

Forth Yards

Newcastle upon Tyne

Masterplan Vision and Principles -
Supplementary Planning Document

November 2025



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1.0 Introduction

Situated to the west of Newcastle city centre, the Forth Yards area extends over a kilometre along the north banks of the River Tyne. Comprising former industrial land, the area benefits from extensive views across the adjacent river frontage and represents a unique opportunity to transform the last large brownfield site in Newcastle's city centre into a sustainable neighbourhood for people to live, work, visit and enjoy.

Forth Yards is identified as a 'Development Opportunity Site' (D3) in the Newcastle Gateshead Core Strategy and Urban Core Plan adopted March 2015. In 2020, a Development Framework for Forth Yards was approved to guide development in the area. This framework now needs updating to co-ordinate comprehensive redevelopment due to the significant and complex site constraints, viability challenges and multiple ownerships.

The city council is going to prepare a Masterplan Supplementary Planning Document (SPD) for an enlarged Forth Yards area to support redevelopment of the area. This 'Vision and Principles' document is the first stage in a series of public consultation events to ensure local people, businesses and stakeholders can have their say on how they would like to see the area redeveloped.

The Masterplan SPD will be an important material consideration in the assessment and determination of planning applications and help to achieve the site wide vision and maximise public benefit.



- Locations
 - 1. Central Station
 - 2. Tyne Bridge
 - 3. The Glasshouse
 - 4. Gateshead Millennium Bridge / Baltic
 - 5. Grey Street
 - 6. St James' Park
 - 7. The Ouseburn
 - 8. Grainger Town / Grainger Market
- Key Sites
 - 1. Founders Place
 - 2. East Pilgrim Street
 - 3. Helix



1.1 Purpose of the Forth Yards Masterplan SPD

The Forth Yards area represents a unique opportunity to create a new highly accessible and sustainable residential-led neighbourhood in the heart of Newcastle City Centre. The area will also offer cultural, leisure and commercial opportunities.

By producing an area wide masterplan, the council will be able to ensure that its future redevelopment can come forward in an appropriate form and unlock its full place-making and economic potential. The masterplan will look to maximise public benefits and ensure public sector funding delivers a comprehensive and high-quality design and create a vibrant community.

The Masterplan SPD will:

1. Provide a common design framework between landowners of the site, supporting sustainable and integrated development.
2. Support viable and deliverable comprehensive redevelopment and avoid piecemeal and or stalled development.
3. Set out the development capacity and mix and the key critical and essential physical, green and social infrastructure and when these are required in a deliverable phasing programme.
4. Ensure that the on and off site infrastructure needs arising from the development are met in a timely and co-ordinated way.
5. Provide sufficient guidance to inform, assess, determine and co-ordinate planning applications.

6. Ensure a high standard of sustainable design and technologies to work towards zero carbon.
7. Engage and involve key landowners, delivery partners, stakeholders and the community in shaping the vision and proposals to secure strong buy-in to the vision.
8. Ensure that public sector funding is targeted on enabling and infrastructure works that will help facilitate the vision and secure comprehensive redevelopment.
9. Provide certainty on development and design expectations.

Upon its adoption, the Masterplan will be a material planning consideration in the assessment and determination of planning applications. It will also supersede the Forth Yards Opportunity Site Development Framework (2020).

Stages in the Adoption of Forth Yards Masterplan Supplementary Planning Document

1. Vision and Principles and Strategic Environmental Assessment Screening/ Scoping – Consultation for 6 weeks (Autumn 2025)
2. Draft Masterplan Consultation (Summer 2026)
3. Revised Masterplan Consultation (Autumn 2026)
4. Adoption of Masterplan as Supplementary Planning Document (Late 2026)

1.2 Context and Location

The Forth Yards Masterplan area covers approximately 36 hectares and over a kilometre along the north bank of the River Tyne. The masterplan boundary has been expanded from that covered in the Forth Yards Development Framework (2020) to incorporate land to the west to link to the Newcastle Business Park and to the north to link to Scotswood Road and Saint James Boulevard. The wider coverage will enable better connectivity with the wider area and a comprehensive approach to planning the area.

