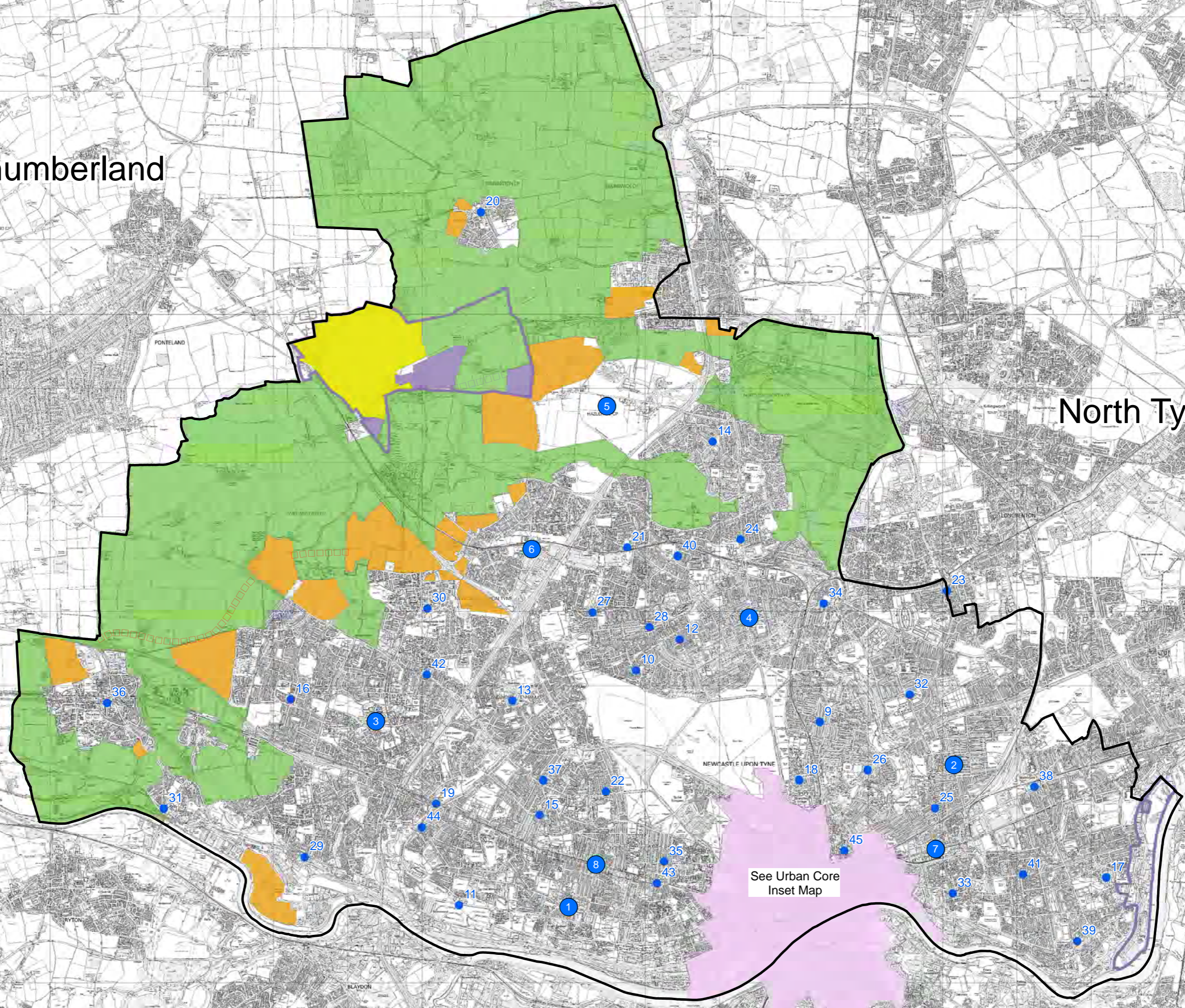
Northumberland

North Tyneside

Legend

-  Indicative Airport Access Road (KEA1)
-  Indicative Access Road (NN1)
-  Key Employment Areas (CS1, CS3, CS4, CS5, KEA1)
-  Airport Related Allocations (CS4, KEA1)
-  Employment Land Allocations (CS4, KEA1)
-  Residential Development Allocations (CS3, CS4, AOC1, NN1, NN2, NN3, NN4, NV1, NV2, NV3)
-  Green Belt (CS1, CS19)
-  District Centres (CS7)
-  Local Centres (CS7)
-  Urban Core Inset Map
-  Newcastle City Council Boundary

