

# Authority Monitoring Report

## Part 4: Retail and Town Centres

**Monitoring Year: 2023/24**

This note provides an update on the retail and leisure provision within the Borough. The offer of retail and leisure continues to become more diverse through North Tyneside, with a wide range of destinations, each serving different functions and needs across the Borough.

### **4.1 New Retail Development**

There has been limited retail development during the year, reflecting the change in how people shop and economic issues. The change of primary retail spaces into mixed leisure facilities continues to increase as town centres have seen applications for the conversion of primary retail units into uses such as bars, beauty salons, cafes and restaurants. The changing nature of retail units to other uses is symptomatic of how traditional centres are becoming more diverse in their offer, alongside adapting, and competing against increasing online shopping behaviours.

### **4.2 Town Centre Health**

Levels of vacancy are a useful indicator of the health of retail centres. An annual retail survey is undertaken across the borough.

Throughout 2022 and 2024, the total level of unit vacancies has increased by 1% in district centres and 2% in local centres. Town centres have seen no change. North Shields and Wallsend continue to see their number of vacant units increase with North Shields having the highest number of vacant units with an increase of 2%. Killingworth continues to have no vacant units.

**Table 1 North Tyneside retail vacancy rate in 2024**

	<b>Total Units</b>	<b>Vacant Units</b>	<b>% Vacant Units</b>
Killingworth	25	0	0%
North Shields	190	46	24%
Wallsend	153	24	16%
Whitley Bay	188	13	7%
<b>Town Centre Total</b>	<b>556</b>	<b>83</b>	<b>15%</b>
<b>District Centre Total</b>	<b>116</b>	<b>5</b>	<b>4%</b>
<b>Local Centre Total</b>	<b>59</b>	<b>4</b>	<b>7%</b>

### 4.3 Hot Food Takeaways

The Local Plan introduced a policy to control the proliferation of hot food takeaways upon health. The number of takeaways is therefore monitored. Overall, the number of hot food takeaways in designated retail centres has decreased by 3 from 93 to 90.

**Table 3 Hot Food Takeaways in Designated Retail Centres**

	<b>Number of Hot Food Take-aways</b>	<b>% of Take-aways in Designated Centres</b>	<b>% Of all Take-aways</b>
Killingworth	0	0%	0%
North Shields	15	23%	7.1%
Wallsend	29	44%	13.7%
Whitley Bay	22	33%	10.4%
<b>Town Centres Total</b>	<b>66</b>	<b>71%</b>	<b>31%</b>
Forest Hall	5	45%	2.4%
Monkseaton	4	36%	1.9%

	<b>Number of Hot Food Take-aways</b>	<b>% of Take-aways in Designated Centres</b>	<b>% Of all Take-aways</b>
Northumberland Park	1	9%	0.5%
Tynemouth	1	9%	0.5%
<b>District Centres Total</b>	<b>11</b>	<b>14%</b>	<b>5%</b>
Battle Hill	3	23%	1.4%
Howdon	2	15%	0.9%
Longbenton	3	23%	1.4%
Preston Grange	1	8%	0.5%
Whitley Lodge	4	31%	1.9%
<b>Local Centres Total</b>	<b>13</b>	<b>13%</b>	<b>6%</b>
<b>Total Within Designated Retail Centres</b>	<b>90</b>		