One Urban Core. One Big Ambition.

Newcastle Gateshead Urban Core Strategic Regeneration Framework

October 2026



NewcastleGateshead
Mayoral Development Zone

This document has been published as draft for the purposes of consultation.

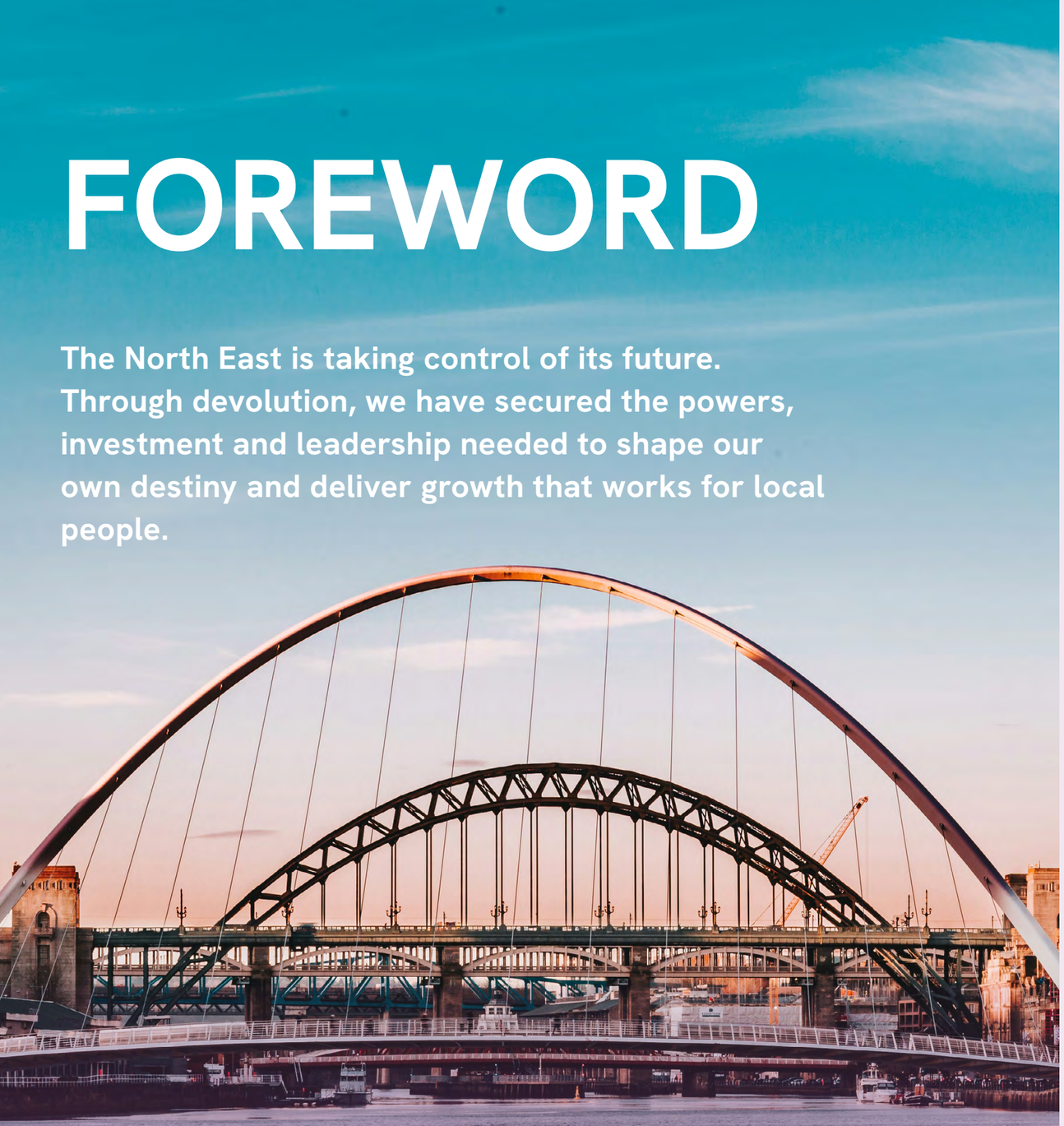
Feedback received during the consultation period will help us improve the SRF before it is finalised.

The draft SRF has been produced including images kindly provided by the design and development community active across Newcastle and Gateshead. Special thanks to Experience North East England, FaulknerBrowns, Ryder Architecture, IDPartnership, MawsonKerr Architects, OMI Architects, Capital&Centric, Xsite Architecture, AHMM, Planit, Southern Green, igloo, and NE1 for providing images used within the document.

Newcastle & Gateshead Urban Core Ariel Visual, FaulknerBrowns & Pixelflakes

FOREWORD

The North East is taking control of its future. Through devolution, we have secured the powers, investment and leadership needed to shape our own destiny and deliver growth that works for local people.



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Our Local Development Plan sets out a clear ambition: better jobs, more homes including social housing, stronger high streets, thriving communities and a growing economy. Delivering that ambition requires us to think boldly and plan for the long term. It means focusing investment and effort on places that can help unlock opportunities, support regeneration and improve lives across our region.

Mayoral Development Zones are an important part of that approach. They provide the focus, leadership and delivery tools needed to attract investment, accelerate regeneration and bring forward change at a scale that can make a real difference. Through them, we are supporting places with the potential to create jobs, deliver homes and drive sustainable development for future generations.

The Newcastle and Gateshead Urban Core is one of those places. Home to major cultural attractions, vibrant neighbourhoods,an internationally recognised waterfront, world-leading universities and innovative businesses, it is one of our greatest assets. It has a critical role to play in supporting the future prosperity of Newcastle and Gateshead, creating jobs, delivering new homes and attracting investment. With the right vision, leadership and partnership, it can help strengthen communities, support business growth and create opportunities for local people.

This draft Strategic Regeneration Framework sets out that vision. It provides a shared long-term framework for how the Newcastle and Gateshead Urban Core can grow and evolve over the coming decades, bringing together the Mayor, Newcastle City Council, Gateshead Council, the North East Mayoral Strategic Authority, Homes England and our wider partners behind a common ambition and a coordinated approach to delivery.
But this Framework is about much more than development.

It is about people.

It is about creating opportunity, supporting stronger communities and improving everyday life. It is about ensuring people can access good jobs, quality homes including social housing, thriving high streets, better public spaces and healthier, better connected neighbourhoods. It is about creating places where families can put down roots, businesses can flourish and communities can thrive. Success will not be measured simply by the buildings we deliver or the investment we attract. It will be measured by whether more people can access opportunity, whether communities become stronger and more connected, and whether people feel proud of the places they call home. It will be measured by whether young people can build their future here, whether businesses can succeed and grow, and whether growth genuinely improves quality of life. The Urban Core may sit at the centre of Newcastle and Gateshead, but its success matters far beyond its boundary.

We do not want to shape that future alone.

This is not a document that will sit on a shelf. It is a framework for action and a long-term commitment to delivery. It provides a clear direction for the future while retaining the flexibility to respond to new opportunities and challenges as they emerge. Successful places are created with people, not for them. That is why we are asking residents, businesses, community organisations and partners to tell us what they think.

Does this Framework reflect your ambitions for Newcastle and Gateshead? Are we focusing on the right opportunities? Are we setting the right priorities for future generations?

This is your opportunity to help shape what comes next. Together, we can create an Urban Core that celebrates its heritage, embraces innovation, creates opportunity and supports thriving communities, while helping to build a stronger, fairer and more prosperous future for Newcastle, Gateshead and the wider North East.



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1

Introduction to SRF

INTRODUCTION TO SRF

1.1 The Purpose of the SRF

This is a pivotal moment for Newcastle and Gateshead, and for the future of their Urban Core, which includes Newcastle City Centre and Gateshead Town Centre.

Over the last two decades, sustained public and private sector investment has transformed significant parts of Newcastle and Gateshead, creating successful new destinations, attracting investment and strengthening the Urban Core's position as a nationally leading centre for business, culture and civic life. Major projects including Newcastle Helix, Stephenson Quarter, Pilgrim Street and Gateshead Quays demonstrate both the scale of ambition that already exists and the confidence of investors in the long-term future of the Urban Core.

The next chapter presents an opportunity on an altogether different scale: to create new neighbourhoods, transform underused brownfield land, and cement Newcastle and Gateshead's role as nationally leading urban centres for investment, innovation, culture and sustainable development. The opportunity is not simply to deliver a series of regeneration projects, but to bring Newcastle and Gateshead together as one investment and delivery programme capable of unlocking housing, economic development and infrastructure at a scale that individual sites cannot achieve alone.

For the first time, major regeneration momentum is being matched by a strategic and governance framework capable of supporting delivery at the scale required. The establishment of the North East Mayoral Strategic Authority, the creation of the Mayoral Development Zone, increasing devolution of powers and investment, and a growing national focus on regional growth have created the conditions for a more coordinated and ambitious programme of urban transformation than has previously been possible.

At a national level, there is renewed emphasis on the role of major urban centres in driving economic development, housing delivery, productivity and investment, alongside increasing devolution of powers and responsibilities to regional leadership. This presents a significant opportunity for Newcastle and Gateshead to strengthen their position as one of the country's leading urban centres.

The timing is particularly important because the Urban Core already possesses many of the ingredients required for transformational growth. It contains the North East's greatest concentration of employment, innovation, culture, higher education and strategic connectivity, together with some of the region's most significant regeneration opportunities. The challenge is ensuring that these strengths operate as a connected system and are supported by the investment, infrastructure and delivery mechanisms required to realise their full potential.

At the same time, urban centres across the UK are adapting to profound economic and social change. Growing demand for city living, the need for new homes, changing patterns of work, the transition to a low-carbon economy, advances in digital technology and increasing competition for talent and investment are reshaping the role of urban centres. The Urban Core is uniquely positioned to respond to these changes through a combination of regeneration, intensification, innovation and neighbourhood creation.

This Strategic Regeneration Framework ('the SRF') responds to this defining moment in the evolution of the Newcastle and Gateshead Urban Core. Together, these conditions create a once-in-a-generation opportunity to align investment, infrastructure and development around a shared vision for one connected Urban Core.

The success of the Urban Core matters far beyond the borders of Newcastle and Gateshead – it will drive the whole region forward economically, socially and culturally. This is why the whole region is behind this plan, and why delivering it is critical to the whole region realising its potential.

However, growth and development are not ends in themselves. Their value lies in whether they improve people's lives, widen access to opportunity and create a stronger, fairer and more resilient North East.

The SRF is therefore founded on a commitment to inclusive development . It seeks to ensure that investment delivers tangible benefits for existing and future communities through better access to employment, skills, affordable housing, culture, services and healthier environments. Success will not be measured solely by homes delivered, commercial floorspace created or investment secured, but by whether more people can access opportunity, enjoy a better quality of life and share in the benefits of growth. The SRF therefore provides both a long-term spatial framework and an investment proposition which identifies where development should occur, where the infrastructure and intervention is required to unlock it, and how partners will coordinate investment and delivery over time.

This commitment is supported by the accompanying Social Impact Framework, which sets out how regeneration, investment and development can maximise social value through healthier, inspiring, affordable, growing and young places. The SRF provides a clear framework for ensuring that the transformation of the Urban Core delivers lasting social, economic and environmental benefits across Newcastle, Gateshead and the wider North East.



Tyne Bridge

INTRODUCTION TO SRF

THE SRF



Provides a single vision and framework for the Urban Core and the MDZ

Bringing together both sides of the Tyne River within a shared strategy that aligns land use, infrastructure, investment and delivery behind a coherent long-term vision.



Establishes a robust evidence base for decision making

Creating a strong foundation for funding bids, policy development, business cases, investment decisions and future plan-making.



Supports the acceleration of delivery and unlocks strategic sites

Providing a flexible and action-oriented framework that removes barriers, creates certainty and supports the progression of projects and development opportunities.



Supports sustainable urban densification and a coordinated place-based approach to development

Promoting the more intensive and efficient use of well-connected urban land to maximise housing, employment and investment opportunities, while making best use of existing infrastructure. Through a series of interconnected opportunity areas, the SRF provides a comprehensive long-term framework to coordinate regeneration, guide investment and shape how growth and change will be delivered across the Urban Core over the next 25 years.



Recognises the power of strengthened partnership and leadership

Building on the proven collaboration between North East MSA, Gateshead Council, Newcastle City Council and Homes England, whilst using devolved powers through the proposed Mayoral Development Zone to align investment, unlock opportunities and accelerate delivery.



Prioritises the delivery of positive outcomes for communities

Ensuring regeneration supports healthier lives, inclusive development, diverse and multigenerational communities, improved public spaces and greater access to opportunity.



Seeks to create a healthier and more resilient Urban Core

Embedding health, accessibility, climate resilience and quality of life into growth and investment decisions.

INTRODUCTION TO SRF

1.2 Building on Success

The Urban Core enters this next phase of transformation from a position of strength.

Over the last two decades, sustained public and private sector investment has delivered a series of successful regeneration projects that have reshaped Newcastle and Gateshead, strengthened investor confidence and reinforced the Urban Core's role as the economic, cultural and civic heart.

Major initiatives including Newcastle Helix, Stephenson Quarter, Pilgrim Street, Gateshead Quays and significant investment in transport, culture and public realm have demonstrated the ability of partners to deliver transformational change at scale.

The SRF builds on this strong foundation, recognising that the opportunity ahead is not to start again, but to accelerate existing momentum, unlock the next generation of opportunities and coordinate investment around a shared long-term vision for a bigger and better Urban Core.

1. 2012 — City Deal signed 2012 including establishment of an accelerated Development Zone unlocking a £90m infrastructure investment programme linked to business rate retention.
2. 2014 — Opening of Newcastle Helix with the first building of The Core SME space, creating on of the UK's leading innovation districts and reinforcing the Urban Core's role in research, innovation and knowledge-intensive growth.
3. 2015 — Joint Core Strategy & Urban Core Plan (CSUCP) Adopted.
4. 2021 — HMRC presence at Pilgrim Street, accommodating approximately 9,000 civil servants, one of the largest office occupier commitments in the North East for decades and a major vote of confidence in the Urban Core.
5. 2022 — December - North East Devolution Deal agreed, including £4.2 billion total package over 30 years.
6. 2024 — March - 'Trailblazer' deeper devolution deal secured including additional £100m for regional priorities including Helix and the Metro.
7. 2024 — May - North East Mayoral Strategic Authority formed.
8. 2024 — Completion of major investment at Pilgrim Street, including Bank House and the wider commercial quarter, reinforcing the Central Business District offer and supporting a new generation of city centre employment space.
9. 2025 — February - £188.7m transport funding package secured to deliver integrated transport strategy including urban core accessibility measures.
10. 2025 — March - Gateshead Council decision to remove the Gateshead Flyover creating a once-in-a-generation opportunity to reconnect parts of Gateshead Town Centre, unlock major development opportunities and reshape the southern gateway to the Urban Core.
11. 2025 — June - £1.85 billion transport deal, covers 2027-2032 investment period, directly underpinning housing growth, urban core densification and cross-Tyne connectivity.
12. 2025 — September - Mayoral Development Zone announced.
13. 2025 — September - Gateshead Regeneration Plan launched.
14. 2026 — January - Baltic Quarter partnership signed.
15. 2026 — March - £120m City Densification Fund announced.
16. 2026 — Spring - Opening of Liverpool Media Academy Newcastle, strengthening the Urban Core's creative industries ecosystem and supporting the development of future creative talent.

Key notable projects in recent years have included:



Crowne Plaza Newcastle - Stephenson Quarter, Luke Balcombe

Founders Place

A mixed-use neighbourhood located south of Central railway station. Phase 1 has delivered the Crowne Plaza Hotel, North East Futures UTC, The Rocket (Grade A office), and the Boiler Shop (events venue). Phase 2 (Founders Place) is underway and includes the refurbishment of the Pattern Shop (site of Stephenson's Rocket), Atom Bank including up to 200,000 sq ft of additional Grade A office space across multiple buildings, and Orchard Yard, comprising 78 residential units including apartments, duplexes, and family homes.

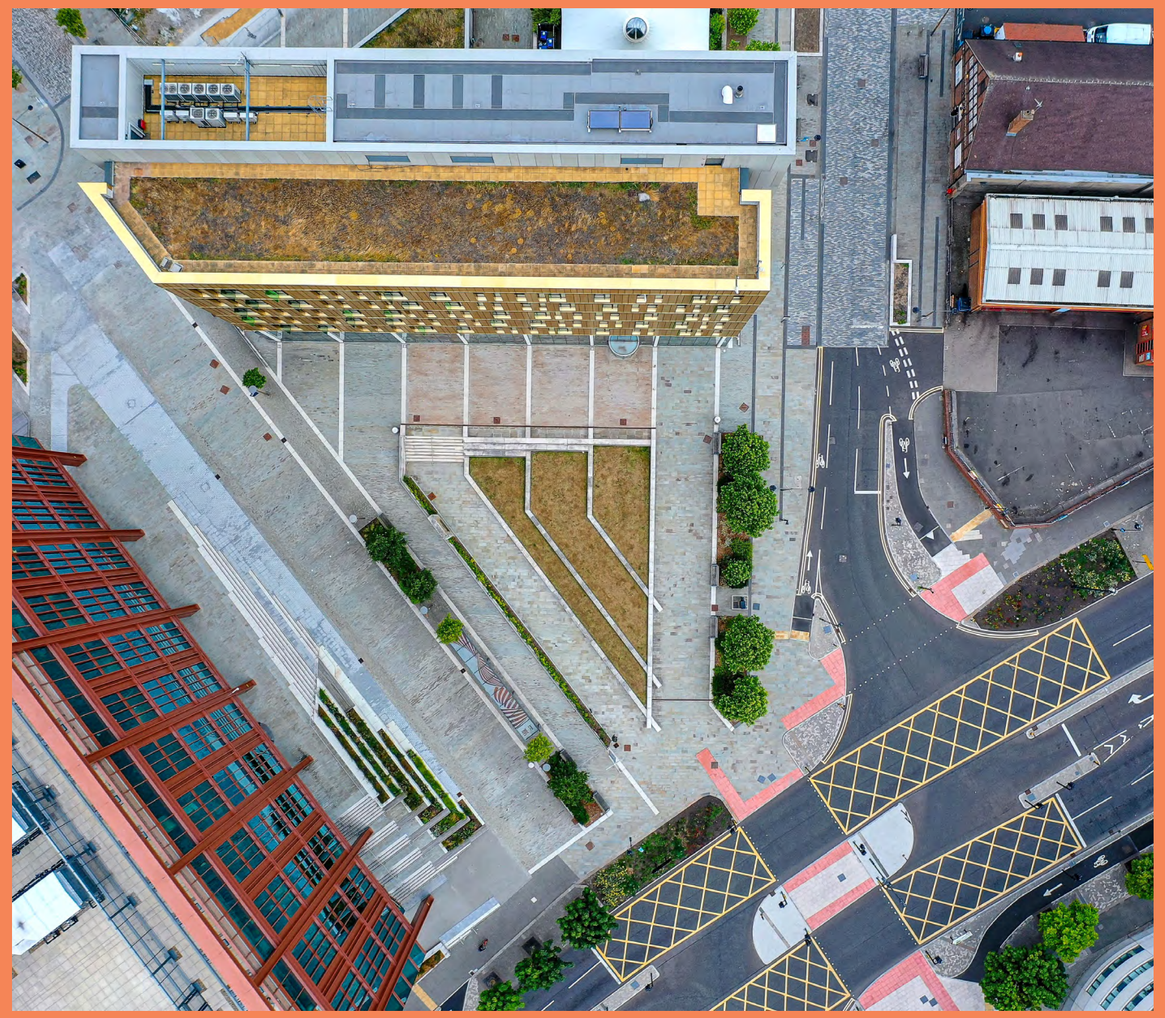


BALTIC Centre for Contemporary Art

Gateshead Quays

Home to cultural landmarks such as BALTIC Centre for Contemporary Art and The Glasshouse, is expanding with a new international arena, as part of a wider mixed-use development. Adjacent to this, the 27-acre Baltic Quarter is growing as a key innovation district including Gateshead College and the Northern Design Centre - incubator for creative and design led businesses, PROTO - Europe's first R&D centre focused on emerging technologies, and Riga - Grade A office space.

Key notable projects in recent years have included:



Birds eye view of Newcastle Helix.

Newcastle Helix

Internationally recognised as a leading innovation district. To date, it has delivered nine building, establishing a global hub for scientific research, data science, urban science, and life sciences. The scheme is a strong example of effective public-private partnership between Newcastle City Council, Newcastle University, and Legal & General. The scheme is a successful example of regeneration delivered as an Accelerated Development Zone (ADZ) through the 2012 Newcastle City Deal.



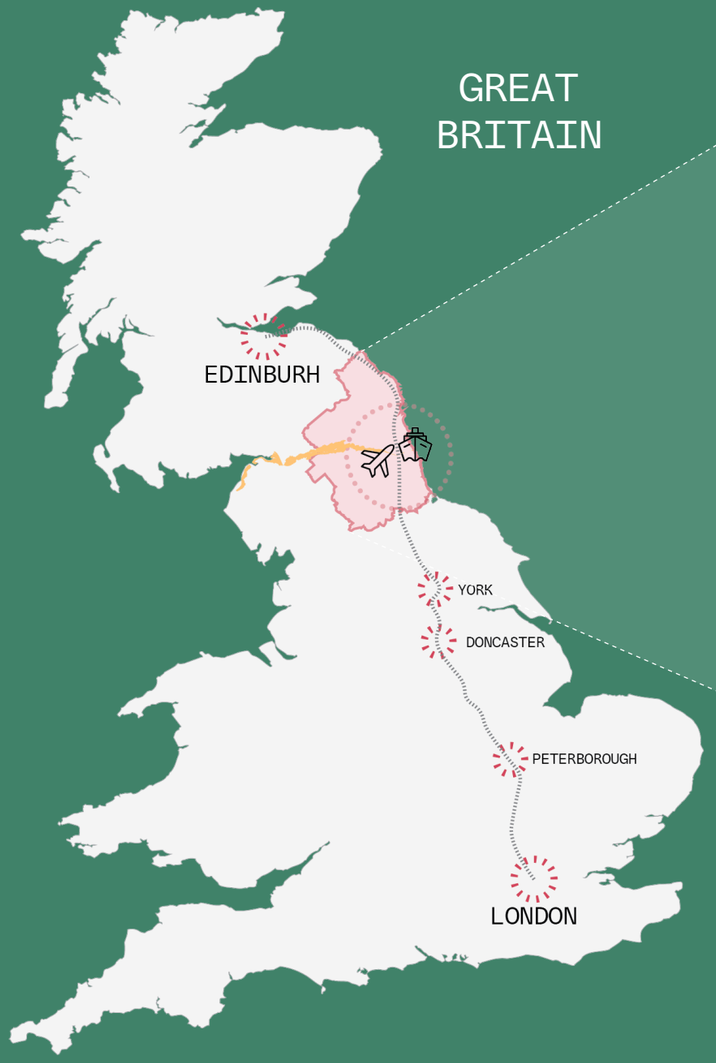
Bank House on Pilgrim Street.

Pilgrim Street

A major new city centre destination, delivering over 800,000 sq ft of Grade A office space. Delivery has included: Bank House, which is fully occupied, Pilgrim's Quarter, 460,000 sq ft pre-let to HMRC, 1 Pilgrim Place, a 170,000 sq ft office pre-let to the Department for Work and Pensions, and 2 Pilgrim Place, a 100,000 sq ft office building due completion in Q2 2027. The scheme also incorporates Worswick Chambers, home to Stack, and the conversion of the former Fire Station into the Gotham 5-star hotel.

INTRODUCTION TO SRF

1.3 Putting the SRF in a National & Regional Context



Map of Great Britain with the North East region highlighted



The North East region

INTRODUCTION TO SRF

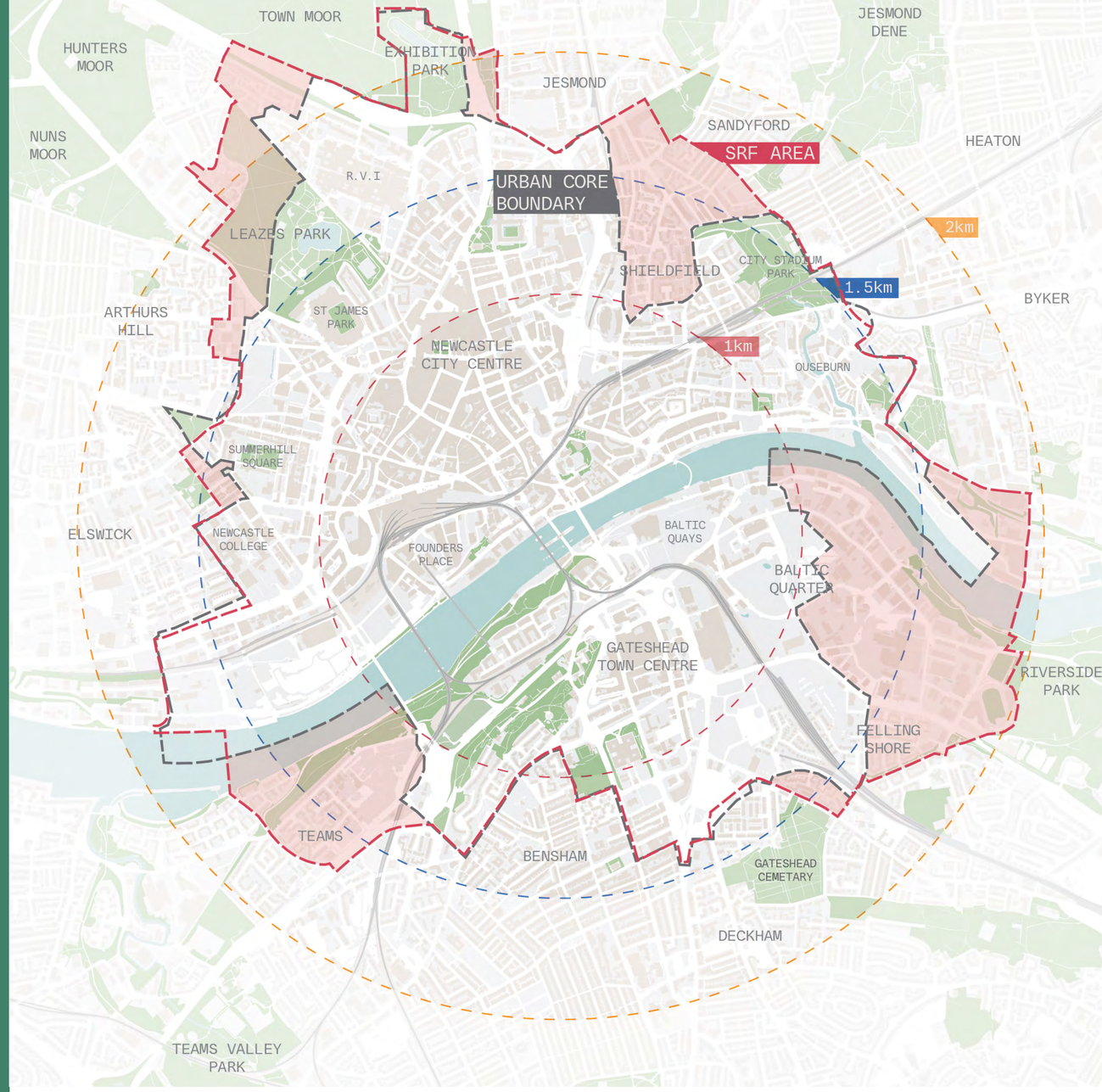
1.4 The SRF Boundary

The SRF boundary builds on the Urban Core boundary established through the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne (2010–2030). At its core is the Quayside, a nationally recognised regeneration success story that has transformed former industrial waterfronts into a vibrant destination for business, culture, leisure and city living.

While this provided a successful framework for growth and regeneration over the past decade, the scale and geography of opportunity have evolved significantly over the last 15 years. The vision and ambition must evolve accordingly. Our track record of delivery gives us the confidence to be far bolder in our aspirations, setting out a more ambitious vision for how Newcastle and Gateshead can grow, compete and thrive over the next 25 years.