For District & Local Centre numbering, see Policy CS7 and Figure 9.1a



Newcastle City Council
 Investment and Development Directorate

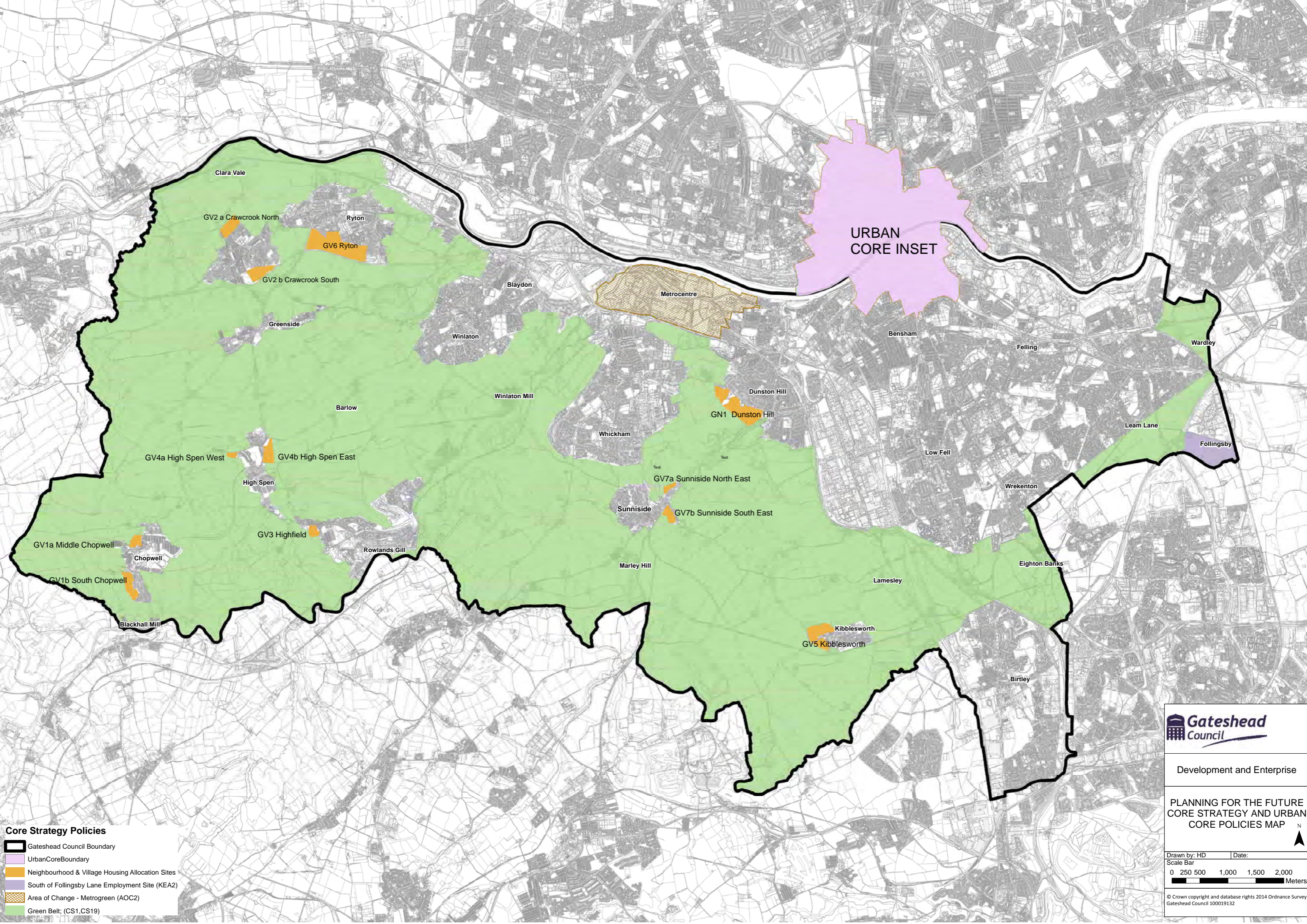
**PLANNING FOR THE FUTURE
 CORE STRATEGY &
 URBAN CORE PLAN
 POLICIES MAP**

Kath Lawless, (BSc, MSc), MRTPI
 Head of Development Management
 Civic Centre, Newcastle upon Tyne, NE1 8QH
 Tel. (0191) 2787878
 www.newcastle.gov.uk

Drawn by: DBC

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 Meters

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URBAN
CORE INSET

- Core Strategy Policies**
- Gateshead Council Boundary
 - Urban Core Boundary
 - Neighbourhood & Village Housing Allocation Sites
 - South of Follingsby Lane Employment Site (KEA2)
 - Area of Change - Metrogreen (AOC2)
 - Green Belt; (CS1, CS19)



Development and Enterprise

**PLANNING FOR THE FUTURE
CORE STRATEGY AND URBAN
CORE POLICIES MAP**

Drawn by: HD | Date: _____

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Gateshead Council 100019132

Foreword by Councillor Nick Forbes, Leader of Newcastle City Council

This document represents a major step forward for our city and its people. It sets out the basis on which we can plan the development of a working city, with decent neighbourhoods for current and future generations. It addresses the unfairness and inequalities created by a housing market that currently denies opportunities for families seeking a home they can afford, within a sustainable community and with access to facilities and services. The green thread that runs through this document means we can manage development to reduce its environmental impact. Without it, the city could fall victim to unconstrained development, damaging communities and our environment. It therefore takes the long-term approach we need, to look beyond the challenges and uncertainties of today's economy, and chart out a better future for a confident, growing city for future generations. By joining with our neighbours in Gateshead, we look across the Tyne to plan across the whole core city area, recognising the interaction between communities, and the role we play in a successful north east region.

Newcastle has a great economic future. A working city, with a vibrant city centre, new industries and new jobs in growing sectors, opportunities for our people to acquire new skills. A great student city which brings young people from across the world to study and contribute to our society. A cultural hub, with vibrant and active communities. An open and confident city that attracts and retains people to live and work here. The principal economic hub for a wider region, connected by a modern public transport system that can be the envy of Europe, and to the world through road and rail links, and a flourishing international airport which connects us to the global economy. A city willing to intervene to support the economy, with an ambitious investment plan, and active measures to support jobs and skills. A city large enough to sustain the facilities and services required by a modern economy and society; and yet small enough to be accessible and welcoming.

This Plan prepares the ground for that success. It supports the growth of 14,000 additional jobs in Newcastle by 2030. By looking ahead and understanding the make-up of our economy we can see where those jobs will be created: in areas of new technology such as offshore engineering and life sciences, in the flourishing creative and digital economy, in the continued growth of business and financial services, and in a retail heart that continues to innovate and develop in the internet age. This Plan will create the room we need for business expansion, on new sites such as Science Central, East Pilgrim Street, the Central Station and Stephenson Quarter, on the banks of the Tyne, and at Newcastle International Airport.

Independent estimates suggest the combined population of Newcastle and Gateshead will continue to grow beyond half a million. We will need to plan for 21,000 new homes in Newcastle by 2030. We start from a situation in which young families are already struggling to find a home they can afford in a community they want to live. The UK's dismal record on housebuilding is denying opportunities for our existing residents, and failing future generations. We have choices.

We can either restrict further growth, push up prices further, and force people to leave the city in search of better opportunities. Or we can match our economic ambitions with a commitment to create stronger communities, with the homes that people need. If we fail to set out our own plans, the market will take over, and we will lose the opportunity to manage the consequences of growth for our communities, services and infrastructure.

Throughout the preparation of this Plan, our overriding priority has been to build new communities within our existing urban footprint, and on brownfield land connected to existing infrastructure. Responding to cuts in national government capital spending, and a sluggish private sector development market, we have set out an ambitious Local Investment Plan. Our Future Homes Fund will bring £25 million of new investment to re-invigorate our housing market over the next 3 years. We will continue to invest beyond that point, seeking opportunities to bring forward brownfield land for new housing wherever possible. We will plan for 15,000 of the 21,000 new homes to be within the current urban area, including 2,000 additional places for our growing student population. We will achieve this through investment in brownfield sites, and extensions of existing communities. We will support investment in the district centres that are so important in sustaining local communities.

