



Gateshead Council

Local Plan

Authority Monitoring Report

2020-2021

Contents

LINKS TO INDICATORS.....	4
EXECUTIVE SUMMARY.....	6
INTRODUCTION	8
GATESHEAD LOCAL PLAN.....	9
ECONOMIC PROSPERITY	14
HOMES.....	24
TRANSPORT AND ACCESSIBILITY.....	30
PEOPLE AND PLACE.....	34
MINERALS AND WASTE.....	49
INFRASTRUCTURE	51

LINKS TO INDICATORS

[CSUCP Indicator 1: Estimate of Total Population](#)

[CSUCP Indicator 2: Population by broad age group](#)

[CSUCP Indicator 3: Business Survival Rate](#)

[CSUCP Indicator 4: Total number of jobs](#)

[CSUCP Indicator 5: Proportion of working-age residents in employment](#)

[CSUCP Indicator 6: Targeted recruitment and training agreements](#)

[CSUCP Indicator 7: Education and Skills](#)

[CSUCP Indicator 8: Employment floorspace](#)

[CSUCP Indicator 9: Employment land supply](#)

[CSUCP Indicator 10: Retail developments](#)

[CSUCP Indicator 11: Performance of retail](#)

[CSUCP Indicator 12: Loss of primary retail frontages in the urban core](#)

[CSUCP Indicator 13: Community, leisure, and tourism developments](#)

[CSUCP Indicator 14: Number of overnight visitors in Gateshead](#)

[CSUCP Indicator 15: Number of visitors to major attractions](#)

[CSUCP Indicator 16: Empty Homes](#)

[CSUCP Indicator 18: Housing developments \(within trajectory\)](#)

[CSUCP Indicator 19: Housing land supply \(within trajectory as updated for MSGP Examination evidence base\)](#)

[CSUCP Indicator 20: Number of Gypsy and Traveller Accommodation Spaces Provided](#)

[CSUCP Indicator 22: Cycling Trips](#)

[CSUCP Indicator 23: Traffic Flows](#)

[CSUCP Indicator 24: Commitment from New Developments to Modal Shift](#)

[CSUCP Indicator 26: Public Transport Patronage](#)

[CSUCP Indicator 27: Car Parking](#)

[CSUCP Indicator 28: Health Trend](#)

[CSUCP Indicator 29: Healthy Lifestyles](#)

[CSUCP Indicator 30: Satisfaction with area](#)

[CSUCP Indicator 31: Air Quality](#)

[CSUCP Indicator 32: Quality of place, including public realm](#)

[CSUCP Indicator 34: Public Art](#)

[CSUCP Indicator 35: CO2 Emissions](#)

[CSUCP Indicator 36: Renewable Energy](#)

[CSUCP Indicator 38: Implementation of Heat Networks](#)

[CSUCP Indicator 39: Flooding and Water Quality](#)

[CSUCP Indicator 40: Strategic flood Risk Assessment](#)

[CSUCP Indicator 41: Surface Water Management](#)

[CSUCP Indicator 42: Ecology](#)

[CSUCP Indicator 43: Allotments](#)

[CSUCP Indicator 44: Water Quality](#)

[CSUCP Indicator 45: Open Space Quality](#)

[CSUCP Indicator 46: Green Belt Additions and Deletions](#)

[CSUCP Indicator 47: Departures from the Green Belt](#)

[CSUCP Indicator 48: Mineral Extraction](#)

[CSUCP Indicator 49: Waste Management \(Municipal Waste\)](#)

[CSUCP Indicator 50: Waste Management \(Capacity of facilities\)](#)

[CSUCP Indicator 51: Infrastructure Delivery](#)

[CSUCP Indicator 52: Viability](#)

[Employment Land Take Up](#)

[Self-build and Custom House Building](#)

[Obesity](#)

[Number of Hot Food Takeaways](#)

[Proportion of Takeaways per 1000 Residents](#)

[Play Areas](#)

[Accessible Greenspace](#)

EXECUTIVE SUMMARY

Introduction

This Authority Monitoring Report (AMR) (previously known as the Annual Monitoring Report) presents an overview of development activity in Gateshead in 2020/2021, focusing on the implementation of Gateshead's Local Plan policies. For the 2020/2021 reporting year, this comprises the policies contained within the Gateshead and Newcastle Core Strategy and Urban Core Plan (CSUCP) (adopted March 2015). The AMR therefore sets out progress to date across a range of policies and issues and includes an indicative timeframe for preparation of Local Development Documents.

Making Spaces for Growing Places (MSGP) was adopted on 1 February 2021. As MSGP was adopted at the end of the 2020/21 reporting period, MSGP indicators will be included in the 2021/22 AMR. Progress on document preparation against the timetable set out in the 2017 LDS is provided below.

Progress against 2017 Local Development Scheme timetable

- The MSGP was adopted in February 2021, which was later than the 2017 LDF timescale, mainly due to the duration of the examination
- Baseline work for the Metrogreen Area Action Plan (AAP) is complete and the preferred spatial option has been identified. Consultation on a draft plan is intended for Autumn 2022.

Economic Prosperity

- The estimated number of jobs accommodated in Gateshead decreased from 104,000 in 2019 to 98,000 in 2020. The council is working with partner organisations to support the provision of good quality jobs.
- The employment rate of Gateshead residents (the proportion of residents aged 16 to 64 in employment) increased from 73.3% in 2019/20 to 74.7% in 2020/21.
- Delivery of sites allocated for employment use in the CSUCP, and the implementation of recent planning permissions is likely to continue to increase delivery of new employment floorspace.
- The proportion of vacant retail units in Gateshead's town and district centres was on an upwards trend from 2010 until 2016/17, before falling from almost 16% to under 9% in 2017/18. In 2018/19 this figure increased to 14.4%. The proportion of vacancies in district centres has decreased in 2020/21 to 11.6%.
- 0.21ha of land was taken-up for employment uses in 2020/21 at Patterson Street, Blaydon. The five-year average take-up has decreased to 1.95ha per year.

Homes

- In 2020/21 there were 340 gross / 337 net dwelling completions recorded, below the CSUCP target of 484 net dwellings.
- There were 45 affordable dwelling completions in 2020/21.
- 61% of new housing completions were located on previously developed sites in 2020/21. This is below the average rate of brownfield delivery for the plan period so far, with around 79% of new housing developed on brownfield sites since the start of the plan period in 2010. The average rate has fallen because of the increased pace of development of former Green Belt sites included in the CSUCP as Village and Neighbourhood Growth Areas.

Transport and Accessibility

- Data on public transport patronage shows a trend of decreasing passenger numbers in Tyne and Wear since 2010 (part of a national trend of declining public transport patronage), particularly in 2020/21.
- Traffic flows have decreased since 2010 by 27% at Gateshead inner cordon and 15% at river crossings.
- In 2020/21, the Council granted 15 planning permissions which required the implementation of a travel plan as a condition of development which is a decrease on the 35 travel plans received in 2019/20.

People and Place

- Gateshead has 0.96 hot food takeaways per 1,000 residents, which is in line with the England average of 0.96 per 1,000 residents.
- A District Energy Scheme is under construction utilising mine energy to improve environmental sustainability of the network. It will include a series of hydraulically separated 6MW heat pumps located in the new mine water energy centre at Shearlegs Depot.
- There has been no net change in Local Wildlife Sites since their increase in number in the 2015/16 period.

Minerals and Waste

- Household waste (excluding construction and demolition waste) arising in 2020/21 amounted to 91,066 tonnes, an increase of 4155 tonnes compared to 2019/20.
- During the 2020/21 period 31.9% of household waste was recycled or composted, set against the target of 45%. Since 2010/11 (adjusted figures) the recycled / composted rates have largely remained unchanged, although waste sent to landfill has decreased significantly due to a significant increase in the incineration of waste.

INTRODUCTION

This is the sixteenth Authority Monitoring Report (AMR) (previously known as the Annual Monitoring Report) to be produced by Gateshead Council under the Planning and Compulsory Purchase Act (2004) and covers the period from 1st April 2020 to 31st March 2021.

The Town and Country Planning (Local Planning) (England) Regulations 2012 set out minimum requirements for monitoring reports which can be accessed [here](#).

The 2012 local planning regulations make clear that up-to-date information collected for monitoring purposes should be made available as soon as possible. This AMR contains the most up-to-date information available to the Council for the 2020/21 monitoring period. Although the monitoring period covered by this AMR is the year ending 31st March 2021, in some instances, and depending on the availability of latest data, it has been appropriate to identify progress that has taken place on some issues outside the monitoring period.

Indicator framework

This AMR reports on the implementation of Core Strategy and Urban Core Plan (CSUCP) policies and progress against established targets within the CSUCP based on specific indicators which can be found in the main body of this report. The AMR also reports on other relevant development activity (that cannot be monitored through the CSUCP monitoring indicators alone), including Supplementary Planning Documents (SPDs).

Making Spaces for Growing Places (MSGP) was adopted on 1 February 2021 and provides detailed development management policies and site allocations and includes several monitoring indicators that will be used to monitor the implementation and effectiveness of these policies. As MSGP was adopted at the end of the 2020/21 reporting period, MSGP indicators will be included in the 2021/22 AMR.

Implications of Covid-19

The implications of the Covid-19 pandemic (with the first UK lockdown beginning on 23 March 2020) is likely to be reflected in the 2020/21 AMR. The wide-ranging effects of the pandemic will have inevitably affected many the indicators reported in this year's AMR, and readers may choose to take that into account when considering the longer-term trends shown by data, and the appropriate responses that could be taken.

GATESHEAD 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 Gateshead, and comprises the following documents:



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

In 2020 Gateshead Council and Newcastle City Council [reviewed the CSUCP](#). The review 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 Implementation

The LDS identifies the documents which will be produced to form the Local Plan, providing indicative milestones for their preparation, and a summary of their scope.

Table 1 summarises progress in preparing documents against the milestones set out in the 2017 LDS.

The full LDS is available from the council's website and can be accessed [here](#).