New investment locations, major regeneration initiatives and emerging economic assets now extend beyond the original boundary yet play a vital role in supporting the Urban Core's continued growth and competitiveness.

The SRF therefore takes a broader definition of the Urban Core for the next generation, ensuring that its spatial extent reflects future potential for development and investment.



The Newcastle & Gateshead Urban Core boundary and SRF boundary

- Established Urban Core boundary
- Extent of SRF sub-areas
- Extent of SRF sub-area outside Urban Core

INTRODUCTION TO SRF

1.5 Status of the SRF

The SRF has been prepared in partnership between the North East MSA, Gateshead Council, Newcastle City Council and Homes England ('the Partners').

It reflects a shared strategy for the Urban Core, to inform decision making in the coming years. It will help to deliver the co-ordinated evolution of the Urban Core and help Partners prioritise investment in the years to come, overseen by the MDZ Board.

The Partners will treat the Urban Core programme, and the Strategic Regeneration Framework that supports it, as a dynamic and evolving programme of activity within the MDZ. As the programme progresses, investment opportunities emerge and economic, policy and market conditions change, the SRF may be reviewed and updated to ensure it continues to provide an effective and relevant framework for growth. This adaptive approach will enable the SRF to respond to new opportunities, maintain alignment with wider strategic priorities, and support the long-term transformation of the Urban Core.

Consultation will be undertaken on the draft SRF, including opportunities for our communities and stakeholders to comment.

Following consultation, the SRF will be finalised, and approved by the North East MSA, Gateshead Council, Newcastle City Council and Homes England.

Once approved, the SRF will form a key document in public sector investment decision making across the Urban Core. It will inform public sector investment decisions, support future business cases and funding bids, and help shape the preparation of the joint Local Plan.

Where relevant and consistent with adopted planning policy, it will be a material consideration in the determination of planning applications.



Hadrian's Tower

2

Context and Drivers of Change

CONTEXT AND DRIVERS OF CHANGE

2.1 The Urban Core Today

Visitors & leisure

Economy & Talent

People & Homes

Heritage & Place

17.5m visitors annually

32,000 residents

7 iconic bridges spanning less than 1km of the Tyne

50,000+ matchday visitors

Almost 90,000 students studying

A world-famous waterfront

Access to 34 Conservation Areas, 10 Registered Parks and Gardens across Newcaslte and Gateshead

Hundreds of venues - a vibrant UK city-centre leisure destination

174 pubs within one square mile

118,000 jobs

10,000 homes

30 Scheduled Monuments across the whole of Newcastle and Gateshead

2 universities, 2 colleges

1,000-acre Town Moor

The North East's largest concentration of businesses, universities, healthcare, and cultural assets

2,000+ listed buildings across Newcastle and Gateshead; 244 in Grainger Town alone

£2.47bn visitor economy

St James' Park at the Urban Core's heart

18,500 students living in the Urban Core

Hadrian's Wall World Heritage Site

CONTEXT AND DRIVERS OF CHANGE

2.2 Six Key Findings

The baseline evidence points to a clear conclusion: the Urban Core already possesses many of the assets associated with successful and competitive city centres, but its full potential is not yet being realised. Across all themes, six key findings emerge.

1 The Urban Core has exceptional assets, but they lack integration.

The Urban Core contains a remarkable concentration of economic, cultural, educational, environmental and heritage assets. Its universities and research institutions, established business base, cultural and visitor destinations, high streets and centres, green and blue infrastructure, historic townscape and the River Tyne provide strong foundations for future development. However, these assets do not yet consistently operate as a connected system. Stronger physical, economic and institutional connections are needed to create a more coherent proposition, strengthen the role and vitality of high streets and centres, reinforce the Urban Core's distinctive identity and ensure that its combined assets generate greater economic and social value.

2 The Urban Core needs significantly more people living within it.

The future success and vitality of the Urban Core will depend upon attracting and retaining a substantially larger and more diverse residential population. Growth must create complete, connected and inclusive neighbourhoods of choice, supported by local services, amenities, public transport, green infrastructure and access to employment and opportunity. A larger resident population will also play a critical role in strengthening the vitality and resilience of existing high streets and centres, particularly within Gateshead, by increasing footfall, supporting local businesses and services, extending activity throughout the day and evening, and creating the critical mass needed to sustain a broader range of shops, leisure, cultural and community uses. In turn, thriving high streets and centres will help create more attractive and distinctive neighbourhoods, reinforcing the Urban Core as a place where people choose to live, work and spend time.

3 Newcastle and Gateshead are stronger together than apart.

The greatest opportunity lies in combining the complementary strengths of Newcastle and Gateshead within a single Urban Core. The objective is not to make the two places the same, but to connect their distinct roles through coordinated investment, improved movement and a shared programme of regeneration. Together, they can create a more competitive, balanced and successful place than either could achieve independently.

4 Poor connectivity is constraining growth and access to opportunity.

Connectivity should be treated as critical regeneration infrastructure, not simply as a transport issue. Physical severance, movement barriers and fragmented connections continue to limit access to jobs, education, services and cultural destinations, while preventing the Urban Core from functioning and being experienced as a single place. Better river connections across the Tyne, public transport, active travel routes, gateways and links between neighbourhoods, employment locations and the river are fundamental to unlocking development and regeneration.

5 Transformational growth requires coordinated and inclusive delivery.

The scale and complexity of the opportunity extends beyond the capacity of individual sites, projects or funding initiatives. Realising the Urban Core's potential will require a sustained programme that aligns infrastructure, investment, economic development, housing delivery and regeneration around a shared vision. Success should be measured not only through homes, jobs and investment, but also by whether development improves health, reduces inequalities, strengthens resilience and enables more people and communities to benefit from the Urban Core's success.

6 This is a defining moment for the Urban Core.

Devolution, a renewed national focus on the North, UEFA Euro 2028 and the potential for a future North of England Olympic and Paralympic Games create a timely platform for a new level of coordinated ambition and investment. Together, these opportunities provide the impetus to establish a clearer shared proposition, accelerate priority projects and demonstrate the Urban Core's significance to the wider region and the national economy. Capturing this moment will require Newcastle and Gateshead to speak with one voice, align partners and investment behind a common programme, and translate major events and policy opportunities into an enduring legacy of economic, social and environmental improvement.

Taken together, these findings demonstrate that the Urban Core has both a compelling need for change and a unique window in which to deliver it. The greatest opportunity is not simply to progress individual projects, but to harness current regeneration momentum, devolved powers, growing national attention and the combined strengths of Newcastle and Gateshead to create outcomes that neither could achieve independently.

The Urban Core is an extraordinary place, with the conditions for development and significant untapped potential. Few places outside the UK's largest cities combine such a concentration of employment, culture, innovation, connectivity, education, heritage and development opportunity within such a compact geography. The challenge for the next 25 years is therefore not whether development should occur, but how it can be coordinated and directed to create a more connected, liveable, productive, distinctive, healthy and resilient Urban Core.

The evidence presented in this chapter, informed by detailed baseline analysis and stakeholder engagement, demonstrates why change is needed and establishes the rationale for a long-term programme of investment and regeneration. It also highlights the opportunity to create a more integrated Urban Core, connecting people, places, businesses, institutions and high streets across Newcastle and Gateshead, and unlocking the full economic, social and environmental value of the area for current and future generations.

CONTEXT AND DRIVERS OF CHANGE

One Urban Core with Complementary Strengths

Newcastle and Gateshead have evolved around the River Tyne, sharing an economic geography, labour market, transport network and cultural identity that extend well beyond administrative boundaries. Whilst they function as a single destination in many respects, they continue to perform distinct and complementary roles within the wider Urban Core.

The evidence demonstrates that Newcastle and Gateshead are not interchangeable. Newcastle provides the established commercial, professional services, institutional and civic concentration that underpins much of the Urban Core's economic role. It benefits from a more mature commercial market, a stronger concentration of existing business activity and the scale and critical mass associated with a major city centre. Gateshead combines internationally recognised cultural assets with some of the most significant opportunities for regeneration, neighbourhood creation and long-term growth. Together, they provide a unique combination of economic strength, development capacity and placemaking opportunity.

The two centres already share a labour market, visitor economy, transport network, river corridor and increasingly interconnected development opportunities. However, these assets do not yet operate as a fully integrated spatial and economic system. The River Tyne and its internationally recognised family of bridges provide a powerful shared identity, yet severance, infrastructure constraints, differing market conditions and fragmented delivery continue to limit the extent to which the river functions as the civic, cultural and economic spine of the Urban Core.

Neither side of the Tyne contains the full combination of assets, capacity and opportunity required to realise the Urban Core's potential independently. Newcastle's economic and institutional strengths generate demand, investment and market confidence. Gateshead's regeneration opportunities provide the scale and flexibility to accommodate substantial housing, commercial and mixed-use development. Crucially, the success of that development will depend on strong connections between the two centres, enabling residents to access jobs, education, culture, leisure, high streets and services across the wider Urban Core. Increased residential populations within Gateshead will in turn help strengthen the vitality of existing centres and high streets through greater footfall, activity and demand for shops, services and community facilities.

The greatest opportunity therefore lies not in Newcastle or Gateshead individually, but in bringing their distinct roles together more effectively. Housing and development, innovation, culture, connectivity and regeneration increasingly operate across administrative boundaries and depend upon coordinated action. The future prosperity of Newcastle and Gateshead is therefore intrinsically linked, with the opportunity to convert proximity into genuine integration and create a more connected, liveable, productive and competitive Urban Core. By doing so, the area can achieve greater economic scale, attract higher levels of investment, support the growth of existing high streets and centres, improve connectivity, and deliver better outcomes for communities on both sides of the river.



Kayaks on the river Tyne at dusk

CONTEXT AND DRIVERS OF CHANGE

A Competitive City Needs More Homes and More People

Around 118,000 jobs are located within the Urban Core, yet only around 32,000 people currently live there across around 10,000 homes, including approximately 18,500 students. This imbalance highlights both the importance of the Urban Core to the wider regional economy and the extent to which it has yet to realise its full potential as a place where people can choose to live as well as work, study, visit and spend time.

The future success of the Urban Core is closely linked to its ability to accommodate a larger and more diverse residential population. Successful city centres increasingly rely upon growing residential communities to support economic vitality, local services, cultural activity, high streets and centres, and sustainable transport networks. A larger resident population will help create the critical mass needed to support a broader range of shops, services, leisure, hospitality and community facilities, increasing activity throughout the day and evening and contributing to more vibrant, attractive and resilient places.

Places that combine homes, jobs, education, culture and transport within compact and highly accessible urban environments are often better able to support productivity, investment and sustainable development. The Urban Core already possesses many of the ingredients needed to support this model, including excellent connectivity, major educational institutions, healthcare facilities, cultural attractions, established high streets and centres, and significant development opportunities. However, it remains home to a relatively small and narrow resident base compared to its economic significance.



Forth Yards public realm , FaulknerBrowns



Baltic Quarter - Gateshead, Ryder Architecture

Orchard Yards - Founders Place, FaulknerBrowns & igloo



View of the river in Ouseburn

The case for an increase in homes is also closely linked to wider housing needs across Newcastle, Gateshead and the North East. Together, the two authorities account for more than a quarter of the region's identified housing need over the coming decades and are expected to deliver more than 2,000 homes per annum. At the same time, the Urban Core contains substantial brownfield development capacity in locations already served by employment, public transport, education, culture, community infrastructure, shops and services. This presents a significant opportunity to accommodate investment in some of the most sustainable locations within the region whilst making better use of existing assets and infrastructure. National policy is increasingly focused on urban intensification, brownfield regeneration and making the most effective use of land served by existing public transport infrastructure. The Urban Core is uniquely positioned to support these ambitions. Its compact form, extensive transport network and concentration of jobs, services, education, culture and retail mean that it already benefits from exceptional accessibility. Unlike many locations where significant new infrastructure is required to support development, Newcastle and Gateshead possess a strong foundation of existing assets capable of accommodating a larger population. There is therefore an opportunity to make better use of existing infrastructure, support more sustainable patterns of development, strengthen existing centres and high streets, and reinforce the Urban Core's role as the region's principal location for investment, innovation and city living.

The complementary nature of Newcastle and Gateshead is also recognised in relation to housing delivery. Whilst Newcastle provides much of the established employment, cultural and institutional concentration that underpins the success of the Urban Core, opportunities for large-scale development and neighbourhood creation are becoming increasingly constrained in parts of the city centre. By contrast, Gateshead and the wider river corridor contain some of the largest opportunities for regeneration, intensification and new neighbourhood delivery. The strategy therefore requires a dual approach: significant neighbourhood creation within Gateshead and the wider river corridor, combined with the continued intensification and diversification of highly accessible locations across Newcastle city centre. Critically, additional residential development within Gateshead will help support the long-term vitality and viability of existing high streets and centres by increasing footfall, strengthening demand for local shops and services, and creating more active and attractive places throughout the day and evening.

Housing delivery also provides an important opportunity to address wider social and economic challenges. Despite being located at the heart of the North East economy, significant inequalities persist within communities surrounding the Urban Core, with almost 20% of residents living within the most deprived neighbourhoods nationally. A larger residential population can support local services, strengthen communities, increase public transport use, improve the vitality of high streets and centres, and enhance access to employment, education, culture and opportunity. However, this will require housing development to be accompanied by investment in healthcare, education, public spaces, culture, green infrastructure and the everyday services that contribute to successful neighbourhoods and thriving communities.

CONTEXT AND DRIVERS OF CHANGE

A Changing Economy Requires a More Connected and Competitive Urban Core

The Urban Core is the economic heart of the North East, supporting around 118,000 jobs and bringing together the region's largest concentration of businesses, universities, colleges, healthcare institutions, cultural assets and strategic infrastructure.

As the region's gateway to national and international markets, it combines exceptional connectivity with a world-class concentration of knowledge, research and innovation assets. Two internationally recognised universities, major education providers, leading healthcare institutions and cultural organisations create a powerful ecosystem of talent, research and enterprise, underpinning strengths in health and life sciences, digital technologies, clean energy, advanced manufacturing, creative industries, and emerging opportunities in space, satellite and defence technologies. With almost 90,000 students, strong graduate retention and a network of nationally significant innovation districts, the Urban Core possesses a concentration of assets few regional centres can match.

The Urban Core also benefits from exceptional strategic connectivity. Located on the East Coast Main Line and centred on Newcastle Central Station, it provides direct access to London, Scotland and the wider UK economy. Newcastle International Airport, the Port of Tyne, the Metro and the wider transport network provide access to labour markets, customers, research institutions and international markets, reinforcing the area's competitiveness and attractiveness for investment.



1 Founders Place - Founders Place, AHMM & igloo

Innovation is one of the Urban Core's defining strengths. Newcastle Helix, the university and hospital campuses, Baltic Quarter, the Culture and Creative Zone, Gateshead Quays and Ouseburn each contribute distinct assets within an increasingly diverse and knowledge-intensive economy. Emerging investments including Newcastle's Discovery Quarter, the proposed National Archives development, the Centre for Writing and Publishing, Quayside Studios, Creative Central and LMA's new campus further strengthen its role in culture, creative industries, digital production and creative education. Other strategic assets, including the Urban Observatory, Stellium Data Centre, Centre of Excellence for Marine Hydrodynamics, Coatings and Materials, and the North East Space Skills and Technology Centre, position the Urban Core at the forefront of sectors critical to future economic development.

These strengths are reinforced by a network of major anchor institutions that continue to invest in their estates, facilities and communities. Together, they provide a significant pipeline of talent, skills, research activity and investment, helping to shape the future geography of growth.

Culture, heritage, sport and tourism are also major economic assets and play a critical role in defining the Urban Core's identity and attractiveness. The concentration of cultural venues, heritage assets, major events, visitor attractions, waterfront destinations and sporting facilities draws millions of visitors each year and supports a substantial visitor economy. Sport, in particular, has the potential to play an increasingly important role in regeneration and place promotion. Opportunities associated with, UEFA Euro 2028 and wider national sporting ambitions provide a platform to attract investment, raise the profile of the Urban Core and support wider regeneration objectives.

These assets underpin one of the area's most important sectors. The hospitality, leisure and visitor economy support a diverse range of businesses, including hotels, restaurants, cafés, bars, cultural venues and independent retailers. As the residential population grows and the Urban Core becomes a more vibrant mixed-use destination, there is an opportunity to increase visitor spend, strengthen high streets and centres, extend activity throughout the day and evening, and create a more animated and resilient urban environment.
Despite these strengths, there remains a disconnect between the scale of the Urban Core's assets and its ability to fully translate them into investment, business growth and productivity.



Pilgrim Street, Ryder Architecture

The physical and commercial offer of the Urban Core is not keeping pace with the scale of its economic ambition. Whilst demand for city-centre employment space remains strong, Newcastle's office stock has contracted since 2015, new delivery in Gateshead has remained limited, and only around 84,000 sq ft of speculative office space is currently identified as coming forward in 2027. Stakeholder feedback consistently highlights a shortage of modern, flexible and energy-efficient workspace, alongside concerns that the Urban Core lacks the scale, concentration and market visibility of Grade A commercial floorspace typically associated with a nationally competitive Central Business District. This limits the ability to accommodate expanding businesses, attract inward investment and fully capitalise on its strengths in talent, innovation and connectivity. The 2025 Employment Land Review reinforces these findings, identifying continued demand for office accommodation from professional services, business support, public sector and knowledge-intensive sectors, whilst highlighting a shortage of modern Grade A workspace capable of meeting occupier requirements. Although hybrid working has reduced demand for some older and less well-located office stock, demand for high-quality, sustainable and well-connected office space remains strong.

Stakeholder engagement also identified the absence of a purpose-built conference and exhibition facility as a constraint on attracting larger-scale business events. Strengthening the conference, exhibition and events offer could support business tourism, increase visitor spend, raise the profile of the Urban Core and reinforce its position as the leading location for collaboration, innovation and knowledge exchange.

This challenge is particularly important because the nature of economic competitiveness is changing. Businesses increasingly choose locations based not only on office space, but also on access to talent, housing, culture, quality of place and opportunities for collaboration. Successful city centres are becoming integrated environments where people can live, work, learn, innovate and socialise within highly connected mixed-use neighbourhoods. The Urban Core possesses many of these ingredients already, but their full value is not yet being realised through a coherent spatial and economic framework. Economic development must also be inclusive. Despite the concentration of opportunity within the Urban Core, significant inequalities remain across surrounding communities. Both Newcastle and Gateshead have placed inclusive development at the heart of their economic ambitions. Gateshead's Economic Development Strategy seeks to create a fairer, greener and more resilient economy, supported by good jobs, thriving businesses, modern employment locations, improved connectivity and opportunities that are accessible to local communities. The Urban Core provides a unique opportunity to support these ambitions by connecting economic development with housing delivery, skills development, sustainable transport and neighbourhood regeneration.



Pilgrim Place, Ryder Architecture

CONTEXT AND DRIVERS OF CHANGE

Future Development Needs to Build on What Makes the Urban Core Distinctive

The Urban Core occupies a unique position within the North East. Shaped by the River Tyne, dramatic topography, world-renowned engineering achievements, pioneering innovation and centuries of cultural exchange, it possesses a character and identity that cannot be replicated elsewhere. Whilst many cities are seeking to define what makes them special, Newcastle and Gateshead already possess an identity that is internationally recognised, deeply rooted and genuinely distinctive.

The Urban Core occupies a unique position within the North East. Shaped by the River Tyne, dramatic topography, world-renowned engineering achievements, pioneering innovation and centuries of cultural exchange, it possesses a character and identity that cannot be replicated elsewhere. Whilst many cities are seeking to define what makes them special, Newcastle and Gateshead already possess an identity that is internationally recognised, deeply rooted and genuinely distinctive.



View from Grey's Monument

That identity is shaped not only by the built environment and landscape, but by its people. Newcastle and Gateshead are recognised nationally and internationally for their warmth, resilience, humour, creativity and pride of place. For many residents, being a Geordie represents more than geography. It reflects a strong sense of belonging, community and attachment to the city and the river that connects it. The people of Newcastle and Gateshead are among the area's greatest assets and contribute significantly to an atmosphere that residents, visitors, businesses and investors consistently identify as special. These qualities have enabled the Urban Core to continually adapt and reinvent itself whilst retaining a strong sense of character and authenticity, helping to explain why people choose to stay, return and invest in the area.
The River Tyne lies at the heart of that story. The Tyne Gorge and its family of bridges create one of the most recognisable urban landscapes in the United Kingdom. The river has shaped the area's growth for centuries, acting as a route for trade, industry, innovation and cultural exchange. Today it remains both a defining landscape and a powerful symbol of the shared identity of Newcastle and Gateshead. The Tyne is more than a physical feature. It is the civic, cultural and historic spine of the Urban Core.

The Urban Core also possesses an exceptional concentration of heritage assets, ranging from the Castle Keep and medieval core to Grainger Town, Central Station, the Tyne bridges, Gateshead Old Town, Saltwell Park and the many listed buildings, streets and public spaces that define the character of individual neighbourhoods. Heritage is often perceived as a constraint to development, yet stakeholder engagement consistently highlighted its importance as one of the Urban Core's defining competitive advantages. These assets provide authenticity, identity and character that cannot be recreated elsewhere and contribute significantly to quality of place, tourism, investment and civic pride.

The story of Newcastle and Gateshead is one of continual adaptation, innovation and reinvention. From Roman origins and the medieval bridgehead, through the Industrial Revolution and the transformation of the Quayside, successive generations have reshaped the city to meet changing economic and social needs. This heritage should not be viewed as a constraint on ambition. The challenge for the next generation is not simply to preserve the story of Newcastle and Gateshead, but to add meaningfully to it. The most successful cities do not choose between heritage and development ; they use heritage as a foundation for future success.

Culture plays an equally important role in defining contemporary Newcastle and Gateshead.

Together with the wider visitor economy, these assets make a substantial contribution to economic performance. The Urban Core attracts approximately 17.5 million visitors annually and generates around £2.47 billion in visitor expenditure, reinforcing the importance of culture, heritage, sport and hospitality as both place-making and economic assets. The Urban Core is home to the North East's largest concentration of museums, galleries, music venues, theatres, sporting venues, cultural institutions and creative businesses.
Music forms a particularly important part of the area's identity. From internationally recognised venues such as Glasshouse International Centre for Music to a thriving grassroots scene centred around Ouseburn, the Urban Core has established a reputation as one of the UK's leading centres for live music, cultural production and creative talent. The area's role in hosting the Mercury Music Awards and supporting the Music City initiative further reinforces its growing national and international profile. Creative education and talent development are also becoming increasingly important components of this ecosystem, helping to create stronger connections between education, cultural production, creative enterprise and future economic development.

Sport also plays an important role in shaping identity, civic pride, economic activity and international profile. Assets such as St James' Park, Gateshead International Stadium and events including the Great North Run contribute significantly to visitor activity, place identity and economic performance. Newcastle United FC in particular plays an increasingly important role in shaping perceptions of the Urban Core nationally and internationally, generating significant visitor footfall, investment and place visibility. Matchdays attract more than 50,000 visitors to the city centre and support a wider ecosystem of hospitality, retail, leisure and tourism activity. Together with an increasingly diverse hospitality, leisure and food and drink offer, these assets help create an Urban Core that is active, vibrant and attractive throughout the day, evening and year.

Sport also represents a significant opportunity for future regeneration, investment and international profile. Across the UK and internationally, major sporting infrastructure is increasingly being used as a catalyst for wider regeneration, neighbourhood creation, visitor economy growth and investment attraction. The Urban Core already possesses many of the assets required to benefit from this trend, including nationally recognised sporting venues, a strong events programme and an established reputation for hosting major competitions and mass participation events.
Emerging opportunities associated with stadium-led regeneration, the Stadium Accelerator Programme and wider ambitions such as a potential Northern Olympics 2040 provide an opportunity to strengthen the Urban Core's position as a national centre for sport, events and active lifestyles. These initiatives have the potential to support investment, place-making, visitor growth and economic development whilst reinforcing the international profile of the Urban Core.



View of Tyne Bridge and Newcastle Quayside



Baltic Centre for Contemporary Art, Gateshead Council



The Late Shows, ©Colin Davison

CONTEXT AND DRIVERS OF CHANGE

Better Connections Are Needed to Unlock Opportunity

The Urban Core benefits from exceptional regional, national and international connectivity. Centred on Newcastle Central Station and served by the Metro network, major bus corridors, Newcastle International Airport and the strategic road network, it is one of the most accessible locations in the North East.



Cyclist in front of bus

The Urban Core's bridges are both critical transport infrastructure and defining elements of its identity. Structures such as the High Level Bridge, Tyne Bridge and Redheugh Bridge perform an important role in connecting Newcastle and Gateshead, whilst also presenting long-term challenges associated with maintenance, future capacity, accessibility and evolving movement requirements. Collectively, these bridges are both critical pieces of transport infrastructure and some of the most significant assets shaping the identity, functionality and future development.

Significant change is already underway. The removal of the Gateshead Highway (A167) Flyover represents a transformational opportunity to reconnect parts of Gateshead Town Centre that have been separated by infrastructure for decades, unlock major development opportunities and fundamentally reshape the southern approach to the Urban Core. Together with wider investment in public transport, active travel and public realm, this creates a once-in-a-generation opportunity to rethink how people move across and experience the area.

The Urban Core will also benefit from the aspiration of an Angel Network, which seeks to create a simpler, more integrated and more recognisable public transport system across the North East. As a key component of future connectivity, the Angel Network has the potential to become the backbone of sustainable movement, connecting neighbourhoods, growth areas and major destinations through an integrated transport network. By improving accessibility and integration between modes, it will play an important role in supporting an increase in homes, , regeneration and economic participation across Newcastle and Gateshead. Despite these strengths, the Urban Core is often experienced as a collection of destinations rather than a single, integrated place. Whilst Newcastle and Gateshead are physically close and economically interdependent, movement across the Urban Core remains concentrated around a relatively small number of routes and crossings. The River Tyne, major highways, topography and historic patterns of development simultaneously act as assets and barriers, creating severance between neighbourhoods, development opportunities, cultural destinations and centres of employment.

Historic investment patterns have reinforced what stakeholders frequently described as a "bow tie" pattern of movement, focused around a limited number of strategic crossings. In particular, the Tyne Bridge and Redheugh Bridge continue to accommodate a significant proportion of cross-river movement. Whilst these connections are critical assets, dependence on a relatively small number of crossings can constrain east-west movement, reduce permeability and reinforce the perception of Newcastle and Gateshead as separate centres.

The quality of connectivity is also constrained by the continued dominance of vehicular movement and road infrastructure. The Central Motorway and other major routes perform important strategic functions, but they also facilitate journeys through the Urban Core and create physical and environmental barriers between neighbourhoods, key destinations and areas of opportunity. The extent of road space and car parking further reinforces patterns of car-based access, reducing pedestrian permeability, weakening connections between places and limiting the contribution that strategically located land can make to growth and regeneration.

These challenges are particularly evident along parts of the Newcastle Quayside. Despite forming one of the Urban Core's most distinctive river frontages, sections of the Quayside continue to be shaped by vehicle movement, road space and parking rather than by the civic, cultural and environmental potential of the river.



Person boarding Metro train with pram



Great North Run 2025

CONTEXT AND DRIVERS OF CHANGE

Growth Must Improve Health, Inclusion and Quality of Life

The Urban Core benefits from an exceptional concentration of assets that contribute to health, wellbeing and quality of life. Few regional centres are able to combine major parks, waterways, cultural facilities, educational institutions, healthcare services and employment opportunities within such a compact geography. The River Tyne, Ouseburn, Leazes Park, Gateshead Riverside Park, Saltwell Park and the Town Moor collectively provide access to landscape, recreation and nature that is rarely found in such close proximity to a major urban centre. Together, these green and blue assets form a remarkable environmental network that contributes to biodiversity, recreation, climate resilience and quality of life across both Newcastle and Gateshead.