An area of influence outside of the Masterplan boundary is also identified. Within this wider area of influence there is potential to improve accessibility to the area and improve infrastructure to the benefit of the Forth Yard area.

KEY

Pharmacies

Schools / colleges

Community buildings

Elswick Park

Registered parks

Conservation areas

Listed buildings and scheduled ancient monuments

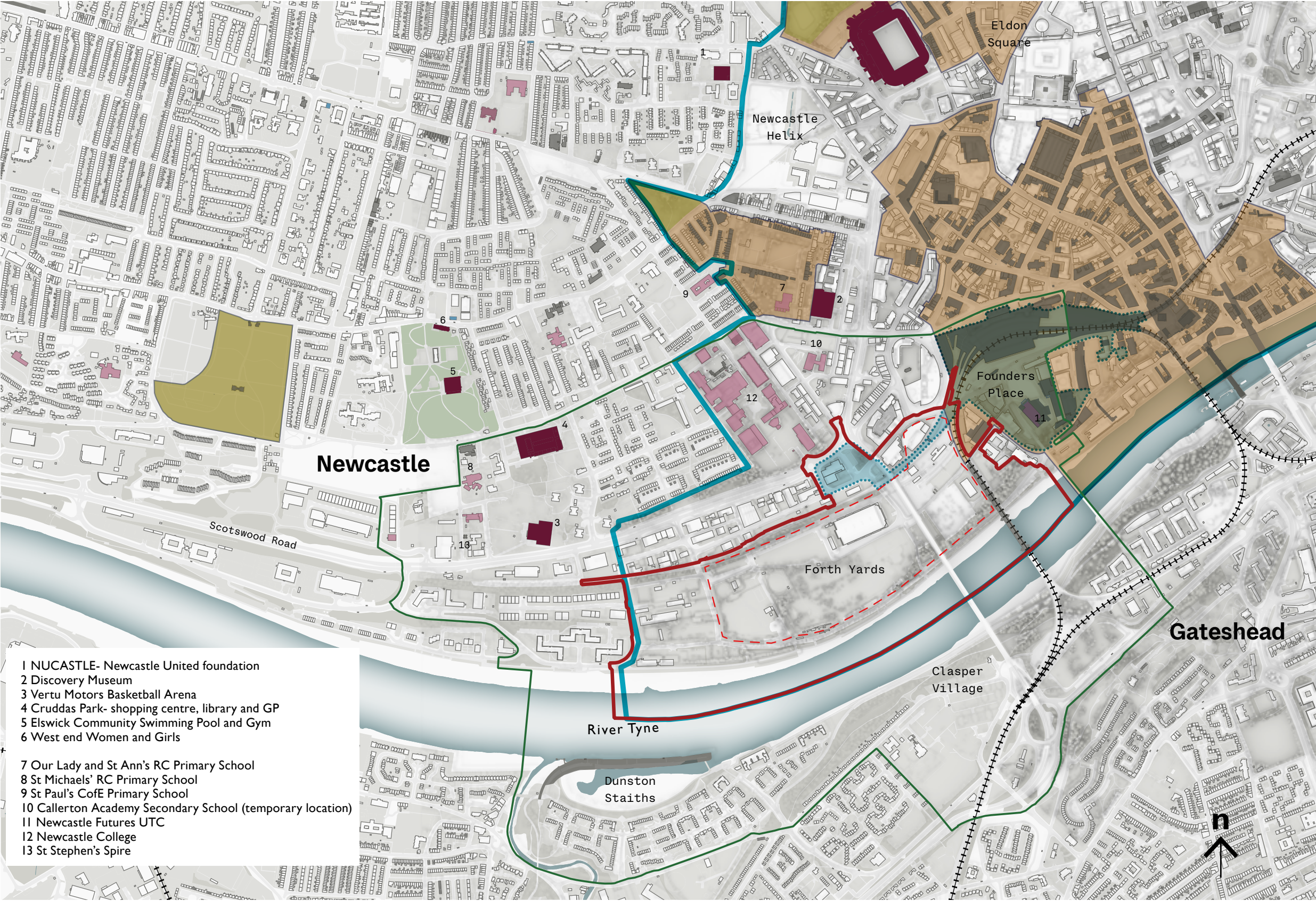
Urban Core boundary

Proposed Forth Yards boundary

CSUCP Policy D3 boundary

Area of influence

Accelerated Development Zone (ADZ)



1.3 Site Ownership

The Forth Yards area has multiple landowners. The City Council has a limited land holding, comprising highways, a surface car park and landscaped open spaces. Each individual landowner will be invited to help shape the vision for the area and their proposals.

KEY

S

Safestore Ltd

L

International Centre for Life

NR

Network Rail

OH

Olympian Homes

SD

Salamisso Developments

The North Eastern Electricity Board

Newcastle City Council

HE

Homes England

PA

Park Arena Limited

H

Heliport

Northern Gas Limited

TH

C.G.I.S. Tyneside House Limited

Hamstead Way Limited

JN

John Nixon Ltd

O

NCC/Kingsbridge Developments (WHS)