Progress against 2017 Local Development Scheme timetable

Document	2017 LDS Milestones	Current Progress	Progress against 2017 LDS timetable
Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne (CSUCP)	Adopted in March 2015	Adopted in March 2015	Adopted document. A review of the CSUCP was published in 2020.
Making Spaces for Growing Places (Land Allocations and Development Management Policies Document)	Draft Plan consultation October – December 2017; Submission Draft September 2018 Scheduled Adoption: Autumn 2019	Adopted February 2021	Adopted later than 2017 LDS timescale, largely due to duration of examination
Metrogreen Area Action Plan (AAP)	Draft Plan consultation April 2019	Baseline work complete and preferred spatial option identified.	Work on Metrogreen AAP is progressing, but draft plan consultation has slipped from the timescales set out in the 2017 LDS. Consultation on a draft plan is intended for Autumn 2022.
Community Infrastructure Levy Charging Schedule	N/A	Adopted November 2016; CIL has been implemented since January 2017	Gateshead became a CIL charging authority in January 2017
Statement of Community Involvement	Adopted October 2017	Adopted an updated SCI in July 2020	Complete

Supplementary Planning Documents

Adopted Supplementary Planning Documents

- The Gateshead Placemaking Guide (2012)
- Household Alterations and Extensions SPD (2012)
- The Exemplar Neighbourhood SPD (2013)
- Coatsworth Road Conservation Area Management Strategy (2013)
- Hot Food Takeaway SPD (2015)
- Planning Obligations SPD (2016)
- Planning Obligations SPD update (2021).

Emerging Supplementary Planning Documents

The Council intends to prepare a number of additional documents to provide detailed guidance on specific issues where appropriate, including:

- Conservation Area Management Strategies for the Bridges Conservation Area and the Walker & Regent Terrace Conservation Area,
- Conservation Area Management Strategies for Gateshead's 'rural' Conservation Areas.
- A Highways Design Code SPD.
- A SuDS Technical Guidance Note,
- A Biodiversity SPD

Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is a charge that Local Authorities in England and Wales can choose to levy on new developments in their area to fund infrastructure or services that the Council, local communities, and neighbourhoods want. It excludes the provision of affordable housing which will be negotiated via planning obligations.

Gateshead Council formally adopted the CIL Charging Schedule in November 2016 following a public examination, with the charge taking effect on 1st January 2017. During the financial year 2020/21, £266,120.06 CIL receipts were generated, with around £322,905.44 received from developments.

- a. Total CIL receipt for year- £266,120.06
- b. Total CIL expenditure for year- £21,749.00
- c. Summary details of expenditure- Neighbourhood portion given through Community Foundation via grants to local communities
- d. Total Neighbourhood Portion received for year- £48,435.82
- e. Total CIL received for year- £322,905.44
- f. Total Administration Fee received for year- £16,145.27

The new CIL regulations which came into force on 1 September 2019 withdraw the rule of 5/ limit on the number of developer contributions that can be pooled. CIL/Section 106 can also now fund the same infrastructure (previous restrictions were termed 'double dipping')

Infrastructure Funding Statement

There is a new requirement for local authorities to publish annual Infrastructure Funding Statements (IFS) by 31st December from 2020, setting out how much CIL and S106 is collected, how much is spent and what it is spent on, and the priority projects to be funded by CIL.

Current priorities include expansion of Primary Schools, strategic transport improvements to support development, including park and ride schemes and improvements to the A695 corridor, and infrastructure required to support development in the Urban Core and at Metrogreen. 15% of the CIL

collected is held for spending in the local area in which the liable development takes place (termed the 'local portion') and is to be administered by the Community Foundation to support the provision of local infrastructure improvements.

Gateshead's Infrastructure Funding Statement can be accessed [here](#).

Duty to Cooperate

[The Localism Act \(2011\)](#) introduced the duty to cooperate which is a requirement stating that local authorities and other public bodies work together on cross-boundary issues, particularly those relating to strategic priorities for an area, including provision of land for housing, employment development, retail and other commercial development, community facilities, and infrastructure.

- In June 2014 the seven local authorities of the North East Local Enterprise Partnership (County Durham, Gateshead, Newcastle, North Tyneside, Northumberland, South Tyneside, and Sunderland) signed a Memorandum of Understanding (MOU) in order to proceed with the Duty to Cooperate.
- Regular meetings continue to take place with the seven north east local authorities regarding cross-boundary issues.
- Gateshead Council works closely with Newcastle City Council in preparing, implementing, and reviewing the Core Strategy and Urban Core Plan.
- Gateshead Council has also actively engaged and commented on adjoining local authorities' emerging Local Plan documents where evidence suggests there may be cross-boundary implications relevant to Gateshead.
- Similarly, a Duty to Cooperate Statement incorporating signed Statements of Common Ground between Gateshead Council and its neighbouring local authorities was submitted to the Planning Inspectorate alongside the submission draft MSGP.
- As part of the review of the Gateshead and Newcastle Core Strategy and Urban Core Plan in 2020, Gateshead Council and Newcastle City Council wrote to (and where appropriate met with) their neighbouring local authorities and prescribed bodies to determine whether there were any substantive cross-boundary issues which should be reflected in the CSUCP review. No relevant issues were identified.

Development Management and Enforcement activity

Development Management

- In 2020/21, there were 857 development management decisions.
- 791 planning applications were approved, or prior approval was not required
- 40 planning applications were refused or had a split decision
- 26 applications were withdrawn

Planning Enforcement

In 2020/21 the work of the Enforcement Team was severely impacted by the Covid 19 pandemic, as members of the team were redeployed to support the Council's response in ensuring business compliance with Covid Regulations. The Enforcement team's activity is centred around planning, highways, waste and fly tipping matters.

The team received around 12,285 complaints. A large proportion of these related to fly tipping with approximately 11,000 cases triaged by the team. This is a significant increase on fly tipping numbers over previous years due to enhanced reporting arrangements and an increase in unlawful behaviour during lockdown.

1285 cases across the range of enforcement activity undertaken were investigated; 476 were planning related, with many still requiring investigation due to the significant backlog that occurred. This compares to a total of 5,411 complaints in 2019/20, of which 554 were planning related.

Despite the difficulties that were encountered during the pandemic, planning enforcement remains a primary focus of the team. As in previous years, a broad range of notices were issued by the team during 2020/21 but these were considerably fewer in number than in previous years. The notices included temporary stop notices, Enforcement Notices, Breach of Condition Notices, Planning Contravention Notices, and requisitions for information. No planning enforcement cases proceeded to court during this time.

Planning Appeals

In the 2020-21 monitoring period, there were 20 planning appeal decisions. 3 were allowed and one was split decision (partially allowed). 16 were dismissed.

Of those allowed decisions, 1 was a major (district) application (representing 3.6% of the 28 major decisions being overturned at appeal) and 3 were minor applications (representing 0.81% of the 639 minor decisions being overturned at appeal). There were no county level appeal decisions.

ECONOMIC PROSPERITY

Employment and Economic Growth Priorities

CSUCP Indicator 3: Business Survival Rate

Definition: Annual VAT registrations minus de-registrations / 10,000 population

Source: ONS Business Demography (*latest data published: 2020*)

Gateshead target: Improve the business survival rate

	Total population	Business births	Business deaths	Survival rate
2010	198,700	485	610	-6.29
2011	200,300	560	530	1.50
2012	200,200	575	590	-0.75
2013	200,000	700	520	9.00
2014	200,500	745	595	7.47
2015	201,000	710	585	3.47
2016	201,500	755	705	5.18
2017	202,400	1,000	690	14.33
2018	202,500	765	655	5.43
2019	202,055	800	1065	-13.12
2020	202,000	730	1065	-16.58

CSUCP Indicator 4: Total number of jobs

Definition: Total jobs includes employees, self-employed, government supported trainees and HM Forces

Source: NOMIS Labour Market Profile: Jobs Density (*latest data: 2020*)

Gateshead target: Increase number of jobs accommodated within the local authority area

	Total jobs
2010	96,000
2011	101,000
2012	97,000

2013	96,000
2014	101,000
2015	106,000
2016	103,000
2017	104,000
2018	104,000
2019	104,000
2020	98,000

The drop in jobs reported takes into account the early impact of the Covid-19 pandemic, and it is expected that this will improve through ongoing positive action and new jobs-generating development in the borough.

CSUCP Indicator 5: Proportion of working-age residents in employment

Definition: Proportion of residents aged 16-64 in employment

Source: NOMIS Labour Market Profile: Employment and Unemployment

Gateshead target: Increase employment of Gateshead residents

	Employment rate - aged 16-64
Apr 10 – Mar 11	67.5%
Apr 11 – Mar 12	64.9%
Apr 12 – Mar 13	66.6%
Apr 13 – Mar 14	69.0%
Apr 14 – Mar 15	72.2%
Apr 15 – Mar 16	73.2%
Apr 16 – Mar 17	76.6%
Apr 17 – Mar 18	73.8%
Apr 18 – Mar 19	74.2%
Apr 19 – Mar 20	73.3%

Apr 20 – Mar 21

74.7%

The table shows a general upward trend in the proportion of Gateshead residents in employment since 2010, with a slight increase in the proportion of people aged 16-64 in employment in the 2020/21 monitoring period.

CSUCP Indicator 6: Targeted recruitment and training agreements

Definition: Number of targeted recruitment and training agreements linked to development schemes, by type.