Despite its strengths, significant inequalities persist across communities surrounding the Urban Core. Almost 20% of residents live within neighbourhoods that fall within the most deprived 10% nationally, while child poverty remains a major challenge, affecting more than 30% of children in Gateshead. These wider patterns of deprivation are reflected in health outcomes. Healthy life expectancy is only around 60 years in Newcastle and around 58 years in Gateshead, despite average life expectancy extending into the late seventies and early eighties. This means that many residents spend a significant proportion of their lives in poorer health. These inequalities are often closely linked to housing conditions, income, employment, educational attainment, access to green and blue infrastructure and the quality of the built environment. Both Newcastle and Gateshead have adopted Marmot principles (the building blocks of health) that recognise the importance of addressing the wider determinants of health, including housing, employment, education, transport, community connections and the quality of the built environment. In this context, regeneration has a critical role to play. Well-designed neighbourhoods can improve access to jobs and services, encourage active travel, strengthen social connections and support healthier lifestyles. Growth therefore provides an opportunity not only to deliver development, but also to reduce inequalities and improve quality of life.

Access to green infrastructure and open space will be particularly important. Whilst the Urban Core benefits from exceptional parks, waterways and landscapes, these assets are often experienced as destinations around the centre rather than integral parts of it. The River Tyne, Ouseburn, Leazes Park, Gateshead Riverside Park, Saltwell Park and the Town Moor represent a remarkable network of environmental and recreational assets, yet physical barriers, topography and disconnected movement networks can limit their accessibility and day-to-day use. The SRF identifies an opportunity to strengthen connections between neighbourhoods, green infrastructure and the river, helping to embed nature, recreation and wellbeing more fully.

Creating healthier places is also closely linked to movement and connectivity. Neighbourhoods that support walking, wheeling and cycling as part of everyday life can help improve physical and mental wellbeing, reduce car dependency, improve environmental quality and strengthen social interaction. As delivery progresses, there is an opportunity to create environments where healthier choices become the easiest and most attractive choices.

CONTEXT AND DRIVERS OF CHANGE

Energy Resilience and Innovation Can Shape Place

The Urban Core is entering a period of significant change in how energy is generated, distributed and consumed. Rising energy costs, increasing demand for resilient infrastructure, national energy security priorities and growing investment in clean energy technologies are reshaping the conditions for growth, competitiveness and development viability. As Newcastle and Gateshead seek to accommodate new homes, support business growth and attract investment, access to affordable, reliable and sustainable energy is becoming an increasingly important determinant of economic performance, investor confidence and quality of place.

The North East is already emerging as a nationally significant location for energy investment and innovation. Its energy economy is already substantial, supporting approximately 1,000 renewable energy businesses and 25,000 jobs, with ambitions to increase this to 50,000 jobs by 2035. Strategic assets including the Port of Tyne, regional supply chains, advanced manufacturing capabilities and major infrastructure projects such as Dogger Bank are helping to position the region at the forefront of energy generation and distribution. Combined with strengths in research, engineering, digital technologies and clean energy innovation, these investments create opportunities for the Urban Core to support new businesses, attract investment and strengthen its role within the future energy economy.

The Urban Core also benefits from distinctive energy assets that few regional centres can match. Gateshead Energy Company already supplies around 8 MW of heat, operates infrastructure capable of supporting 25 MW, and has a long-term ambition to deliver 80 MW of capacity serving approximately 17,200 dwellings. Together with emerging mine-water heating projects and heat-network expansion, these initiatives demonstrate how energy infrastructure can support regeneration, resilience, and affordability.

Despite these strengths, energy affordability remains a significant challenge. Almost 23,000 households across Newcastle and Gateshead are affected by fuel poverty, highlighting the importance of ensuring that future energy systems support affordability as well as resilience. The majority of homes remain reliant on traditional energy systems, with 82% of Newcastle dwellings and 88% of Gateshead dwellings heated by mains gas, reinforcing the need for diversified and resilient future energy infrastructure.

Energy and buildings are closely linked. Around 64% of Newcastle's emissions are associated with homes and non-domestic buildings, highlighting the importance of energy infrastructure, building performance and retrofit. At the same time, only 45% of homes in Newcastle and 42% of homes in Gateshead have achieved EPC C or above, demonstrating the scale of improvement required to reduce energy consumption, lower costs and improve resilience.

Resilience is becoming an increasingly important consideration for both businesses and communities. As energy systems evolve and demand increases, reliable infrastructure will be required capable of supporting homes, businesses, institutions and emerging industries. This creates a growing relationship between energy infrastructure, economic competitiveness, investment attractiveness and the long-term resilience of the Urban Core.

Ensuring that residents and businesses can access affordable, reliable and secure sources of energy will therefore be as important as supporting future investment and economic development. As the Urban Core seeks to deliver new neighbourhoods, employment space and regeneration projects over the coming decades, energy infrastructure will increasingly influence both development viability and the ability to accommodate appropriate development at scale.



Gateshead Energy Centre, Gateshead Council

CONTEXT AND DRIVERS OF CHANGE

Realising the Opportunity Requires Long-Term Coordination and Investment

The Urban Core possesses many of the ingredients associated with successful and competitive city centres. It contains a significant cluster of institutions, major cultural assets, strategic transport infrastructure, internationally recognised universities, strong innovation activity and substantial development capacity. However, the evidence presented throughout this chapter demonstrates that these assets do not yet consistently operate as a connected system. Major areas of opportunity remain fragmented by infrastructure, ownership, viability constraints and differing delivery timescales. The challenge is therefore not identifying where growth should occur, but creating the conditions required for growth to be delivered successfully, sustainably and equitably.

Many of the Urban Core's most significant opportunities extend beyond the scope of individual development sites. The successful creation of place will depend upon coordinated investment across transport infrastructure, public realm, utilities, housing, employment space, cultural assets, community facilities and environmental improvements. These interventions often involve multiple landowners, public agencies, infrastructure providers and private investors operating across administrative and organisational boundaries. Delivering transformational change will therefore require a level of coordination that goes beyond traditional development management approaches.

The scale of opportunity is also accompanied by significant delivery challenges. Stakeholder engagement consistently highlighted concerns relating to site viability, infrastructure costs, land assembly, fragmented ownership, development risk and the ability to coordinate investment across multiple projects. The baseline evidence demonstrates that viability remains a significant constraint across parts of the Urban Core. Development opportunities often face substantial infrastructure, remediation and site preparation costs, whilst commercial development is constrained by limited market depth and the challenges associated with speculative delivery, particularly in parts of Gateshead. As a result, many of the most strategically important opportunities are unlikely to be unlocked through market activity alone and will require coordinated intervention, investment and delivery support.

Stakeholder engagement also highlighted the growing number of strategies, investment plans and delivery programmes that influence the future of the Urban Core. Emerging industrial and sector strategies, the North East Mayoral Strategic Authority's growth priorities, wider devolution initiatives, the Gateshead Economic Development Strategy, transport investment programmes, infrastructure planning and the emerging Local Plan all provide important direction. Individually these initiatives are valuable, but there is a risk that opportunities are pursued in isolation or that funding and investment decisions become fragmented. Importantly, different parts of the Urban Core will require different forms of intervention. Some locations are capable of delivering change through market-led investment alone, whilst others will require enabling infrastructure, public-sector intervention, funding support, land assembly or longer-term partnership approaches. The pace of change will therefore vary across the Urban Core and success will depend upon sequencing investment in a way that reduces risk, improves viability and unlocks future opportunities whilst building confidence in the wider programme.

The creation of the Mayoral Development Zone and the wider devolution agenda provide a significant opportunity to support this approach. Coordinated governance and delivery will be essential to ensuring that infrastructure, regeneration and development programmes reinforce each other rather than operate independently.

There is no lack of ambition, assets, opportunity or policy support. The challenge is ensuring that investment programmes, infrastructure decisions, development activity and wider economic strategies are aligned in a way that addresses viability constraints, reduces delivery risk and unlocks opportunities that individual projects cannot achieve in isolation. Successful delivery will depend upon creating confidence, aligning resources, reducing uncertainty and maintaining a clear long-term commitment to a shared programme of change.

The baseline establishes clear requirements for the SRF: to plan Newcastle and Gateshead as one Urban Core; use the Tyne as its organising spine; concentrate growth in accessible urban locations; create a larger and more diverse residential population; connect institutions, culture and growth sectors; make connectivity a primary investment priority; direct regeneration towards measurable outcomes for people and place; and coordinate delivery over time. The Vision, shaping themes, Big Moves, movement framework and delivery programme each respond to these requirements.



City centre construction, ©Rich Kenworthy

©Rich Kenworthy

3

Our Vision for the Urban Core

OUR VISION FOR THE URBAN CORE

Urban Core 2050 Vision

This SRF builds on the success of one of the most recognised cities in the world. The two sides of the Urban Core have a character, history and a potential that cannot be replicated. Its identity has been shaped by the relationship between the two places, connected by the River Tyne and stronger when treated as one.

Building on this powerful legacy and economic success we are now shaping the next generation of change in the Urban Core – one that will not just preserve what makes Newcastle and Gateshead special but using it as the foundation to make life better for all.

The SRF Vision describes the Urban Core we collectively want to create by 2050. It responds directly to the evidence and establishes the long-term direction for investment, regeneration and decision-making across the Urban Core. It builds on the character, creativity and success of Newcastle and Gateshead, while shaping a new identity and opportunities for the people who call this place home.



Start of the Great North Run 2025 ©Great Run Company



Crownd at music concert ©@drazen_zigic

By 2050, the Newcastle and Gateshead Urban Core will be recognised as a nationally leading urban success story: a thriving place where Newcastle and Gateshead come together to create an internationally significant destination for living, innovation, culture and opportunity.

It will be a place where more people choose to live, work, study, create and build their future. Building on its rich heritage, cultural identity and spirit of innovation, the Urban Core will support stronger communities, a growing population and a more productive economy, while reinforcing Newcastle and Gateshead's position as a nationally competitive destination for investment, talent and creativity. Its success will create opportunities that benefit neighbourhoods and communities across Newcastle and Gateshead and strengthen prosperity across the wider North East.

Opportunity, culture, innovation and quality of life will come together to create the conditions for people to succeed, supporting aspiration, talent and ambition at every stage of life. Residents will benefit from access to good jobs, a choice of homes that meet their needs, exceptional cultural and public spaces, and the foundations for healthy, fulfilling lives. Through inclusive development, the Newcastle and Gateshead Urban Core will help ensure that the benefits of investment, employment, learning and cultural opportunities are shared as widely as possible.

Distinctive, liveable and inclusive, innovative, ambitious and nationally recognised, the Newcastle and Gateshead Urban Core will demonstrate how sustainable development can create opportunity, strengthen communities, improve quality of life and support people and places to thrive.

OUR VISION FOR THE URBAN CORE

Urban Core 2050 Vision

Growth & Investment

16,000+ new homes

Including affordable housing delivery beyond policy requirements

Double the existing resident population

3m+ sq ft commercial floorspace

Billions of investment potential

Connection & Wellbeing

One Urban Core

Better mobility, including public transport, walking, wheeling and cycling

New cross-river links

A strong blue-green network across the urban environment

Destination & Identity

Global destination

The Urban Core on the international stage

Culture, sport, events with global reach

Quaysides at the heart of our appeal

Bold development rooted in heritage

Climate-resilience public realm

A bigger Urban Core

More homes, more people, more jobs, more investment

A better Urban Core

More innovation, more connection, more prosperity, better lives

OUR VISION FOR THE URBAN CORE

Six Themes to Shape the Urban Core

The Urban Core Vision will be delivered through three place outcomes, supported by three cross-cutting themes that apply to all investment, regeneration and infrastructure decisions.

Place Outcomes

More People, Stronger Neighbourhoods

Growing a larger and more diverse residential population through connected, inclusive and amenity-led neighbourhoods.

Innovation, Investment and Opportunity

Strengthening the Urban Core as the North East's leading location for innovation, employment and enterprise.

Distinctively Newcastle Gateshead

Celebrating the Tyne, culture, heritage, sport and creativity as defining assets of the Urban Core.

Cross-Cutting Themes

One Urban Core

Ensuring Newcastle and Gateshead function increasingly as a single, connected and complementary place.

A Connected Urban Core

Reducing severance and improving access to opportunity through movement, public realm and connectivity.

Healthy, Resilient and Future Ready

Using growth to improve health, inclusion, environmental quality, climate resilience and long-term sustainability.



View of The Glasshouse, International Centre for Music

4

The Spatial Framework

THE SPATIAL FRAMEWORK

4.1 Introduction to the Framework

The Urban Core 2050 Vision describes a connected, distinctive and opportunity-rich place where more people can live, work, invest, create and belong. Delivering that vision will require a generation of coordinated change across Newcastle and Gateshead, aligning investment, regeneration and infrastructure behind a shared long-term direction.

The SRF translates the Vision into action through three **Big Moves** that define the principal land-use, regeneration and investment priorities for the Urban Core over the next 25 years:

- → **A Place to Call Home**, at least doubling the residential population through greater housing choice and distinctive, amenity-led neighbourhoods.
- → **A World-Class Urban Destination**, building on the Urban Core's exceptional culture, heritage, sport, waterfront and urban character.
- → **Innovation, Enterprise and Shared Prosperity**, connecting talent, institutions, enterprise and investment to create opportunity across the wider North East.

Together, the Big Moves provide the spatial expression of the Urban Core Vision. They are not standalone propositions. Each reinforces the others: more homes and stronger neighbourhoods will support a more vibrant destination and economy; investment in culture, employment and innovation will create reasons to live, work and spend time in the Urban Core; and a more attractive, connected and distinctive place will strengthen confidence, attract investment and improve access to opportunity. Collectively, they create the conditions for one connected Urban Core that is more liveable, productive, competitive and inclusive.

The Big Moves will be supported by an **Integrated Movement Strategy**, creating a more legible, accessible and connected Urban Core and improving connections between people, places and opportunity. They will be unlocked through a Single Urban Core Delivery Programme, aligning partners, infrastructure, investment and projects behind a shared long-term direction.

The three Big Moves describe what will change: a larger residential population living in complete neighbourhoods; a stronger and more distinctive urban destination; and a more connected economy that creates shared prosperity. The Integrated Movement Strategy describes how these changes will be connected and unlocked. The Single Urban Core Delivery Programme describes how they will be coordinated, sequenced and funded.



Ernest , Ouseburn

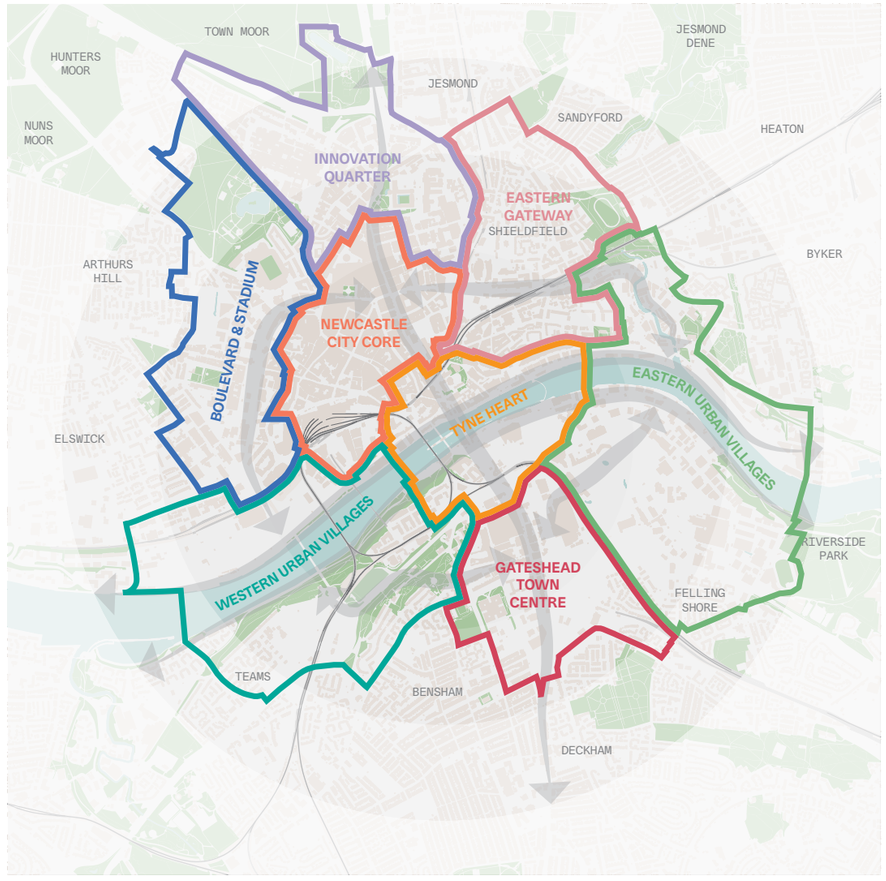


Gateshead town centre, Gateshead Council

THE SPATIAL FRAMEWORK

4.2 A Neighbourhood Approach to Transformation

The Big Moves are Urban Core-wide in their ambition, but their delivery will be rooted in individual areas of opportunity. The SRF therefore establishes a neighbourhood-based spatial framework, recognising that different parts of Newcastle and Gateshead have distinct identities, assets, market conditions and roles to play. It identifies eight areas of opportunity that provide the principal spatial framework for development and investment.



SRF Sub-Areas Framework



Spatial Framework for Growth

The neighbourhood approach provides the framework for bringing these uses together with movement, public realm, green infrastructure, community facilities and local amenity.

Together, these areas translate the strategic ambition of the Big Moves into a spatially focused, connected and deliverable programme of change.

5

The Big Moves

THE BIG MOVES

A Place to Call Home

Delivering growth through distinctive neighbourhoods and housing choice.

Baseline Response

This Big Move responds principally to the baseline findings that the Urban Core needs significantly more people living within it, that Newcastle and Gateshead are stronger together than apart, and that growth must improve health, inclusion and quality of life. It also responds directly to the strategic propositions to create a larger and more diverse residential population, concentrate growth in accessible urban locations, direct regeneration towards measurable outcomes, and plan Newcastle and Gateshead as one Urban Core. The strategy recognises that the long-term success of the Urban Core depends on growing a larger and more diverse resident population through complete, connected and inclusive neighbourhoods that provide access to homes, jobs, services, culture and opportunity.



Helix residential, FaulknerBrowns & igloo

Cross-Cutting Requirements

All projects and investment proposals must demonstrate how they:

- → Support the ambition for One Urban Core.
- → Deliver inclusive development and positive social outcomes.
- → Improve connectivity to jobs, services, public transport and opportunity.
- → Contribute to climate resilience, environmental quality and energy efficiency.
- → Respond positively to local character and create distinctive places.
- → Align with infrastructure delivery and the wider Urban Core programme.

Supports the Vision by:

- → Creating the homes and neighbourhoods needed for a growing and more diverse resident population.
- → Making it possible for more people to live close to jobs, services, culture and opportunity.
- → Supporting healthier, more inclusive and resilient communities.

Gateshead Old Town Hall, Capital&Centric & OMI Architects

Primary Place Outcome

More People, Stronger Neighbourhoods

Growing a larger and more diverse residential population through connected, inclusive and amenity-led neighbourhoods.

Cross-Cutting Themes

One Urban Core
Supporting complementary development north and south of the Tyne and strengthening the role of Newcastle and Gateshead as one connected Urban Core.

A Connected Urban Core
Ensuring new neighbourhoods are connected to jobs, culture, public transport, services and opportunity.

Healthy, Resilient and Future Ready
Creating amenity-led, climate-resilient neighbourhoods that improve health, wellbeing and quality of life.

Strategic Approach

The Urban Core currently accommodates a relatively small residential population despite being the economic, cultural and civic heart of the North East. Over the next 25 years, the delivery of more than 16,000 new homes will support the ambition to at least double the resident population, creating a larger, more diverse and more resilient community at the heart of the region. Growing the resident population is fundamental to creating a more vibrant, prosperous and resilient Urban Core, supporting economic development, talent retention and investment.

Newcastle and Gateshead will make distinct but complementary contributions to this ambition. North of the river, economic development will build upon established neighbourhoods, city-centre opportunity sites, transport hubs and the historic core through intensification, reuse and new development. South of the river, major brownfield opportunities provide capacity for larger-scale neighbourhood creation and town-centre renewal. Across both, development will support a broader range of residents, household types and stages of life.

The spatial strategy will grow Newcastle and Gateshead outwards from its established centres, creating a connected network of distinctive neighbourhoods across the Urban Core. By concentrating a broad mix of homes on well-connected brownfield land, within underused buildings and around existing economic and cultural assets, the strategy will bring more people closer to jobs and opportunity, support thriving centres and services, and make better use of finite urban land. Different locations will play different but complementary roles within this strategy. Large-scale neighbourhood creation will be focused on major brownfield opportunity sites within Gateshead and along the Tyne corridor, where there is capacity to deliver homes at scale alongside supporting infrastructure and amenities. Within Newcastle, the increase in homes will be focused on city-centre intensification, the reuse of existing buildings and well-connected gateway locations, helping to strengthen the vitality of the City Core while making best use of existing transport, services and employment opportunities.

Together, these locations have been selected because they combine development capacity, excellent accessibility, proximity to jobs and services, and the ability to support the long-term economic, environmental and social ambitions of the Urban Core. Rather than dispersing growth, the strategy focuses investment where it can create complete neighbourhoods, support regeneration and maximise the benefits of existing and planned infrastructure.

Housing delivery will respond to both need and opportunity. With exceptional access to employment, culture, education, healthcare, green spaces and public transport, the Urban Core is well placed to support a broader range of housing choices, tenures and price points. Meaningful affordable housing, accessible and adaptable homes, and provision for different household types will help ensure that development creates inclusive and multigenerational communities and enables more people to benefit from living at the heart of the region. Development will be amenity-led, inclusive and shaped by the character of each place, ensuring that the Urban Core becomes not simply a place with more housing, but a place where more people can choose to build a life.

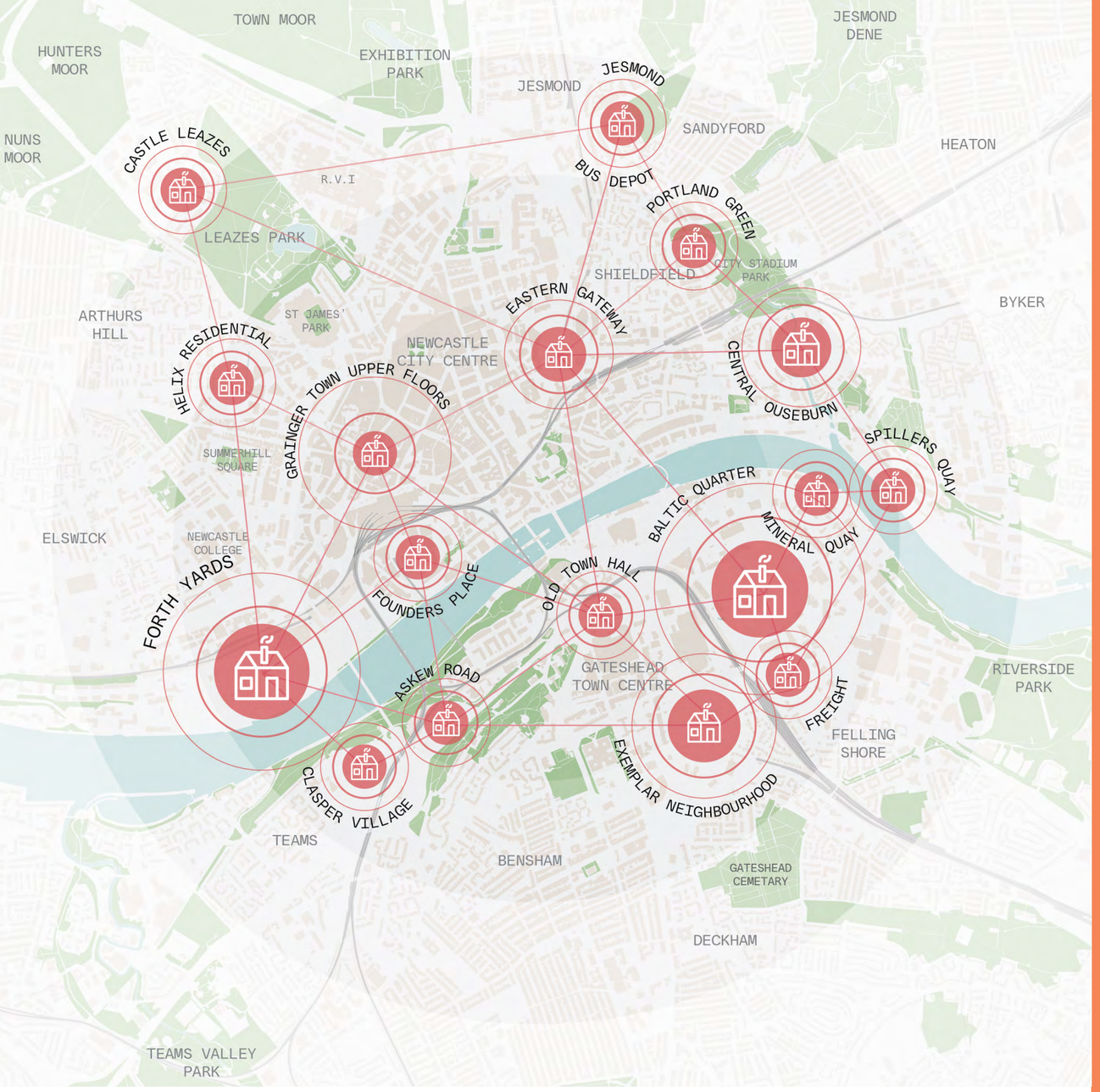
New housing delivery must be accompanied by the infrastructure that supports successful communities. Public realm, parks and green infrastructure, healthcare, community facilities, culture and everyday services should be planned alongside development from the outset. This amenity-led approach will create attractive, healthy and resilient places, supporting community formation, long-term investment and neighbourhoods where people choose not only to live, but to remain.



Brett Wharf, FaulknerBrowns



Forth Yards, FaulknerBrowns



A step change in urban living

Residential development opportunity site

Network of residential development opportunity

KEY OPPORTUNITIES

1 Housing choice for every stage of life

Provide a broad mix of housing types, sizes and tenures that supports inclusive and multigenerational communities, retain talent and recognise the complementary housing roles of Newcastle and Gateshead.

2 Riverfront neighbourhoods

Create distinctive residential-led neighbourhoods along the Tyne, from the central Quayside to the wider river corridor, taking advantage of potential for scale within the core Quayside areas, and a more balanced approach along the corridor to ensure housing needs are being met.

3 New urban villages

Unlock significant housing delivery beyond the river corridor, supported by social infrastructure and amenity to underpin sustainability, desirability and community resilience.

4 Living in the historic core

Deliver a high-quality residential offer in Grainger Town through the reuse of upper floors and underutilised buildings.

5 More homes around central and connected locations

Intensify residential delivery around key city-centre locations and Gateshead town centre, making best use of existing and planned public transport connectivity.

6 Amenity-led development

Plan and deliver public realm, parks, play, community and healthcare facilities, cultural infrastructure and active travel alongside new homes creating safe, accessible and inclusive neighbourhoods from the outset.

What will this deliver?

- More than 16,000 new homes across the Urban Core including meaningful affordable housing delivery.
- At least a doubling of the resident population.
- A broader mix of market and affordable homes.
- New and renewed neighbourhoods supported by social and community infrastructure.
- More homes in locations with strong access to jobs, education, culture and sustainable transport.
- Healthier, greener and more inclusive places where people can build their lives.

What will this mean for people?

- More people will be able to find a home that meets their needs within the Urban Core, whether they are students, young professionals, families, key workers or older residents.
- More affordable, accessible and adaptable homes will help people remain within their communities throughout different stages of life.
- New and existing neighbourhoods will benefit from better parks, community facilities, healthcare, culture and public spaces.
- More people will be able to live within walking, wheeling or public transport distance of jobs, education and everyday services.
- A growing residential population will support safer, more vibrant and active neighbourhoods throughout the day and evening.