Newcastle's village communities are great places to live, with the benefits of access to the city, and to the beautiful environment which surrounds it. To sustain those communities, within a growing city, we need to invest in their future. Where growth can be managed effectively, we will plan for their controlled expansion, and avoid the risk of unsustainable or harmful development. By setting out plans for new homes in greenfield sites, including in communities already created from former greenfield land, we can secure the school places, shops, public transport and services that those growing communities will need, in a way that retains and secures the environment for future generations.

This Plan has been created through an active conversation with our communities. We have listened to the ideas and concerns, from those worried about the impact on their existing communities, and from those who are seeking new opportunities for places to live and work in Newcastle. We have taken into account the needs of future generations, as well as the people who currently live and work here. I am confident that this Plan will help us secure a strong future for our city, for the jobs we need for the future, and communities we can be proud of.



Nick Forhes

Foreword by Councillor Mick Henry, Leader of Gateshead Council

Anyone who has spent any time in Gateshead will know that this is a place with a clear vision for the future, one where ambition is embraced and where we are committed to both celebrating the past and building the future.

While iconic landmarks like the Angel of the North or Sage Gateshead are the obvious symbols for some of our guiding principles in terms of regeneration and quality of development, this Plan is central to continuing that success in communities right across Gateshead.

It's an ambitious agenda for achieving economic prosperity, delivering healthy sustainable communities and tackling climate change. It will form the strong foundation on which we will deliver local aspirations. The Plan will guide economic growth, so that our area is the first choice for local, national and global business and investors. It is also a plan for our communities, helping to ensure sustainable jobs and homes that families want to live in.

This document will assist in guiding development in Gateshead to 2030 and beyond, ensuring provision to accommodate 8,000 new jobs and 11,000 new homes, to meet our needs. It provides an overarching spatial plan aimed at delivering sustainable development, with detailed proposals to ensure that the role of Gateshead, at the heart of the local and regional economy, is strengthened, and that our development needs are accommodated in the most appropriate locations.

Regeneration and new development will make our neighbourhoods and villages sustainable places. A new riverside community, Metrogreen, will help to regenerate a major area of brownfield land close to Dunston, Metrocentre and the River Derwent. It will provide thousands of new homes, supported by new business space, quality green spaces and improved pedestrian and cycle links, in addition to the high quality shopping and public transport facilities already at Metrocentre.

District and local centres across the area will be revitalised and strengthened so that they remain at the heart of their communities, with new retail development underway in Birtley, Blaydon, Felling and Ravensworth Road.

We'll continue to work positively through the Gateshead Regeneration Partnership to regenerate and improve our existing housing areas. New housing will also be provided on sites in the rural area, to assist the Council in meeting our wider housing needs and helping to sustain our villages into the future, while at the same time ensuring that our attractive countryside and important heritage sites are protected and enhanced.

We are working hard to bring new businesses to the area, particularly in the science, digital, creative and tourism sectors. Development will be focused at Gateshead Quays and Baltic Business Quarter, further enhancing Gateshead's reputation for cultural regeneration and complementing existing cultural icons such as Gateshead Millennium Bridge, BALTIC Centre for Contemporary Art and Sage Gateshead. A new vibrancy will be supported by the reinvigorated shopping area in Gateshead, with Trinity Square providing a strong focal point and boosting the local economy. The Plan also proposes a new urban neighbourhood with strong links to the Town Centre, helping to provide hundreds of new family homes on brownfield land.

Sustainability is at the heart of the Plan. Both the causes and effects of climate change will be tackled through high standards of design and construction; and sustainable access will be reinforced to all parts of Gateshead, the North East and beyond.

But it's important to remember that it isn't just the Council's Plan, this is a plan that has been created by working very closely with the people of Gateshead. Even before we started to develop the Plan with Newcastle, in September 2009, we were undertaking consultation to establish what the residents of Gateshead wanted for their area. In developing this Plan we've listened closely to the views expressed by our communities and other stakeholders, and worked collaboratively with neighbouring authorities to ensure that our plans will complement each other's, for the benefit of the whole region.

Together, this Plan provides a sustainable and positive future and improved health and wellbeing for all.



Mick Henry

Table of Contents

Section 1: Introduction

1. Introduction to this Plan	20
2. Preparing the Plan	23
3. Gateshead and Newcastle's Spatial Portrait	26

Section 2: Spatial Vision and Strategy

4. Spatial Vision	36
5. Spatial Strategy	41
6. Urban Core Spatial Strategy	45
7. Neighbourhood Area Spatial Strategy	49
8. Rural and Village Area Spatial Strategy	54

Section 3: Strategic Policies

9. Economic Prosperity	59
Employment	59
Improving the Portfolio of Employment Land and Premises	62
Retail and Centres	64
Leisure, Culture and Tourism	72
10. Homes	74
Existing Communities	74
Housing Delivery	76
Providing a Range and Choice of Housing	79
Gypsies, Travellers and Travelling Showpeople	82
11. Transport and Accessibility	84
12. People and Place	94
Wellbeing and Health	94
Place-making	96
Climate change	99
Flooding and water	101
Green Infrastructure and the Natural Environment	104
Protecting the Green Belt	109
13. Minerals and Waste	110
Minerals	110
Waste	115

Section 4: Urban Core Policies

14. Urban Core	122
Policies for economy in the Urban Core	125
Policies for homes in the Urban Core	132
Policies for transport in the Urban Core	126
Policies for people and place in the Urban Core	149

Section 5: Sub-Areas and Site Specific Policies	
15. Sub-Areas and Site Specific Policies	160
16. Newcastle Sub-Areas and Site Specific Policies	162
Newcastle’s Urban Core Sub Areas and Site Specific Policies	162
Newcastle Central Sub-Area	162
Civic Sub-Area	173
Discovery Sub-Area	179
Quayside and Ouseburn Sub-Area	185
Newcastle’s Neighbourhood and Villages Site Specific Policies	191
Area of Change - Newburn	192
Neighbourhood Growth Areas	194
Village Growth Areas	210
Key Employment Area	220
17. Gateshead Sub-Areas and Site Specific Policies	226
Gateshead’s Urban Core Sub Areas and Site Specific Policies	226
Gateshead Central Sub-Area	226
Southern Gateway Sub-Area	236
Quays and Baltic Sub-Area	244
Gateshead’s Neighbourhood and Villages Site Specific Policies	253
Area of Change - Metrogreen	254
Neighbourhood Growth Areas	258
Village Growth Areas	260
Key Employment Area	274
Section 6: Delivery and Monitoring	
18. Delivery and Monitoring	279
Endnotes	288
Appendices	
Appendix 1 Evidence Library and Policy Review	291
Appendix 2 Glossary	304
Appendix 3 Monitoring Framework	317
Appendix 4 Waste Forecasts	358