Source: Gateshead Council

Gateshead target: Increase number of targeted recruitment and training agreements

Since 2010 the Council has secured contributions from five developments which agreed to contribute towards targeted recruitment and/or training schemes in Gateshead:

- Trinity Square mixed-use development
- Taylor Wimpey site
- Foodstore at Sunderland Road
- Queen Elizabeth Hospital emergency care centre
- Residential development of 144 dwellings in Wardley

There have been 3 new agreements signed which have included either a contribution or to submit a Training and Employment Management Plan:

- Residential development of 185 houses in High Spennings
- Residential development of 267 dwellings in Ryton
- Residential development of 283 dwellings in Ryton

CSUCP Indicator 7: Proportion of working age residents qualified to at least NVQ level 3 equivalent

Source: NOMIS Labour Market Profile: Qualifications

Gateshead target: Increase skills of Gateshead residents

	Gateshead residents qualified to NVQ level 3 and above	
	Number	% of residents aged 16-64
Jan-Dec 10	55,100	39.7%
Jan-Dec 11	61,400	45.0%
Jan-Dec 12	64,000	47.3%
Jan-Dec 13	67,200	49.9%

Jan-Dec 14	66,200	49.2%
Jan-Dec 15	67,300	51.4%
Jan-Dec 16	66,900	53.5%
Jan-Dec 17	63,200	49.8%
Jan-Dec 18	63,200	49.2%
Jan-Dec 19	57,900	45.3%
Jan-Dec 20	65,500	51.3%

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

Employment Land

CSUCP Indicator 8: Employment floorspace

Definition: Amount of employment floorspace approved, completed, and lost by size, location (allocated employment land), type, and greenfield / brownfield

Source: Gateshead Council and Newcastle City Council

Joint Gateshead and Newcastle target (implemented progressively throughout the plan period):

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

		Site Area (ha)	Floorspace (sqm)	Use class
2020/21 planning permissions	DC/20/00932/FUL – Erection of storage units (B1 and B2) – forming a mixed use overall (sui generis)	0.5139	689	Mixed B2 and B8 forming mixed use overall
	Gateshead total	0.5139	689	
	Newcastle total	7.85	60,479	
2020/21 completions	DC/18/00389/FUL – Construction of a dry pallet store, Lamesley Sawmill	0.05	474	B1c
	DC/19/01188/FUL – Construction of a single storey industrial unit, Brick Services Ltd, Patterson Street, Blaydon	0.21	238	B1c
	DC/17/01392/FUL - Erection and use of plant and equipment (Feed Hopper and Hot Storage Unit) to enable the importation, storage, and distribution of coated roadstone material and new access to South Shore Road, Land Between Trident Uk and Lafarge, South Shore Road, East Gateshead	0.58	150	B8
	PDL completions sub-total	0.84	862	
	Gateshead completions total	0.84	862	
	Newcastle completions total	0.04	157	
2020/21 losses	DC/18/00152/RGDP - Change of use from office (use class B1(a)) to dwelling house (use class C3), Ravensworth Road	0.0067	67	B1a
	DC/18/00895/RGDP - Change of use from Office (B1) to a single dwellinghouse (C3), Cross Keys Lane	0.01	100	B1a
	DC/19/00552/COU - Change of use from Industrial Unit (Use class B2) to Fitness Service (Use class D2 leisure), Dunston Enterprise Park, St Omers Road	0.0074	74	B2
	DC/19/01172/COU - Change of use from General Industrial (B2 use) to cross training gym (D2), Queensway, Team Valley	0.0330	330	B2
	DC/19/01029/COU - Change of use from Industrial warehouse to Use Class D2 (Assembly and Leisure) Metro Riverside Park, Delta Bank Road	0.1	965	B8
	DC/19/01243/COU – Change of use from office to yoga studio – 4 School Lane, Wickham	0.0024	24	B1a
	DC/20/00819/COU – Change of use from office to taxi office – 1a Cowen Road, Blaydon	0.0150	150	B1a
	DC/18/01229/COU – Change of use from office to mixed (A1 and D2) use with hairdressers/barbers and training facility.	0.0156	156	B1a
	DC/18/01125/COU – Change of use from workshop to gym.	0.0158	158	B2
	DC/19/00848/COU – Change of use from workshop to indoor golf centre.	0.0158	158	B2
	DC/19/00315/COU – Change of use from storage and distribution to showroom	0.0640	640	B8
	DC/20/00726/FUL – Change of use from builders' merchant to construction training centre – Pelaw Fixings, Neilson Road.	0.0582	582	B8
	Gateshead total losses	0.3439	3404	
	Newcastle total losses	0	0	

Three completed schemes contributed to development of 0.84ha of employment land (862sqm floorspace) in 2020/21. The completed construction of the dry pallet store at Lamesley Sawmill accounted for the majority of floor space provided. Losses of employment land in 2020/21 were over double the losses in 2019/20, amounting to 0.3439ha/ 3404 sqm including two change of use from office to residential.

CSUCP Indicator 9: Employment land supply

Definition: Amount of employment land available by type and location

Source: Gateshead Council and Newcastle City Council

Joint Gateshead and Newcastle target: Maintain an adequate employment land portfolio up to 2030

Location	Reference / allocation	Area (ha)
Addison	JE1.1	0.5
Blaydon/Derwenthaugh	JE1.2	0.6
Team Valley	JE1.5	8.9
East Gateshead	JE1.6	0.9
Felling	JE1.7	5.2
Follingsby	JE1.8	7.6
Portobello, Birtley	JE1.9	1.0
Durham Road, Birtley	JE1.10	0.4
High Spen	JE3.1	1.3
Whinfield	JE3.3	0.5
South of Follingsby Lane	KEA2	22.0
Bill Quay Riverside	MU22	0.7
Derwentwater Road	MU4	0.7
Urban Core*		10.7
Gateshead Total		60.8
Newcastle Total		69.95

*Urban Core sites allocated within CSUCP policies QB3.1, QB3.5 are located within the East Gateshead Primary Employment Area (JE1.6)

Following adoption of the CSUCP, Gateshead has a total of 60.8ha of employment land within allocated sites, and/or benefitting from a planning permission allowing employment uses. A number of sites included within this calculation were allocated within the 2007 UDP. Gateshead's 2012 Employment Land Review (ELR) provided an assessment of the Borough's employment land portfolio and identified around 88ha of employment land available for development within Gateshead. A 2018 ELR was prepared to support consultation on a publication draft MSGP: this identified a supply of 68.2 ha (comprising 36.45ha of employment land allocated within the CSUCP capacity for 31.57 net developable employment land identified in the ELR's review of sites).

Employment Land Take Up

Definition: Employment land take up

Source: Gateshead Council

Gateshead target: Target not applicable

0.21ha of land was taken-up for employment uses in 2020/21 at Patterson Street, Blaydon.

The five-year average take-up has decreased to 1.95ha per year.

Retail and Centres

CSUCP Indicator 10: Retail Developments

Definition: Approvals, completions, and losses of retail developments, by location (in/edge/out of centre, and rural) and gross internal floorspace

Source: Gateshead Council

Gateshead target: Focus retail development in centres, in accordance with retail hierarchy

The majority of planning applications for retail developments in Gateshead relate to relatively small-scale change of use proposals or extensions. These schemes are quite numerous, but do not on their own merit discussion within the AMR.

Regarding major retail development, the impact of the pandemic can be seen in the granting of four permissions for the change of use from retail at developments during the monitoring period, including the demolition of vacant retail units at 318-330 High Street South as part of regeneration of the area.

Despite the challenging retail conditions for retail, permission was also granted for three new retail developments. These new developments included construction of two shops in Birtley (North of Arndale House) and creation of a new shop through subdivision in Blaydon (32 Wesley Court).

It should be noted that the Use Classes Order was amended in September 2020. Retail development under the 1987 Order fell into class A; under the 2020 amendment retail uses are included within class E, or in some cases F2. Local Plan policies which refer to the superseded A1 use class will continue to be applied to class E retail development.

CSUCP Indicator 11: Performance of retail

Definition: Vitality and viability health checks of centres, including total units, total floorspace (sqm), % vacant units and % vacant floorspace

Source: Gateshead Council (2020)

Gateshead target: Improve vitality and viability

	Birtley	Blaydon	Coatsworth Road	Felling	Gateshead Town Centre	Low Fell	Ryton	Whickham	Wrekenton	Total
Occupied units	82	41	77	68	103	77	20	74	37	579
Vacant units	9	3	5	13	28	7	3	7	1	76

% vacant	9.9 %	6.8%	6.1%	16%	21.4%	8.3%	13%	8.6%	2.6%	11.6%
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The total vacancy rate of retail units across Gateshead's town and district centres in 2020 was 11.6%, down from 14.4% in 2019. It should be noted that the 2020 data has been informed by a desk-based assessment rather than in-person site visits due to the pandemic. Percentages have been rounded to the nearest decimal place. No additional surveys of retail vacancy were carried out in the 2020/21 reporting year.

The overall level of vacancy stands alongside considerable variance in vacancy rates in individual centres. Levels of vacancy in Gateshead town centre, combined with its relatively large number of total units have a considerable impact on the borough's overall vacancy rate – however, the boundary of the centre has been consolidated through the Local Plan and the High Street South area now forms part of the Exemplar Neighbourhood key site and will be repurposed to support a new sustainable neighbourhood. It is not practical to present data on vacant retail floorspace.

CSUCP Indicator 12: Loss of primary retail frontages in the Urban Core

Source: Gateshead Council

Gateshead target: minimise loss of primary retail frontage over plan period

The CSUCP designates primary retail frontage in Gateshead's Primary Shopping Area (PSA) as addressed in policy GC1.

Proposals for change of use within the PSA are assessed in terms of the resulting impact on the extent of primary retail frontage and the PSAs overall vitality and viability. The policy is applied effectively during the development management process and there have been no planning permissions granted which would result in loss of primary retail frontage in Gateshead's Primary Shopping Area (PSA).