Forth Yards, FaulknerBrowns

Spatial Framework for Delivery

The ambition to create a Place to Call Home will be delivered through a series of priority growth locations across the Urban Core. Together, these areas provide the capacity to accommodate substantial increase in homes while creating distinctive places with the homes, services, public spaces and infrastructure needed to support thriving communities. They demonstrate how increase in homes can strengthen the wider Urban Core while responding to the different opportunities and roles of locations on both sides of the River Tyne.

Western Urban Villages: The Urban Core's principal westward growth corridor.

A connected series of new riverside neighbourhoods from Central Station westwards, combining homes, employment, services, green infrastructure and improved access to the Tyne.

Eastern Urban Villages: The premier waterfront development, culture and innovation district.

A distinctive cross-river quarter that extends Ouseburn's heritage-led regeneration model into Baltic Quarter, Southshore, Spillers and Malmo Quay.

Gateshead Town Centre: The Urban Core's flagship town-centre transformation project.

A thriving mixed-use centre shaped by new homes, a renewed town centre, independent business, culture, community life, public space and a modern transport interchange.

Eastern Gateway: The Urban Core's eastern development and gateway district.

A new mixed-use urban quarter around Manors and New Bridge Street, combining intensification, estate renewal and stronger connections to established communities.

THE BIG MOVES

A World-Class Urban Destination

Building on Newcastle and Gateshead's character, culture, sport and heritage to create the UK's most distinctive urban destination

Baseline Response

This Big Move responds principally to the baseline findings that the Urban Core possesses exceptional cultural, heritage, environmental and visitor assets that are not yet fully integrated; that Newcastle and Gateshead are stronger together than apart; and that growth should build on what makes the Urban Core distinctive. It also responds directly to the strategic propositions to use the River Tyne as the organising spine of the Urban Core, plan Newcastle and Gateshead as one connected destination, and direct regeneration towards measurable social, cultural and economic outcomes. The strategy seeks to strengthen identity, civic pride, culture, heritage, sport, creativity and the visitor economy by connecting existing and emerging destinations into a more coherent and competitive Urban Core proposition.

Cross-Cutting Requirements

All projects and investment proposals must demonstrate how they:

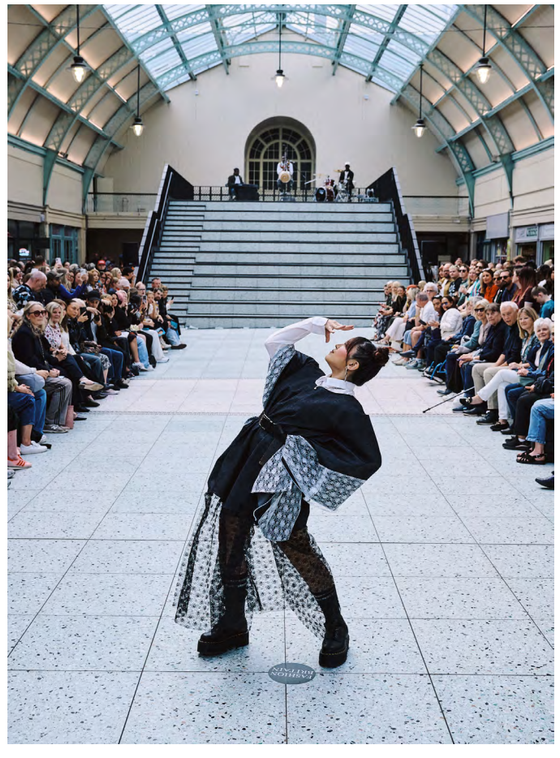
- → Strengthen the identity of One Urban Core.
- → Improve access to culture, heritage, sport and public spaces.
- → Enhance movement and connectivity between destinations.
- → Support climate adaptation, environmental quality and stewardship of the Tyne.
- → Reinforce the distinctive character of Newcastle and Gateshead.
- → Contribute to coordinated place-making, investment and delivery priorities.

Supports the Vision by:

- → Strengthening the distinctiveness, identity and attractiveness of Newcastle Gateshead.
- → Building on culture, heritage, sport and the River Tyne as defining assets.
- → Creating places that people actively choose to visit, invest in and call home.



Start of the Great North Run 2025 ©Great Run Company



Fashion Britain Newcastle - Grainger Market, Chris Davies



Silhouettes of concert crowd in front of bright stage lights

Primary Place Outcome

Distinctively Newcastle Gateshead
Building on the unique combination of the River Tyne, culture, heritage, sport and creativity to create a destination that is nationally recognised, economically competitive and impossible to replicate elsewhere.

Cross-Cutting Themes

One Urban Core
Bringing together the complementary strengths of Newcastle and Gateshead through a shared destination offer centred on the River Tyne.

A Connected Urban Core
Improving connections between destinations, attractions, neighbourhoods and the waterfront to create a more legible and coherent visitor and resident experience.

Healthy, Resilient and Future Ready
Ensuring investment in public spaces, culture, green infrastructure and the waterfront contributes to health, wellbeing, environmental quality and long-term resilience.

Strategic Approach

The long-term success of the Urban Core will depend not only on the homes, jobs and businesses it accommodates, but on its ability to create places, experiences and destinations that people actively choose to visit, invest in and call home. In an increasingly competitive environment, successful urban centres are distinguished by the strength of their identity, the quality of their places and their ability to attract talent, visitors, investment and activity throughout the day and evening.

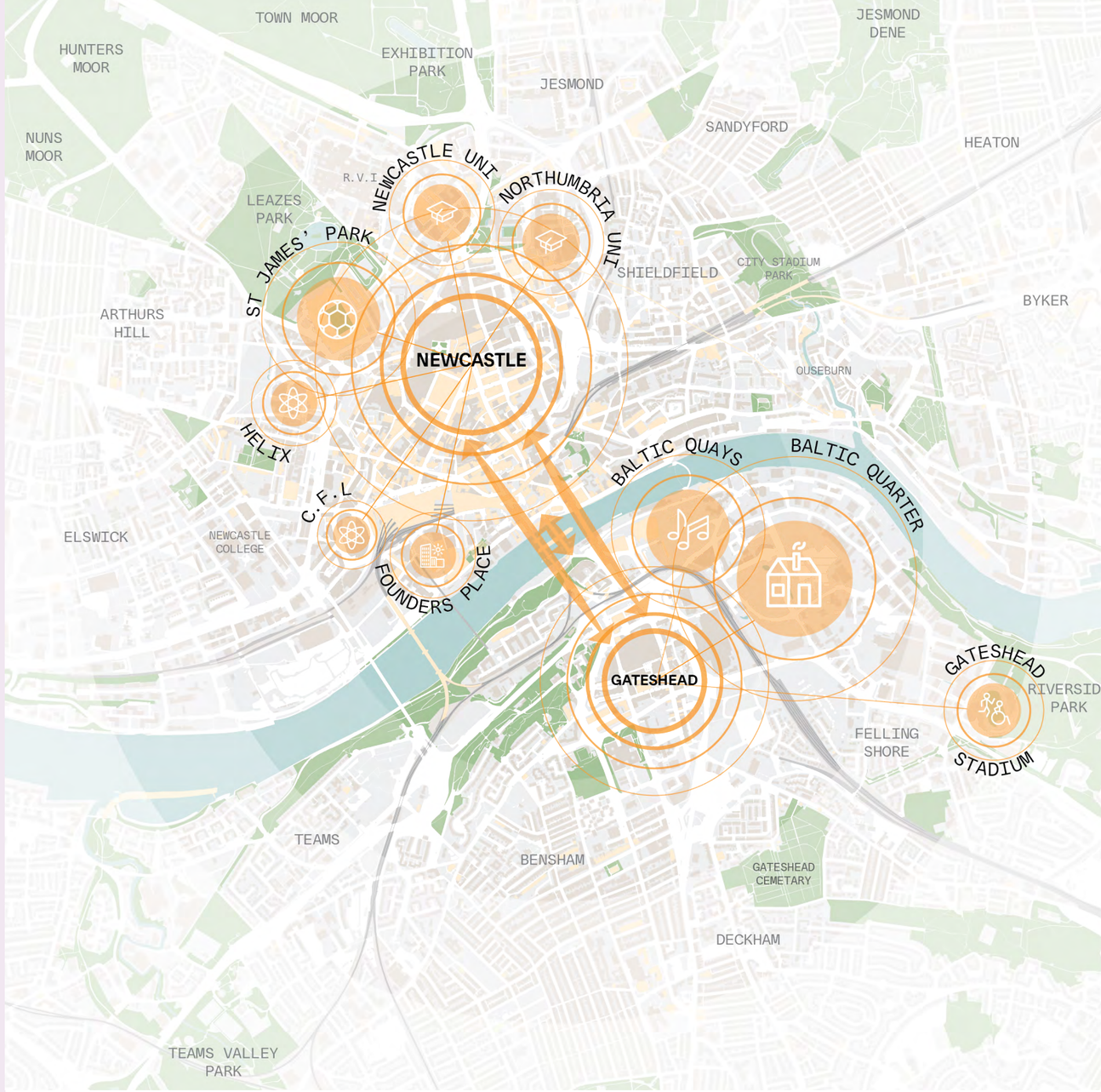
Newcastle and Gateshead already possess many of the ingredients of a world-class urban destination. The River Tyne, internationally recognised bridges, nationally significant heritage, world-class cultural institutions, major sporting assets and distinctive neighbourhoods combine to create a place unlike any other in the UK. The challenge is not to create a new identity, but to strengthen, connect and animate the exceptional assets that already exist.

As the Urban Core grows, its centres, waterfronts, neighbourhoods and destinations must play different but complementary roles. Newcastle City Core, Gateshead Town Centre, Tyne Heart, Ouseburn, the emerging Urban Villages and major sporting and cultural destinations should each offer a distinctive experience whilst contributing to a stronger collective proposition. Together they will create a richer, more resilient and more competitive Urban Core than could be achieved through a series of disconnected attractions or competing centres.

Newcastle City Core will continue to provide the region's principal commercial, retail and visitor offer, while Gateshead Town Centre will develop a complementary role focused on independent enterprise, culture, urban living and community life. The Tyne Heart will act as the symbolic and cultural focus of the Urban Core, while Ouseburn and the Urban Villages will bring distinctive creative, waterfront and neighbourhood experiences that broaden the appeal of the Urban Core as a whole.

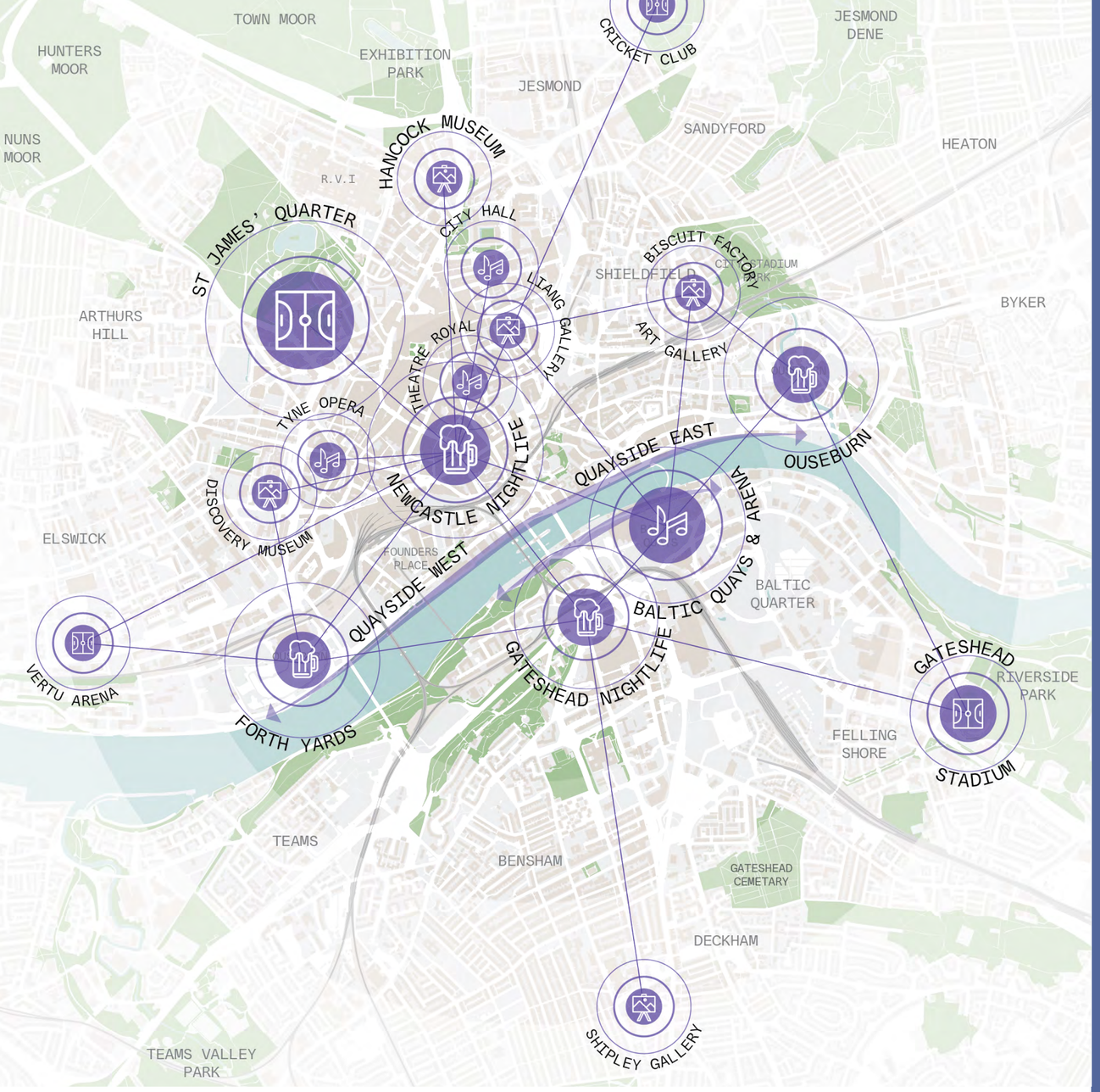
This Big Move therefore positions culture, heritage, sport, leisure, creativity and public realm as critical economic and regeneration infrastructure. They attract visitors and investment, support local businesses and jobs, strengthen civic pride, improve quality of life and help create the conditions in which talented people choose to live, work and remain. Successful destinations do not emerge from individual attractions in isolation. Their strength comes from the way neighbourhoods, culture, public spaces, heritage assets, events, hospitality and everyday activity work together to create a compelling experience. This Big Move therefore seeks to connect existing and emerging destinations across the Urban Core, creating a network of places that encourage people to stay longer, spend more time in the Urban Core and engage with a broader range of experiences across Newcastle and Gateshead.

The next decade provides a unique opportunity to accelerate this ambition. Major milestones including Euro 2028, the centenary of the Tyne Bridge, the 150th anniversary of Newcastle's city status and the 200th anniversary of Newcastle University provide opportunities to showcase the Urban Core on a national and international stage. Investment should use these moments as catalysts to create a lasting legacy of place quality, economic activity and destination appeal.



Distinctive Centres Shared Success

- Town/city core
- Assets shared by the conurbation
- Cross centre connections
- Network of shared assets
- Listed & locally listed buildings



Culture, Sports and Entertainment at a National Scale

- Sports venue
- Performing arts venue
- Museums & galleries
- Nightime economy destination
- Tyne cultural corridor
- Network of cultural destinations

KEY OPPORTUNITIES

1 Distinct places, shared success

Develop distinctive and complementary roles for Newcastle City Core, Gateshead Town Centre, the Tyne waterfront and the Urban Core's neighbourhoods, strengthening the collective destination offer rather than creating competing places.

Newcastle City Core will continue to perform the role of the region's principal commercial, retail and visitor centre, while Gateshead Town Centre will develop a complementary offer rooted in independent enterprise, culture, urban living and community life. Together they create greater choice, attract a wider range of residents, businesses and visitors, and strengthen the overall destination proposition of the Urban Core.

2 The Tyne as the destination heart

Create an animated and accessible waterfront that brings together the river, bridges, culture, heritage, entertainment, homes, leisure and public space as the symbolic heart of one Urban Core.

3 Sport, culture and events as catalysts

Use the concentration of sporting, cultural, educational and innovation assets around Newcastle United Football Club, Newcastle Helix and Gateshead Quays to drive regeneration, investment, participation and international profile.

4 Heritage-led regeneration

Reuse historic buildings, reveal important streets and spaces, and ensure new development responds confidently to the Urban Core's heritage, topography and distinctive character.

5 A stronger day-to-evening experience

Support a broader mix of culture, hospitality, retail, leisure, music, events and community activity that brings more people into the Urban Core and sustains activity throughout the day, evening and year.

6 Memorable gateways and public spaces

Invest in stations, bridge landings, arrival corridors, public realm, public art, lighting and wayfinding to create a welcoming, safe and coherent experience across the Urban Core.

7 Destination-Led Economic Development

Use culture, sport, heritage, hospitality, leisure and major events as catalysts for investment, regeneration, local business growth and national profile.

What will this deliver?

- A stronger national and international destination profile.
- A more active and accessible Tyne waterfront.
- Greater visitor activity, dwell time and spending.
- More opportunities within culture, creativity, sport, hospitality and leisure.
- Distinctive centres and neighbourhoods with complementary roles.
- Growth and development rooted in the heritage and identity of Newcastle Gateshead.

What will this mean for people?

- Residents and visitors will enjoy a richer programme of culture, sport, leisure and events throughout the year.
- More people will benefit from improved access to the River Tyne, public spaces, heritage assets and cultural destinations.
- Neighbourhoods across the Urban Core will develop stronger identities and a greater sense of pride and belonging.
- Growth in the visitor economy will support local jobs, businesses and economic activity.
- More opportunities for people to participate in culture, sport, creativity and community activity.
- Greater pride, belonging and confidence in Newcastle Gateshead as a place to live, work and visit.
- A more attractive and distinctive Urban Core will help retain talent and strengthen Newcastle and Gateshead's reputation as places to live, work and visit.



Mercury Fringe - Newcastle Festival of Jazz & Improvised Music Showcase.

Spatial Framework for Delivery

The ambition to create a World-Class Urban Destination will be delivered through a network of complementary centres, waterfronts, sporting assets and distinctive neighbourhoods. Together, these places will offer different experiences while contributing to one coherent destination proposition for the Urban Core.

Tyne Heart: The symbolic, cultural and destination heart of the Urban Core

An animated waterfront bringing together the Tyne, iconic bridges, Gateshead Quays, the new arena, culture, entertainment, new homes, leisure and high-quality public space.

Newcastle City Core: The Urban Core's principal destination for retail, hospitality, culture and city-centre experience.

A resilient mixed-use destination combining Grainger Town's heritage, Pilgrim Street's growth, city living, high-quality workplaces, retail, hospitality, culture and leisure.

Gateshead Town Centre: The Urban Core's independent, culture-led town-centre destination.

A confident, welcoming town centre shaped by independent enterprise, community life, culture, local services, new homes and a renewed public realm.

Boulevard and Stadium: A sports-led destination combining major events, entertainment, innovation, hospitality and urban living

A nationally significant destination linking Newcastle United Football Club, Newcastle Helix, Newcastle College, cultural assets, learning, innovation and city living.

Eastern Urban Villages: The Urban Core's waterfront culture, creativity and music district

A connected network of riverside communities rooted in Ouseburn's heritage and supporting creative production, independent enterprise, music, culture, education and leisure.

Urban Core-wide: Heritage, gateways and experience

A coordinated approach to historic streets, buildings and bridges, arrival gateways, public art, lighting, wayfinding and events, creating a memorable and coherent experience across Newcastle and Gateshead.

THE BIG MOVES

Innovation, Enterprise and Shared Prosperity

Connecting talent, innovation and investment to deliver regional and local economic ambitions through business growth, innovation, inward investment, skills development and inclusive prosperity.

Baseline Response

This Big Move responds principally to the baseline findings that the Urban Core's economic assets, innovation ecosystem and strategic connectivity are not yet operating as a fully integrated system; that poor connectivity is constraining growth and access to opportunity; and that transformational growth requires coordinated delivery. It also responds directly to the strategic propositions to connect anchor institutions, culture and growth sectors, make connectivity a primary investment priority, coordinate delivery over time, and plan Newcastle and Gateshead as one Urban Core. The strategy builds on the region's concentration of universities, healthcare institutions, businesses, innovation assets and cultural organisations to create a more productive, competitive and inclusive economy that generates opportunity across the North East.

Cross-Cutting Requirements

All projects and investment proposals must demonstrate how they:

- → Strengthen the complementary economic roles of Newcastle and Gateshead.
- → Improve access to skills, employment, enterprise and opportunity.
- → Enhance connectivity between people, institutions, businesses and places.
- → Support energy resilience, low-carbon growth and long-term sustainability.
- → Contribute positively to place quality and the attractiveness of the Urban Core.
- → Align with coordinated investment, infrastructure and delivery programmes.

Supports the Vision by:

- → Strengthening the Urban Core's role as the North East's principal location for innovation, enterprise and investment.
- → Creating opportunities for local people through skills, employment and business growth.
- → Supporting a productive and competitive economy that benefits the wider region.

Primary Place Outcome

Innovation, Investment and Opportunity
Strengthening the Urban Core as the North East's leading location for innovation, enterprise, employment and investment, creating opportunities that benefit both local communities and the wider region.



Pilgrim Street, Ryder Architecture

Cross-Cutting Themes

One Urban Core
Bringing together the complementary economic strengths of Newcastle and Gateshead within a single innovation, investment and employment ecosystem.

A Connected Urban Core
Improving connectivity between people, skills, institutions, employment centres and growth sectors, ensuring opportunity is accessible across the Urban Core.

Healthy, Resilient and Future Ready
Supporting inclusive prosperity, energy resilience, low-carbon growth and long-term economic sustainability through investment and innovation.

Strategic Approach

The Urban Core is the economic heart of the North East and contains its greatest concentration of businesses, universities, colleges, healthcare institutions, cultural organisations and innovation assets. These strengths provide the foundations for a more productive and competitive economy, capable of attracting investment, retaining talent and creating opportunity across the wider region.

The ambition set out in this Big Move directly supports the priorities of the North East's economic strategies, including strengthening innovation and commercialisation, supporting business growth and inward investment, retaining and attracting talent, expanding opportunity in priority growth sectors, enabling the transition to a greener economy, and ensuring that the benefits of economic development are shared more widely across communities. The Urban Core is uniquely placed to deliver these ambitions through its concentration of institutions, businesses, cultural assets, development opportunities and transport connectivity.

The spatial strategy focuses growth on the Urban Core's strongest existing economic assets and institutions, creating a connected network of innovation districts, commercial centres, cultural hubs and enterprise locations. Rather than dispersing economic activity, investment will concentrate around universities, healthcare institutions, major transport gateways, established commercial centres and emerging development locations where businesses can benefit from proximity to talent, research, customers and each other.

Newcastle and Gateshead will make distinct but complementary contributions to this ambition – creating a larger and more competitive economic proposition than either could achieve independently. Newcastle will continue to provide the region's principal concentration of commercial activity, higher education, healthcare, research and professional services. Gateshead will provide significant opportunities for innovation-led regeneration, creative industries, cultural enterprise, clean growth and business formation, supported by major opportunities at Gateshead Quays, Baltic Quarter and Gateshead Town Centre.

A particularly significant opportunity exists at the western edge of Newcastle City Centre. The combination of Newcastle Helix, St James' Quarter, Newcastle University, Newcastle College, Central Station and the wider Innovation Quarter creates the potential for a nationally significant commercial, innovation and visitor-economy district. The potential for sports-led regeneration associated with Newcastle United Football Club has the capacity not only to transform the stadium and surrounding area, but to expand and strengthen the Urban Core's commercial core, creating the critical mass required for a more competitive Central Business District. This could support additional Grade A workspace, innovation space, hotels, conferencing and event facilities, and complementary commercial uses that enhance the Urban Core's ability to attract investment, host major events and compete with leading regional cities.

The next phase of development will connect these assets more effectively. Stronger relationships between universities, healthcare, research, business, culture and enterprise will create an integrated innovation ecosystem, supporting the progression of ideas from research and development through commercialisation, business formation and expansion. Connected innovation districts will provide the space, visibility and collaborative environment needed to support future economic development

The Urban Core will also need the right range of accommodation for businesses at every stage. Modern commercial space will be complemented by affordable and flexible workspace, production and making space, meanwhile activity and pathways that enable start-ups, independent businesses and creative enterprises to establish, grow and remain within Newcastle and Gateshead. Investment in hotels, hospitality, conference and event facilities, digital connectivity and energy infrastructure will strengthen the wider business environment.

Economic development must translate into shared prosperity. Investment will be connected to skills, employment, enterprise and improved access to opportunity, enabling communities across Newcastle, Gateshead and the wider North East to benefit from the Urban Core’s success.

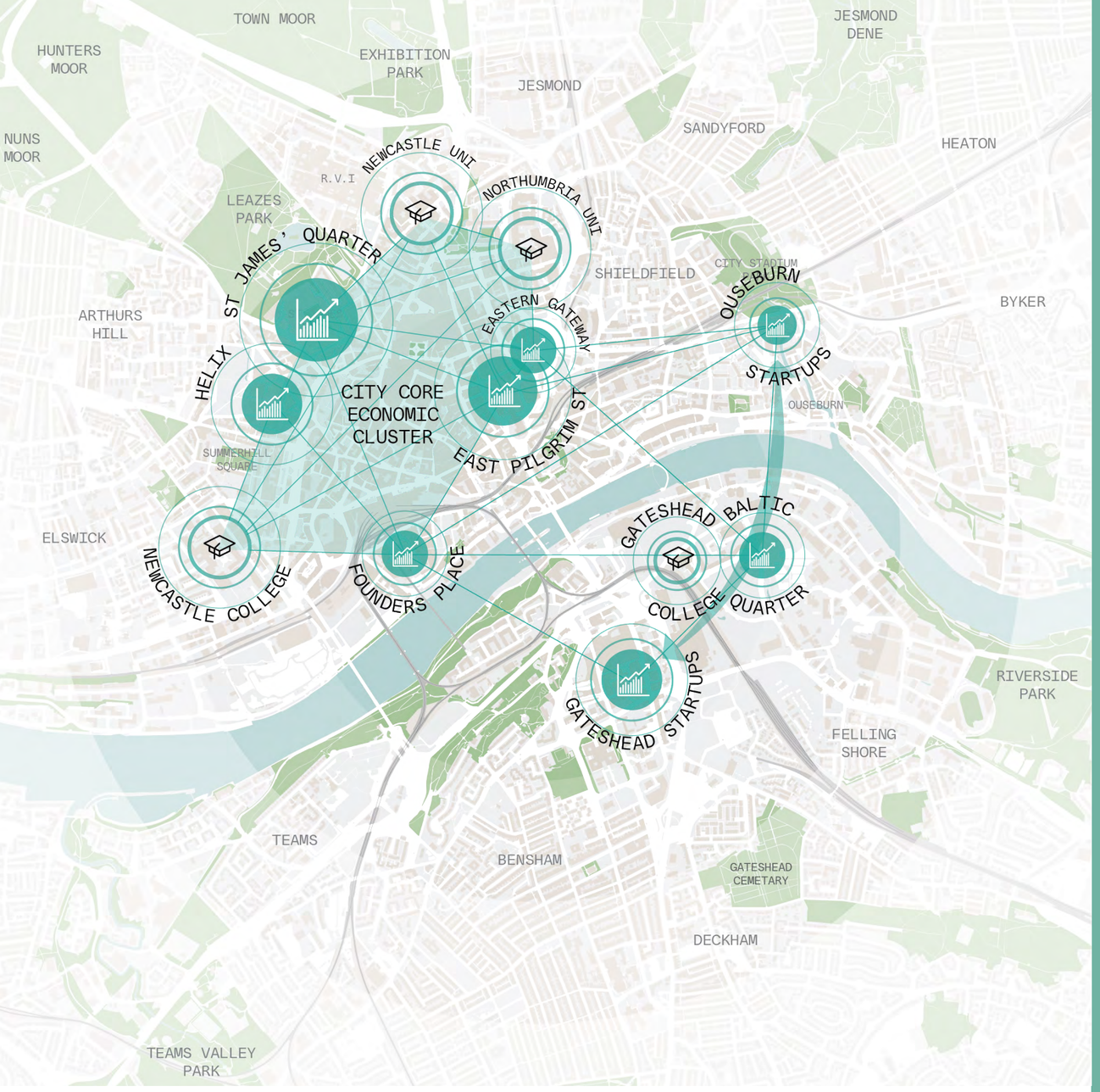
The strategy is therefore not simply about providing more commercial floorspace. It is about strengthening the Urban Core as the North East's principal location for innovation, learning, enterprise and investment, creating an environment where ideas can progress from education and research through to commercialisation, business growth and long-term employment.