List of Policies

Spatial Strategy

Policy CS1	Spatial Strategy for Sustainable Growth	41
Policy CS2	Spatial Strategy for the Urban Core	45
Policy CS3	Spatial Strategy for Neighbourhood Area	49
Policy CS4	Spatial Strategy for Rural and Village Area	54

Strategic Policies

Policy CS5	Employment and Economic Growth Priorities	60
Policy CS6	Employment Land	63
Policy CS7	Retail and Centres	65
Policy CS8	Leisure, Culture and Tourism	73
Policy CS9	Existing Communities	75
Policy CS10	Delivering New Homes	78
Policy CS11	Providing a Range and Choice of Housing	79
Policy CS12	Provision for Gypsies, Travellers and Travelling Showpeople	83
Policy CS13	Transport	86
Policy CS14	Wellbeing and Health	94
Policy CS15	Place-Making	97
Policy CS16	Climate Change	100
Policy CS17	Flood Risk and Water Management	102
Policy CS18	Green Infrastructure and the Natural Environment	105
Policy CS19	Green Belt	109
Policy CS20	Minerals	111
Policy CS21	Waste	117

Urban Core Policies

Policy UC1	Offices and Business Development	126
Policy UC2	New Retail (A1) in Newcastle and Gateshead	128
Policy UC3	Leisure, Culture and Tourism	130
Policy UC4	Homes	131
Policy UC5	Primary and Secondary Pedestrian Routes	134
Policy UC6	Cycling	136
Policy UC7	Public Transport	137
Policy UC8	Freight and Servicing	142
Policy UC9	General Traffic	143
Policy UC10	Car Parking	146
Policy UC11	Gateways and Arrival Points	147
Policy UC12	Urban Design	149
Policy UC13	Respecting and Managing Views Within, From and into the Urban Core	150
Policy UC14	Heritage	152
Policy UC15	Urban Green Infrastructure	153
Policy UC16	Public Realm	156
Policy UC17	Public Art	158

Sub-Areas and Sites

Newcastle

Policy NC1	Newcastle Central Sub-Area	164
Policy NC2	East Pilgrim Street Key Site	170
Policy C1	Civic Sub-Area	174
Policy C2	Science Central Key Site	176
Policy D1	Discovery Sub-Area	180
Policy D2	Stephenson Quarter Key Site	181
Policy D3	Forth Yards Development Opportunity Site	183
Policy QO1	Quayside and Ouseburn Sub-Area	187
Policy AOC1	Newburn	192
Policy NN1	Lower, Middle and Upper Callerton	196
Policy NN2	Kingston Park/Kenton Bank Foot	200
Policy NN3	Newbiggin Hall	202
Policy NN4	Newcastle Great Park	205
Policy NV1	Dinnington	210
Policy NV2	Hazlerigg and Wideopen	213
Policy NV3	Throckley	217
Policy KEA1	Newcastle International Airport	221

Gateshead

Policy GC1	Gateshead Central Sub-Area	229
Policy GC2	Gateshead Central Development Opportunity Sites	233
Policy SG1	Southern Gateway Sub-Area	237
Policy SG2	The Exemplar Neighbourhood Key Site	240
Policy SG3	Southern Gateway Development Opportunity Sites	243
Policy QB1	Quays and Baltic Sub-Area	245
Policy QB2	Gateshead Quays Key Site	247
Policy QB3	Quays and Baltic Development Opportunity Sites	249
Policy AOC2	Metrogreen	254
Policy GN1	Dunston Hill	258
Policy GV1	Chopwell	260
Policy GV2	Crawcrook	262
Policy GV3	Highfield	264
Policy GV4	High Spenn	266
Policy GV5	Kibblesworth	268
Policy GV6	Ryton	270
Policy GV7	Sunnyside	272
Policy KEA2	South of Follingsby Lane	275

Delivery

Policy DEL1	Infrastructure and Developer Contributions	279
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List of Figures

Figure 1.1	Newcastle's and Gateshead's Local Plans	20
Figure 1.2	Gateshead and Newcastle Character Areas	21
Figure 3	Gateshead and Newcastle Location Plan	27
Figure 5	Spatial Strategy Key Diagram	42
Figure 6	Urban Core Spatial Strategy	46
Figure 7.1	Spatial Strategy for Neighbourhood Area	50
Figure 7.2	Neighbourhood Opportunity Areas	51
Figure 8	Spatial Strategy for Rural and Village Area	55
Figure 9.1a	Newcastle's Hierarchy of Retail Centres	66
Figure 9.1b	Gateshead Hierarchy of Retail Centres	67
Figure 9.2	District and Local Centres Requiring Improvement	70
Figure 10.1	Housing Locations	77
Figure 10.2	Delivering New Homes	78
Figure 10.3	Proportions of New Private Sector Homes by Number of Bedrooms	80
Figure 11	Transport	87
Figure 12	Strategic Green Infrastructure Network and Opportunity Areas	106
Figure 13.1	Minerals	112
Figure 13.2	Waste	116
Figure 14.1	Urban Core Area	122
Figure 14.2	Offices and Business Development	126
Figure 14.3	New Retail (A1) in Newcastle and Gateshead	128
Figure 14.4	Primary and Secondary Pedestrian Routes	135
Figure 14.5	Cycling	137
Figure 14.6	Public Transport	140
Figure 14.7	Freight and Servicing	142
Figure 14.8	General Traffic	144
Figure 14.9	Gateways and Arrival Points	148
Figure 14.10	Respecting and Managing Views within, from and into the Urban Core	151
Figure 14.11	Urban Green Infrastructure Network	154
Figure 14.12	Public Realm	157
Figure 15.1	Urban Core Sub-Areas	160
Figure 16.1	Retail Frontages	165
Figure 16.2	Grainger Town Boundary	168
Figure 16.3	East Pilgrim Street Key Site	171
Figure 16.4	Science Central Key Site	177
Figure 16.5	Stephenson Quarter Key Site	182
Figure 16.6	Forth Yards Development Opportunity Site	184
Figure 16.7	Newburn	193
Figure 16.8a	Lower Callerton	197