CSUCP Indicator 13: Community, leisure, and tourism developments

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

Source: Gateshead Council

Gateshead target: Improve provision of facilities

Permissions for new community, leisure and tourism developments, or extensions to existing developments where that extension might generate additional visitors, comprise of:

- Permission was granted for the retention of six yurts with associated toilet, shower, and washing facilities at Cutthorns Farm, Whickham
- A separate planning permission granted for change of use of land to provide four glamping pods and retention of an existing shepherd's hut at Cutthorns Farm, Whickham
- Erection of indoor events arena (use class D2), conference and exhibition centre including meeting rooms and associated facilities (use classes D1 and D2), dual branded hotel with roof top bar (use class C1), provision of retail and leisure floorspace (use classes A1, A3 and A4) and outside performance square plus associated works at Mill Road, Hawks Road, and South Shore Road
- Permission was granted for change of use of part of a stable/storage building into a four-bed holiday let, with formation of fenced horse exercise area at Winchester, Birtley

- A retrospective application for change of use from coffee shop, retail, storage, and workshop to coffee shop, three treatment rooms, gym and physio facility was granted at Barmoor Terrace, Ryton
- Change of use from light industrial (use class B1) to fitness studio (use class D2) at Whinfield Way, Rowlands Gill
- Change of use of land from agriculture to children's play area, installation of timber play equipment at Daniel Farm, Ryton
- Change of use of a property on Coatsworth Road from residential (use class C3) to non-residential educational centre (use class D1) and erection of three storey extension to rear and internal alterations, including fire escape staircase to facilitate the expansion of the existing study and research centre (revised application)
- One leisure site was granted permission for change of use to a mix of uses including leisure.
- Change of use from health and leisure club (use class D2) and hairdresser's (use class A1) to cafe style bar and indoor recreational uses (golf facility or escape rooms) on the ground floor and laser tag arena on the first floor (Use Class E) at Pulse Fitness Centre, Birtley

CSUCP Indicator 14: Number of overnight visitors in Gateshead

Source: Newcastle/Gateshead Initiative

Gateshead target: Increase visitor numbers from 2010 levels

	Number of overnight visitors in Gateshead and Newcastle (millions)
2010	1.65
2011	1.72
2012	1.97
2013	1.93
2014	1.92
2015	1.96
2016	1.94 (2.1) *
2017	2.14
2018	2.22
2019	2.26
2020	0.685

CSUCP Indicator 15: Number of visitors to major attractions

Source: Newcastle/Gateshead Initiative

Gateshead target: Increase visitor numbers from 2010 levels

	Number of visitors to major attractions in Gateshead and Newcastle (millions)
2010	3.28
2011	2.77
2012	4.41
2013	3.56
2014	3.73
2015	4.00
2016	4.02
2017	4.37
2018	4.39
2019	3.01
2020	N/A

The figures for visitors to attractions in 2019 are conservative since – at the time of writing – a few attractions haven't provided a full data set for the year (i.e., there are only 7 or 8 months' worth of data available). This figure should be updated for the full year in subsequent AMRs. Comparing the figures for visitors to major attractions year-on-year is also difficult due to the changing sample size, with a different number of attractions providing data each year.

The figure for visitors to attractions in 2020 is unavailable as the figures were not compatible due to the pandemic, as many of the major attractions were not operating for most of the year.

HOMES

Population

CSUCP Indicator 1: Estimate of total population

Source: NOMIS Labour Market Profile: Total Population

Joint Gateshead and Newcastle target: Combined Gateshead and Newcastle population of more than 500,000 by 2030

	Gateshead	Newcastle	Combined
2010	198,700	276,700	475,400
2011	200,300	279,100	479,400
2012	200,200	282,400	482,600
2013	200,000	286,800	486,800
2014	200,500	289,800	490,300
2015	201,000	292,900	493,900
2016	201,500	296,500	498,000
2017	202,400	295,800	498,200
2018	202,500	300,200	502,700
2019	202,055	302,820	504,875
2020	202,000	306,800	508,800

For the period 2010 to 2019, ONS' mid-year population estimates suggest population growth in Gateshead has been slightly lower than the level of growth set out in the CSUCP. For Newcastle, ONS data suggests total population growth has been higher than was anticipated in the CSUCP. For the monitoring period from 01/04/2020 to 31/03/2021, population has decreased in Gateshead by 55 but grown in Newcastle by 3980.

Although ONS seek to improve the accuracy of demographic data, the inherent difficulties in determining an accurate population estimate at the local authority level means that caution should be used when considering short-term population trends, particularly as the period of time since the last Census grows longer. The 2017 SHMAA produced as part of the MSGP evidence base notes that patient registration data indicates that ONS' latest population estimates understate population growth in Gateshead.

CSUCP Indicator 2: Population by broad age group

Definition: Number of residents aged 0-15, 16-64 and 65 and over, in absolute terms and as a

proportion of the total population

Source: NOMIS Labour Market Profile

Gateshead target: Maintain or increase the number of residents aged 16-64

	Total pop.	Residents aged 0-15		Residents aged 16-64		Residents aged >64	
		Number	Proportion	Number	Proportion	Number	Proportion
2010	198,700	35,000	17.6%	128,800	64.8%	34,900	17.6%
2011	200,300	35,500	17.7%	129,400	64.6%	35,400	17.7%
2012	200,200	35,400	17.7%	128,300	64.1%	36,400	18.2%
2013	200,000	35,100	17.5%	127,700	63.8%	37,200	18.6%
2014	200,500	35,300	17.6%	127,400	63.5%	37,800	18.9%
2015	201,000	35,200	17.5%	127,500	63.4%	38,300	19.1%
2016	201,500	35,500	17.6%	127,300	63.2%	38,800	19.2%
2017	202,400	35,400	17.5%	127,900	63.2%	41,200	20.3%
2018	202,500	35,200	17.4%	128,000	63.2%	41,400	20.5%
2019	202,055	35,068	17.4%	127,283	63.0%	41,938	20.8%
2020	202,000	35,000	17.3%	127,100	62.9%	39,900	19.8%

Note: values may not sum due to rounding

Existing Communities

CSUCP Indicator 16: Empty Homes

Definition: Number of vacant dwellings, and as a proportion of total housing stock, by total vacant, and vacant for more than six months (long term vacant)

Source: Gateshead Council (latest data: April 2021)

Gateshead target: Reduction of total dwelling vacancy across Gateshead to 3% or less by 2020 and maintained up to 2030.

	Total vacant		Long term vacant	
	Number	%	Number	%
April 2010	4,204	4.5%	2,589	2.8%
April 2011	4,020	4.3%	2,413	2.6%
April 2012	4,090	4.4%	2,643	2.8%
April 2013	4,145	4.5%	2,593	2.8%
April 2014	3,726	4.0%	1,983	2.1%
April 2015	3,240	3.5%	1,709	1.8%
April 2016	3,177	3.4%	1,592	1.7%
April 2017	3,431	3.7%	1,660	1.8%
April 2018	3,642	3.8%	1,353	1.4%
April 2019	3,109	3.2%	1,231	1.3%
August 2020	3,801	4.0%	2,207	2.3%
April 2021	2,490	2.5%	1,304	1.3%

The substantial reduction in empty properties between 2013 and 2016 may have reflected the focused work that the Council carried out to tackle empty properties in those years, and the delivery of neighbourhood regeneration.

The Covid-19 pandemic affected the Council's capacity to monitor vacancy data and meant that data was not available for April 2020. August 2020 data was provided instead as the closest information available, although it was outside of the 2019/20 reporting period, and was provided for a different point in the year to previous data.

The most recent vacancy figures indicate that the target of reducing overall vacancy by 2020 was reached by 2021, although this will need to be maintained for the remainder of the Plan period.

Housing Delivery

CSUCP Indicator 18: Housing developments (within trajectory)

Definition: Housing approvals, completions and losses by location, type, affordability, and greenfield / brownfield (within trajectory showing net additional dwellings per year from the start of the plan period)

Source: Gateshead Council.

Gateshead target: Rate of delivery as set out in policy CS10

CSUCP Indicator 19: Housing land supply (within trajectory as updated for MSGP Examination evidence base)

Source: Gateshead Council

Gateshead target: A minimum of five years' housing land supply throughout the plan period

	Gross completions (% on PDL)	Losses	Net additions	CSUCP net completions target (p/a)	Gross affordable completions
2010-11	311 (86%)	90	221	96	37
2011-12	324 (71%)	127	197	96	131
2012-13	485 (88%)	207	278	96	75
2013-14	536 (93%)	446	90	96	169
2014-15	684 (89%)	611	73	96	187
2015-16	415 (82%)	164	251	484	98
2016-17	399 (89%)	130	269	484	61
2017-18	268 (81%)	118	161	484	64
2018-19	414 (75%)	20	394	484	60
2019-20	307 (54%)	6	301	484	120
2020-21	340* (61%)	3	337	804	45
2021-22	710	25	685	804	
2022-23	620	25	595	804	
2023-24	718	25	693	804	
2024-25	887	25	862	804	
2025-26	1,226	25	1,201	316	
2026-27	1,061	25	1,036	316	
2027-28	966	25	941	316	

2028-29	841	25	816	316	
2029-30	710	25	685	316	

Values for years 2021-22 onwards are anticipated levels of delivery based on capacity and phasing of housing sites identified within the SHLAA Update, and anticipated demolitions.

- Includes net change from conversion and change of use, which is +7.

Updated analysis of completions data reveals that around 63% of dwellings completed since 2010 have provided three or more bedrooms (policy CS11 requires that 60% of new private housing across the plan area and over the 2010-2030 plan period are suitable and attractive for families, i.e., provides three or more bedrooms). Completions on sites granted planning permission before the preparation and adoption of the CSUCP contributed largely to these figures, but the increased delivery on greenfield Core Strategy Village Growth Area sites now taking place is also now affecting this figure positively. Applying the requirements of policy CS11 to new housing proposals, in addition to the development of Gateshead's village and neighbourhood growth sites, has begun to contribute to meeting this target.

Completions data also reveal that in Gateshead around 25% of completions have been within the Urban Core, around 55% within the neighbourhoods area, and around 20% within the rural and villages area (these areas are defined within the CSUCP).

New PPG (published in July 2019) advises that student housing can count towards overall housing supply. Discussions with Newcastle City Council have also revealed that it may be appropriate to count the delivery of new student housing against the overall CSUCP housing requirement. This approach was accepted at the Examination of MSGP, and the figure previously given for 2014-15 in the above table was amended for the 2020 Annual Monitoring Report to take account of the contribution of purpose-built student accommodation at Trinity Square (equivalent to 367 dwellings).

Self-Build and Custom house building

Definition: Number of individuals and groups registered on Gateshead's self and custom housebuilding register March 2016

Source: Gateshead self and custom housebuilding register

Gateshead target: Target not applicable

On 31st March 2021 there were 107 individual registrations on the Gateshead Self and Custom Build Register. In accordance with the [Housing and Planning Act 2016](#) Part 1, Chapter 2, Gateshead Council is seeking to meet the duty to grant planning permission in accordance with the provisions through a small sites delivery programme

Gypsy and Traveller accommodation

CSUCP Indicator 20: Number of spaces provided

Definition: Net additional pitches provided in the reporting year, and total provision as a % of the identified need

Source: Gateshead Council

Gateshead target: Provision to meet identified need

Gateshead has 20 pitches for Gypsies and Travellers, located at Baltic Road, Felling. There has been no change in the number of pitches in the reporting year, however the occupancy of these

itches has decreased to 50% in this reporting period. A Gypsies, Travellers and Travelling Showpeople Needs Assessment has been produced and found no increased demand for pitches by recognised Gypsies and Travellers.