G

Lookers limited

SH

Stripe Homes (Quayside) Ltd/ Rockhampton Ltd



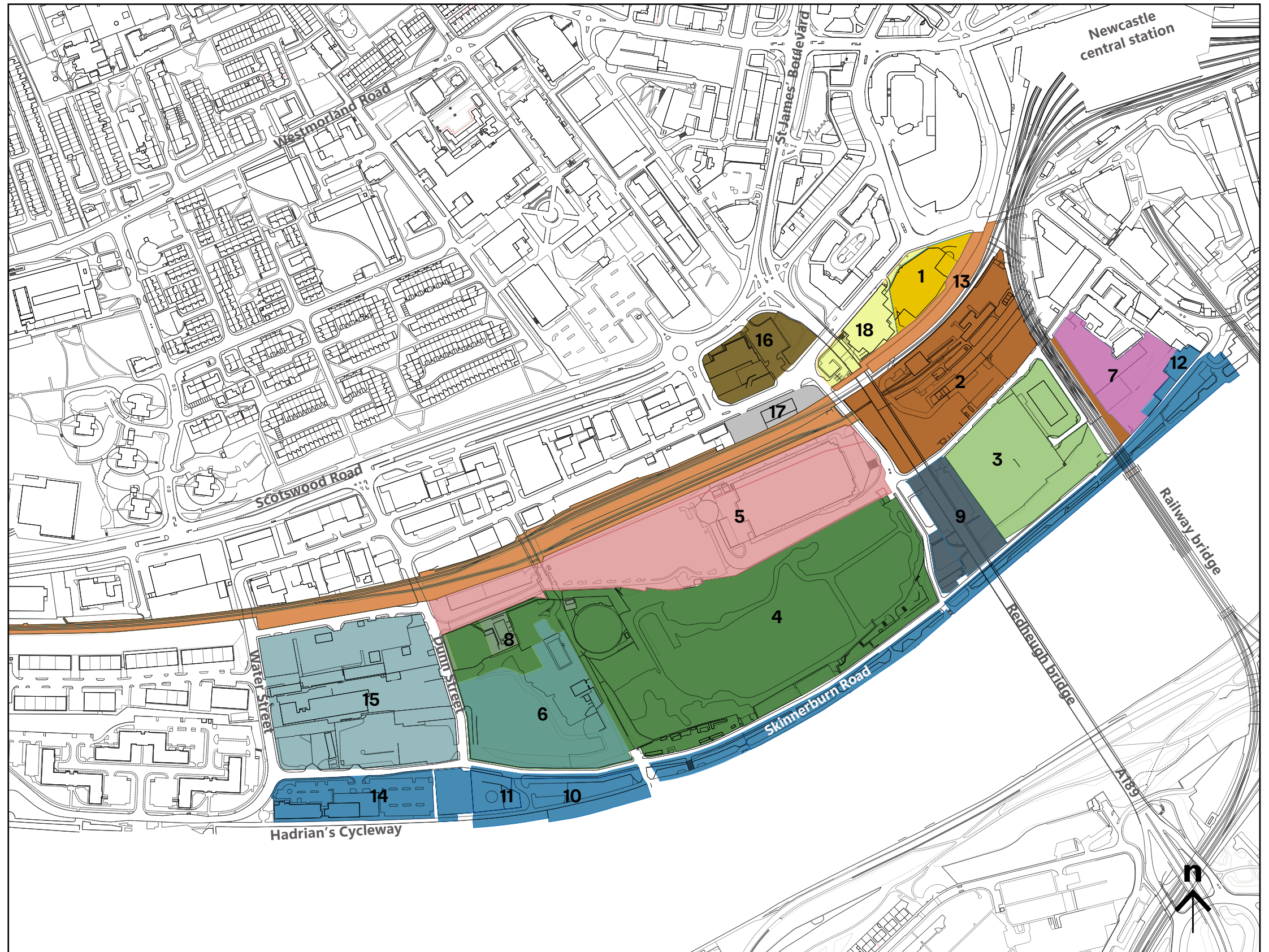
1.4 The Development Plots

The Forth Yards Area can be divided into several development plots:

- A number of plots are vacant or underused whilst awaiting redevelopment (2) Forth Goods Yard; (4) Quayside West; (7) Pottery Lane East; and (12) Skinnerburn Road.
- Plots occupied by commercial businesses have the potential to be redeveloped as part of the wider masterplan; (1) Safestore; (5) Utilita Arena; (6) Heliport; (15) Nixon's and (16) Ord Street.
- Development is progressing for private rented residential blocks on the (3) Pottery Lane West site by Olympian Homes Limited which is due to be completed in early 2027.
- There are three plots situated to the south of Skinnerburn Road (10,11,14) which are included in the Masterplan. However, the potential to redevelop these plots requires further study due to various site constraints.

KEY

16	Ord Street
1	Safestore
18	Times Square Car Park
17	Garage- Railway Street
13	High Line
2	Forth Goods Yard
3	Pottery Lane West
7	Pottery Lane East
9	Redheugh Bridge Car Park
4	Quayside West
5	The Arena
6	Heliport
8	Northern Gas Limited
10-12,14	Sites south of Skinnerburn Rd
15	Nixon



1.5 Planning History

Over the past 25 years there has been several major planning applications submitted to redevelop the area:

Quayside West

Outline planning permission was granted in 2002 and a final reserved matters approved in 2009 (2000/1923/02/RES) for 528 residential units (C3), 550 residential parking spaces, and a single retail unit and restaurant/public house. Site remediation works along with some minor engineering works effectively commenced works. However, there is no prospect of this permission being further progressed.

A Hybrid permission with detailed consent for site remediation, recontouring and an east/west link road from Pottery Lane to Dunn Street; and outline consent for mixed use development comprising of a series of 3-12 storey blocks for up to 1,100 residential units (Class C3), a hotel (Class C1) and up to 2,452 square metres of commercial and leisure floorspace (2018/1210/01/OUT) was granted conditionally along with a section 106 legal agreement on 7 January 2022. This permission has now expired without being commenced.

Newcastle Heliport

An outline Planning Application (2021/2349/01/EIA) for the demolition of existing structures and redevelopment for up to 280 dwellings with associated landscaping and engineering works (2014/1929/01/OUT) was refused permission October 2015 and then dismissed on appeal on 24 November 2016.