Figure 16.8b	Middle Callerton	198
Figure 16.8c	Upper Callerton	199
Figure 16.9	Kingston Park/Kenton Bank Foot	201
Figure 16.10	Newbiggin Hall	203
Figure 16.11a	Newcastle Great Park Cell A (NN4a)	206
Figure 16.11b	Newcastle Great Park Expansion Site (NN4b)	207
Figure 16.11c	Newcastle Great Park Brunton Quarry Site (NN4c)	208
Figure 16.11d	Newcastle Great Park Development Area (NN4d)	209
Figure 16.12	Dinnington	211
Figure 16.13a	Hazlerigg	214
Figure 16.13b	Wideopen	215
Figure 16.14a	Throckley North	218
Figure 16.14b	Throckley South	219
Figure 16.15a	Newcastle International Airport (KEA)	222
Figure 16.15b	Newcastle International Airport South of Freight (KEAb)	223
Figure 16.15c	Newcastle International Airport Southside (KEAc)	224
Figure 16.15d	Newcastle International Airport Southside Expansion (KEAd)	225
Figure 17.1	Retail Frontages	226
Figure 17.2	Gateshead Central Development Opportunity Sites	234
Figure 17.3	The Exemplar Neighbourhood Key Site	241
Figure 17.4	Southern Gateway Development Opportunity Sites	243
Figure 17.5	Gateshead Quays Key Site and Quays and Baltic Development Opportunity Sites	250
Figure 17.6	Metrogreen	255
Figure 17.7	Dunston Hill	259
Figure 17.8	Chopwell	261
Figure 17.9	Crawcrook	263
Figure 17.10	Highfield	265
Figure 17.11	High Spen	267
Figure 17.12	Kibblesworth	269
Figure 17.13	Ryton	271
Figure 17.14	Sunniside	273
Figure 17.15	South of Follingsby Lane	276
Figure 18.1	Policy Delivery Table	280



Section 1 Introduction

This section sets out how the Plan has been prepared, the local context and highlights the strategic challenges Gateshead and Newcastle face.

Chapter 1 Introduction to this Plan

Chapter 2 Preparing the Plan

Chapter 3 Gateshead and Newcastle's Spatial Portrait

1. Introduction to this Plan

- 1.1 Gateshead and Newcastle Councils have been working together since 2009 to prepare a shared planning framework for Gateshead and Newcastle. The decision to prepare a joint Plan is in recognition of the economic advantage to both Local Authority areas. This includes expansion of employment areas, science and research, retail-led development, housing growth and improving infrastructure to support growth at the heart of the region.
- 1.2 The ambitions of Gateshead and Newcastle are to grow and prosper and be sustainable places of choice for living and working today and tomorrow. In order to achieve this it is essential that a positive and proactive approach is taken. Planning for the Future Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne (The Plan) sets out the spatial planning framework to deliver economic prosperity and create lifetime neighbourhoods. It is the central document in the Local Plans of Gateshead and Newcastle and will guide decisions on development until 2030. Each Local Authority has a statutory duty to prepare a Local Plan. Gateshead's and Newcastle's separate Local Plans will contain a series of documents as set out in Figure 1.1.



Figure 1.1: Newcastle's and Gateshead's Local Plans

The Plan

- 1.3 This Plan contains our overall joint spatial vision, objectives, strategy and policies. The Plan began as two separate plans within Gateshead's and Newcastle's respective Local Development Frameworks (LDFs): the One Core Strategy Development Plan and the Urban Core Area Action Plan. These were prepared under the Planning and Compulsory Purchase Act 2004¹ and set within the context of the North East Regional Spatial Strategy (RSS)². However since the Consultation Drafts were published in October 2011 there has been a number of significant amendments to the national and regional planning policy context including the Localism Act 2011³, the National Planning Policy Framework 2012 (NPPF)⁴ and the revocation of the RSS in 2013.
- 1.4 The Plan covers the whole of the area within Gateshead's and Newcastle's administrative boundaries. For the purpose of the Plan, this area has been divided into three spatial character areas: Urban Core, Neighbourhood Area, and Rural and Village Area (Figure 1.2).



Figure 1.2 Gateshead and Newcastle Character Areas

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- 1.5 The purpose of the Plan is to set out a clear framework for growth in Gateshead and Newcastle from 2010 to 2030. The strategy sets the quantity and location of new housing, employment provision, shops, facilities and other services together with transport and other infrastructure provision.
- 1.6 Implementation of this Plan requires partnership working and co-operation with a range of organisations, including developers, businesses, residents, community groups, transport and service providers and neighbouring authorities. Section 6 includes a table setting out how the policies will be delivered (Figure 18.1), identifying partners and processes. The Councils' Infrastructure Delivery Plan (IDP) sets out the infrastructure required to deliver the Plan. This will be updated on an ongoing basis.
- 1.7 It is important that individual policies contained within this Plan are not considered in isolation. The relevant policies should be assessed together within the context of the whole Plan, the Policies Maps and subsequent Local Development Documents (LDD's).
- 1.8 The Plan is structured as follows:

Section 1: Introduction	Section 1 sets out how the Plan has been prepared and sets the local context highlighting the strategic challenges Gateshead and Newcastle face.
Section 2: Spatial Vision and Strategy	Section 2 establishes the spatial vision, strategic objectives and the spatial strategy for implementing the vision. The Spatial Strategy for sustainable development and growth includes spatial strategies for each character area: Urban Core, Neighbourhood Area and Rural and Village Area.
Section 3: Strategic Policies	Section 3 includes strategic policies for the economy, housing, transport, people and place, and minerals and waste. These policies apply to the whole of Gateshead and Newcastle.
Section 4: Urban Core Policies	Section 4 outlines the policies for the Urban Core recognising the role of the area in delivering economic growth for Gateshead and Newcastle.
Section 5: Sub-Area and Site Policies	Section 5 is divided into three chapters; a common introduction to the Sub-Areas and Sites, followed by two separate chapters for Gateshead and Newcastle which include policies for the Urban Core Sub-Areas, Metrogreen and allocated sites.
Section 6: Delivery and Monitoring	This section addresses the delivery of the Plan and considers how new infrastructure needed for development will be funded. It also outlines how the Councils intend to monitor and manage the Plan in terms of the delivery of the spatial visions, strategic objectives and implementation of the strategy.
Appendices	The Appendices to the Plan contain: a schedule of our evidence base, a glossary of terms, our monitoring framework and further details to support the waste policy.