There has been no update for the 2020/21 monitoring period.

TRANSPORT AND ACCESSIBILITY

CSUCP Indicator 22: Cycling Trips

Definition: Cycling trips (average weekday flow), indexed to base year (2010)

Source: Gateshead Council

Gateshead target: Increase the number of cycling trips

	Cycling average weekday flow indexed to 2010 (2010 = 100)
2010	100
2011	112
2012	125
2013	136
2014	122
2015	127
2016	128
2017	136
2018	141
2019	139
2020	178

Data indicates that the number of cycling trips has increased by around 78% since 2010.

CSUCP Indicator 23: Traffic Flows

Definition: Weekday traffic flows: river crossings and Gateshead inner cordon, indexed to base year (2010)

Source: Gateshead Council

Gateshead target: Minimise traffic flows

	Traffic flows, indexed to 2010 (2010 = 100)	
	Gateshead inner cordon	River crossings
2010	100	100
2011	100	100
2012	96	99
2013	96	97
2014	97	93
2015	100	96
2016	98	92
2017	98	94
2018	93	92
2019	97	94
2020	73	85

Data indicates traffic flows at the Gateshead inner cordon, and at river crossings have decreased since 2010 by 27% and 15% respectively.

CSUCP Indicator 24: Commitment from new developments to modal shift

Definition: Planning permissions granted with implementation of a travel plan as a condition of development, by location, type, and size of development

Source: Gateshead Council

Gateshead target: Increase number of travel plans associated with new developments

In 2020/21, there were 15 planning permissions granted where the implementation of a travel plan was a condition of development, a decrease on the 35 Travel plans received in the 2019/20 period. Travel plans were required across the Borough and included a broad range of development types, and different scales of development

CSUCP Indicator 26: Public transport patronage

Definition: Number of passengers boarding and alighting the Metro and number of passengers boarding buses in the Urban Core

Source: Nexus

Gateshead target: Increase levels of public transport patronage

	Number of Public Transport passenger journeys in Tyne and Wear p/a (millions)	Metro boardings & alightings within the Urban Core (millions)
2011/12	178.7	26.1
2012/13	178.4	26.3
2013/14	172.6	24.4
2014/15	172.3	26.1
2015/16	170.0	28.1
2016/17	167.9	26.1
2017/18	157.6	25.4
2018/19	158.4	25.2
2019/20	152.0	22.7
2020/21	51.3	4.992

Note that for the first part of 2020/21 monitoring period, the Continuous Monitoring Survey Programme was suspended, therefore figures recorded in the 2020/21 monitoring period may be affected by the Covid 19 pandemic.

For Ferry, ticket machine information was used, and alternative methods were used for metro and bus data. Data from Northern Rail services will be under reported but this only makes a small proportion of the total.

For the number of Metro boardings and alightings in the urban core, data from St James, Central, Haymarket, Monument and Manors and Gateshead has been used. In order to estimate the alightings, the estimates for metro boardings have been used.

CSUCP Indicator 27: Car Parking

Definition: short and long stay car parking provision in existing centres

Source: Gateshead Council

Gateshead target: Minimise long-stay parking, maximise short-stay

	Number of Short Stay Parking Provision (Spaces)	Number of Long Stay Parking Provision (Spaces)
Gateshead Central	131	297
Gateshead Quays	14	1051
Birtley	0	120
Blaydon	0	0
Whickham	0	149
Low Fell	0	191
Wrekenton	0	0
Felling	0	50
Heworth Interchange	0	457
(Park and Ride)	0	0
Total	145 (5.9%)	2315 (94.1%)

Note: Short stay are those spaces where parking is less than 4 hours; Long stay are those spaces where parking is 4 hours or more; numbers include both off street and on-street parking regulated by P&D ticket machines.

In 2020/21, there were 2460 parking spaces in total. There were 275 fewer long stay parking spaces in 2020/21 than in 2019/20, but the number of short stay spaces remained the same. The main locations of parking spaces remained the same.

PEOPLE AND PLACE

Wellbeing and Health

Obesity

Definition: Obesity levels among year 6 pupils

Source: Public Health England

Gateshead target: Reduce the number of obese children in Gateshead to less than 10% by 2025.

24.9% of year six pupils (10 and 11-year-olds) living in Gateshead were obese in 2020/21. This is an increase from the previous year (22.9%). This figure is higher than the national average (20.0%).

Number of Hot Food Takeaways

Definition: Hot food takeaways (A5 uses) in town, district and local centres

Source: Gateshead Council Retail Surveys (2020)

Gateshead target: Target not applicable

Year	Total Hot Food Takeaways
2015	198
2016	192
2017	179
2018	177
2019	163
2020	162
2021	97

97 hot food takeaways (A5 uses) have been identified as operating in the borough in 2020/21. This number represents a dramatic reduction from the number of takeaways identified in Gateshead in 2020.

Proportion of Takeaways per 1000 residents

Definition: Hot food takeaways (sui generis) per 1,000 residents, by ward

Source: ONS, Gateshead Council

Gateshead target: Fewer A5 uses per 1,000 residents than the England average (of 0.96 uses per 1,000 residents)

	Hot Food Takeaways	Population	per 1,000 residents
Birtley	18	8028	2.24
Blaydon	6	9970	0.60
Bridges	21	11515	1.82
Chopwell + RG	8	8937	0.90
Chowdene	4	8647	0.46
Crawcrook and Greenside	5	8786	0.57
Deckham	10	9786	1.02
Dunston and Teams	8	9359	0.85
Dunston Hill and Whickham East	5	9005	0.56
Felling	14	9104	1.54
High Fell	8	9529	0.84
Lamesley	9	9901	0.91
Lobley Hill and Bensham	10	10340	0.97
Low Fell	11	8409	1.31
Pelaw and Heworth	6	8619	0.70
Ryton, Crookhill and Stella	4	8721	0.46
Saltwell	14	11582	1.21
Wardley and Leam Lane	6	8202	0.73
Whickham North	14	7949	1.76
Whickham South and Sunnyside	3	8012	0.37
Windy Nook and Whitehills	1	9367	0.11
Winlaton and High Spenn	8	8182	0.98

Average

0.96

CSUCP Indicator 28: Health Trend

Definition: Rank of health deprivation and disability score, by local authority

Source: Indices of Deprivation

Gateshead target: Improve health ranking

Analysis of the 2010 Indices of Deprivation health and disability domain for Gateshead provides a rank of 17 out of 326 local authority areas (where 1 is the most deprived), while the 2015 Indices of Deprivation provides a rank of 23. The 2019 Indices of Deprivation provides a rank of 24. The difference of 7 ranking places in the health and disability domain between the 2010 and 2019 Indices of Deprivation suggests there has been little change between the 2010 and 2019 editions.

There has been no update for the 2020/21 monitoring period, with the latest data being from the 2019 Indices of deprivation.

CSUCP Indicator 29: Healthy lifestyles

Definition: Adult (age 16+) participation in sport at least once per week, as a % of total population

Source: Sport England Active People Survey

Gateshead target: Increase sports participation throughout plan period

A new indicator is measured by Sport England called the Active Lives Survey, which measures the amount of exercise carried out by residents per week in minutes. The profile is consistent with the national average.

People have been slightly less active in the 2020/21 period compared to the national average of this period as well as in comparison with the 2019/20 period but not by a lot. It should be noted that this data was taken during the coronavirus pandemic including three months of national lockdowns, six months of significant restrictions and three months of limited restrictions so the activity level may reflect this.

	Active (150+ minutes a week)	Fairly Active (30 – 149 minutes a week)	Inactive (Less than 30 minutes a week)
2015/16	59.2%	15%	25.8%
2016/17	56.3%	15%	28.7%
2017/18	60.6%	13.7%	25.7%
2018/19	55.1%	12.4%	32.5%
2019/20	59%	11.5%	29.5%
2020/21	58%	11.5%	30.6%

CSUCP Indicator 30: Satisfaction with area

Definition: Proportion of residents satisfied with their area as a place to live, by location, age, gender and ethnicity

Source: Gateshead Council (residents' surveys)

Gateshead target: Satisfaction at or above 2012 levels throughout plan period.

The survey is not carried out on an annual basis, and there was no survey in 2020/21, therefore there are no updates for residents satisfaction for this monitoring period.

CSUCP Indicator 31: Air quality

Definition: Mean reading (24hr / annual average) for NO₂ within Air Quality Management Areas

Source: Gateshead Council

Gateshead target: Maintain or improve air quality over plan period

In line with Defra's Local Air Quality Management (LAQM) regime, Gateshead Council monitors levels of NO₂ in a number of locations (typically at or adjacent to residential properties) within the Air Quality Management Area (AQMA). There are two types of monitoring that are carried out – automatic and non-automatic. Two automatic monitors are located on Bottle Bank and Lychgate Court (Park Lane / Gateshead Highway). Non-automatic monitoring is carried out using diffusion tubes in a number of locations. Levels of NO₂ are reported annually to Defra and compared to the UK annual mean objective level (set at 40 µg/m³).

In 2020, the highest annual mean concentration of NO₂ within the Town Centre AQMA was 25.1 µg/m³ measured at Lychgate Court/Park Lane using a diffusion tube. The highest concentration measured at an automatic monitoring site was 25 µg/m³ at Bottle Bank. The monitoring data shows that there were no exceedances of the annual mean objective level inside or outside of the AQMA.

As part of the Clean Air Zone (CAZ) feasibility study, Gateshead Council also carried out roadside monitoring in 2020. Due to the location of the monitors (by carriageways rather than at the nearest residence) the measured levels tend to be higher than the LAQM sites. The highest CAZ location readings were on the Tyne Bridge, measuring 32 µg/m³ (automatic monitor), and 32.9 µg/m³ (diffusion tube). These locations are not representative of residential exposure.