A second outline planning application for the demolition of existing structures on the site and its redevelopment for up to 356 dwellings in a series of 4 to 7 storey high blocks with associated underground car parking, landscaping and engineering works with all matters reserved was refused permission on 13 December 2024 on seven grounds. A subsequent public inquiry started 21 October 2025 under reference APP/M4510/W/15/3367599. A decision will follow in due course.

11-12 Skinnerburn Road

Planning permission 2019/0722/01/DET was granted in 2020 to redevelopment 11/12 Skinnerburn Road site for a 6 to 9 storey student accommodation block with ground floor offices, gym and coffee shop. Ground works were undertaken to commence this development.



Quayside West development proposals.

Pottery Lane West

Planning permission was granted conditionally in June 2021 for the erection of 2 blocks of residential accommodation (Class C3) comprising Block 1 (296 units in 12 to 7 storeys) and Block 2 (229 units in 9-5 storeys) and including landscaping, new public footpath, access and 52 no. car parking spaces (2020/0056/01/DET). A section 106 legal agreement which accompanies the permission includes securing public access through the site to link to off-site public landscape enhancement works under Redheugh Bridge. The block designs were subsequently amended to include a reduced number of apartments (522) and inclusion of external balls court on the roof of Block 1. The development is due to be completed in 2027. The apartments will all privately rented accommodation.

Safestore

The Safestore site on Forth Street is used for Class B8 storage units. In 2018 planning permission was granted to Safestore to alter the elevations of the building, inserting new window openings, doors and roller shutters and gates. The works were subsequently completed (2018/0509/01/DET).

In 2019 a lawful development certificate application (2018/1350/01/LDC) was granted for the use of the lower and upper roof levels of the building as a 119 space commercial car park.

Pottery Lane East (former Cemex site)

Two planning application have been submitted to seek to redevelop this former cement batching plant site into a residential use: - In 2017 an application for outline planning permission was submitted for the proposed erection of residential apartments and ground floor retail units with associated parking and amenity space, details of access, appearance, landscaping, layout and scale all reserved (ref. 2017/1873/01/OUT). This application was subsequently withdrawn in 2019; In 2021 a planning application for a 4-10 storey residential development comprising of 214 apartments and associated vehicular access, 20 no. car parking spaces, landscaping was submitted. This application was withdrawn on 10 November 2023.

Forth Goods Yard

Two temporary planning permissions have been granted to create a 200 space station staff car park on the western edge of the site, partly beneath Redheugh Bridge and associated dedicated walking route along the former Newcastle-Carlisle viaduct to the station for Network Rail staff. The permission was only temporary in order to allow for the sustainable master planning of the wider Forth Goods Yard site. These permissions were granted subject to conditions requiring the car park to be used only by Newcastle Central Station staff and the implementation and monitoring ecological mitigation measures on the site.



2.0 Forth Yards Masterplan Vision



01

Sustainability and Climate Change

The Forth Yards regeneration will place sustainability and climate change considerations at the heart of all design and development decisions in response to the climate emergency and goals of the Public Sector Partners.

02

Community and Purpose

A vibrant, inclusive and diverse community of residents, workers, makers and visitors will extend the Quayside Waterfront experience, improve connectivity to the south bank and harness links to the station, Quayside, College and Helix thereby forming a western “bookend” to the Ouseburn.

03

Pride of Place and Character

A desirable, safe and welcoming neighbourhood with a distinct identity will be created with coherent landscaping, positive ecology, and a focus on wellbeing.

The site will be the City’s western gateway with a sense of place borne from its unique physical characteristics and proximity to the City Centre.

04

Growth and Prosperity

Sustainable economic growth will be created by public sector investment which balances delivery imperatives and wider public value and economic goals.

05

Connectivity and Movement

The new neighbourhood will be sustainably connected to the city centre, the west end, Gateshead and wider region.