2. Preparing the Plan

- 2.1 The Plan has been prepared during a time of considerable change in the policy context and has been informed by:
- Consultation and engagement with communities, businesses and stakeholders
 - National policy
 - National and locally prepared evidence
 - Joint working and the Duty to Co-operate

Consultation and engagement with communities, business and stakeholders

- 2.2 We have been committed to engaging with local communities and interested parties to help shape and develop the Plan. Gateshead and Newcastle are legally obliged to comply with their Statement of Community Involvement (SCI)⁵ which sets out how and when the Councils will consult when preparing an LDD. The preparation of the Plan has involved consultation with the local community and stakeholders. There have been six stages of consultation to date:
- Issues and Options - Prior to the commencement of joint working, each Council undertook - consultation on issues and options for their original separate Core Strategies; Newcastle Area Action Plan Key Issues and Development of Options Report (2006)⁶; and, Gateshead Fit for a City Regeneration Delivery Strategy (2008)⁷.
 - Decision to collaborate and align visions (2009) - Following the decision to work together in 2009, work was undertaken to assess previous consultation responses on issues and options and align Gateshead and Newcastle's individual visions. Following a series of workshops and a joint Local Strategic Partnership event in October 2009, the Councils published the Bridging Document Developing Sustainable Cities NewcastleGateshead 2030⁸ and Topic Papers which established a shared vision, objectives and initial evidence base.
 - One Core Strategy Consultation Draft⁹ and Urban Core Preferred Options (January 2011)¹⁰ - Following agreement to work jointly on the Core Strategy it was also agreed that the Councils would collaborate on a joint plan for the Urban Core. The Councils published the One Core Strategy Consultation Draft and Urban Core Area Action Plan Preferred Option Report in January 2011.
 - One Core Strategy Draft Plan¹¹ and Urban Core Draft Plan (October 2011)¹² - The fourth stage was to consult on the revised Plans following the completion of the Strategic Land Review (Part 1)²⁸, the receipt of comments from previous consultation, and the preparation of updated and new evidence.
 - Proposed Major Changes Consultation (June 2012) - The fifth stage of consultation was on the Proposed Major Changes Reports¹³.
 - Proposed Submission Document (September 2013) - Statutory consultation was undertaken following the merging of the Core Strategy and the Urban Core Area Action Plan into a single LDD.

National Policy

- 2.3 The Localism Act (2011)³ introduced a number of significant changes to the planning system allowing Councils greater local autonomy to plan for the needs of the area and provide local people with a greater opportunity to become involved in local planning.
- 2.4 The National Planning Policy Framework (NPPF)⁴ published in March 2012 sets out the Government's planning policies for England and aims to promote sustainable development and growth. The NPPF represents a fundamental reassessment of the overall direction of the planning system in England. It plays a key role in delivering the government's localism agenda establishing a framework for Local Planning Authorities to plan positively to meet development needs. The NPPF is the framework for the preparation of our local policies and provides guidance on how plans must be written, tested and examined. This is supported by the Town and Country Planning (Local Planning) (England) Regulations 2012¹⁴. The Planning Practice Guidance (PPG) published in March (2014) is a web based resource to assist the implementation of the NPPF. The Plan has taken into account specific requirements.
- 2.5 The Regional Strategy for the North East (Revocation) Order came into force on 15 April 2013. Consequently the RSS no longer forms part of the statutory Development Plan.

National and locally prepared evidence

- 2.6 The Plan has been informed by various national and locally prepared plans, strategies, and evidence produced by the Government, the Councils and their partners including:
- national evidence and guidance including the NPPF and the Census.
 - technical studies, local strategies and technical and background papers. The evidence library is set out in Appendix 1.
 - recommendations from appraisals and assessments including:
 - Sustainability Appraisal (SA)¹⁵ and Strategic Environmental Assessments (SEA) to ensure that the policies accord with the principles of sustainable development and consider the social, economic and environmental impacts. Where appropriate the policies have been amended to improve their performance against sustainability criteria.
 - Habitat Regulations Assessments (HRA) to assess potential significant effects the Plan could have on European sites designated for their nature conservation importance.
 - Health Impact Assessments and Equalities Impact and Needs Assessments to examine the impact of policies associated with public health, equality and diversity.

Joint working and the Duty to Co-operate

2.7 The 'Duty to Co-operate' became a legal requirement under the provisions of the Localism Act (2011)³. In essence it requires Local Planning Authorities and other prescribed bodies to co-operate on strategic matters. The Councils of Gateshead and Newcastle have a strong and long established record of commitment to joint working with each other, with neighbouring authorities and with other public bodies. Specifically, Gateshead and Newcastle have worked together on:

- **Bridging Document Developing Sustainable Cities NewcastleGateshead 2030**⁸ - the shared sustainable community vision document which sets out our shared ambitions for the future of Gateshead and Newcastle together.
- **City Deal**¹⁶ - The City Deal settlement will provide funding to stimulate development of our Key Sites. Funding through our Accelerated Development Zone (ADZ) will unlock growth potential in the Urban Core. The Councils will be able to fund upfront infrastructure needs based on the projected increase in business rates in the defined ADZ area which can be retained under the terms of the City Deal for 25 years.
- **1Plan**¹⁷ - a 20 year economic strategy that sets out economic growth sectors and priorities.

2.8 Since the demise of the North East Regional Assembly, Gateshead and Newcastle Councils have worked proactively with Durham, North Tyneside, Northumberland, Sunderland and South Tyneside Councils to discuss and co-operate on a range of social, economic and environmental issues. We have agreed a Memorandum of Understanding and will continue to work together to address cross-boundary issues. This joint working is further strengthened by each of our commitments to the Local Enterprise Partnership (LEP) and the Combined Authority.