HMRC North , Ryder Architecture



Pilgrim Place internal view, Ryder Architecture



Powering the North East Economy

- Newcastle & Gateshead economic assets
- Institution serving/in association with economic assets
- Cluster of economic assets
- Newcastle & Gateshead startup corridor
- Network of economic assets

Key Opportunities

1 Connected innovation districts

Bring universities, healthcare, research, cultural institutions, businesses and innovation assets together as a connected Urban Core ecosystem that supports collaboration, commercialisation and talent retention.

2 Modern space for investment and growth

Expand the supply of high-quality, flexible and energy-efficient commercial space in accessible locations, strengthening the Urban Core's proposition for business growth and inward investment.

3 Space to start, make and scale

Provide affordable workspace, studios, production and making space, servicing functions and clear pathways through which local and independent businesses can establish, grow and remain in the Urban Core.

4 A vibrant meanwhile economy

Use vacant sites, buildings and spaces to support pop-ups, enterprise, cultural activity and community uses, building identity and activity ahead of longer-term development.

5 Infrastructure for a competitive economy

Deliver the conference, hotel, hospitality, digital, transport and supporting infrastructure required to enable business growth, investment, collaboration and major events.

6 Energy and low-carbon leadership

Build on Gateshead's district energy infrastructure, mine-water heating and wider regional clean-energy strengths to support resilient growth, lower-carbon development and investment in future industries.

6 Creating CBD Critical Mass

Use the combined potential of Newcastle City Core, Helix, Innovation Quarter and St James' Quarter to strengthen the Urban Core's role as the North East's principal business district, expanding the supply of commercial, innovation, hotel, conference and event infrastructure needed to attract investment and support long-term economic development.

What will this deliver?

- More than 3 million sq ft of additional commercial space across the Urban Core.
- Connected innovation, commercial and creative districts.
- More opportunities for businesses to start, grow and remain in Newcastle and Gateshead.
- Stronger links between education, research, employment and enterprise.
- Increased private investment and greater market confidence.
- Improved access to jobs, skills and enterprise opportunities for local communities.
- Support for regional and local priority growth sectors including health and life sciences, digital, creative industries, advanced manufacturing, clean energy and emerging technologies.
- Improved pathways between education, research, innovation and employment.
- Greater participation in economic opportunity across Newcastle, Gateshead and the wider region.

What will this mean for people?

- More local people will be able to access high-quality jobs and career opportunities within growing sectors of the North East economy.
- Stronger links between education, skills, research and employers will support pathways into employment.
- More opportunities will be created for local entrepreneurs, start-ups and small businesses to grow and succeed.
- Investment will help retain graduates and talent within Newcastle, Gateshead and the wider North East.
- Economic development will support inclusive prosperity by improving access to opportunity across communities.



Founders Place, AHMM & igloo

Spatial Framework for Delivery

The ambition for Innovation, Enterprise and Shared Prosperity will be delivered through a connected network of innovation districts, commercial centres and enterprise locations. Together, these places create a pipeline from learning and research through to innovation, business growth and investment. Some locations will focus on knowledge-intensive sectors and commercialisation. Others will provide modern workspace, creative production space, meanwhile enterprise and opportunities for start-ups and growing businesses. Collectively they create the economic geography through which the Urban Core will support regional prosperity.

Economic success will be driven not simply by additional commercial floorspace, but by stronger connections between education, research, culture, healthcare, enterprise and investment, creating an integrated ecosystem capable of attracting talent, supporting innovation and retaining economic value within the North East.

The economic geography of the Urban Core is organised around a series of complementary districts. Together they create a pipeline from learning and research, through innovation and enterprise, to business growth, inward investment and major visitor-economy activity. Their combined strength will allow the Urban Core to compete more effectively for talent, investment and national significance.

Innovation Quarter: The North East's leading health, education and innovation district

Civic institutions in a connected ecosystem that supports collaboration, commercialisation, spin-out activity and talent retention.

Boulevard and Stadium: The next generation Central Business District and sports-led innovation corridor

Harness the transformational opportunity of St James' Quarter and Helix to create a nationally significant destination for innovation, commercial growth, hotels, conferences, major events, education and city living.

Newcastle City Core: The region's principal commercial core and business address

Consolidate commercial development at Pilgrim Street and Founder’s Place, expand the supply of modern employment space and bring underused buildings and upper floors back into productive use.

Eastern Urban Villages: The waterfront culture, creative industries and innovation district

Connect Baltic Quarter and Ouseburn’s creative economy with new education, employment, affordable workspace, production, making and innovation activity alongside substantial neighbourhood development.

Gateshead Town Centre: The Urban Core's centre for enterprise, business formation and independent growth

Support start-up and business growth through independent enterprise, flexible workspace and meanwhile activity, alongside a complementary longer-term commercial offer.

Tyne Heart: The Urban Core's visitor economy, hospitality and entertainment hub

Use Gateshead Quays, the new arena, heritage assets, cultural institutions and waterfront activity to support investment, hospitality, leisure, entertainment and the wider visitor economy.

6

Key Opportunity Areas

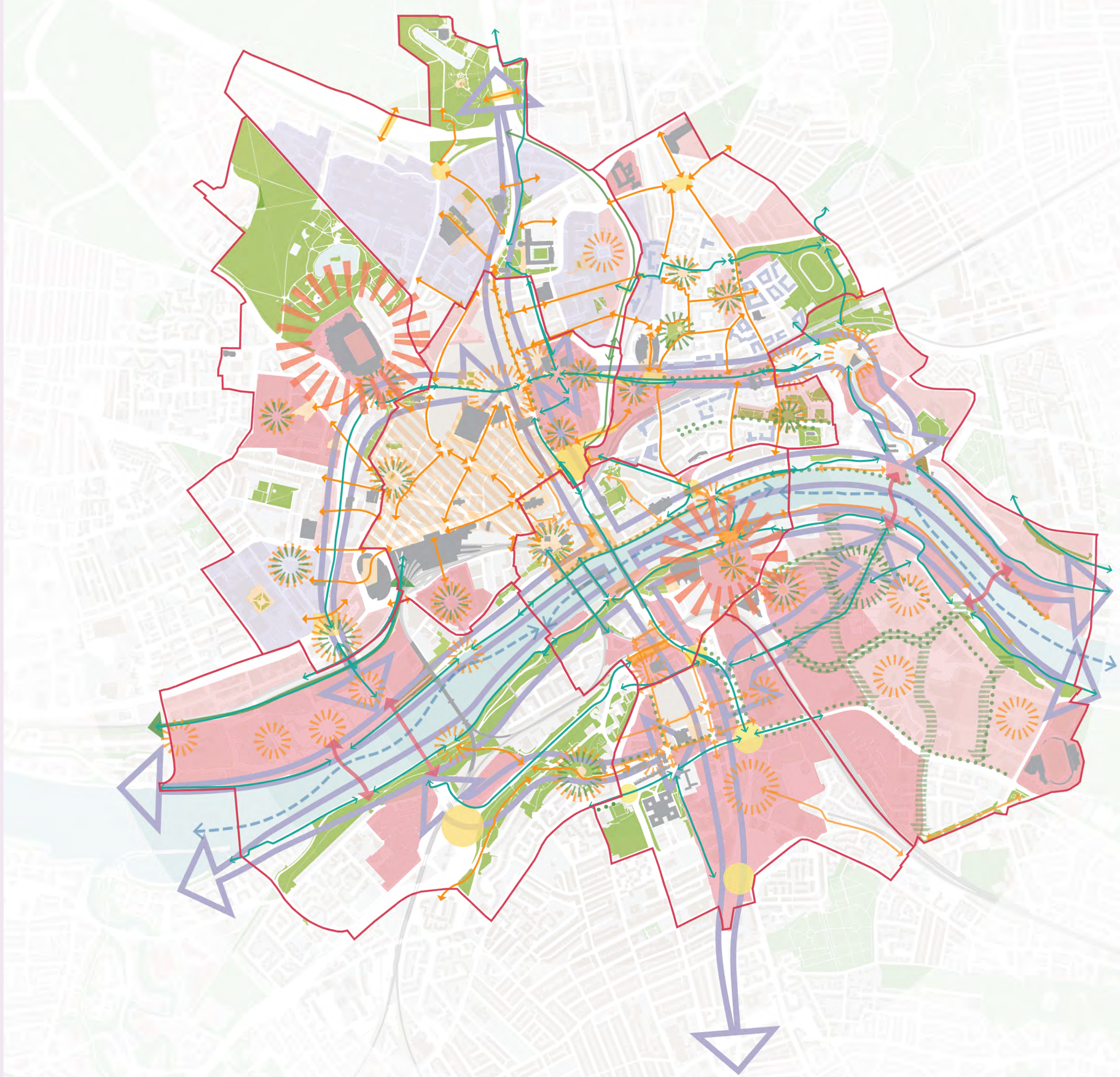
The Big Moves establish the long-term ambitions for the Urban Core. Delivering those ambitions requires a clear spatial framework that identifies where sustainable development, investment and change will be focused over the next 25 years.

The Urban Core is not a single homogeneous place. It is a network of distinct neighbourhoods, centres, waterfronts, innovation districts and regeneration locations, each with its own character, strengths and opportunities. While their roles differ, their success is increasingly interdependent. The future prosperity of the Urban Core will depend not only on the transformation of individual locations, but on the strength of the connections and relationships between them.

The SRF therefore identifies eight Key Areas of Opportunity which together form the spatial framework for growth and investment. These locations have the capacity to accommodate new homes, employment space, cultural destinations, innovation activity, infrastructure and public realm investment at a scale capable of transforming the Urban Core.

Each area will play a different role in delivering the Big Moves. Some will lead housing delivery and neighbourhood creation. Others will strengthen the visitor economy, cultural offer, innovation ecosystem or commercial proposition. Collectively, however, they form a connected network of places that will support the creation of one larger, more liveable, more productive and more distinctive Urban Core.

The following sections set out the vision, role and priorities for each area and explain how they will contribute to the delivery of the Urban Core 2050 Vision.





Disclaimer

Opportunity area commentary and plans are included to establish vision and scale of opportunity. Plans do not supersede due process through the formal planning application process.

Key

Development Opportunities

- Near future development opportunity
- Future development opportunity
- Institution estate plan
- SRF integrated movement framework
- Key nodes & clusters
- Nationally significant development opportunity

Green spaces & infrastructure

- Existing green space to be protected / enhanced
- Opportunity for enhanced green route
- Opportunity for enhanced green route (undefined)
- Green interventions along street
- Area for potential for green public realm
- Green spaces allowing outdoor recreation

Transport

- National Rail station
- Metro station
- Bus station
- Potential ferry terminal

Movement

- Public realm enhancements along key movement corridor
- Primary active travel route with public realm enhancements
- Potential new river-level crossing
- Tyne Ferry route

Institutions

- Cultural destination
- Major sporting destination
- Education building / campus
- Library
- Technology / energy
- Hospital
- SRF landmark building
- Student accommodation (eastern gateway only)

Public realm

- Existing area of defined public realm
- Proposed area of defined public realm
- Improvements to pedestrian crossing
- Area of enhanced / new public realm
- Grainger Town (Newcastle City Core only)

TYNE HEART

VISION

Tyne Heart will be the symbolic and physical centre of one connected Urban Core, bringing Newcastle and Gateshead together around the River Tyne and its internationally recognised bridges. The area will combine heritage-led regeneration, world-class culture and entertainment at Gateshead Quays including the delivery of the Gateshead Arena, new homes, leisure and high-quality public spaces to create an animated waterfront throughout the day and evening.

Better movement along and across the river, improved links between river and plateau levels, and investment in the existing bridges will reinforce the Tyne as a place of connection, activity and shared identity rather than separation.



Tyne Heart

Development Opportunities

- Near future development opportunity
- Future development opportunity
- Institution estate plan
- SRF integrated movement framework
- Key nodes & clusters

Green spaces & infrastructure

- Existing green space to be protected / enhanced
- Opportunity for enhanced green route
- Area for potential for green public realm

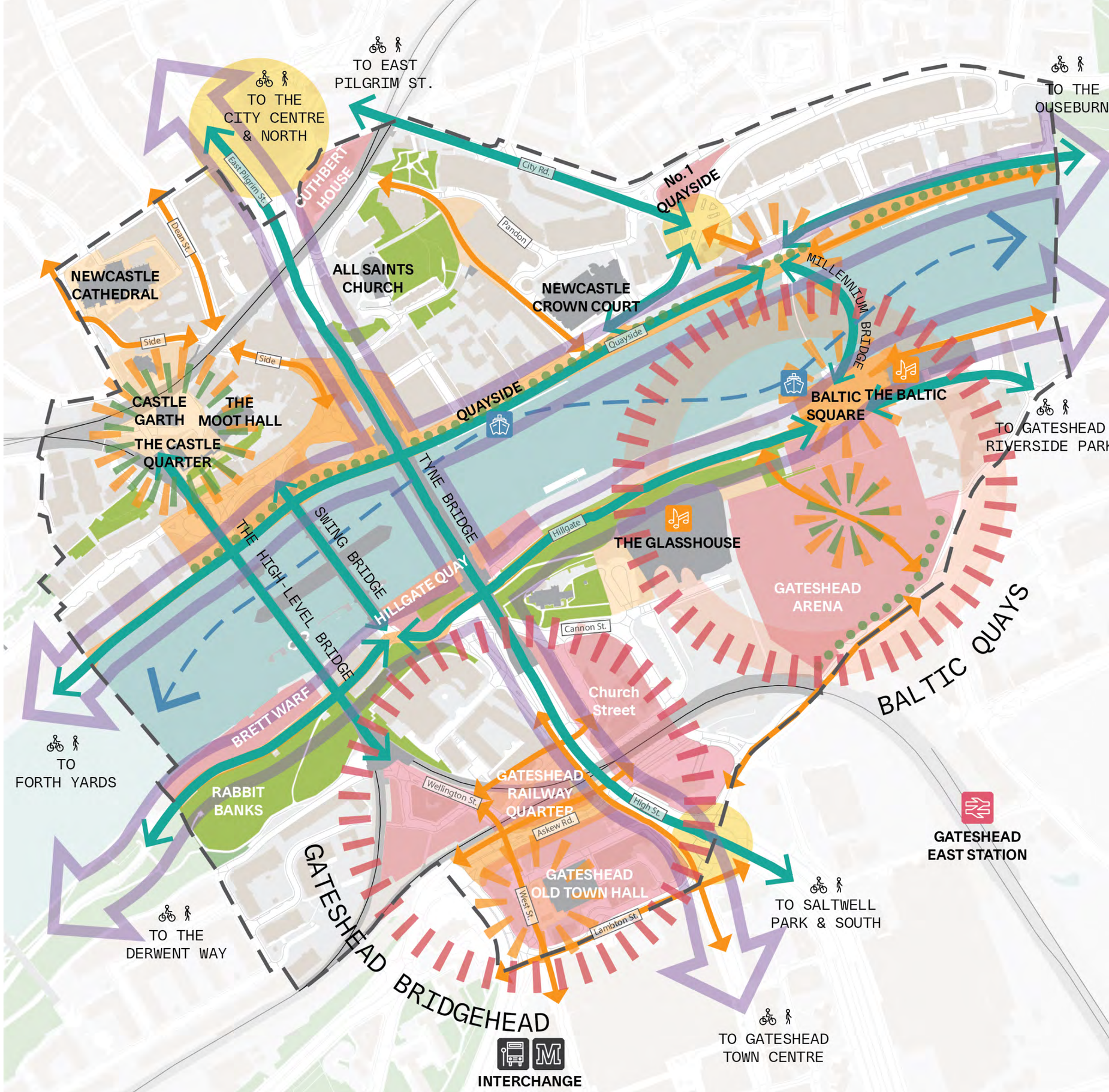
Movement

- Public realm enhancements along key movement corridor
- Primary active travel route with public realm enhancements
- Potential new river-level crossing

Public realm

- Existing area of defined public realm
- Proposed area of defined public realm
- Area of enhanced / new public realm

For full key see start of chapter (page 101)



TYNE HEART

From Today to 2050



NE1's Dragon Boat Race, NE1

TODAY

The Tyne Heart is Newcastle and Gateshead's most recognisable shared landscape. The river, gorge, historic Quayside and family of iconic bridges create a dramatic setting in which heritage, culture and engineering come together. The two banks have complementary characters: the Newcastle Quayside is defined by its dense historic fabric and established leisure offer, while the Gateshead bank is more open and evolving, anchored by major cultural institutions and significant regeneration opportunities. Despite their proximity, differences in level, movement and activity mean that the two sides do not yet consistently feel like one place.



Gateshead Arena site, Gateshead Council



Brett Wharf - Gateshead, FaulknerBrowns

BY 2050

The Tyne Heart will be experienced as the civic, cultural and destination heart of the Urban Core. Its bridges will be celebrated as places and experiences as well as crossings, while animated waterfronts, culture, entertainment, homes, hospitality and public space will create activity throughout the day and evening. New development on the Gateshead bank will complement rather than imitate the historic Newcastle Quayside, creating a confident contemporary counterpart united by the river and a shared waterfront experience.



Performance Square - Baltic Quays, Planit

TYNE HEART

Strategy Summary

Strategic Purpose	The symbolic, cultural and destination heart of the Urban Core.
Character Considerations	Protect the historic character of Newcastle Quayside while creating a bold, contemporary cultural and residential waterfront on the Gateshead bank, united through the river, bridges and public realm.
Development Potential	→ Place-led regeneration, anchored by residential development on the Gateshead bank and the re-use and intensification of established buildings and infill sites on the Newcastle bank, creating vibrant neighbourhoods, thriving destinations and new opportunities for investment. ↘ Potential for: → c.1,500 homes → c.10,000 sqft floorspace → 1 new arena
Connectivity and Public Realm	→ Strengthen the central cross-Tyne loop formed by the Tyne, High Level, Swing and Millennium Bridges, transforming them from a series of crossings into a defining feature of the Urban Core that connects people, places and experiences across both sides of the river. → Improving public transport, walking, wheeling and cycling connections will create greater transport choice, support growth and reinforce the Urban Core as a single, connected destination. → Enhance connections between the river and new neighbourhoods. → Create more opportunities to access and experience the water. Water taxis, public realm, lighting, seating, waterside event space and public art should celebrate the river and its heritage.
Major Projects	Gateshead Arena; Gateshead Old Town Hall; Brett Wharf; Gateshead Railway Quarter; Riverside Park, Tyne Bridge; High Level Bridge; Newcastle Quayside public realm and pedestrianisation. Potential to explore river transport, and long term need to explore future rail crossing requirements and solution.
Delivery Priorities – Short Term	Progress Old Town Hall and Brett Wharf; deliver a new state-of-the art arena at Gateshead Quays; build the identity and independent offer of the Railway Quarter; deliver Riverside Park and improve links along the Tyne Derwent Way linking the Metro Centre with the Urban Core; secure a coordinated approach to Tyne Bridge landing points and cross-river movement; and establish a consistent public realm and activation programme for access to and around both quaysides.



Wave-Field temporary installation - Quayside, NE1

NEWCASTLE CITY CORE

VISION

Newcastle City Core will remain the region's principal concentration of business, hospitality retail, leisure and city-centre activity, while evolving into a more mixed-use and resilient destination. Heritage-led reuse in Grainger Town will sit alongside commercial development at Pilgrim Street, new development around New Bridge Street and Manors Station, and continued regeneration south of Central Station. More homes, active upper floors, high-quality workplaces and an improved network of public spaces will extend activity beyond traditional working and shopping hours and reinforce and support the centre's regional role.



NEWCASTLE CITY CORE

Development Opportunities

- Near future development opportunity
- Future development opportunity
- Institution estate plan
- SRF integrated movement framework
- Key nodes & clusters

Green spaces & infrastructure

- Existing green space to be protected / enhanced
- Opportunity for enhanced green route
- Area for potential for green public realm

Movement

- Public realm enhancements along key movement corridor
- Primary active travel route with public realm enhancements
- Potential new river-level crossing

Public realm

- Existing area of defined public realm
- Proposed area of defined public realm
- Area of enhanced / new public realm

For full key see start of chapter (page 101)



NEWCASTLE CITY CORE

From Today to 2050



Street performer at Grey's Monument



High Bridge Newcastle

TODAY

Newcastle City Core is the established commercial, civic and retail heart of the Urban Core. Its character is rooted in the historic streets, classical architecture and fine urban grain of Grainger Town, alongside major shopping, hospitality and cultural destinations. To the east, Pilgrim Street, the Blue Carpet, New Bridge Street and Manors tell a different story: one of larger-scale development, changing city functions and an emerging contemporary gateway. This creates a centre with two complementary characters, but one in which some upper floors, buildings and public spaces remain underused and activity can fall away outside traditional working and shopping hours.



Bigg Market public realm, Southern Green



Pilgrim Place, Ryder Architecture



HMRC North, Ryder Architecture



Pilgrim Street, Ryder Architecture



Grainger Market refurbishment, FaulknerBrowns & Pillar

BY 2050

The City Core will combine the elegance and authenticity of its historic centre with the confidence of a new eastern commercial and mixed-use district. Grainger Town will remain recognisably historic but become more lived-in and active, with upper floors and heritage buildings brought back into productive use. Pilgrim Street, New Bridge Street and Manors will provide the modern workplaces, homes and gateway development needed by a nationally competitive regional centre. Together, these areas will create a more resilient city core that is active from day into evening without losing the character that makes central Newcastle distinctive.

NEWCASTLE CITY CORE

Strategy Summary

Strategic Purpose	The commercial, civic and retail core of the Urban Core.
Character Considerations	Conserve and reactivate Grainger Town's historic fabric while establishing a confident contemporary eastern gateway around Pilgrim Street, New Bridge Street and Manors.
Development Potential	→ Complete and consolidate the major commercial investment at Pilgrim Street and Founder's Place; facilitate office-led mixed-use development around the Blue Carpet and City Gateway East; introduce residential, hotel and leisure use at New Bridge Street; intensify around Manors; and bring underused upper floors and heritage buildings back into productive use across Grainger Town. ↘ Potential for: → c. 1,000 homes → c. 1,000,000 sqft commercial floorspace
Connectivity and Public Realm	→ Improve east-west movement between the centre, Manors and eastern neighbourhoods. → Enhance the southern and eastern approaches to Central Station. → Explore options to create a stronger pedestrian environment across opportunity area with focus on areas of greatest activity and movement. → Introduce targeted greening, SuDS and high-quality public spaces within the historic core.
Major Projects	Pilgrim Street regeneration including development at Higham House site; City Gateway East; New Bridge Street; Manors rail and Metro stations providing new development at the eastern end of the city core; Grainger Town upper floor re-use implementation; refurbishment of Monument Metro; City Centre Transformation Programme; Central Station southern access; Founders Place.
Delivery Priorities – Short Term	Complete and occupy Pilgrim Street; demolish and redevelop Higham House; progress the City Gateway East and Manors framework; coordinate bus-network changes; continue the City Centre Transformation Programme; and ensure momentum and delivery at Founders Place.



Grainger Market refurbishment, FaulknerBrowns & Pillar

GATESHEAD TOWN CENTRE

VISION

Gateshead Town Centre will be transformed into a thriving, mixed-use destination and one of the North East's most exciting places for urban living. Building on the opportunities created by the removal of the flyover, it will reconnect communities, unlock investment and reshape the town centre as a welcoming, accessible and people-focused place.

A new, safe and vibrant centre focused on West St, Trinity Square and north end of High St will be animated by independent businesses, culture, creativity, community life and local services. New homes, a modern transport interchange, high-quality public spaces and a greener, better-connected network of streets and routes will bring more people into the centre, support business growth and create a vibrant day-to-evening economy.

Together, these changes will establish Gateshead Town Centre as a distinctive and confident destination with a strong sense of identity, offering a unique urban experience that complements Newcastle and plays a leading role in the future success of the wider Urban Core.



Gateshead Town Centre

Development Opportunities

- Near future development opportunity
- Future development opportunity
- Institution estate plan
- SRF integrated movement framework
- Key nodes & clusters

Green spaces & infrastructure

- Existing green space to be protected / enhanced
- Opportunity for enhanced green route
- Area for potential for green public realm

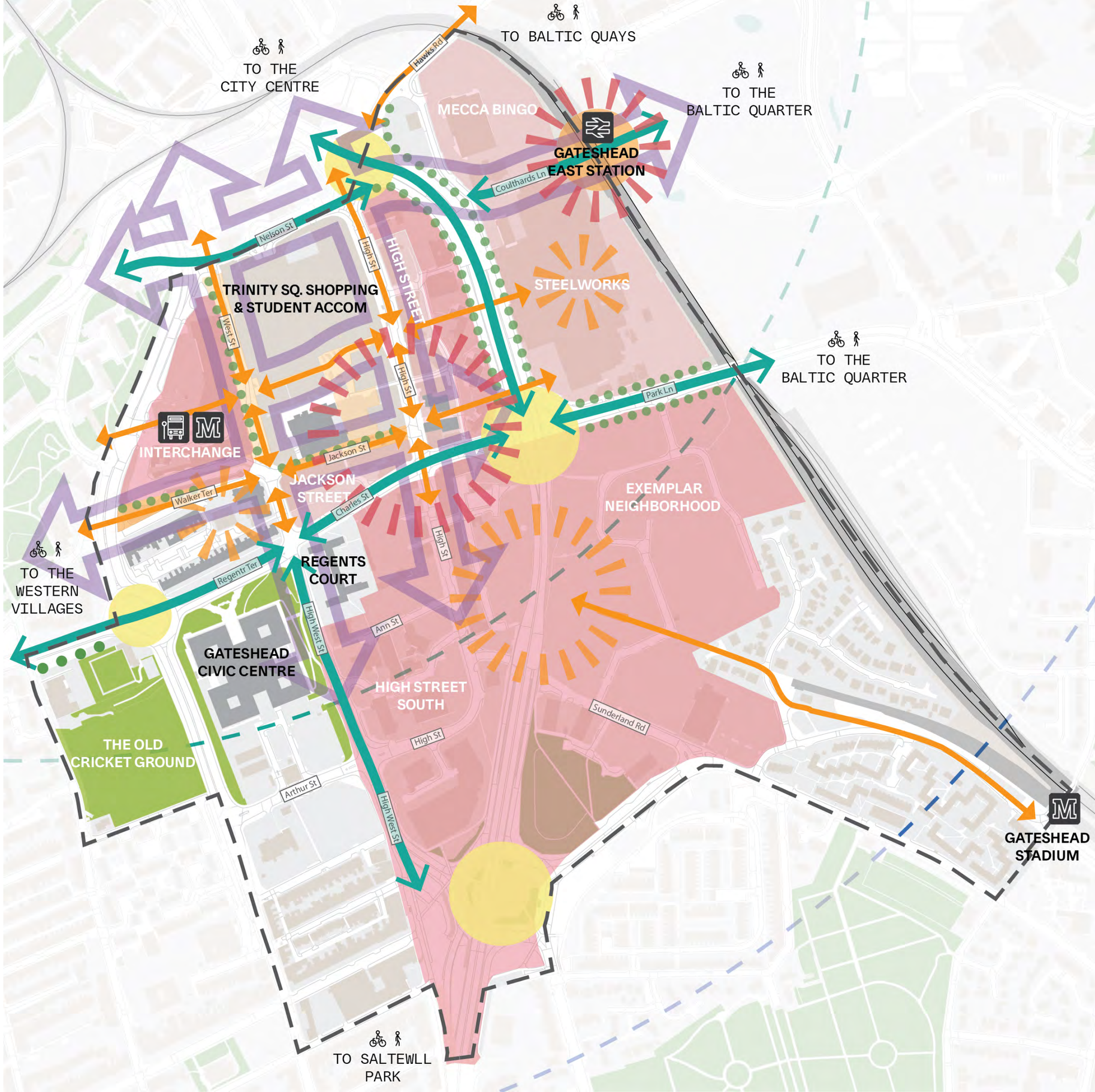
Movement

- Public realm enhancements along key movement corridor
- Primary active travel route with public realm enhancements
- Potential new river-level crossing

Public realm

- Existing area of defined public realm
- Proposed area of defined public realm
- Area of enhanced / new public realm

For full key see start of chapter (page 101)



GATESHEAD TOWN CENTRE

From Today to 2050



Gateshead Fly-over removal, Gateshead Council



Town centre construction, Gateshead Council

TODAY

Gateshead Town Centre has a strong historic identity and community role, but its character and connections have been weakened by transport infrastructure, fragmented development and the decline of parts of its traditional commercial offer. The High Street North, West Street, Jackson Street and Trinity Square retain the ingredients of a distinctive town centre, while established communities, independent businesses and cultural activity provide a foundation for renewal. The removal of the flyover is now fundamentally changing how the centre can be seen, accessed and experienced.