Overall, the concentrations of NO₂ measured in Gateshead were around 25% lower than in 2019 – primarily due to much lower traffic levels during the covid pandemic and associated lockdowns.

Placemaking

CSUCP Indicator 32: Quality of place, including public realm

Definition: Significant buildings and housing scheme audit

Source: Gateshead Council

Gateshead target: Increase quality of completed developments, as measured through audit

Due to limited resources, the Council did not carry out any quality audits of residential developments in 2020/21.

CSUCP Indicator 33: Historic built environment

Definition: Change in the extent and quality of the historic built environment

Source: Heritage at Risk Register (English Heritage Historic England)

Gateshead target: Minimise loss of, or damage to heritage assets; minimise additions to, and increase removals from the risk register.

- There has been no change to the number of listed buildings in the 2020/21 monitoring period.

- The Heritage at Risk Register provides a monitoring forum for heritage assets. There have been no changes to the register in the 2020/21 monitoring period.

CSUCP Indicator 34: Public art

Definition: Planning approvals for schemes which include provision of public art, by location and type

Source: Gateshead Council

Gateshead target: Increase provision of public art throughout plan period

Several public art installations have been either directly delivered within new developments or have been supported by contributions received from developments in Gateshead. New artwork installations since 2010 include those within the Riverside Park / sculpture trail, and artworks at the Keelman Homes / Gateshead Housing company development at Kibblesworth.

Artworks were also provided at Gateshead Housing company schemes at High Lanes (Heworth), Felling, and Dunston. The redevelopment of Trinity Square at Gateshead town centre includes the 'halo' artwork. In 2019/20, a further piece of public art has been added at Chase park as a continuation of the 'marking the ways' project that has been ongoing since 1991. Also, a scheme adjacent to the railway underpass, near Armstrong Street, Bensham involving six Crocus structures, three on each side of the footpath running through the site, has recently been completed.

This is the most recent public art development and there have been no new artworks installed in 2020/2021.

Climate Change

CSUCP Indicator 35: CO2 emissions

Definition: Per capita CO2 emissions

Source: Gateshead Council (latest data published in 2015)

Gateshead target: 20% reduction in per capita CO2 emissions by 2020

	CO2 emissions (tonnes per capita)
2010	7.1
2011	6.4
2012	6.7
2013	6.5
2014	5.8
2015	5.6
2016	5.3
2017	5.3

2018	5.2
2019	N/A
2020	N/A
2021	6.3917

The data for 2020/21 was taken from [Place-based carbon calculator](#), as there was no update from Gateshead Council.

CSUCP Indicator 36: Renewable Energy

Definition: Installed capacity of renewable energy generating development, by type

Source: Gateshead Council

Gateshead target: Increase provision of renewable energy generating development throughout plan period

The feed-in tariff scheme has ended and there have been no updates to the installed capacity of renewable energy generating development in the 2020/21 monitoring period.

CSUCP Indicator 38: Implementation of heat networks

Definition: capacity of decentralised energy networks, by installed capacity, and committed capacity

Source: Gateshead Council

Gateshead target: Increase provision of decentralised energy networks throughout plan period

Minewater Energy Centre – Under Construction

- Gateshead Council will utilise mine energy in future for the district energy scheme to improve the environmental sustainability of the network.
- The mine water taken from the abstraction boreholes will then be utilised in a series of hydraulically separated 6MW heat pumps located in the new minewater energy centre at Shearlegs Depot.
- Heat pumps raise the temperature of the water to ca 80degC.
- Once heat from the minewater is used, the minewater is fed into the reinjection borehole so it can be used again once it gets to 150m depth.
- The clean heated water can then be fed into the existing buried district heating network.
- The minewater energy centre is 25mx15m.
- The minewater scheme is a closed-loop system.

Flood Risk and Water Management

Flooding and Water

The updated Level 1 Strategic Flood Risk Assessment was published in March 2019 to include the Environment Agency's and Coal Authority's new mine water and groundwater constraints map and SuDS toolkit. This toolkit assists with the policy implementation of MSGP29.2 which requires consideration of current and future mine water and groundwater levels and the interaction with SuDS. To improve understanding of groundwater flood risk, in January 2021, Gateshead Lead Local Flood Authority (LLFA) submitted a bid to the Flood and Coastal Resilience Innovation Programme for 'Northumbria Groundwater Flooding Project'. In April 2021, the bid was successful for £6.157m, and work is ongoing to prepare a business case for submission in April 2022. This innovative project will include groundwater monitoring, a baseline hydrogeological conceptual model, groundwater flood forecasting, community engagement and investigation of management solutions including engineered solutions and flood warning to improve flood resilience.

As part of the preparation of the Metrogreen Area Action Plan, the Stage 1 Baseline Flood Risk and Mitigation Report was completed in May 2019. This stage 1 report includes an update of the fluvial and tidal baseline model, climate change scenarios, modelling of overland surface water flows and flood critical infrastructure. In February 2020, the Stage 2 Flood Risk and Water Management Flood Risk Mitigation Options Report was published. This report includes an appraisal of mitigation options for the River Tyne, the River Derwent and other residual flood risks. The preferred mitigation option is a strategic approach to flood risk management for Metrogreen which was consulted upon in August and September 2020.

Sustainable Drainage Systems (SuDS) as identified by Policy CS17 of the Core Strategy continue to be pursued for all major developments unless demonstrated to be inappropriate. The proportion of major applications with SuDS elements has reduced since 19/20 from 78% to 58% in 20/21. Policy CS17 notes the multifunctional benefits of SuDS, which include water quality, green space and habitat enhancement. However, the most popular SuDS components are still hard engineered features which are primarily focused on drainage and flood management. The Council's '[Interim Surface Water \(SuDS\) Guidelines for New Development](#)' (2016) continues to provide guidance for developers on the requirements of drainage assessments; along with the '[North East Regional LLFA SuDS Standards](#)' and '[proforma](#)' (July 2020) which aims to ensure consistent drainage assessment methodologies across the region.

During 2020/21, 11 major development planning applications were granted permission that will incorporate SuDS features including: Gateshead Quays indoor events arena, conference and exhibition centre that will incorporate green roofs, permeable surface areas, filter drains, rain gardens, tree pits and underground storage chamber.

The Baltic Quarter's Blue Green Corridor detailed design was finalised during the first half of 2021 and construction has commenced. Reflecting Urban Core PolicyQB3.5, it will provide a high-quality surface water drainage network within a unique landscaped corridor providing a means of draining the adjacent highway and future developments and creating a focal point for the entire development. It will include a series of SuDS components rainwater gardens, SuDS ponds, rills and basins conveying surface water out into underground pipe into the Tyne.

Reflecting policies MSGP29, 30 and 31, the Council and the Environment Agency continue to work in partnership to progress the Team Valley Flood Alleviation Scheme to reduce fluvial and surface water flood risk on Team Valley Trading Estate and the lower part of the catchment. This will contribute to maintaining the existing business activities, and both securing and promoting increased economic growth into the future. In July 2020, the Government announced £6 million to accelerate the

construction of this flood alleviation scheme utilising partnership funding. This flood scheme will use a range of techniques to reduce the fluvial flood risk including: hard engineering measures such as floodwalls and curbs on TVTE, day-lighting Eslington culvert and replacement of trash screen at Lady Park culvert; and natural flood management measures further upstream such as river restoration, wetland creation, leaky dams (Coltspool, Lamesley, Hedley Hall Woods, Urpeth Woods, Tanfield Lea), Black Burn/ Watergate Forest Park flood attenuation and new flood warning system. The project offers great opportunities for additional wetland habitat creation, Water Framework Directive (WFD) improvements and environmental enhancements. The outline business case has been approved and the Environment Agency is currently working with consultants and contractors to develop detailed designs of the main elements of the scheme. The project delivery will be phased from 2021/22 through to 2023/24. In accordance with Policy MSGP29.3, the Preliminary Team Valley Surface Water Management Plan (SWMP) seeks to provide a co-ordinated framework for mitigating the surface water flood risk on Team Valley Trading Estate. It outlines the requirement for new developments within the estate to incorporate SuDS elements and retrofit SuDS within existing areas of open space and highways. At present this is only a preliminary plan, however the Council hopes to progress this to a detailed action plan for the estate. The LLFA and Environment Agency are also hoping to progress the delivery of some 'quick win' SuDS features within highways on the trading estate as part of the main flood alleviation scheme.

Catchment Partnerships

A number of catchment-based partnerships (Tyne, Wear and Tees) operate across the region at a river catchment scale to deliver cross-cutting improvements to the water environment. The catchment partnerships help to manage flood risk and to deliver wider environmental benefits such as enhancing wildlife and habitats and improving water quality in accordance with the Northumbria River Basin Management Plan.

The Council is a member of the [Tyne Catchment Partnership](#), which is made up of a range of organisations including: the Environment Agency, Northumbrian Water, Tyne Rivers Trust, Durham Wildlife Trust, Groundwork, Natural England, Local Nature Partnership and local authorities (South Tyneside, Sunderland, County Durham, Newcastle). Within the Tyne Catchment Partnership, sub-catchment groups have evolved at different stages, to address the specific issues and opportunities within priority sub-catchments; Gateshead Council is involved in partnerships for the River Don, the River Team and the Tyne Estuary.

River Don

The River Don partners are working together to facilitate an integrated catchment management approach across the River Don system from its source in Springwell through to its outfall in Jarrow. The River Don is a failing waterbody under the Water Framework Directive. Key objectives of the partnership are improving water quality by tackling pollution; addressing local flood risk problems; and enhancing the River Don corridor within major new development at the International Advanced Manufacturing Park and South Follingsby Park by creating green and blue infrastructure, increasing habitat connectivity and restoring the natural channel conditions. Amazon's fulfilment centre opened at Follingsby Max in September 2021. This development integrates 13ha of green blue infrastructure incorporates permanent and seasonal wetland, SuDS features to manage the surface water from the site, and botanically diverse grassland, scrub, native hedgerow and broadleaved woodland. During 2020/21, the LPA and LLFA worked with the developer to discharge planning conditions and finalise the blue-green infrastructure. The Tyne Partnership identified this scheme as key success within the Draft Northumbria River Basin Management Plan 2021.