3. Gateshead and Newcastle's Spatial Portrait

- 3.1 Gateshead's and Newcastle's communities are structured concentrically, following the pattern of population growth since the 18th century. The well defined Urban Core at the centre grew up around the long-established bridging-point where the Tyne was crossed by the Great North Road. It is surrounded by older neighbourhoods such as Jesmond, Bensham and Elswick, which are in turn enclosed by outer areas such as Gosforth, Low Fell and Blaydon. Further out again, these are bounded by the more rural areas which include villages such as Dinnington, Ryton and Chopwell.
- 3.2 Gateshead and Newcastle are set within a distinctive landscape, which has been extensively shaped and influenced by its' rivers and by the development of industry over the last two centuries. Newcastle is predominantly urbanised, while Gateshead extends out over a rural hinterland, beyond a strong urban form along the River Tyne.
- 3.3 Straddling the Tyne, the Urban Core is one of the most dramatic and memorable of any major place in England and is at the heart of the North East. On the north side of the river, historic streets wind down the steep slopes through Grainger Town, linked by paths and steps to Newcastle Quayside. The Swing Bridge and Gateshead Millennium Bridge connect Newcastle to the south side's cultural facilities - the Sage Gateshead and the Baltic Centre for Contemporary Art - while the Tyne Bridge, High Level Bridge, King Edward VII Rail Bridge, Queen Elizabeth II Metro Bridge and Redheugh Bridge unite the two centres.



- 3.4 The natural and built historic environment is of high quality. It includes fragments of development from the Roman era (most notably Hadrian's Wall), the medieval Castle Keep and town walls, parish churches and the high-quality urbanisation of Georgian and Victorian times, including Grey Street, Grainger Town and Saltwell. There are 31 conservation areas, 7 historic parks and gardens (including the large 17th and 18th century landed estates such as Gibside, Ravensworth and Axwell), a battlefield and over 4,000 listed buildings¹⁸.

Location and access

- 3.5 Gateshead and Newcastle are relatively remote from other major conurbations (Figure 3). The nearest English Core City, Leeds, is 95 miles away, and it is 106 miles to Edinburgh. Rail and air connections are good. There is a fast and frequent rail service on the East Coast Main Line to London and Scotland, with regular cross-country services to most other major cities. Newcastle International Airport offers services to a range of national and international business centres as well as many holiday destinations. Passenger numbers doubled in the decade to 2007 and have now stabilised at around 4.3 million per annum¹⁹.



Figure 3 Gateshead and Newcastle Location Map

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- 3.6 Road links are dominated by the A1 to the south and north, and the A69 west to Carlisle. Within the conurbation, capacity on the A1 continues to be an issue. It is one of the most congested strategic routes in England.
- 3.7 Our transport network experiences some of the highest usage levels outside London. However there are areas in the east and west including Chopwell, Crawcrook, Ryton, Throckley, Newburn, Lemington and parts of the outer west and east in Newcastle where accessibility is more limited.

People and homes

- 3.8 The health of people across Gateshead and Newcastle is improving, but is still much worse than the national average. It is also very polarised. 2012 Health Profiles report that an average life expectancy for men living in our most deprived areas is 12.5 years²⁰ lower than for men living in the least deprived areas; for women the gap is nearly 10 years. Estimates for adult obesity of 31%²⁰ for both Gateshead and Newcastle are notably higher than the national average of 24%²⁰. A measure for healthy-eating adults shows 20%²⁰ for both Gateshead and Newcastle, compared with a national average of 29%²⁰. By focusing on the wider determinants of health, this Plan will play an important part in delivering opportunities to improve the health of our residents.
- 3.9 In planning for Gateshead's and Newcastle's future, it is essential to understand the needs of the current and future population. The current population of 475,400 (2011 Census²¹) is around 18,000 more than in 2001. This is mainly the result of people living longer, and incoming international economic migrants. The latest population projections estimate our population will continue to grow, increasing by approximately 50,000 between 2010 and 2030²².



- 3.10 Around 15% of Gateshead's and Newcastle's population is aged 65 or over. With the proportion of older people is projected to rise by 19%²¹ by 2030. Newcastle has a higher proportion of working-age population (20- 64¹⁹), at around 62%, and a lower proportion of older people (around 14%) than the proportions for Tyne and Wear overall (around 60% and 17.5%¹⁹ respectively), while Gateshead has the reverse (65% and 18% respectively). Around 18%²¹ of Newcastle's population is from a black and/or minority ethnic group, up from 6.9% in 2001. The Gateshead figure is around 6%, up from 1.6%²¹.



- 3.11 Both Gateshead and Newcastle are currently experiencing overall population increases but Newcastle particularly continues to show patterns of out-migration to surrounding areas. The majority of out migrants are people of working age. We are losing families and employed people to other districts. The most significant flows are from Newcastle to North Tyneside.
- 3.12 Gateshead and Newcastle currently have a total housing stock of approximately 215,000 dwellings²¹. Both authorities have higher proportions of social housing overall, at 29.4%²¹, than the North East and nationally. There is a broad range of house types within Gateshead and Newcastle, including 30% flats²¹ of which many are Victorian 'Tyneside flats', paired in terraced housing.

- 3.13 The housing offer across Gateshead and Newcastle is varied, but the housing market is quite polarised. There are strong markets in some inner areas, for example Jesmond, and low market demand and market decline in other inner areas, for example Bensham and Elswick. In some neighbourhoods vacancy and concentrations of low demand housing remain an issue, although there have been marked improvements since 2001, often due to interventions such as the Bridging NewcastleGateshead Housing Market Renewal Pathfinder. Despite some successful interventions, further investment and improvements are essential to address market imbalance and the continued failure to meet modern needs and aspirations. The quality of the housing offer is one of the key issues facing Gateshead and Newcastle. There is a need for a broader range of housing to reduce net out-migration to surrounding areas, and a corresponding need to increase build rates overall. We also need to improve the quality of our existing housing stock for existing residents, to help create mixed and affordable sustainable communities that people choose to live in. Affordability in its widest sense represents a key challenge and in many respects the housing offer needs to deliver greater value for money.
- 3.14 In both Gateshead and Newcastle there are some excellent examples of housing design and layout, generally from the period up to and including the inter-war years, but also including more recent schemes like Staiths South Bank. However, other areas of housing lack townscape interest or quality public spaces. Many could be improved to create higher-quality residential environments, but this needs to be done with care to avoid measures which could fragment communities.