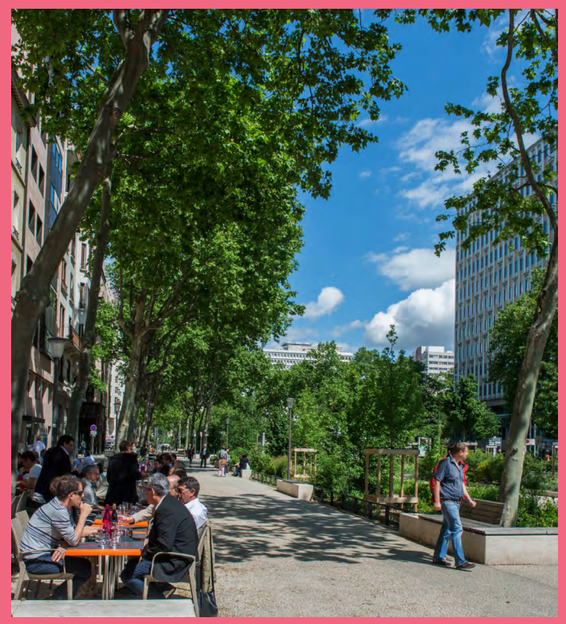
Town centre public realm, Gateshead Council



Gateshead Town Centre future vernacular - Baltic Quarter, Ryder Architecture

BY 2050

Gateshead Town Centre will be a confident, people-focused urban centre with a character distinct from, but complementary to, central Newcastle. A reinstated network of streets and spaces will reconnect neighbourhoods and restore the town centre as a focus for everyday civic, commercial and community life. New homes, independent businesses, culture, local services, green spaces and a modern interchange will create a place that feels lived-in, welcoming and active throughout the day and evening. Its identity will come not from replicating Newcastle's offer, but from combining Gateshead's creativity, independence and community character with a new quality of urban living.



Public realm green enhancement - Kings Cross, Alex Upton

GATESHEAD TOWN CENTRE

Strategy Summary

Strategic Purpose	The Urban Core's flagship town centre transformation project.
Character Considerations	Restore a sense of the historic street network and create a distinctive town-centre identity based on independent enterprise, culture, community life, urban living and greener public spaces.
Development Potential	→ Deliver substantial place-led mixed-use growth, including the Exemplar Neighbourhood and opportunities around the Interchange, Oakwellgate and the former flyover corridor, creating distinctive neighbourhoods and destinations that attract residents, businesses and visitors. Support independent retail, leisure and flexible workspace through the refurbishment and activation of existing properties. ↘ Potential for: → c. 2,000 homes → c. 50,000 sqft of retail/leisure/flexible workspace → Improved and integrated transport interchange
Connectivity and Public Realm	→ Refurbishment of Gateshead Interchange as a key gateway site and transport hub. → Support the delivery of a new East Gateshead Station as a gateway to the Urban Core, improving connectivity, attracting investment and helping to create a more accessible and vibrant place. → Create a blue-green corridor within key sections of the former flyover corridor, combining parks, planting and natural drainage features to reduce flood risk, improve nature and the environment, strengthen east-west connections and support the delivery of new homes and businesses. → Improve east-west connections through the centre including potential investment in improve Jackson Street and Coulthards Lane, reconnect surrounding neighbourhoods, and improve public realm.
Major Projects	New infrastructure delivery in place of previous Gateshead Flyover; Gateshead Interchange; Town Centre Programme; Old Town Hall; Exemplar Neighbourhood; Oakwellgate; former steelworks and MECCA sites; Gateshead East train station.
Delivery Priorities - Short Term	Complete flyover demolition and agree the replacement movement and public realm framework; progress the Exemplar Neighbourhood; establish a deliverable proposition at Gateshead Interchange; delivery of Oakwellgate; activate vacant assets and strengthen the High Street, Jackson Street and Trinity Square offer, alongside delivery of public art to support activation and local pride.



Trinity Square - Gateshead Town Centre, Gateshead Council

BOULEVARD & STADIUM

VISION

Boulevard & Stadium will become a nationally significant destination for sport, culture, innovation, education and urban living. Anchored by Newcastle United Football Club, Newcastle Helix and Newcastle College, it will create a distinctive destination that supports economic development, attracts investment, and enhances Newcastle's international profile.

The evolution of St James' Quarter alongside the completion of Helix will create a globally recognised gateway to Newcastle, attracting investment, talent, major events, visitors, and new communities while strengthening the city's international profile.

St James' Boulevard will become a green and connected urban spine linking Central Station, Forth Yards, Newcastle College, the LMA campus, Helix, Newcastle United Football Club and Leazes Park. Together these destinations will create a vibrant mixed-use commercial, innovation and visitor-economy district that combines world-class sport, innovation and business space, learning, culture and visitor offer, hotels and city living on the western edge of the Urban Core.



Boulevard & Stadium

Development Opportunities

- Near future development opportunity
- Future development opportunity
- Institution estate plan
- SRF integrated movement framework
- Key nodes & clusters

Green spaces & infrastructure

- Existing green space to be protected / enhanced
- Opportunity for enhanced green route
- Area for potential for green public realm

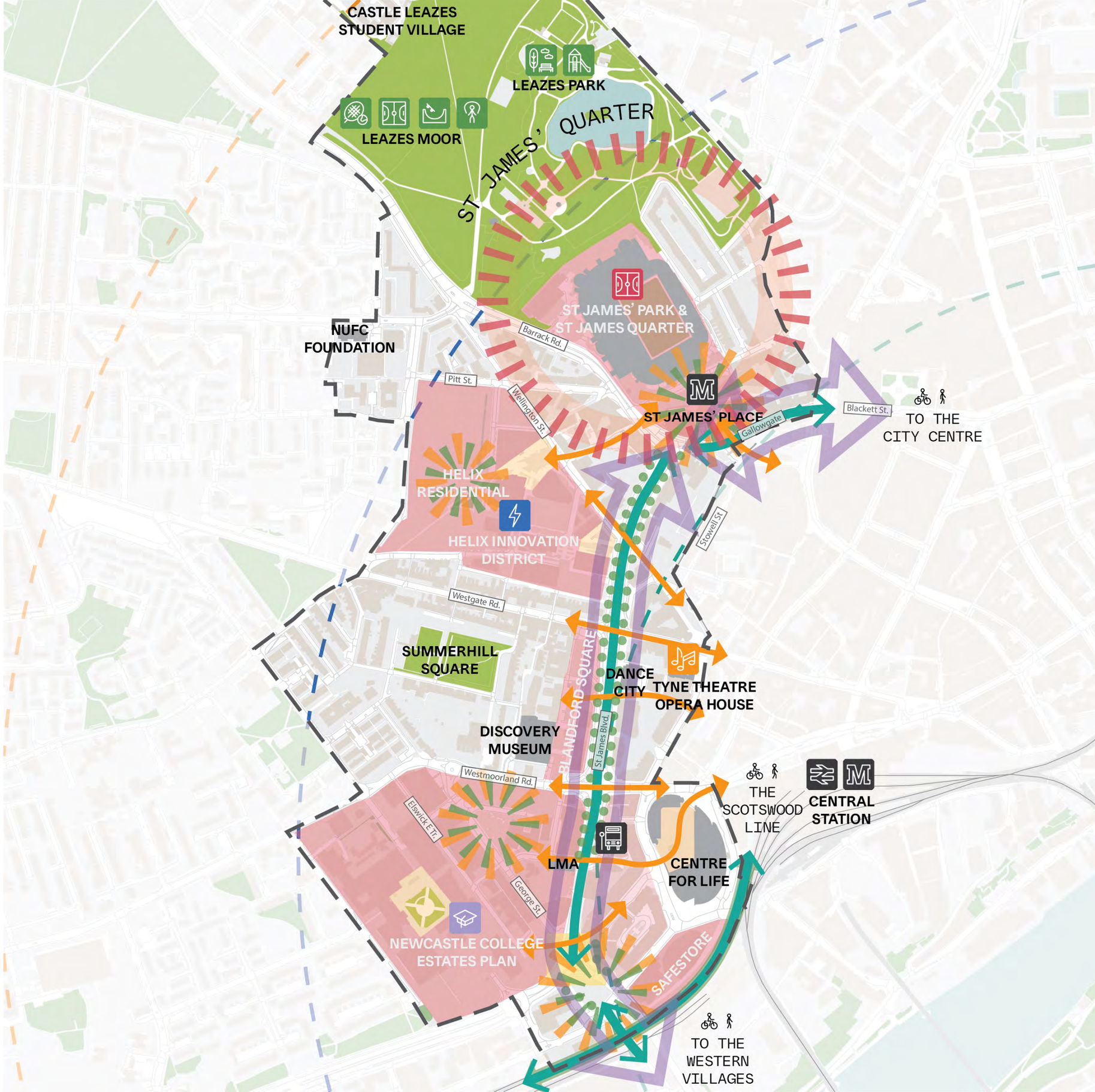
Movement

- Public realm enhancements along key movement corridor
- Primary active travel route with public realm enhancements
- Potential new river-level crossing

Public realm

- Existing area of defined public realm
- Proposed area of defined public realm
- Area of enhanced / new public realm

For full key see start of chapter (page 101)



BOULEVARD & STADIUM

From Today to 2050



The Catalyst on Newcastle Helix



Discovery Museum at St James' Boulevard

TODAY

Boulevard & Stadium is currently a corridor of major assets rather than a single coherent district. Newcastle United Football Club, Newcastle Helix, Newcastle College, Leazes Park and the cultural institutions around Blandford Square each have a strong identity, but St James' Boulevard and surrounding infrastructure separate as much as they connect. The area shifts between the intensity of the stadium, the contemporary innovation environment of Helix, educational uses and quieter residential and green spaces.



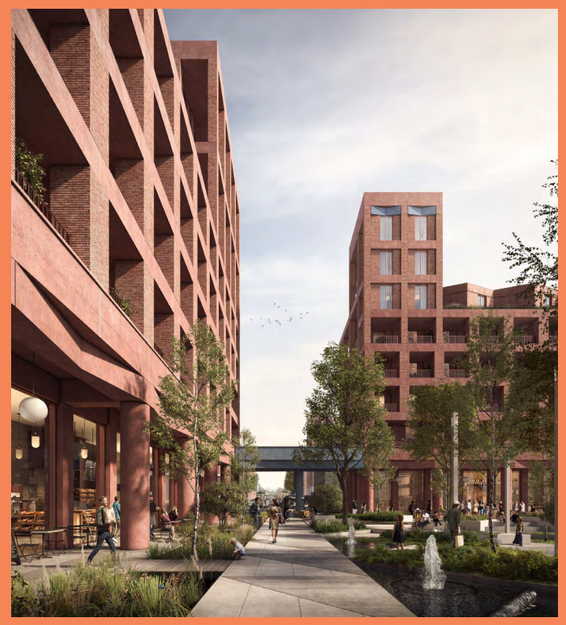
Hadrian's Tower



Helix Residential, FaulknerBrowns & igloo

BY 2050

The energy and international profile of Newcastle United Football Club will combine with the creativity, research and enterprise of Helix, the learning role of Newcastle College and the green areas of open space at Leazes Park. New buildings, streets and public spaces will create a distinctive city district that feels active beyond matchdays and connects sport, innovation, education, leisure, culture and urban living in one recognisable place with safe, useable greenspaces and welcoming public realm.



Helix Residential, FaulknerBrowns & igloo

BOULEVARD & STADIUM

Strategy Summary

Strategic Purpose	The Urban Core's Gateway for innovation, culture, sport and city centre living.
Character Considerations	Create an energetic mixed-use district in which sport, innovation, learning, culture and city living are connected by a green and active urban boulevard.
Development Potential	→ Support mixed-use regeneration around St James' Quarter, drawing upon Newcastle United Football Club as a key city anchor; complete the Helix as a mixed innovation and residential district, building on opportunity for sectoral alignment with Newcastle University as a key partner and occupier; modernise Newcastle College and consider opportunities arising from estate rationalisation; and strengthen the cultural cluster around Blandford Square. The sub-area can accommodate commercial, educational, residential, cultural, leisure and visitor uses at a significant urban scale. ↘ Potential for: → c.1,000 homes → c. 1,000,000 sqft commercial, urban living, cultural and leisure floorspace → World class sports stadium
Connectivity and Public Realm	→ Transform St James' Boulevard into a stronger north-south multimodal corridor. → Improve crossings and east-west permeability. → Connect into the Northern Arc and Scotswood Line. → Strengthen links to Central Station. → Potential to explore opportunities for a combined transport hub. → Bring and connect strategic green space to the heart of the Urban Core including improve links to Leazes Park. → Green infrastructure and sustainable drainage should become defining features of the boulevard.
Major Projects	St James' Quarter; St James' Boulevard improvements; Newcastle Helix; Newcastle College estate masterplan delivery; Blandford Square; National Express site; Scotswood Line connections.
Delivery Priorities – Short Term	Agree the strategic proposition for St James' Quarter; complete remaining Helix plots; progress Newcastle College's estate programme; develop coordinated public realm and crossing improvements along St James' Boulevard; and strengthen pedestrian links to Leazes Park, the college and Central Station.



Sam Fender St James' Park 2025

EASTERN GATEWAY

VISION

Eastern Gateway will become the critical link between the City Core, the universities, the Ouseburn and the neighbourhoods to the east, transforming underutilised land into a vibrant mixed-use urban quarter.

Development around Manors Station and New Bridge Street will establish a new eastern gateway to the city centre, supporting new homes, employment space, education and carefully planned increase in homes alongside the renewal of existing communities.

Major improvements to movement, public realm and green infrastructure will overcome the severance created by the Central Motorway, strengthen connections to Ouseburn and surrounding neighbourhoods, and create a greener, more accessible and more attractive urban environment.

Over time, Eastern Gateway will evolve from a fragmented transition zone into a connected and thriving city district that supports the continued sustainable development of the Urban Core.



Eastern Gateway

Development Opportunities

- Near future development opportunity
- Future development opportunity
- Institution estate plan
- SRF integrated movement framework
- Key nodes & clusters

Green spaces & infrastructure

- Existing green space to be protected / enhanced
- Opportunity for enhanced green route
- Area for potential for green public realm

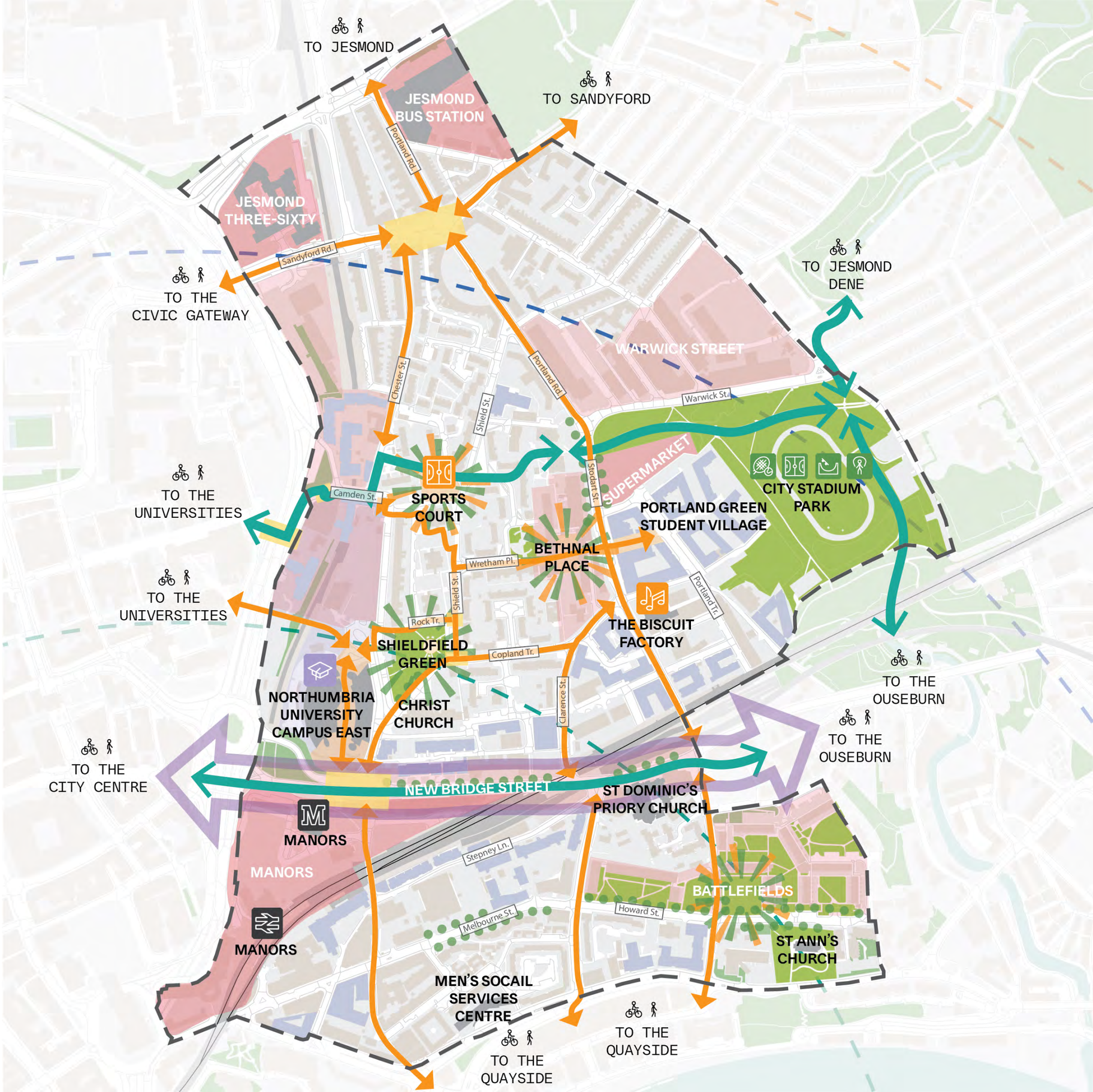
Movement

- Public realm enhancements along key movement corridor
- Primary active travel route with public realm enhancements
- Potential new river-level crossing

Public realm

- Existing area of defined public realm
- Proposed area of defined public realm
- Area of enhanced / new public realm

For full key see start of chapter (page 101)



EASTERN GATEWAY

From Today to 2050



Northumbira City Campus East, ©Rich Kenworthy

TODAY

Eastern Gateway is a varied and fragmented transition between the City Core, the universities, Ouseburn and established communities to the east. Its character reflects different periods of development, including Victorian streets, post-war housing, residential towers, student accommodation, university buildings and underperforming commercial sites. The area has youthful energy and strong proximity to major destinations, but the Central Motorway, railway infrastructure and inconsistent public realm weaken connections and make it feel more like a space between places than a destination in its own right.



Precedent: South Thamesmead Estate, Paul Upward

BY 2050

Eastern Gateway will become a connected, mixed and inclusive city district that marks the transition between the centre and Newcastle's eastern neighbourhoods. Development around Manors and New Bridge Street will create a stronger urban gateway, while sensitive estate renewal, university investment and improvements to existing homes will reinforce established communities. Greener streets, improved crossings and stronger links to Ouseburn will give the area a clearer identity as a well-connected place to live, learn and work, rather than simply a route through the city.



Precedent: Prags Boulevard - Copenhagen, Simon Høgsberg



Precedent: Parkview Thamesmead Estate, Thamesmead Now

EASTERN GATEWAY

Strategy Summary

Strategic Purpose	Connecting the City Core, universities and Ouseburn through gateway-led regeneration.
Character Considerations	Turn a fragmented transition zone into a connected mixed urban district, retaining its varied communities while strengthening gateways, green links and east-west movement.
Development Potential	→ Target intensified residential and mixed-use development around Manors and New Bridge Street. → Deliver improvement to existing housing and release of land for intensified residential development across existing housing estates. → Progress university estate improvements and support additional release of land for development purposes. → Accommodate further student housing only where supported by identified need and sensitivity to existing communities. ↘ Potential for: → c. 1,000 homes → Upgrade to Manors metro and Rail stations
Connectivity and Public Realm	→ Improve east-west walking, wheeling and cycling connections between Manors, New Bridge Street and Ouseburn. → Overcome Central Motorway severance. → Enhance links to the Quayside. → Green New Bridge Street. → Improve City Stadium Park. → Protect the ecological and drainage function of the Ouseburn corridor.
Major Projects	Manors rail and Metro stations providing a key gateway to the Eastern Gateway; New Bridge Street and City Gateway East interfaces; Northumbria University estate projects; targeted housing and estate-renewal opportunities; Ouseburn Gateway and New Bridge Street public realm.
Delivery Priorities – Short Term	Deliver intensification around Manors Station; agree priority crossings of the Central Motorway; coordinate New Bridge Street public realm with adjoining development; and progress university estate and targeted residential retrofit and redevelopment opportunities.



©Rich Kenworthy

INNOVATION QUARTER

VISION

Innovation Quarter will be the knowledge and innovation heart of the Urban Core, bringing together world-class healthcare, education, research and civic institutions within a connected innovation ecosystem. Anchored by the Royal Victoria Infirmary, Newcastle University, Northumbria University, and the Civic Centre with strong alignment with Newcastle Helix and the Baltic Quarter, the area will support innovation-led sustainable development, commercialisation, collaboration and talent retention, strengthening the Urban Core's role as a leading centre for knowledge, enterprise and discovery.

Its distinctive campus character and open spaces will be protected and enhanced, while stronger connections to Exhibition Park, the Town Moor and surrounding neighbourhoods will create a unique green innovation district at the northern gateway to the city centre.



Innovation Quarter

Development Opportunities

- Near future development opportunity
- Future development opportunity
- Institution estate plan
- SRF integrated movement framework
- Key nodes & clusters

Green spaces & infrastructure

- Existing green space to be protected / enhanced
- Opportunity for enhanced green route
- Area for potential for green public realm

Movement

- Public realm enhancements along key movement corridor
- Primary active travel route with public realm enhancements
- Potential new river-level crossing

Public realm

- Existing area of defined public realm
- Proposed area of defined public realm
- Area of enhanced / new public realm

For full key see start of chapter (page 101)



INNOVATION QUARTER

From Today to 2050



Student Forum - Newcastle University, Southern Green

TODAY

Innovation Quarter is defined by a distinctive institutional and campus character. The Royal Victoria Infirmary, Newcastle University, Northumbria University and the Civic Centre occupy substantial buildings set among courtyards, landscaped spaces and mature greenery, creating a different grain from the surrounding city centre. The area is already a major concentration of healthcare, education, research and civic activity, but its institutions can feel physically separate and its innovation strengths are not always visible or connected at street level.



Wylam Brewery - Exhibition Park



N.E.S.S.T - Northumbria University, Ryder Architecture

BY 2050

Innovation Quarter will become a green, open and internationally recognised knowledge district in which healthcare, education, research, civic life and enterprise operate as a connected ecosystem. Its campus character and valued open spaces will remain defining qualities, but stronger routes, shared spaces and complementary development will make the district more permeable and collaborative. Innovation will be visible in the life and design of the place, while connections to Exhibition Park, the Town Moor, Helix and surrounding neighbourhoods will give the district a distinctive setting that combines urban intensity with access to landscape.



Precedent: Knowledge Quarter Liverpool, Sciontec Developments

INNOVATION QUARTER

Strategy Summary

Strategic Purpose	The Urban Core's knowledge, health and innovation district.
Character Considerations	Retain and enhance the area's green campus character while creating stronger physical and functional connections between healthcare, education, research, civic institutions and enterprise.
Development Potential	→ Optimise major institutional estates; support expansion of clinical, research, educational and innovation activity; enable complementary spin-out, commercial and residential development where land is released; and build on the North East Space Skills and Technology Centre as a nationally significant research and skills asset. ↘ Potential for: → c. 500,000 sqft of commercial, educational and health floorspace
Connectivity and Public Realm	→ Strengthen Great North Road as a multimodal northern gateway. → Improve crossings of the Central Motorway. → Enhance access to Exhibition Park and the Town Moor. → Protect valued open spaces around the Civic Centre and St Thomas' Church. → Investigate the longer-term potential for a greener Central Motorway corridor linked to potential reduction in through-traffic.
Major Projects	Royal Victoria Infirmary estate optimisation; Newcastle University estate masterplan; Northumbria University campus redevelopment including North East Space Skills and Technology Centre (NESST); targeted public realm and campus greening.
Delivery Priorities – Short Term	Align the three principal institutional estate strategies; define the innovation-district proposition; protect strategic development capacity; improve links to Town Moor and eastern neighbourhoods; and coordinate campus public realm and green infrastructure investment.



Armstrong Building public realm, Southern Green

WESTERN URBAN VILLAGES

VISION

Western Urban Villages will deliver a step change in urban living through the creation of a connected series of riverside neighbourhoods extending westwards from Central Station along the Tyne.

This is a key area of change delivering an urban corridor, an extension of the city centre and a long-term westward sustainable development strategy building on the delivery of Forth Yards and Brett Wharf as catalysts for wider change.

Building on the success of Stephenson Quarter, Ochre Yards and Founder's Place, the continued regeneration of Forth Yards, Brett Wharf, Askew Road Sites and other longer-term brownfield opportunities will establish a vibrant residential corridor that strengthens the relationship between the city centre and the western river front.

Together, these areas will provide new homes, employment space, local services, public spaces and green infrastructure, creating distinctive communities connected by the Scotswood Line, Riverside Park, enhanced riverside routes and potential new cross-Tyne links. Over time, the western river corridor will evolve into a major new urban quarter and sustainable extension of the Urban Core, supporting population growth whilst reinforcing Newcastle and Gateshead's riverside identity.