River Team

In January 2018, the first sub-group meeting of River Team catchment partnership was held. The group of stakeholders considers issues and opportunities within the River Team catchment, complementing the Team Valley flood alleviation scheme including tackling failures under the Water Framework Directive relating to the mining legacy, physical modifications to watercourses, land management, former landfills, sewerage capacity and other sources of pollution; supporting enhancement of habitats, landscape and biodiversity; and holistically managing all sources of flooding. In November 2020, the Team Catchment Vision was endorsed by the partnership which seeks: 'A healthy and biodiverse catchment that is valued and enjoyed, contributing to the economic and social well-being of local communities.' The partnership is now focused on supporting partners to deliver further projects through a range of funding sources and delivery mechanisms.

[Tyne Estuary](#)

The Tyne Estuary covers from Wylam to the mouth of the Tyne. The Tyne Estuary Partnership Feasibility Study was published in July 2019 based upon work initiated by the Environment Agency undertaken by Hull University and Groundwork and other stakeholders. It sets out a vision for the intertidal habitat of the Tyne Estuary and identifies 77 enhancement opportunities for the Tyne bank. A developer guide accompanies the vision which categorises the Tyne Estuary against the suitability for different types of enhancements such as floating pontoons and softening of river edges. This will help to deliver projects that improve water and river quality with the aim of moving towards 'Good Ecological Potential' (GEP) by 2027. Within Gateshead, early intervention projects include at Kingfisher Court and Dunston Staiths which involves enhancement of inter-tidal saltmarsh: reprofiling of river edge, creation of terraces and preserving mudflats.

CSUCP Indicator 39: Flooding and water quality

Definition: Number of planning permissions granted contrary to Environment Agency advice on grounds of flood risk or water quality

Source: Environment Agency

Gateshead target: Minimise number of planning permissions granted contrary to Environment Agency advice

In 2020/21, there was one objection submitted to Gateshead Council from the Environment Agency on grounds of flood risk for application: DC/20/00231/FUL mixed use industrial/ storage unit, Clockmill Rd. The objection was withdrawn following submission of additional of flood risk information and inclusion of a planning condition.

CSUCP Indicator 40: Strategic Flood Risk Assessment

Definition: Number and proportion of completed new developments which will be at risk from fluvial, tidal surface water and sewer flooding indicated by the SFRA

Source: Gateshead Council

Gateshead target: Minimise new development at risk from flooding indicated by the SFRA

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 new housing developments with units completed in 20/21 will be at high risk of tidal and river flooding (3a zone) based upon the SFRA.

CSUCP Indicator 41: Surface water management

Definition: Completed new developments which incorporate SuDS discharge surface water to a watercourse/discharge surface water to sewers and combined sewers

Source: Gateshead Council

Gateshead target: Minimise and control surface water runoff according to hierarchy

	Total Major Apps consulted with LFA	Total with SuDS	SuDS proportion
14/15	5	2	40%
15/16	19	10	52%
16/17	18	11	61%
17/18	24	13	54%
18/19	27	16	59%
19/20	27	21	78%
20/21	19	11	58%

Due to resource constraints, the LLFA is currently unable to monitor the construction of SuDS development within the Borough and is reliant upon discharging of conditions. The proportion of SuDS included within major applications has decreased to 58% in 20/21.

Applications 20/21		
SuDS features	Quantity	%
Pond	1	3
Soakaway		
Shallow Vegetated Basin		
Green Roof	1	3
Infiltration Basin		
Filter drain	1	3
Oil Separator		
Swales		
Bioretention	5	15
Oversized Pipes	2	6
Hydrobrake	2	6
Attenuation Crates /Tank	10	30
Permeable Paving	10	30
Detention Basin		
Tree pits	1	3

Often a site can use multiple SuDS components integrated across the layout as part of a SuDS management train to slow, reduce and treat surface water run-off. The most popular SuDS components for major planning application during 20/21 are hard engineering SuDS such as permeable paving and attenuation tanks, which are the least desirable components in terms of multifunctional benefits as sought by Policy CS17. However, they do offer a solution in often constrained sites as well as working as part of a SuDS management train, which might inflate their proportion somewhat.

Surface water discharge destination for housing completions 20/21	%
Infiltration to ground/other	0.6
Watercourse	12.6
Surface water sewer	68.8
Combined sewer	18

The surface water discharge destination for housing completions during 20/21 have been assessed against the drainage hierarchy detailed in Policy CS17. Despite infiltration to the ground being the favoured method of discharge; much of Gateshead's soil is predominately clay and therefore often unsuitable for surface water infiltration. Consideration also now needs to be given to current and future mine water and groundwater constraints in accordance with MSGP29.2, which can restrict the use of infiltration-based SuDS components. Therefore, only 0.6% of housing completions use an infiltration surface water discharge route. Most of the surface water is discharged into surface water sewers (68.8% - total 229 dwellings). The potential to discharge into watercourses is determined by the proximity to a watercourse with only 12.6% discharging to this destination.

Green Infrastructure and the Natural Environment

CSUCP Indicator 42: Ecology

Definition: Changes in areas of ecological importance, comprising areas designated for their intrinsic ecological value, including sites of national, regional and local significance

Source: Natural England – Magic, Gateshead Council,

Gateshead target: Minimise adverse impacts on areas of ecological importance

SSSI name	Condition
Lower Derwent Meadows	Favourable
Thornley Wood	Favourable
Shibdon Pond	Favourable
Ridley Gill	Favourable
Strother Hills	Favourable
Gibside	Unfavourable recovering
Ryton Willows	Unfavourable declining
Pockerly Farm	Unfavourable declining

The condition of Gateshead's eight Sites of Special Scientific Interest (SSSI) remains unchanged with five assessed as being in favourable condition, one unfavourable recovering and two unfavourable declining.

No Local Wildlife Sites (LWS) were designated or de-designated and there was no direct loss of either SSSI or LWS area as a result of built development meaning no net change in designated land of ecological value in Gateshead over the previous twelve-month period.

CSUCP Indicator 43: Allotments

Definition: Number of allotment sites and plots

Source: Gateshead Council

Gateshead target: Maintain or increase access

There are 122 allotment sites in Gateshead, taking up 80.45 ha of land. This means that there are 0.4 ha of allotments for every 1,000 people in Gateshead. 57 sites are owned by the Council. Within Council-owned sites, there are 1,313 plots.

CSUCP Indicator 44: Water quality

Definition: % of river length assessed as fairly good or very good for chemical quality and biological quality, by river

Source: Environment Agency

Gateshead target: Maintain or improve water quality throughout plan period

		Water Framework Directive Status 2009	Water Framework Directive Status 2015	Water Framework Directive Status 2016	Water Framework Directive Status 2019	Hydro-morphological Designation
Tyne	Biological		Moderate	Moderate	Moderate	Heavily Modified
	Chemical		Good	Good	Fail	
Blaydon Burn	Biological		Moderate	Moderate	Moderate	Natural
	Chemical		Moderate	Moderate	Fail	
	Overall	Good	Good	Good		
Stanley Burn	Biological		Good	Moderate	Moderate	Natural
	Chemical		Good	Moderate	Fail	
	Overall	Moderate	Good	Good		
River Derwent from Burnhope Burn to River Tyne	Biological		Moderate	Moderate	Moderate	Heavily Modified
	Chemical		Moderate	Moderate	Fail	
	Overall	Moderate	Good	Good		

River Team from source to Tyne	Biological		Moderate	Moderate	Moderate	Heavily Modified
	Chemical		Moderate	Moderate	Fail	
	Overall	Moderate	Fail	Fail		
River Don from source to Tyne	Biological		Poor	Moderate	Moderate	Heavily Modified
	Chemical		Poor	Moderate	Fail	
	Overall	Moderate	Good	Good		

It is not practical to report on the quality of rivers in Gateshead as a proportion of river length. However, the Draft Northumbria River Basin Management Plan 2021 provides the latest assessment in 2019 of river quality in terms of its Water Framework Directive Status. Most of English rivers (including Gateshead's) are failing to achieve good status under the Water Framework Directive: only 14% of English rivers have achieved good ecological status. The Environment Agency undertook more stringent monitoring of these waterbodies in 2019 and the way of assessing chemical status/potential has changed hugely in this classification; new methods give a much more accurate assessment and include new chemicals and tighter limits. The new monitoring recorded failing chemical status for: Blaydon Burn, Stanley Burn, River Derwent, River Team and River Don. There are numerous and varied reasons for failure including: landfill leachate, misconnections and sewage discharges, poor land stock management, runoff from agriculture and transport etc.

Policy MSGP30 supports the Northumbria River Basin Management Plan promoting opportunities to improve the river environment and water quality through development. Gateshead Council is also committed to the Tyne Catchment Partnership and sub-groups (Team, Don and Tyne Estuary) and is working with partner organisations such as the Tyne Rivers Trust, the Environment Agency and Northumbrian Water, to tackle challenges in the water environment and support water quality improvement initiatives.

The Environment Act 2021 recognises the need to tackle the problem of over-use of stormwater overflows and has introduced new legal duties on water companies to secure a progressive reduction in the adverse impacts of sewage discharges from storm overflows and undertake greater monitoring. Water companies also have a new statutory requirement to produce Drainage and Sewerage Management Plans setting out how they will manage and develop drainage system and sewerage system over 25-year periods: the Council has been engaging with Northumbrian Water during the preparation of their Drainage and Wastewater Management Plan, which will be finalised in 2023.

CSUCP Indicator 45: Open space quality

Definition: Proportion of residents satisfied with "Parks and green spaces"

Source: Gateshead Council (residents' surveys)

Gateshead target: Satisfaction at or above 2012 levels

As part of the 2016 open space assessment (updated in 2018), a survey of residents showed that while the majority were satisfied with the number and quality of general amenity sites (grassed areas, natural areas, parks, foot/cycle paths) there was also consensus that there is a deficiency of play/recreation facilities for children and young people.

There has been no resident survey or open space assessment since 2016 therefore there is no update for this monitoring period.