The economy and jobs

- 3.15 Gateshead and Newcastle together is the key employment area in the North East, and the main driver of city-region growth. Approximately 299,000²² people work here, more than 44.9%²² of them live outside Gateshead and Newcastle. Historically our economy was reliant on traditional heavy industries, including shipbuilding and coal mining. Over recent decades there has been a shift towards service sectors, but industrial areas, including Team Valley, Follingsby and Walker Riverside, remain important and contribute to economic diversity. Over the past 10 years Gateshead's and Newcastle's economy has performed strongly. The 2010 figure of approximately 299,000 jobs²² was an increase of approximately 25,000 on 10 years earlier. Approximately 36%²² of jobs are in the public sector, 22%²² are in business services and 28%²² are in retail and distribution. The latest available data (2008) shows that there were 12,595 businesses in Gateshead and Newcastle, 48%²³ of the total in Tyne and Wear, an increase of approximately 1,205 on 5 years previously. There is evidence to suggest relatively limited business formation and historically poor business survival across Gateshead and Newcastle.



- 3.16 Worklessness remains an important issue, especially in some of the deprived urban neighbourhoods. Levels of worklessness reduced in Gateshead and Newcastle, as well as in the wider North East, in the decade to 2008, and narrowed the gap with national levels. However, between 2008 and 2011²³, there has been an increase of approximately 4,800 unemployed people. Overall, the economy still lags behind the national average, particularly in terms of employment, skills and earnings.
- 3.17 The commercial property market is fairly diverse, ranging from Grade A office space in Newcastle City Centre and Gateshead's Quays, to the strong industrial base on the Team Valley Trading Estate and smaller industrial estates. But there is evidence that the current stock is not in equilibrium with market requirements. Some of our office stock is obsolete and suffers from high vacancy rates, typically in 1960s/70s office blocks. The provision of high-specification, serviced and flexible office space, within a high-quality Urban Core, will be essential to facilitate growth in knowledge-based sectors such as creative, digital and media industries. Linked to this, academia and research are a key economic asset, as well as having an exceptional research reputation that attracts people from all around the globe. Two colleges (Gateshead and Newcastle) and two universities (Newcastle and Northumbria) together host around 107,000 students. Other sectors such as manufacturing, engineering industries and distribution and logistics remain important and will continue to require large premises with good access to the Strategic Transport Network.

- 3.18 In the retail market there are two prime shopping destinations: Newcastle City Centre and the Metrocentre, ranked nationally 11th and 36th respectively²⁴. A network of other centres, including Gateshead Centre, provides the focus for communities through their provision of shops, services and employment opportunities. However, there are currently wide variations between centres in terms of quality and quantity of shops and services provided. Gateshead's and Newcastle's Retail Health Check Reports²⁵ have identified that centres such as Gosforth High Street and Low Fell are performing very well, while there are others such as Shields Road and Felling which are considered to be centres in need of investment.
- 3.19 The unique character and identity of Tyneside, together with its liveliness and range of facilities attract approximately 4.4 million visits²⁶ per year. Even so, there remains considerable potential for Gateshead and Newcastle to expand leisure, culture and tourism attractions by broadening the existing day and evening economy and improving the business tourism offer.

The Urban Core

- 3.20 The Urban Core is the employment capital and the primary generator of economic growth for the North East of England. It benefits from high levels of accessibility and sustainability, and provides a focus for government, higher education, business, shopping, leisure and tourism. Without growth Gateshead and Newcastle will be unable to compete effectively. The success of the Urban Core is therefore fundamental to our long-term vision of achieving sustainable economic growth. Development that meets the needs for office space and retailing are particular priorities for the Urban Core.
- 3.21 Compact and generally walkable, the Urban Core needs careful and targeted efforts to enhance pedestrian and cycle routes and to establish new links to shops, entertainment and commercial premises. New parking provision will be located on the edge so that walking and cycling become a more attractive alternative to travel by car. Another key issue connected with this is the high volume of vehicle trips which pass through it, often unnecessarily. The A184 dominates and divides the eastern and northern sides of Gateshead Centre, and Newcastle's central motorway creates a barrier between the centre and the inner East End.
- 3.22 The Urban Core is home to approximately 23,000²¹ people and has the potential to meet a range of housing needs and to attract more people. It already has a range of housing from historic town houses to terraced housing, flats above shops, riverside apartments and recent purpose-built student accommodation. This could be further diversified by new development, especially for families.



The environment

- 3.23 This Plan is being written at a time of changing priorities. We can no longer rely on the exploitation of natural resources to meet our everyday needs or generate our wealth. There needs to be an integrated approach to planning for the future to provide a high quality of life at a lower environmental and ecological cost.
- 3.24 The North East will need to address the effects of climate change. Gateshead and Newcastle Councils have both signed up to the Covenant of Mayors. The Covenant of Mayors²⁷ is the mainstream European movement involving local and regional authorities in the fight against climate change. It is based on a voluntary commitment by signatories to meet and exceed the EU 20% CO₂ reduction objective through increased energy efficiency and development of renewable energy sources.
- 3.25 Gateshead and Newcastle and their partners rely on a well-developed waste sector, including active landfill sites at Blaydon and Path Head in western Gateshead and a number of other commercial facilities, some clustered within Employment Areas and other facilities which are more dispersed, including composting facilities. Both authorities are involved in projects to deliver alternative facilities for the management and recovery of municipal waste, including the provision of household waste recycling and transfer centres.

- 3.26 Gateshead and Newcastle are well provided for in terms of publicly accessible open space. There are significant areas of high landscape quality, particularly in and around the Derwent Valley, broad informal open spaces like the Town Moor and high-quality urban parks such as Leazes Park and Saltwell Park. The transformation of the River Tyne in recent years has resulted in the return of otters and salmon, and it supports the furthest inland breeding colony of kittiwakes in the world. Other important wildlife habitats include extensive ancient semi-natural woodlands and a wealth of protected sites and species. However, many green spaces in the area are currently isolated and poorly linked to the wider network of spaces and access to recreational open spaces is a problem in some areas.
- 3.27 Both Gateshead and Newcastle have a long association with mineral extraction, including coal, brick clay and sand and gravel. The industry has helped shape the topography and character of the area through a history of mining, shipbuilding and waggonways. The area remains underlain by shallow coal reserves, while parts of Gateshead also contain deposits of glacial and river sand, gravel and brick clay. Existing operations are focused at Brenkley in Newcastle (surface coal extraction) and at Gateshead Wharf (landing and processing of marine aggregates).