Western Urban Villages

Development Opportunities

- Near future development opportunity
- Future development opportunity
- Institution estate plan
- SRF integrated movement framework
- Key nodes & clusters

Green spaces & infrastructure

- Existing green space to be protected / enhanced
- Opportunity for enhanced green route
- Area for potential for green public realm

Movement

- Public realm enhancements along key movement corridor
- Primary active travel route with public realm enhancements
- Potential new river-level crossing

Public realm

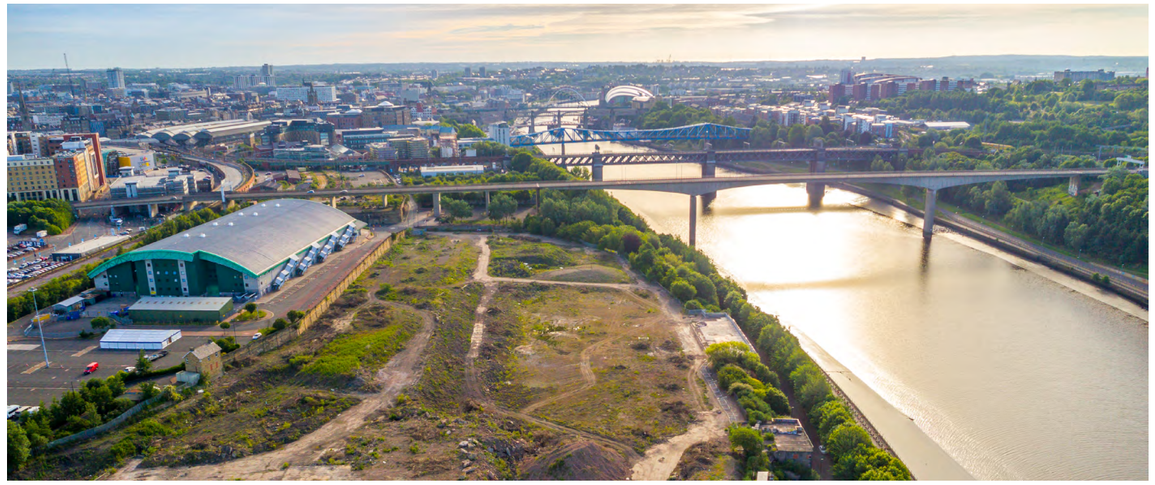
- Existing area of defined public realm
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- Area of enhanced / new public realm

For full key see start of chapter (page 101)



WESTERN URBAN VILLAGES

From Today to 2050



Forth yards development site

TODAY

The western river corridor is characterised by dramatic topography, industrial heritage, infrastructure and a series of disconnected development sites and communities on both banks of the Tyne. Stephenson Quarter, Founders Place and Ochre Yards provide an emerging urban character close to the centre, while Forth Yards, Brett Wharf, Askew Road and land further west offer a very different scale of opportunity. The river and gorge create an exceptional setting, but physical barriers and gaps in riverside access currently limit the sense of a continuous neighbourhood corridor.



Forth Yards, FaulknerBrowns

BY 2050

Western Urban Villages will become a family of connected riverside neighbourhoods extending the Urban Core westwards. Each place will respond to its setting, from the denser and more urban character around Central Station, Stephenson Quarter and Forth Yards and lower-scale and landscape-led communities on the southern bank. Terraced landscapes, the Scotswood Line, Riverside Park, continuous river routes and potential new cross-Tyne connections will establish a strong shared identity, allowing each neighbourhood to feel distinctive while belonging to a coherent western growth corridor.



Precedent: Little C - Rotterdam, ©Riccardo de Vecchi



Clasper Village - Gateshead, Taylor Wimpey

WESTERN URBAN VILLAGES

Strategy Summary

Strategic Purpose	Extending the Urban Core westwards through a riverside growth corridor.
Character Considerations	Create a family of dense and landscape-led riverside neighbourhoods whose scale and character respond to the gorge, industrial heritage and transition from city centre to wider communities.
Development Potential	→ One of the Urban Core's largest opportunities for an in increase in homes, with the SRF identifying more than 3,750 homes and approximately 200,000 sq ft of commercial space. Forth Yards has the potential to accommodate around 2,500 homes, with additional housing at Brett Wharf, Askew Road Sites, Pottery Lane and longer-term redevelopment opportunities along Scotswood Road. ↘ Potential for: → c. 3,750 homes → c. 200,000 commercial floorspace → River crossing and public realm along Scotswood Line and Tyne Derwent Way
Connectivity and Public Realm	→ Deliver the Scotswood Line as a strategic linear park and active travel corridor. → Enhance Gateshead Riverside Park as a major green destination, improving access to the waterfront and strengthening connections between surrounding neighbourhoods and the River Tyne. → Protect the long-term role of Redheugh Bridge as an important movement link across the river. → Explore a new river-level connection between the growing residential corridor on the northern side of the Tyne with, Brett Wharf and the Staiths. → Strengthen routes through Rabbit Banks and Windmill Hills. → Embed SuDS, terraced landscapes and continuous river-edge access within development.
Major Projects	Forth Yards; Scotswood Line; Brett Wharf; Askew Road sites; Riverside Park; Pottery Lane; potential new river crossing connecting new neighbourhoods; longer-term Scotswood Industrial Estate redevelopment.
Delivery Priorities – Short Term	Maintain momentum at Forth Yards and Founders Place; secure infrastructure and remediation delivery; deliver Riverside Park; deliver the Scotswood Line corridor alongside residential corridor delivery; complete current Askew Road housing delivery; coordinate social infrastructure requirements; and safeguard potential bridge landing points.



Forth Yards, FaulknerBrowns

EASTERN URBAN VILLAGES

VISION

Eastern Urban Villages will become one of the UK's most distinctive waterfront urban quarters, bringing together city living, culture, creativity, innovation and leisure around the meeting of the Tyne and Ouseburn.

Ouseburn provides a powerful foundation for this next phase of continuing inclusive development. Its reinvention from an industrial valley into a thriving cultural and creative neighbourhood demonstrates how regeneration can remain true to a place's heritage while creating something new. Its distinctive mix of historic buildings, independent businesses, creative production, arts, music, culture and leisure has created a place with a strong identity and national profile. Future development will build on this success, protecting and expanding the conditions that have enabled Ouseburn's cultural and creative communities to flourish.

The opportunity is to extend this spirit of heritage-led reinvention across the wider Eastern Urban Villages, connecting Ouseburn with Baltic Quarter and new neighbourhoods at Spillers, Malmo Quay, Southshore and surrounding sites.

Development on both sides of the river will complement rather than dilute their distinctive identities, supporting cultural venues, music, creative production, independent enterprise and affordable workspace alongside new homes, employment, education and innovation. Major new green and public spaces, continuous waterfront routes, enhanced public transport and new cross-river connections will create a connected network of vibrant riverside communities. Together, these areas will form an eastern urban village that is rooted in the heritage and creativity of the Tyne and Ouseburn, while providing space for new communities, businesses and cultural activity to grow.



Eastern Urban Villages

Development Opportunities

- Near future development opportunity
- Future development opportunity
- Institution estate plan
- SRF integrated movement framework
- Key nodes & clusters

Green spaces & infrastructure

- Existing green space to be protected / enhanced
- Opportunity for enhanced green route
- Area for potential for green public realm

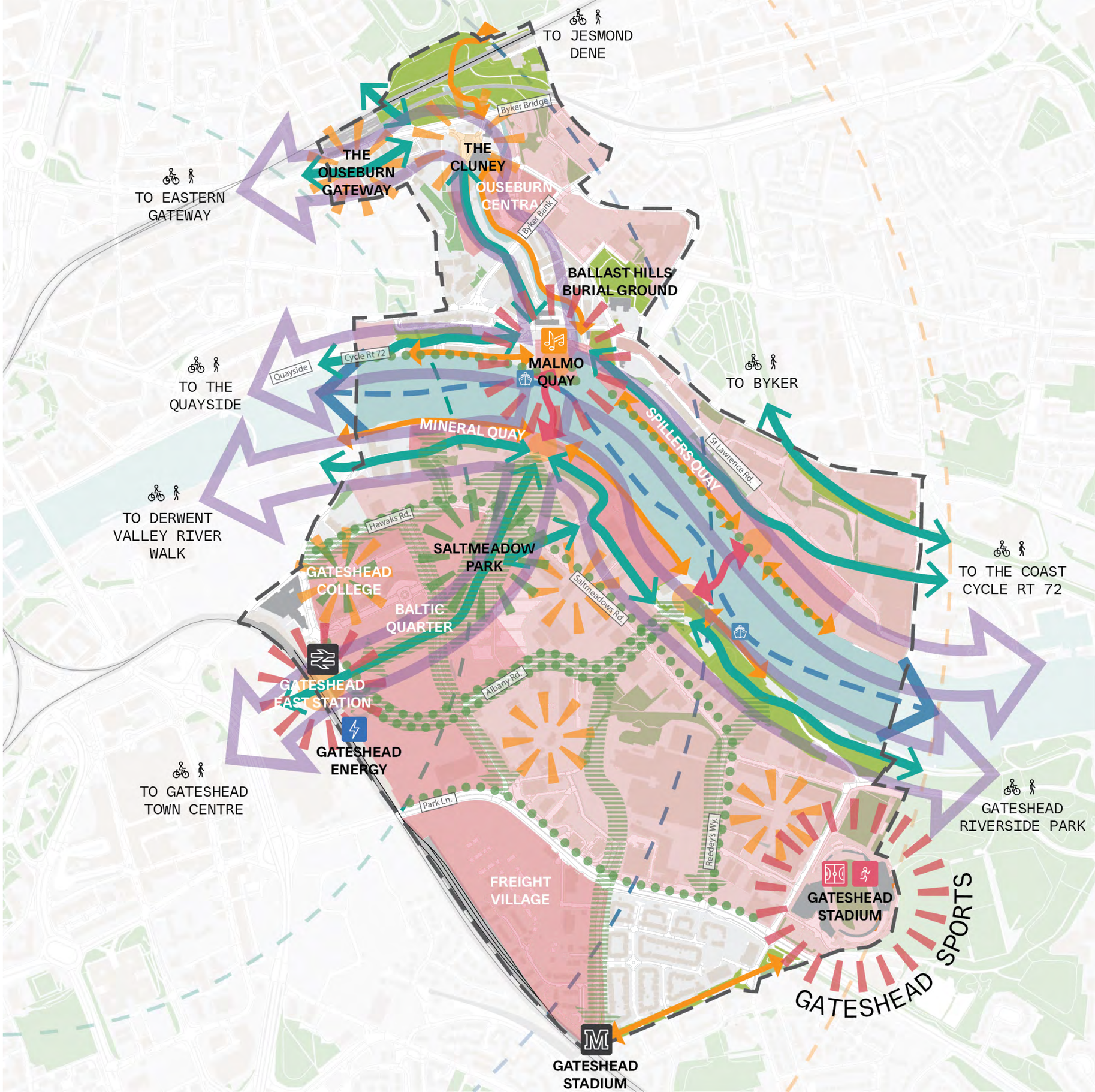
Movement

- Public realm enhancements along key movement corridor
- Primary active travel route with public realm enhancements
- Potential new river-level crossing

Public realm

- Existing area of defined public realm
- Proposed area of defined public realm
- Area of enhanced / new public realm

For full key see start of chapter (page 101)



EASTERN URBAN VILLAGES

From Today to 2050



Baltic Quarter development site, Gateshead Council

TODAY

Eastern Urban Villages is shaped by the meeting of the Tyne and Ouseburn and by the contrast between established creative neighbourhoods and major areas of undeveloped or underused land. Ouseburn has a strong identity rooted in industrial heritage, independent enterprise, music, making and culture. Across the river and along the wider waterfront, Baltic Quarter, Southshore, Spillers Quay and other sites provide capacity for transformational development, but do not yet form a connected place.



Byker Bridge , Ouseburn



Baltic Quarter ©Ryder Architecture

BY 2050

Eastern Urban Villages will become a distinctive cross-river waterfront quarter in which new neighbourhoods extend the spirit of Ouseburn's heritage-led reinvention without replicating or displacing it. Culture, music, creative production, education, affordable workspace and independent enterprise will sit alongside new homes, employment and innovation. New parks, active waterfronts and cross-river connections will give the wider area a coherent landscape identity, while allowing Ouseburn, Baltic Quarter, Southshore, Spillers and Malmo Quay to retain their own recognisable characters.



Lime Street - Ouseburn, Xsite Architecture



Lime Street - Ouseburn, Xsite Architecture

EASTERN URBAN VILLAGES

Strategy Summary

Strategic Purpose	The Urban Core's premier waterfront development, culture and innovation district, building on Ouseburn's proven model of heritage-led creative regeneration.
Character Considerations	Extend Ouseburn's heritage-led creative character across a connected cross-river quarter, protecting cultural production and independent activity while accommodating substantial new neighbourhood development.
Development Potential	→ A generational mixed-use development opportunity focused on Baltic Quarter, Southshore, Spillers Quay, Malmo Quay and Central Ouseburn. ↘ Potential for: → c. 6,000 homes → c. 350,000 sqft commercial and educational floorspace → New train station, river crossing and urban park → Continuation of delivery of Ouseburn's established cultural and creative ecosystem, supporting the retention and further growth of music and cultural venues, creative production, independent businesses, making space and affordable workspace as development takes place.
Connectivity and Public Realm	→ Secure continuous walking and cycling access along both riverbanks. → Establish a stronger Ouseburn Gateway. → Protect routes for a future cross-Tyne connection between Spillers and Southshore. → Integrate new Gateshead East Station and improved Coulthards Lane. → Improve links to Gateshead Stadium. → Create a major green space within Baltic Quarter supported by SuDS and landscape corridors.
Major Projects	Baltic Quarter and South Shore; Gateshead Quays; Spillers, Malmo and Central Ouseburn regeneration; Freight Village; Gateshead College; potential Gateshead East Station; potential Spillers-South Shore bridge; Plot 12.
Delivery Priorities – Short Term	Agree and progress the Baltic Quarter delivery framework; advance Spillers, Malmo and Central Ouseburn proposals; maintain momentum at Freight Village; protect future station and bridge requirements; establish the green, blue and riverside-access framework before individual plots come forward; Establish a culture, heritage and creative-industry framework for Eastern Urban Villages that identifies the venues, uses, workspaces and heritage assets that should be protected, strengthened and connected as part of future growth. Ensure early development and meanwhile activity extend, rather than displace, the area's distinctive cultural and creative identity.



Ouseburn Farm

7

Integrated Movement Strategy

INTEGRATED MOVEMENT STRATEGY

Introduction to the Integrated Movement Strategy

Newcastle and Gateshead possess complementary strengths, but the Urban Core does not yet consistently operate or feel like a single connected place. The River Tyne provides a powerful shared identity, while major roads, infrastructure, topography and gaps in the movement network continue to create physical and perceived separation.

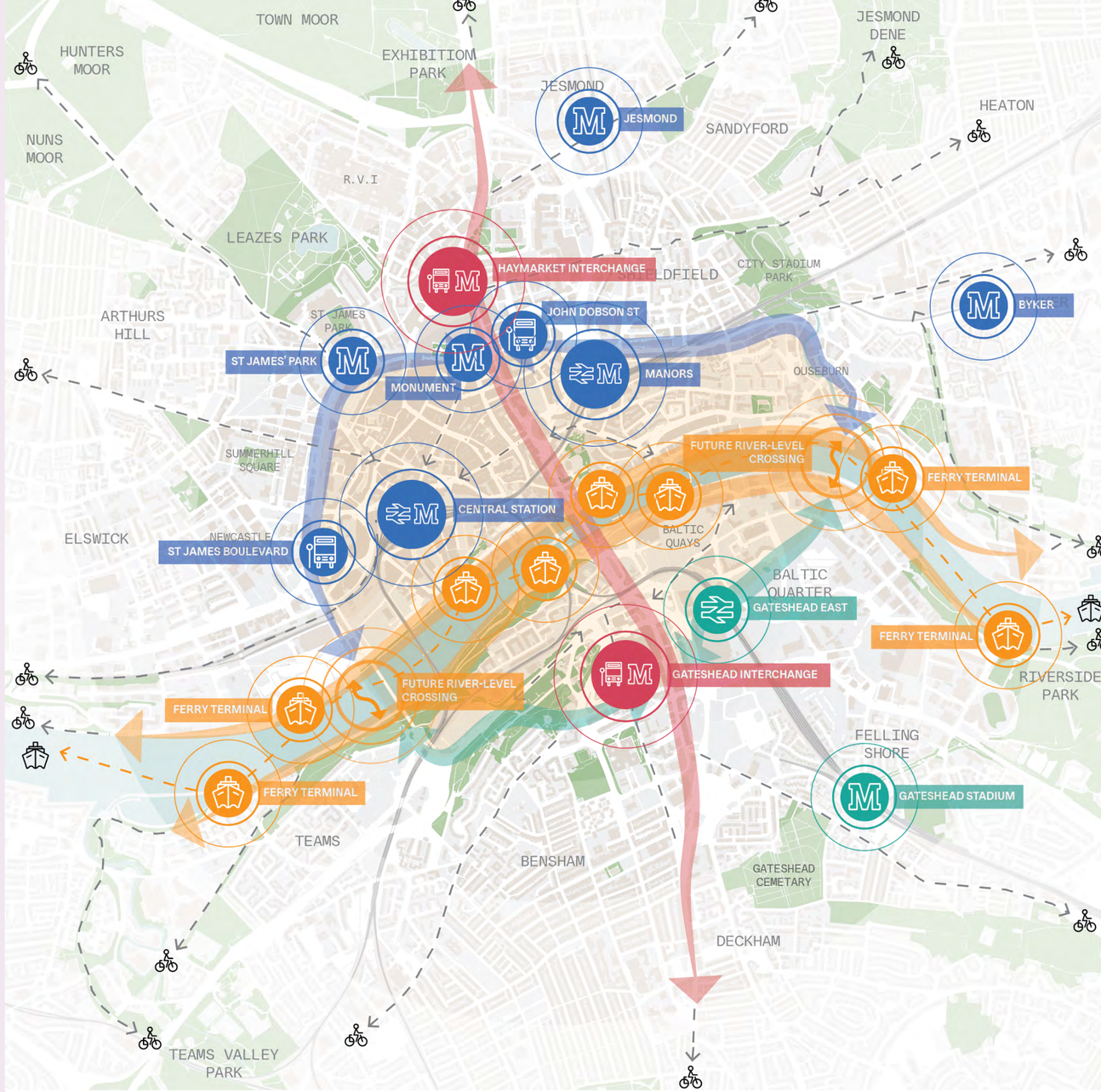
This matters because the inclusive development proposed by the SRF cannot be delivered successfully as a series of disconnected opportunities. New neighbourhoods must be connected to jobs, education, public transport, culture and everyday services. Innovation and employment locations must be accessible to communities across Newcastle, Gateshead and the wider North East. Centres, waterfronts and cultural destinations must form part of a legible and compelling visitor experience.

Connectivity should therefore be viewed as critical regeneration infrastructure. Its purpose is not simply to facilitate movement, but to unlock inclusive economic development, support new neighbourhoods, connect people with opportunity, reduce severance and enable Newcastle and Gateshead to function increasingly as one Urban Core.
The SRF movement strategy supports all of the Big Moves.
It is not simply concerned with journeys from A to B. It uses movement as a means of unlocking development, widening access to opportunity, supporting healthier lives and creating more attractive streets, waterfronts and public spaces. The routes between destinations should themselves become part of the Urban Core's offer, encouraging people to explore, dwell and spend time within the place.

It will establish a more balanced and resilient network that:

- → strengthens connections between Newcastle and Gateshead;
- → connects the eight Areas of Major Opportunity as one development framework;
- → improves relationships between the centres, river and surrounding neighbourhoods;
- → supports public transport, walking, wheeling and cycling while maintaining the access required by residents, businesses, visitors, servicing and freight;
- → manages through-traffic so that strategic movement is directed to the most appropriate routes;
- → transforms vehicle-dominated streets and waterfronts into safer, greener and more attractive places;
- → reinforces regional, national and international connections; and
- → creates the confidence and infrastructure required to unlock long-term investment.

Four transformational movement arcs provide the overarching movement framework: a strengthened north-south spine, an enhanced Quayside and riverbank corridor, a Newcastle Northern Arc and a Gateshead Southern Arc. Together, they will move the Urban Core beyond the existing "bow-tie" pattern of connectivity and create a more legible network across and around both sides of the Tyne.



- Strengthening the North-South Spine - integrated movement framework
- Quayside & riverbanks - integrated movement strategy
- Gateshead Southern Arc - integrated movement strategy
- Newcastle Northern Arc - integrated movement strategy
- Priority pedestrian first movement area

Movement as an Enabler of the Urban Core Programme

Movement is fundamental to the success of the Newcastle Gateshead Urban Core. The scale of growth proposed by the SRF, including more than 16,000 homes alongside new employment space, neighbourhoods, cultural destinations and public spaces, can only be realised through a movement network that connects development with opportunity and allows Newcastle and Gateshead to function increasingly as one Urban Core.

The strategy is therefore about substantially more than transport capacity or the movement of people between individual origins and destinations. Movement shapes how the Urban Core functions, how it is experienced and where investment can be delivered. Well-designed routes, streets, bridges and public spaces can unlock land, reconnect communities, support healthier lifestyles, animate centres and waterfronts, and encourage people to spend time in the places they currently pass through.

The Integrated Movement Strategy provides the connective framework for the three Big Moves. It will:

- → connect new and existing neighbourhoods to employment, education, culture, services and public transport;
- → link the Urban Core's economic and innovation assets as a more integrated ecosystem;
- → connect its centres, waterfronts, sporting and cultural destinations as one compelling urban experience;
- → improve access to the Urban Core from communities across the wider region; and
- → support the coordinated delivery of inclusive development across the eight Areas of Major Opportunity.

Investment in movement is consequently an investment in regeneration, liveability, economic inclusion and place quality.

The Movement Challenge

Newcastle and Gateshead are closely related economically and functionally, but parts of the Urban Core are still experienced as two places. Movement across the Tyne is concentrated around a relatively small number of crossings, while topography, major highways, railway infrastructure and fragmented routes restrict permeability between neighbourhoods, centres and development opportunities. The dominance of vehicular infrastructure is particularly apparent in parts of the city centre, around the Central Motorway, within Gateshead Town Centre and along sections of the Quayside. Large areas of road infrastructure and car parking interrupt relationships between key destinations and reduce the quality of streets and public spaces. Through-traffic also places pressure on central routes and river crossings that are simultaneously expected to support local access, public transport and the everyday life of the Urban Core.
The challenge is not to remove the legitimate role of vehicles. Residents, businesses, visitors, freight, servicing and construction activity will continue to require reliable access. Instead, the strategy must ensure that regional and through-movement use the most appropriate parts of the network, while central streets, bridges and waterfronts become better able to support local access, public transport, active travel, public life and regeneration.

This is particularly important because the geography of future development is changing. Newcastle's established centre will continue to intensify, but many of its principal opportunities are located around its edges and separated by major infrastructure. South of the Tyne, Gateshead provides capacity for new neighbourhoods and larger-scale brownfield regeneration that can complement Newcastle's established economic, cultural and civic strengths.

Connecting this capacity with opportunities on both sides of the river is central to the rationale for a single Urban Core. Better movement will allow the complementary roles of Newcastle and Gateshead to operate as a combined proposition, supporting a larger residential population, stronger centres and wider access to employment, education, culture and services.

The success of the major increase in homes proposed on the Gateshead side of the river will be intrinsically linked to a balanced transport network and high-quality public transport, walking and wheeling connections, enabling residents to access employment, education, culture, leisure and services across the wider Urban Core. Creating these connections will be essential to ensuring that new neighbourhoods are fully integrated with the rest of the Urban Core and support increased activity, footfall and spending within existing centres and high streets. By bringing more people within easy reach of local shops, services, cultural venues and community facilities, new residential growth has the potential to strengthen the vitality and viability of Gateshead's high streets, support business growth, and create more active, attractive and sustainable places throughout the day and evening. Sustainable cross-river connectivity should therefore be viewed as critical regeneration infrastructure that supports development viability, housing delivery and inclusive economic development

The Vision for Movement

The SRF vision for movement is:

To create one legible, accessible and connected Urban Core in which movement unlocks growth, connects people with opportunity and contributes positively to the quality and identity of place.

By 2050, the Urban Core will be supported by a balanced and integrated network that:

- → offers genuine, safe and inclusive travel choices;
- → enables more people to reach jobs, education, services, culture and leisure;
- → supports and unlocks housing, employment and destination growth;
- → creates stronger connections across and along the River Tyne;
- → reduces severance caused by major transport infrastructure;
- → manages through-traffic while maintaining essential access;
- → strengthens regional, national and international connectivity;
- → supports healthier, safer and more active everyday lives; and
- → treats streets, bridges, gateways and waterfront routes as places as well as movement infrastructure.

Walking, wheeling, cycling, public transport and private vehicles will all continue to play a role. The objective is to create a network in which each mode performs the role to which it is best suited, making efficient use of infrastructure while improving resilience, environmental quality and user experience.



©topher mcgrillis

INTEGRATED MOVEMENT STRATEGY

The Four Transformational Arcs

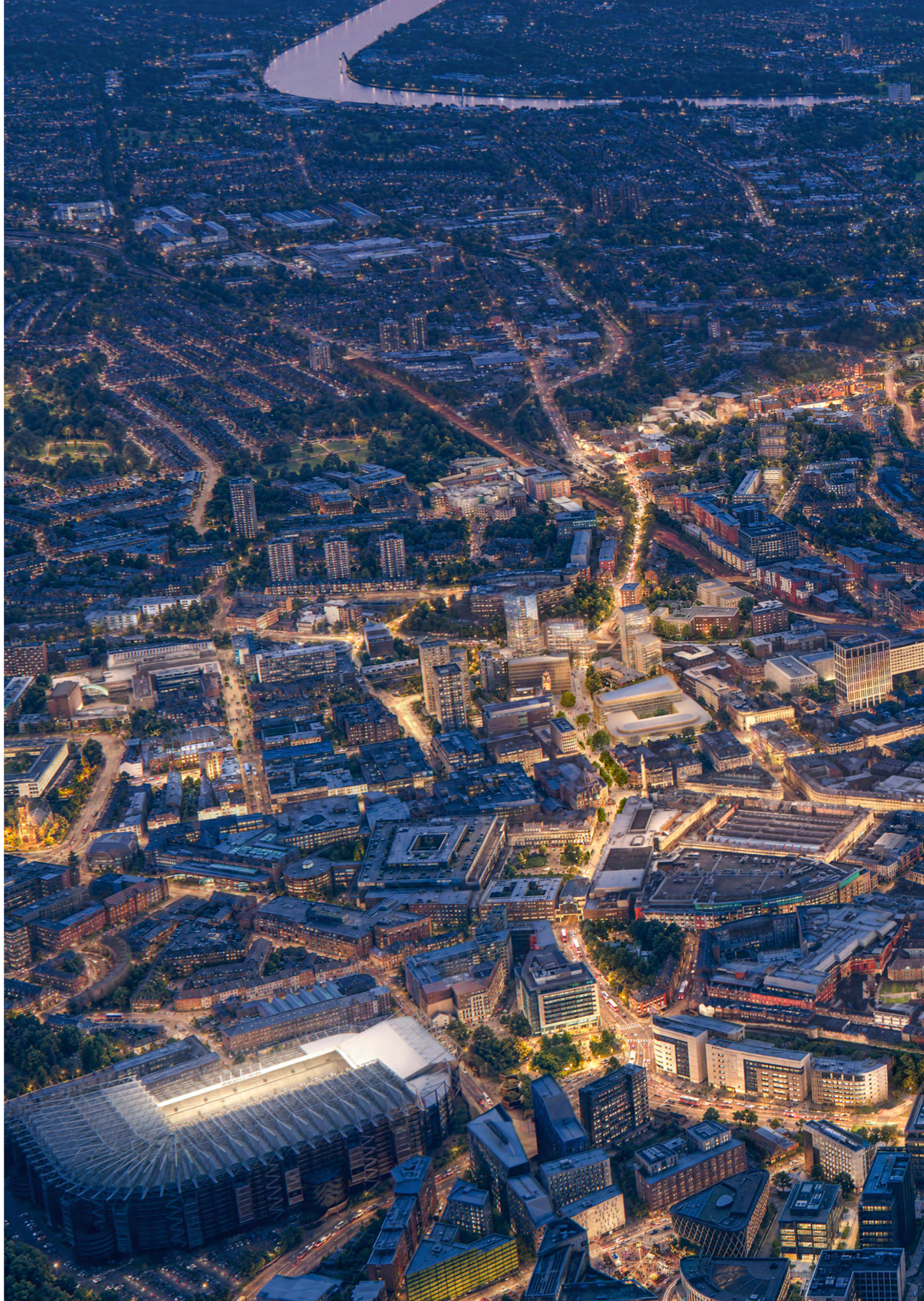
Delivering the movement vision requires more than investment in individual routes, transport modes or infrastructure projects. It requires an integrated spatial framework that connects the Urban Core's centres, neighbourhoods, destinations, gateways and areas of inclusive development.