Play Areas

Definition: Total Area of Play sites in Gateshead

Source: Gateshead Council

Gateshead Target: To maintain/improve the provision of children's play areas; and to meet the standard of 0.7ha of children's play space per 1,000 residents.

The 2018 Open Space Assessment identified that across the borough there are 9.8ha of facilities for children and young people, within 141 individual sites. MSGP sets a minimum requirement that new housing development should provide play facilities for children and young people, to the equivalent of 0.07ha per 1,000 anticipated residents, in areas where relevant quantitative and qualitative standards have been exceeded.

Accessible Greenspace

Definition: Total area of accessible natural greenspace and proportion of dwellings that are located within 0.5km of a site

Source: Gateshead Council

Gateshead target: Maintain/increase the amount of accessible natural greenspace available to the population. As far as possible, provide sites of at least two hectares of accessible natural greenspace.

Some areas of ANG in Gateshead offer versatile open space that has considerable value. The range of facilities provided, and the good level of accessibility in such areas mean they can attract many visitors, and provide recreational opportunities equivalent to those provided by areas of open space. Although they are typically less intensively maintained than areas of open space, such sites can be considered to meet the definitions of open space, and ANG as set out within the open space typology used in the 2018 Open Space Assessment. As a result of this, 25 areas of ANG were identified as having a 'dual function', providing access to natural greenspace, which also serves an important recreational function. As part of this assessment sites were reviewed to determine whether they should be classified as other typologies of open space or discounted if, for example, a site previously labelled as ANG was no longer accessible.

As a result of this, Gateshead now has a total of 1779.2ha of ANG, a slight decrease in the total area from the last AMR (1,785.6ha) and around 67.3% of dwellings in the Borough are located within 0.5km of an area of ANG, which is a slight decrease from 68% in the previous year's AMR.

Protecting the Green Belt

CSUCP Indicator 46: Green Belt Additions and Deletions

Definition: Green Belt additions and deletions

Source: Gateshead council

Gateshead target: Minimise deletions from the green belt

On the adoption of Making Spaces for Growing Places in February 2021, two small area totalling 0.58 hectares were deleted from the Green Belt. These are already-developed sites at Charlie Street and Sealburn Farm, both at Greenside.

CSUCP Indicator 47: Departures from the Green Belt

Definition: Planning applications and permissions advertised as departures from Green Belt policies

Source: Gateshead council

Gateshead target: Minimise inappropriate development within the Green Belt

No applications determined in 2020/21 were advertised as a departure from national Green Belt policy.

MINERALS AND WASTE

Minerals

CSUCP Indicator 48: Mineral Extraction

Definition: Planning applications and approvals for mineral extraction by type, projected quantity and location

Source: Gateshead Council

Gateshead target: 4.1m tonnes sand and gravel, 5.4m tonnes crushed rock for Tyne and Wear

There have been no submitted or determined applications for mineral extraction during this monitoring period.

Waste

CSUCP Indicator 49: Waste management

Definition: Amount (tonnes) of municipal waste arising, by management type and percentage of municipal waste sent to landfill

Source: Gateshead Council

Gateshead target: Minimise amount of waste sent to landfill; Monitor waste capacity to 2030

The Council has been made aware the figures collected for composted material were double counted in previous years, affecting the reported amount of household waste recycled. Revised figures are presented in the indicator table below.

Household waste (excluding construction and demolition waste) arising in 2020/21 amounted to 91,066 tonnes: an increase from the 2019/20 total. 31.9% per cent of household waste was recycled or composted; the Council's target was 45.0%.

	Waste arising (tonnes)										
	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 2020	2020/ 2021
Landfill	66,366	58,735	49,074	23,503	4,027	1,567	1,926	351	482	410	460
Recycled	21,766	22,392	23,433	21,408	20,089	20,239	21,118	20,186	18,414	18,679	21,242
Composted	10,171	10,862	9,901	9,569	10,226	8,134	8,340	7,795	9,072	8,824	7,840
Incinerated	35	2,213	7,911	36,000	50,079	55,563	54,879	56,962	58,648	58,997	61,524
Total	98,338	94,202	90,319	91,081	84,421	85,503	86,290	85,294	86,616	86,911	91,066

CSUCP Indicator 50: Waste management

Definition: Licensed and projected capacity of waste management facilities (existing and approved) by type:

Source: Environment Agency

Gateshead target: Monitor waste capacity to 2030

This indicator is based on data from the Environment Agency. No new data has been published past the 2018/19 financial year, so the previous data has been carried forward.

The Council did not grant any new planning permissions for waste management facilities during this AMR monitoring period (1 April 2020 - 30 March 2021).

Type	Licensed Annual Capacity (tonnes)*
Landfill	1,031,500
Physico Chemical Treatment Facility	410,000
Household, Commercial and Industrial Waste Transfer Station (+treatment)	629,994
Composting Facility	74,999
Metal Recycling (Vehicle Dismantling & End of Life Vehicle Facility)	173,583
Metal Recycling Site	224,994
Transfer Station (Non-Biodegradable Waste)	24,999
Household Waste Amenity Site	111,499**
Special Waste Transfer Station	71,238,
Clinical Waste Transfer Station	112,000
In-House Storage Facility	4,500
Total	2,686,569

*All figures are carried forward from 2018/2019

** Household waste amenity site capacity includes the Council's Campground facility located adjacent to the borough boundary in Sunderland

INFRASTRUCTURE

Infrastructure Delivery

CSUCP Indicator 51: Infrastructure delivery

Definition: Annual update of the Infrastructure Delivery Plan

Source: Gateshead Council

Gateshead target: N/A

An Infrastructure Delivery Plan (IDP) (2014) was prepared to support the CSUCP. This was then updated to support the Council's Community Infrastructure Levy (CIL), and then again in 2018. This can found on the council's [website](#).

[Gateshead's Infrastructure Funding Statement \(2020-21\)](#) provides a summary of financial contributions the Council has secured through CIL and Section 106 agreements, and what infrastructure this is helping to deliver:

- The A695 corridor improvements to support the delivery of new housing sites at Crawcrook North, Crawcrook South and Ryton - signalisation of Blaydon Roundabout.

Other infrastructure schemes delivered during this period include:

- Flood mitigation schemes at Bowes Railway/Leam Lane; Green Land Gardens, Felling; and St Mary's Terrace in Ryton
- Cycle improvement schemes at Wellington Street and Wardley
- New 20 MPH zones including at Leam Lane/Heworth
- Temporary schemes to assist with walking, cycling and social distancing in some centres linked to Covid-19
- Ongoing strategic Green Infrastructure and public amenity enhancements at Wardley Manor Country Park; wetland creation at Shibdon Meadow; and approx. 13ha of habitat creation / green blue infrastructure and 1km of river restoration secured/delivered on the River Don Wildlife Project as part of development of South Follingsby site.

CSUCP Indicator 52: Viability

Definition: Median House price, by type & Assumed office rents

Source: Land Registry (house prices) Colliers International (assumed office rents)

Gateshead target: +/- 10% from Adoption date of the plan

Median House Price by Type

	Detached	Flat	Semi	Terrace
2010/11	£210,000	£80,000	£133,000	£110,000
2011/12	£205,000	£80,000	£126,500	£106,000
2012/13	£204,500	£91,500	£127,000	£107,000
2013/14	£209,500	£85,000	£135,000	£110,000
2014/15	£213,500	£86,750	£138,000	£114,750
2015/16	£225,000	£83,000	£140,000	£120,000
2016/17	£225,000	£92,500	£138,000	£118,000
2017/18	£242,000	£89,475	£145,000	£120,000
2018/19	£247,000	£91,500	£147,000	£121,500
2019/20	£260,000	£87,000	£150,000	£120,000

2020/21	£261,731	£92,077	£156,542	£144,100
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Assumed Office Rents for Grade A and B Office Space

	Grade A (£/sqft)	Grade B (£/sqft)
2013	17.00	11.50
2014	17.00	11.50
2015	17.00	11.50
2016	17.00	11.50
2017	17.00	11.50
2018	17.00	11.50
2019	17.50	11.50
2020	18	17

Median house prices (not adjusted for inflation) have seen an overall increase for all dwelling types since the beginning of the plan period, with the largest increase (£51,731, or 24.6%) in the median price of detached dwellings. Compared to the previous financial year, house prices have increased slightly across all tenures, with the largest increase this financial year being in terraces (£24,100).

In the past, assumed office rents data are provided by Colliers International, a leading commercial real estate company. For this monitoring period, however, the data was unavailable from Colliers International. Instead, data from Gateshead Council on how much office space has been rented for has been used.

APPENDIX 1: INDICATORS NOT REPORTED IN 2020/21 AMR

17. Resident satisfaction with homes

This indicator sought to provide information from the Council's residents' survey regarding satisfaction with: (a) their home as a place to live; (b) the choice of housing in their area, and (c) the quality of housing in their area. A review of the content of residents' surveys has highlighted that the questions (b) and (c), relating to satisfaction with housing in the area (rather than the respondent's own home) are highly dependent upon a respondents' awareness of the local housing market, and consequently may not provide a valid and objective assessment of housing conditions, or of resident's views.

The 2017 Gateshead and Newcastle Strategic Housing Market Assessment (SHMA) provides an assessment of housing need in Gateshead, including affordable housing need and the needs of specific groups.

21. Accessibility of residential development

This indicator provides an assessment of the accessibility (measured by public transport travel time) of new residential development to a range of facilities and services. Supporting development in sustainable locations is a fundamental objective for plan-making in Gateshead. However, this indicator provides detailed information where performance is affected not just by the location of residential development, but by the availability and frequency of public transport services, and the availability of facilities.

The indicator also provides a relatively narrow indication of accessibility which does not consider the broader sustainability of development (in terms of meeting the needs of new and existing residents), and where performance in a single year can be affected by development at a small number of large sites. To provide a more balanced assessment of the accessibility of new development, Gateshead Council intends to assess the accessibility of residential development provided over a longer timeframe to take into account development at a larger number of sites.

26. Sustainability standards

In March 2015 the Government withdrew CSH and BREEAM and integrated some performance standards into Building Regulations. In the absence of "relevant government schemes/guidance", and without local policy specifying a 'good' level of sustainability, the Council is currently not able to apply criterion 3 of policy CS16.