Unique opportunities for direct connection to the station and Quayside will be embraced.

06

Partnership, Delivery and Engagement

Effective partnership with landowners will be forged to underpin cohesive and effective delivery and harness the value uplift derived from cohesive placemaking. Further value will be driven by committed engagement with a full spectrum of community and institutional stakeholders.

The shared vision for the area is to transform this key piece of the city’s industrial heritage into a sustainable neighbourhood for people to live, work, visit and enjoy. This will be delivered through creating a residential-led neighbourhood with generous open space and supporting culture and leisure uses - a place where people, business and commerce can thrive.

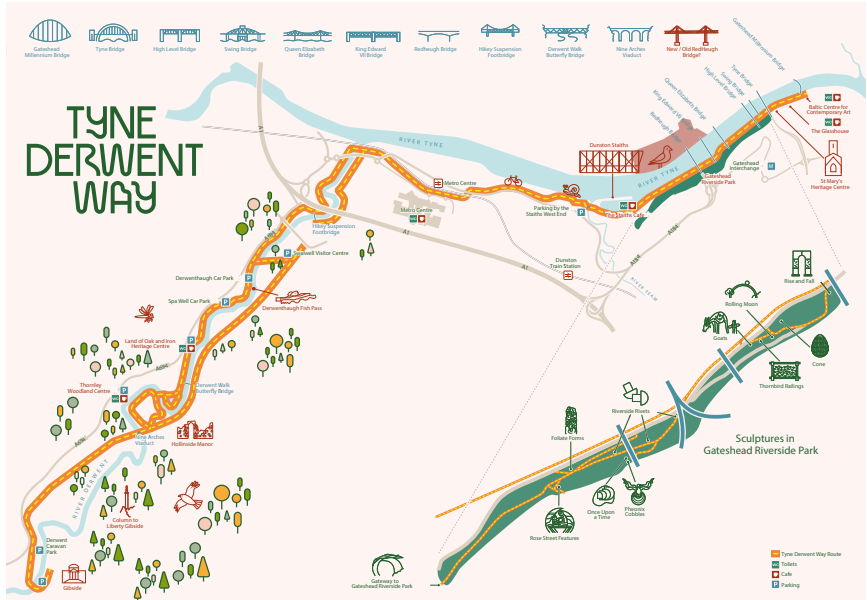
In 2024 a shared Forth Yards vision statement was developed through workshops with public sector partners, landowners and other

local stakeholders and is set out in more detail in section 2.1 overleaf. Six primary objectives and a series of secondary objectives were identified flowing from the shared vision for the area. The six primary objectives are listed above with the secondary listed in Appendix 1.

The future vision for the masterplan area will be shaped by the community and stakeholder partners. The objectives in how to deliver the vision will also be subject to consultation and review as the Masterplan develops.

A CGI illustrating a central public green space linking the historic railway line and the Tyne.