Historically, movement across the Urban Core has been concentrated around a relatively small number of central routes and river crossings. This has created a "bow-tie" pattern in which Newcastle and Gateshead are most closely connected around the historic core, while connections between emerging neighbourhoods and development opportunities to the east and west remain more limited.

The SRF seeks to evolve this pattern into a more complete, legible and resilient network. Four interconnected movement components provide the organising framework:

- → a strengthened **North-South Spine** connecting the principal centres and the River Tyne;
- → an enhanced **Quayside and Riverbank Corridor** with Tyne Heart at its centre, with wider opportunity for change extending east and west along both banks;
- → a **Newcastle Northern Arc** connecting economic, institutional, sporting and neighbourhood assets north of the river; and
- → a **Gateshead Southern Arc** connecting the town centre, communities and major growth locations south of the river.

Together, these routes will connect the Areas of Major Opportunity, improve access to employment, education, culture and services, and create a network that supports inclusive development across the whole Urban Core. The framework is not intended to prescribe a single form of intervention along every route. It identifies the strategic relationships that future transport, development, public realm and green infrastructure investment should strengthen.



Strengthening the North-South Spine

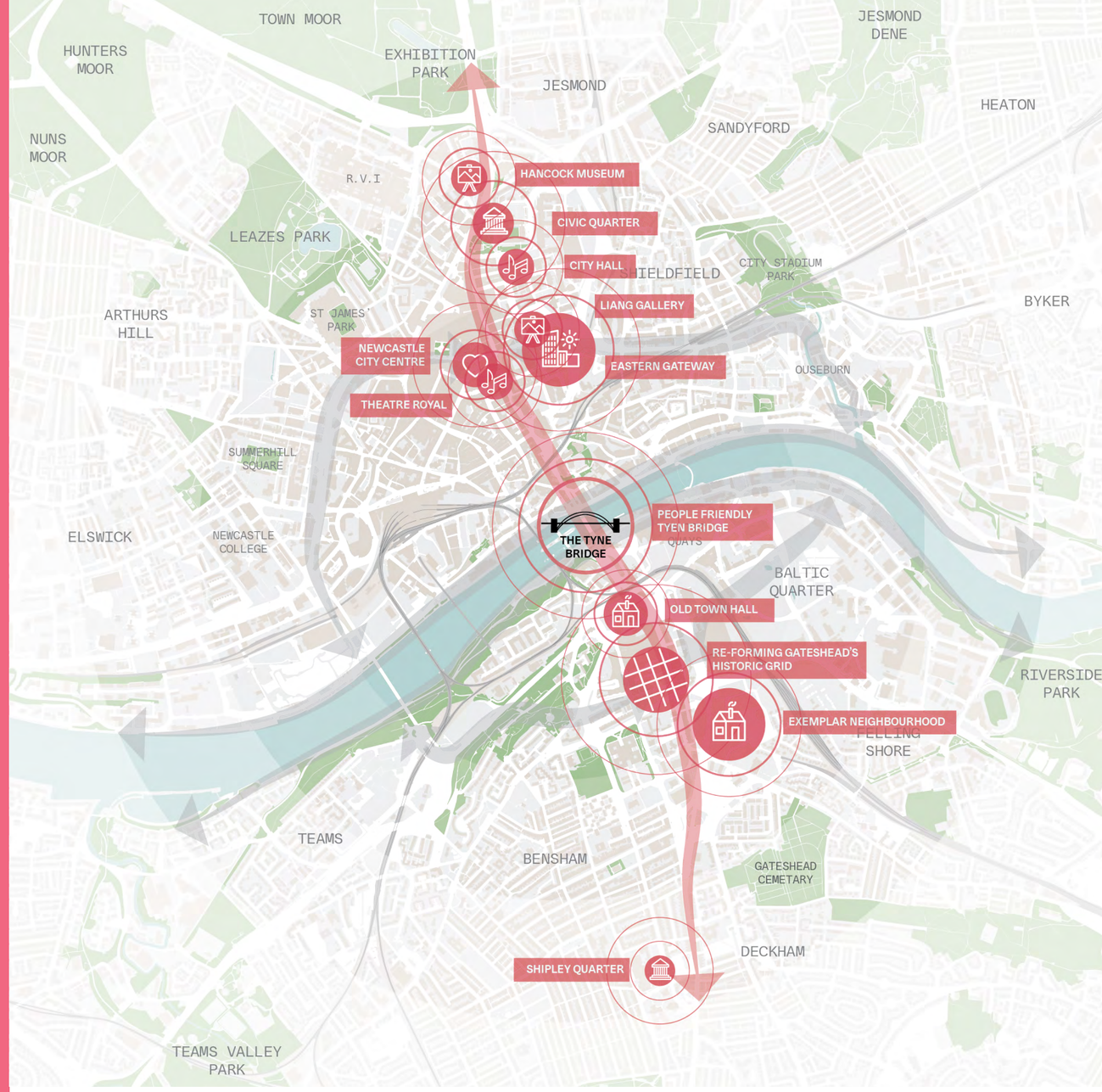
There is an opportunity to re-establish the historic north-south spine of the Urban Core as a walking and cycling focused corridor, reconnecting the commercial centres of Newcastle and Gateshead, and improve the connectivity of both centres to the waterfront and Quayside.

Investment in the A1 and Tyne Tunnel corridors has strengthened the region's strategic transport network, reducing the need for the Urban Core bridges to perform a primarily regional movement function. This creates an opportunity to rebalance their role, supporting a more connected and accessible Urban Core where people have greater choice in how they travel and where the bridges contribute not only to movement but also to the experience and identity of place.

As travel patterns evolve and some approach the end of their life, there is an opportunity to make more effective use of existing bridge capacity by improving travel choice and enhancing connections for walking, wheeling, cycling and public transport, supporting a more accessible, and connected Urban Core.

This creates the potential to re-establish the historic north-south spine as a people-focused corridor, reconnecting the commercial centres of Newcastle and Gateshead and strengthening links between key destinations, neighbourhoods and gateways. Future changes to transport infrastructure will seek to achieve these outcomes whilst maintaining the vital role that river crossings play for residents, businesses and visitors.

Key regeneration projects reinforce this approach. East Pilgrim Street is already acting as a catalyst, linking John Dobson Street and Northumberland Street to the Tyne Bridge, while changes in Gateshead town centre, including removal of the flyover, will unlock development and strengthen connections to the south.



Key opportunities sites & assets along the North-South Spine

Strengthening the North-South Spine - integrated movement framework

Enhancing the Quayside and Riverbank Corridor

Enhancement of the Quayside and Riverbank Corridor will secure world class movement and experience east-west through the Urban Core, complementary and connected to the strengthened north-south spine.

This corridor captures the Tyne Heart, Western Urban Villages and Eastern Urban Villages opportunity areas and includes established destinations including the Quayside and Baltic Quays, and a series of major regeneration sites along both riverbanks, including Forth Yards, Ouseburn, Baltic Quays and South Shore.

The SRF identifies this growing potential – of expansion of the Urban Core through these new residential-led communities and neighbourhoods.

Pedestrian crossings at river level are currently concentrated between the Millennium Bridge and the Swing Bridge. While these are strong assets, they create a bottleneck in connectivity focused on the central quayside.

Additional non-vehicular river crossings are identified as opportunities at either end to combat the 'bow-tie' and improve links between the north and south banks to create two connected and integrated cross-Tyne urban neighbourhoods to the western and eastern extents of the quayside.



Key opportunities sites & assets along the Quayside & riverbanks

Quayside & riverbanks - integrated movement strategy

Tyne cultural corridor

Realising the Arcs

The Urban Core accommodates a number of existing assets, major developments, and future opportunities for change and investment. The SRF recognises that achieving the full ambition for the Urban Core relies on creating a sense of a single function area – as a network of success, potential and growth.

East-west movement across the Urban Core is key not just along the river corridor, but also at neighbourhood level – intersecting with and connecting to the North-South spine and the river corridor.

The Gateshead Southern Arc envisages:

1. A more flexible approach to delivery, reflecting the scale of development opportunity and anticipated change across Gateshead, enabling it to naturally emerge as clarity on development materialises.

2. Improved east-west connectivity can be delivered through future inclusive development and new neighbourhood creation across this area.



Key opportunities sites & assets along the Gateshead Southern Arc

Gateshead Southern Arc - integrated movement strategy

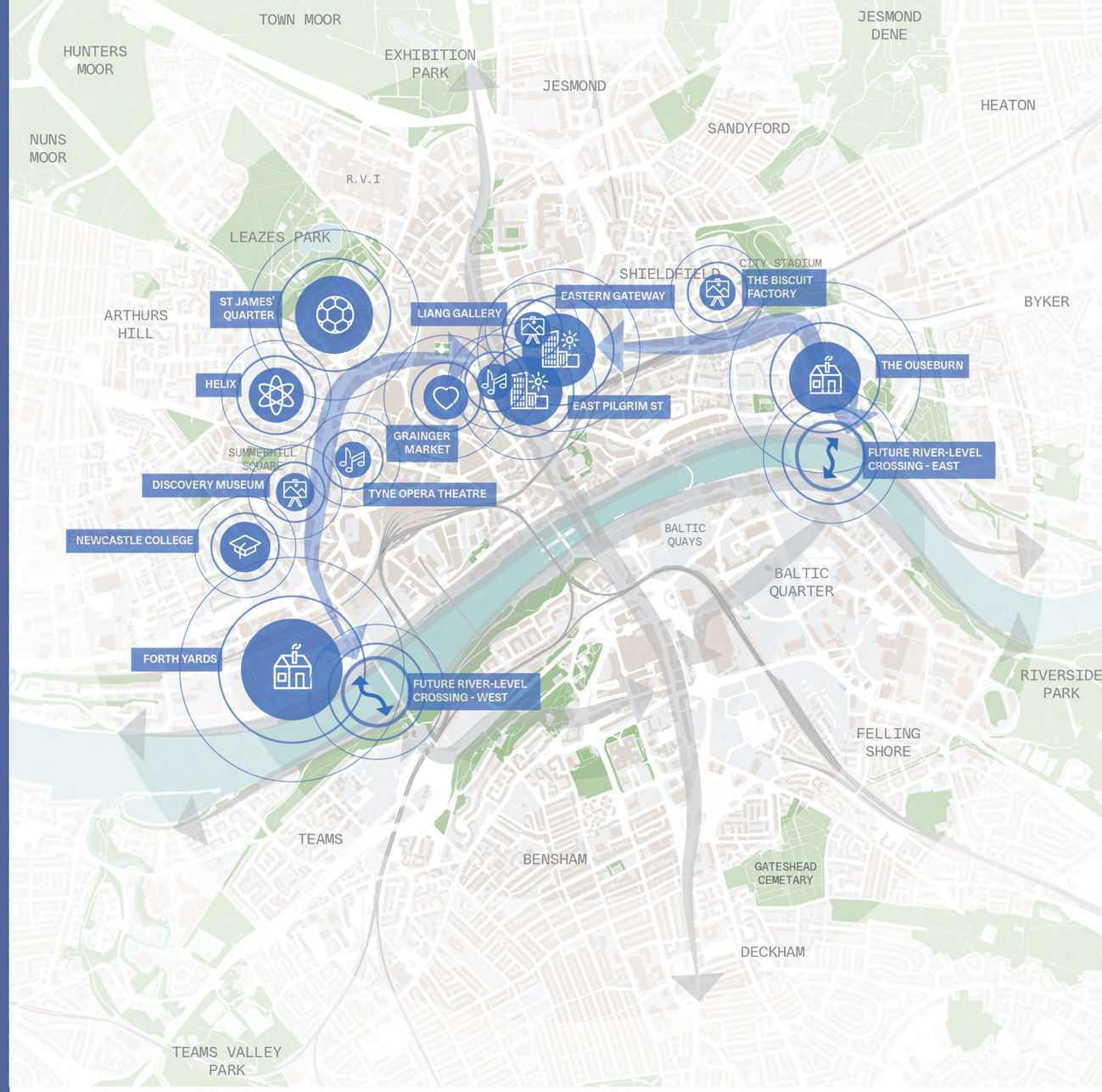
The Newcastle Northern Arc envisages:

1. Strengthened connections through the commercial core, linking Monument, Eldon Square and St James' Boulevard.

2. At its western end, there is an opportunity to create a high-quality public realm that marks the transition from the retail core to a major innovation and development corridor centred on St James' Quarter, Helix and a cluster of cultural and educational institutions, including Dance City, the Discovery Museum, the Centre for Life and Newcastle College.

3. At Manors where the transformed station creates an important arrival gateway and unlocks potential for intensified development, there are opportunities to improve connections across the Central Motorway.

4. Improved pedestrian crossings, enhanced connections to Central Station and the delivery of the Scotswood Line linear park will further strengthen east-west permeability.



Key opportunities sites & assets along the Newcastle Northern Arc

Newcastle Northern Arc - integrated movement strategy

INTEGRATED MOVEMENT STRATEGY

Connecting the Urban Core to the Region, UK and Wider World

Rail and Metro services underpin the Urban Core's role as the economic, cultural and civic heart of the North East. Together they connect people to jobs, education, retail, leisure and business opportunities across the region and beyond. As the Urban Core continues to grow, maintaining and enhancing the capacity, accessibility and quality of these connections will be critical to supporting future demand and ensuring the benefits of inclusive economic development can be accessed by the widest possible population.

Investment should also strengthen radial connections between the Urban Core and surrounding communities, ensuring that existing residents across Newcastle and Gateshead can access the jobs, education, services, culture and opportunities created through growth.

Nationally, the Urban Core occupies a pivotal position on the East Coast Main Line between Edinburgh and London. Newcastle Central Station is therefore both a critical transport gateway and a defining arrival point. Continued investment in rail capacity, station accessibility, interchange and the areas surrounding Central Station will support the Urban Core's competitiveness and reinforce its role as a destination for business, investment, culture and tourism.

International connections through the airport and national rail network also support the Urban Core's ability to attract visitors, students, talent and investment. The quality of the onward journey into and around Newcastle Gateshead must match the ambition of the destination. Gateways, stations, approaches, bridge landings, public realm, lighting and wayfinding should therefore be treated as a coordinated Urban Core programme rather than as isolated transport projects.

A Connected Blue-Green Network

The River Tyne, Ouseburn, Town Moor, Leazes Park, Exhibition Park, Saltwell Park, Gateshead Riverside Park and wider network of streets, spaces and green corridors should function as a single connected blue-green network across the Urban Core.

This network will do more than provide recreation and biodiversity value. It will form part of the movement network itself, connecting neighbourhoods, centres, destinations and areas of opportunity through attractive, healthy and climate-resilient routes.

Investment should strengthen connections between the Tyne, Ouseburn, strategic parks, river corridors, green boulevards and public spaces, helping to create a healthier Urban Core whilst supporting active travel, climate adaptation, biodiversity recovery and quality of place.

Better Gateways and Arrivals

The experience of arriving in the Urban Core should reflect the ambition of the place itself.

Whether arriving by rail, Metro, bus, cycle, on foot or by road, gateways should create a clear sense of arrival and reinforce the identity of Newcastle Gateshead as one connected Urban Core. Stations, interchanges, bridge landings, key public transport hubs and principal approach corridors should therefore be planned as part of a coordinated gateways programme.

Investment should combine movement, public realm, public art, lighting, landscaping, wayfinding and development to create welcoming, safe and memorable arrival experiences while improving connectivity between gateways and surrounding destinations.



Newcastle International Airport



Newcastle Central bicycle storage

An Active and Accessible River Tyne

The River Tyne should function as the physical, cultural and civic heart of the Urban Core.

Investment should strengthen access to and along the river, create continuous waterfront routes, improve links between river and plateau levels, and support a wider range of activities on and around the water. Walking, wheeling and cycling routes, public spaces, leisure uses, water-based recreation and potential future river transport should together help reconnect people with the Tyne as both a movement corridor and a destination in its own right.

The river should be experienced as a point of connection rather than separation, supporting the creation of one connected Urban Core and reinforcing the Tyne's role as the defining asset of Newcastle Gateshead.

The Bridges as Connectors and Destinations

The River Tyne's family of bridges are among the most recognisable urban landmarks in the country and are fundamental to the identity of Newcastle and Gateshead. They are more than pieces of transport infrastructure. Collectively, they are the physical expression of one Urban Core, connecting communities, centres, destinations and neighbourhoods across both sides of the river.

Beyond their transport function, the bridges and crossing points of the Tyne provide an opportunity to reduce both the physical and perceived barriers that continue to separate parts of Newcastle and Gateshead. Improving the attractiveness, quality and legibility of cross-river journeys will help the two centres increasingly function as a single destination, supporting the creation of genuinely connected neighbourhoods on both sides of the river.

The importance of cross-river connectivity is not simply about improving journey times. It is about reducing the physical and psychological barriers that currently limit movement between existing communities and future neighbourhoods, helping to create a more cohesive and accessible Urban Core where residents can move easily between opportunities on either side of the river.

Over the next 25 years, the role of the bridges should evolve beyond simply accommodating movement. They should become places in their own right, supporting walking, wheeling, cycling, public transport, culture, events and public life while continuing to provide essential connectivity for residents, businesses and visitors.

Investment should strengthen the experience of crossing the river, improve bridge landing points, enhance routes between bridges and surrounding destinations, and reinforce the bridges as part of a continuous waterfront network. Together with improvements to the Quayside and wider river corridor, this will help transform the Tyne from a line of separation into the civic, cultural and economic spine of the Urban Core. Improving the quality, attractiveness and legibility of cross-river journeys will be essential to strengthening day-to-day connections between communities and supporting the Urban Core's long-term development ambitions.

Future investment should also recognise the strategic importance of the bridges as long-term infrastructure assets, ensuring that maintenance, adaptation and enhancement programmes support both movement and placemaking objectives.



Bridges over the river Tyne, ©goeatdo

Connecting People to Opportunity

The purpose of the movement strategy is ultimately to connect people with the opportunities created by inclusive economic development. New infrastructure and improved movement should make it easier for residents across Newcastle, Gateshead and the wider North East to access employment, education, healthcare, culture, services, green space and leisure.

This requires an inclusive approach that considers the complete journey. It is not sufficient for destinations to be connected at a strategic level if routes to stations, interchanges, bus stops, workplaces and everyday services remain difficult, unsafe or inaccessible. Streets, crossings, public transport, information, interchange and public realm must operate together as part of a coherent network. Movement investment should particularly improve access for communities currently separated from opportunity by major roads, rail infrastructure, topography, poor-quality environments or gaps in the public transport and active travel networks. By reducing these barriers, the movement strategy can support inclusive development and enable more people to benefit from regeneration.

Creating Accessible and Inclusive Places

The quality of streets and public spaces is critical to the accessibility and success of the Urban Core. High-quality walking and wheeling environments will support access to jobs, services, public transport and community facilities while creating safer, healthier and more welcoming places. Routes should be designed as continuous journeys. This will require accessible crossings, appropriate gradients, resting places, clear lighting and wayfinding, and better relationships between street level, river level and the higher plateaus of Newcastle and Gateshead.

Particular attention should be given to overcoming severance created by the River Tyne, the Central Motorway, major road corridors and railway infrastructure. Development and infrastructure projects should contribute to reconnecting the surrounding street network and improving permeability between existing communities, destinations and areas of opportunity.

Supporting Access Through Integrated Public Transport
Public transport will provide the backbone of sustainable development. Bus, Metro and rail services connect the Urban Core with neighbourhoods and labour markets across the North East and enable people to access employment, education, healthcare, culture and leisure without relying upon private vehicles.

Central Station, Gateshead Interchange, Monument, Manors and other rail and Metro stations should be treated both as transport infrastructure and as major gateways. Investment should coordinate station access, interchange, surrounding development, public realm, wayfinding and the onward journey into the Urban Core.

Future development locations should be supported by high-quality public transport from the outset. This is especially important for new and expanded neighbourhoods south of the Tyne and along the eastern and western river corridors, where transport investment will play an important role in development viability, accessibility and long-term sustainability.

Bus reform and delivery of the Angel Network provide a significant opportunity to improve access to opportunity across the Urban Core and wider region. The creation of a genuinely integrated public transport system that brings together bus, Metro, rail, ferry, walking, wheeling and cycling into a single, easy-to-use network will make public transport a more attractive and accessible option, connecting residents to economic opportunities.

Enabling Sustainable Travel Choices

As the Urban Core grows and accommodates significant new homes, jobs, visitors and activity, future travel demand cannot be met solely through increased private vehicle use. Investment in public transport, walking and cycling infrastructure will be essential to supporting inclusive development whilst maintaining accessibility, improving environmental quality and ensuring the Urban Core remains an attractive place to live, work and invest.

The aim is to increase travel choice rather than limit it, with integrated ticketing, better travel information and shared mobility services helping people make informed decisions about how they travel easily and safely to and around the Urban Core.

Private vehicles will continue to play an important role, particularly for people whose journeys cannot readily be made through other modes. The network should maintain appropriate access while managing through-traffic, congestion and parking in ways that improve efficiency and reduce their impact on streets, public spaces and development opportunities.

Connecting Existing Communities with inclusive economic development

The benefits of investment must extend beyond the boundaries of individual development sites. New neighbourhoods and economic destinations should strengthen their relationships with surrounding communities rather than becoming isolated areas of change.

Movement investment should connect existing residents with new jobs, services, education, public spaces and cultural opportunities. This will require improved radial routes into the Urban Core, better east-west connections, accessible cross-river journeys and stronger links between surrounding neighbourhoods and the eight Areas of Major Opportunity. The emerging neighbourhoods in Gateshead, the Eastern and Western Urban Villages and the areas around Manors, the Central Motorway and St James' Boulevard will all require careful integration with adjacent communities. Development should complete missing routes, improve crossings and contribute to public transport and active travel networks from the outset.

Enabling Economic Activity, Freight and Servicing

A successful Urban Core must support the efficient movement of goods, services and people as well as the everyday movement of residents and visitors. Businesses, cultural venues, institutions, construction sites and neighbourhoods will continue to require reliable access for deliveries, servicing, maintenance and freight.

Future movement planning should integrate these requirements into the design and management of streets and public spaces. This could include coordinated servicing arrangements, appropriate delivery routes and times, consolidation measures and infrastructure that supports lower-emission vehicles.

Construction logistics will be particularly important given the scale and duration of regeneration proposed. Major development and infrastructure projects should coordinate construction access and phasing to reduce disruption, maintain network resilience and support the continued operation of the Urban Core.

The aim should be to accommodate essential economic activity efficiently while protecting the quality, accessibility and safety of streets, waterfronts and public spaces.



The Glasshouse, ©topher mcgrillis

Making Better Use of Urban Land

The Urban Core contains a significant amount of land currently used for surface parking and extensive vehicle infrastructure in highly accessible locations. While parking will continue to play an important role in supporting residents, businesses, visitors and the wider economy, travel patterns and parking requirements are likely to evolve over the lifetime of the SRF. As public transport, walking, wheeling and cycling networks improve, and as new neighbourhoods and destinations are created around existing transport hubs, there will be opportunities to review how strategically located parking assets are utilised. This may create opportunities to consolidate parking provision, improve the efficiency of existing facilities and release land for new homes, employment space, public realm, green infrastructure and other forms of development that contribute more directly to the long-term ambitions of the Urban Core, where it does not undermine connectivity and movement.

A Healthier, Safer and More Sustainable Urban Core
As the Urban Core grows, the movement network should contribute directly to healthier lives, safer places and improved environmental quality. More walking, wheeling and cycling can help incorporate physical activity into everyday journeys, while improved public transport can widen access to employment, education, healthcare, services and social opportunities.

Future investment should prioritise road safety, inclusive design and personal security. Routes, stations, interchanges and public spaces should be accessible and welcoming throughout the day and evening, supported by appropriate lighting, active frontages, overlooking, maintenance and clear wayfinding.

A more balanced movement network can also improve air quality, reduce carbon emissions and make more efficient use of existing infrastructure. Movement interventions should be integrated with planting, sustainable drainage, biodiversity and the wider blue-green network wherever possible, enabling streets and transport corridors to contribute to climate resilience as well as mobility.

Evaluating Future Movement Interventions

Future investment decisions should be assessed against their ability to:

- → Increase transport choice.
- → Connect residents to jobs, education and services.
- → Improve cross-river connectivity.
- → Support housing delivery and regeneration.
- → Reduce severance between communities.
- → Strengthen regional accessibility.
- → Improve environmental quality and public realm.
- → Support inclusive economic development .
- → Improve health and wellbeing through increased walking, wheeling and cycle opportunities.



People cycling in front of street art

8

Delivery Strategy

DELIVERY STRATEGY

The Delivery Challenge

The SRF sets out a clear approach to densify and improve the Urban Core through coordinated and sustained investment over time. Delivery will be characterised by many brownfield regeneration schemes, major infrastructure projects and careful place curation. This will need to be backed and facilitated by efficient use of scarce public investment, clear project prioritisation, attraction of private capital, and management of delivery and risk.

As it stands, the SRF will not be realised by the market alone and faces delivery barriers including:

- → Development viability and abnormal costs;
- → Major infrastructure requirements;
- → Fragmented land ownership and complex land assembly;
- → The need to coordinate investment across interconnected sites;
- → Funding and financing gaps;
- → Lengthy commercial, planning and procurement processes;
- → Variable project maturity and delivery readiness;
- → Resource and specialist capability constraints; and
- → Fragmented responsibility across multiple organisations.

These barriers are often interconnected and extend beyond individual sites. Addressing them project by project risks fragmented investment, delays and missed opportunities. Delivering the SRF therefore requires a coordinated programme-level response focused on unlocking sites, aligning infrastructure and supporting investment across the Urban Core as a whole.

Infrastructure investment should be treated as a catalyst for inclusive economic development, unlocking housing delivery, commercial development, investment and wider regeneration outcomes.



Friends at Grey's Monument

DELIVERY STRATEGY

A Delivery Partnership for the Urban Core

Delivering the SRF will require sustained collaboration between Newcastle City Council, Gateshead Council, the North East MSA and Homes England, working alongside other regional stakeholders and institutions, Government, infrastructure providers, investors, developers and communities.

The Newcastle Gateshead Mayoral Development Zone provides the strategic partnership and governance framework through which the Partners will coordinate this activity Its purpose is to align leadership, investment and decision-making around one long-term vision and a coordinated programme of priorities for the Urban Core.

Through the MDZ, the Partners will:

- → Maintain shared commitment to the SRF vision and outcomes;
- → Agree and regularly review a prioritised investment and delivery portfolio;
- → Align land, infrastructure, funding and investment decisions;
- → Coordinate action across organisational and administrative boundaries;
- → Resolve or escalate programme-wide barriers to delivery;
- → Present a coherent proposition to Government and investors;
- → Provide greater confidence and clarity to the market; and
- → Monitor delivery, investment, risk and outcomes across the programme.

The MDZ will not replace the statutory responsibilities, assets or established delivery roles of individual Partners. Its value will lie in providing clear strategic leadership, collective accountability and a dedicated focus on the projects and infrastructure where coordinated intervention can unlock the greatest benefit.

DELIVERY STRATEGY

A Targeted Approach

The MDZ will focus its resources where intervention can make the greatest difference:

Barrier	Proposed MDZ response
Development viability	Coordinate viability assessment, business-case development and public investment needed to unlock private delivery.
Infrastructure dependencies	Develop an integrated infrastructure programme aligned with housing, employment and neighbourhood growth.
Fragmented land and ownership	Coordinate landowner engagement, land assembly strategies and the use of partner assets and powers.
Funding and finance gaps	Create a coordinated funding strategy and investible pipeline, matching projects to public funding, finance and private capital
Fragmented decision-making	Provide a common forum for strategic decisions, escalation and cross-partner problem-solving.
Capacity and capability constraints	Pool existing expertise and secure dedicated commercial, programme, funding and development capability.
Market uncertainty	Present a clear investment proposition, defined priorities and a credible route from concept to delivery.
Projects progressing in isolation	Manage dependencies and sequence projects, infrastructure and placemaking at portfolio level.

This Strategic Regeneration Framework has been produced by Avison Young, Faulkner Browns, Civic, Maccreanor Lavington and Useful Projects on behalf of the partner organisations.

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