2.1 Vision Statement

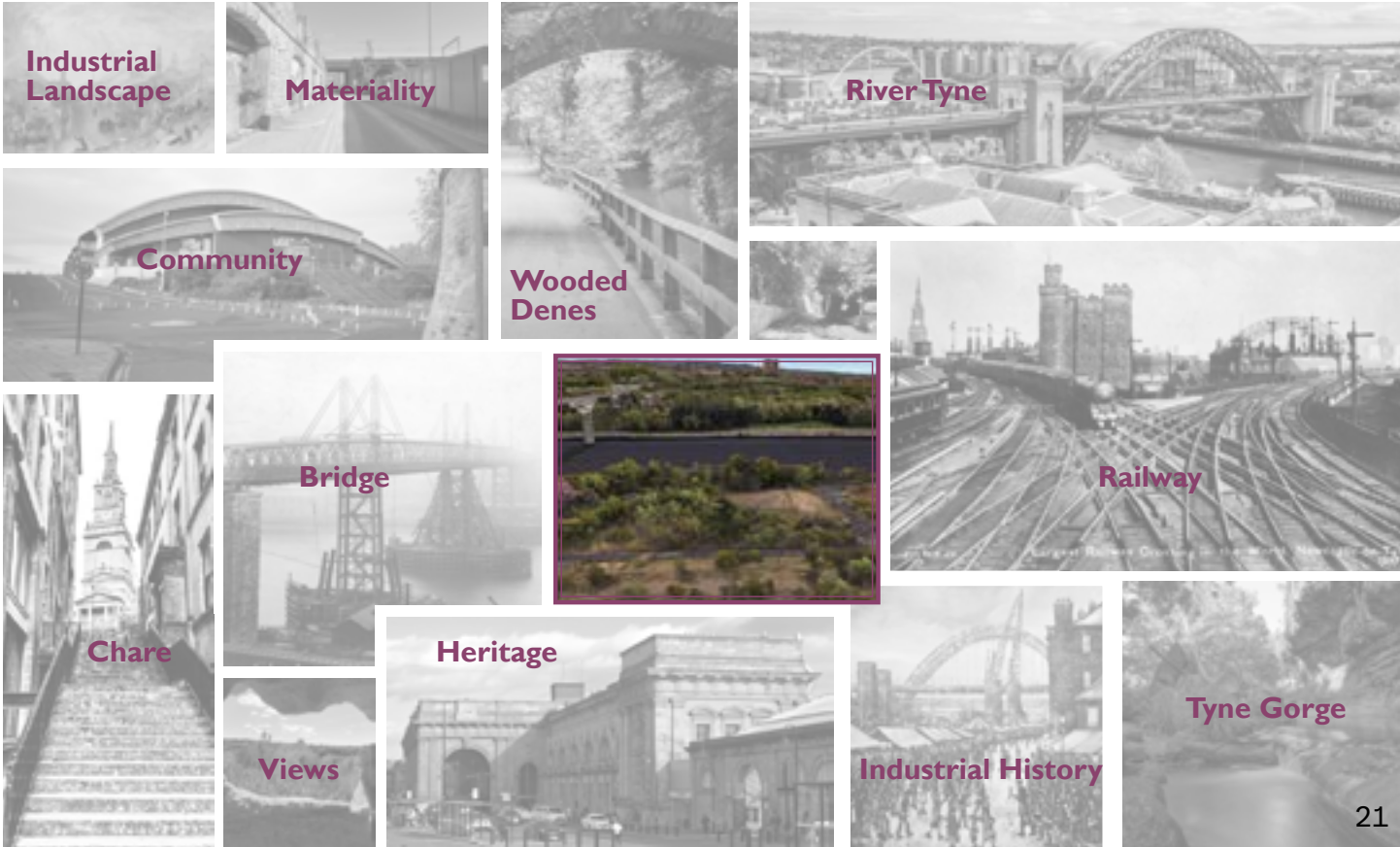


The Derwent Way Strategic routes and landmarks.



“By 2043 the Forth Yards area will be a vibrant new mixed use urban quarter, well connected to the heart of the city, the Quayside and beyond. It will become an attractive new gateway to an exemplar sustainable neighbourhood for people to live, work, visit, invest and enjoy...

...The area will represent a step change in design and sustainability standards providing housing for all, generous open space, culture and leisure, and a place where business and commerce can thrive and grow. It will be home to a new urban park interlinked to beautiful tree lined streets and spaces, leading to a more connected, safe, and inclusive city...



...The Highline will bring life to historic structures, landscape and ecology, whilst life below the bridge will add a new dimension to the area with much needed variety, choice and fun...



...Forth Yards will be a new destination rich in character and local identity, a place which keeps pace with our growing city, strategically anchored by an appropriate mix of uses including key cultural and heritage assets. It will be a place of Geordie pride."

