

**Cabinet: October 8<sup>th</sup> 2012**

**ITEM: 6a**

**Appendix 2:  
AAP Preferred Options:  
Report of Consultation**

**Area Action Plans:  
North Shields, The Coast  
and Wallsend**

**North Shields, the Coast  
and Wallsend  
Area Action Plans**



North Tyneside Council

**Report  
of  
Consultation**

**For**

**AAP Preferred Options  
consultation**

**February / March 2012**

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## Introduction

1. The purpose of this report is to:
  - describe the engagement process on the joint Area Action Plan (AAP) Preferred Options consultation for the North Shields AAP, Coastal AAP and Wallsend and Willington Quay AAP in February and March 2012;
  - set out responses received to the joint AAP Preferred Options document from the general public and other interested parties;
  - form part of the evidence base to be considered by the Council in preparing the AAPs.
2. This report will be taken into account by the Independent Inspector holding the Examination in Public into the AAPs in considering whether the AAP is **sound**. In order to be sound the proposals and policies in the plan need to be justified by a robust evidence base as well as being the most appropriate approach to take and effective as a deliverable plan that is flexible and can be monitored. The plan must also be consistent with National Policy.
3. The joint AAP Preferred Options consultation document was approved by the Councils Cabinet for public consultation on the 16<sup>th</sup> January 2012. The consultation and this Report of Consultation on AAP Preferred Options (February 2012) forms part of the wider and ongoing engagement process in production of the AAPs, as part of the overall delivery of the development plan for North Tyneside.

## Changes in National Planning Policy

4. The production of Area Action Plans for three areas of North Tyneside was initially proposed under the planning system established by the Planning and Compulsory Purchase Act 2004. At that time AAPs were identified by national guidance as a plan tool designed to assist in co-ordinating the regeneration in key areas of change, or conservation. The AAPs were therefore proposed as development plan documents within the North Tyneside Local Development Framework for that purpose.
5. The Localism Act and publication of the National Planning Policy Framework in March 2012 have removed the Local Development Framework structure to be replaced by production of Local Plans or supplementary planning documents.
6. It is therefore currently anticipated that the Area Action Plans as of April 2012 will be progressed jointly as a Local Plan for three areas of the Borough and produced in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, the National Planning Policy Framework and the Decentralisation and Localism Act 2011.

7. An outline of the future programme for the preparation of the AAP is attached at **Appendix 1**.

## **Part 1: Nature of the AAP Preferred Options**

8. In North Tyneside there are three AAP locations. These are particular areas of North Tyneside identified as a priority requiring Local Plan policies and proposals to guide and enable appropriate development, regeneration and investment, as well as conservation.
9. The AAPs content is specific to their area and that will support the delivery of the Borough wide strategic policies and proposals to be set out within the Core Strategy.
10. The preparation of AAPs for three areas of North Tyneside, and their boundaries, was agreed by the Council's Cabinet on 8<sup>th</sup> February 2010 in approving the North Tyneside Local Development Scheme 2010 (LDS 2010). The three AAP areas are as follows ( see maps included in **Appendix 2**):
  - The North Shields AAP includes North Shields town centre and the Fish Quay/New Quay area and extends as far west as Royal Quays outlet shopping centre and as far east as Tanners Bank.
  - The Coastal AAP extends along the full length of North Tyneside's coast including Tynemouth in the south, Cullercoats, Whitley Bay and as far north as St Mary's Island. The boundary extends inland to take in Tynemouth Village and Whitley Bay town centre.
  - The Wallsend AAP includes Wallsend town centre and Willington Quay, and the riverside area from the administrative boundary with Newcastle in the west to the Tyne Tunnel in the east.
11. Publication of the joint AAP Preferred Options document followed separate consultation on Issues and Options for each of the three AAPs:
  - January 2008: Wallsend AAP Issues and Options;
  - July 2008: North Shields AAP Issues and Options;
  - November 2009: Coastal AAP Issues and Options.
12. The Preferred Options consultation document was produced taking into account:
  - responses to the Issues and Options consultation;
  - extensive evidence relating to issues which would affect the areas and their future planning (e.g. retail and town centre issues, housing and employment land);
  - and responses to that evidence as it has been published.
13. In summary the suggested proposals set out in the AAP Preferred Options document highlighted the role of the AAP areas, and relationship to the emerging Core Strategy, and sought:

14. Within the North Shields AAP boundary to:
- Improve the town centre as a key destination, improving the Beacon Shopping Centre.
  - Make regeneration and conservation at the Fish Quay a priority alongside the evolving neighbourhood plan.
  - Promote mixed use development on old industrial land and quays and retain land for business and industrial use.
  - Plan for up to 500 homes primarily on brownfield land, promoting mixed-use development. This is in addition to more than 800 homes at Smiths Dock.
15. Within the Coastal AAP boundary to:
- Work with partners to encourage tourism and other economic development that safeguards the natural and historic environment.
  - Restore Spanish City - providing facilities that everyone can enjoy.
  - Improve the heritage and cultural assets in line with the information and guidance of Conservation Area Character Appraisals.
  - Provide good quality street furniture (bins and seats) and surfacing with a coordinated strategy.
  - Promote a vibrant Whitley Bay town centre – with an appropriate mix of shops and other uses to support local businesses.
  - Improve access for all visitors – encouraging cycling and use of public transport.
  - Protect and enhance biodiversity, including safeguarding wildlife links at Brierdene.
  - Develop plans for about 200 homes on brownfield land.
16. Within the Wallsend and Willington Quay AAP boundary to:
- Support plans for redevelopment of The Forum, including a new supermarket that will be crucial to the success of the town centre.
  - Improve the town's shopping and pedestrian environment.
  - Bring renewable, marine and offshore industries to the riverside – with training and education to link residents' skills with newly-created jobs.
  - Ensure business and industry does not harm residents quality of life and amenities.
  - Develop plans for up to 500 homes, mainly on brownfield sites.
  - Improve the public realm and management of specific housing areas.
  - Extend the success of the Wallsend Parks project to make Wallsend Dene a more attractive area for recreation and wildlife.

For each of the AAPs the Preferred Options document:

- provided an area plan, identifying the location of each of the proposals together with a more detailed plan of the town centre area. Plans were also included for each of the housing sites proposed.
  - Provided a response form for respondents to indicate whether they agreed or disagreed with each of the preferred option proposals.
17. An outline of the responses received to the Preferred Options for each AAP are given in Part 3.

## **Part 2: Consultation Process**

### **The Statement of Community Involvement**

18. The North Tyneside Statement of Community Involvement (SCI) (May 2010), sets out the policy and standards the Council will pursue in engaging the community in production of development plan documents such as Area Action Plans (AAPs). As the SCI is part of the Local Development Framework engagement on all such planning documents prepared by the Council must accord with the policies and standards contained within it.
19. The consultation processes for the joint AAP Preferred Options were carried out in accordance with the SCI and the methods of engagement and commitments to engagement made within the SCI.

### **Period of consultation**

20. The consultation formally commenced on February 13<sup>th</sup> 2012, and closed on the 26<sup>th</sup> March 2012, providing a six week period for public engagement and responses to be made, as set out in the report approved by the Cabinet of the Council.

### **Methods of consultation**

#### **The joint Area Action Plan Preferred Options**

21. The content of the joint AAP preferred options document was available in the following forms:
- A consultation leaflet (see **Appendix 3**), with tear off response form and freepost return address.
  - Online at the Council's Consultation Portal, which provided all the information included within the Consultation Leaflet together with an online response form and a range of supporting information. The information available online can be viewed here [http://northtyneside-consult.limehouse.co.uk/portal/aap/a\\_a\\_ps\\_preferred\\_options](http://northtyneside-consult.limehouse.co.uk/portal/aap/a_a_ps_preferred_options), **Appendix 4**.

## **Direct notification of the further consultation**

22. Individuals, groups, businesses and other agencies and organisations with an interest in North Tyneside were informed of the Growth Options consultation by:
- Email notification of the consultation material and the supporting information available online:
    - On Monday 13<sup>th</sup> February to 1,233 contacts, for whom the Council had email address details. A copy of the email is available at **Appendix 5**.
  - Posting the consultation leaflet with tear off response form and freepost address;
    - On Friday 17<sup>th</sup> February to 2,193 neighbours and occupiers of identified potential housing sites within the AAP preferred options, and to 1,491 contacts for whom the Council had no email address. A covering letter included with the leaflet is available at **Appendix 6**; and,
    - On Friday 17<sup>th</sup> February to 409 organisations supplied by the North Tyneside Voluntary Organisations Development Agency and identified as representing people who may be hard to reach as individuals. A covering letter included with the leaflet for these organisations is available at **Appendix 7**.
  - Inclusion of an article advertising the AAP consultation in the March 2012 VODA Newsletter (See **Appendix 8**). The newsletter is placed on the organisation's website (<http://www.voda.org.uk>) and is distributed to over 750 individuals and organisations via email.
  - Contacting members of the North Tyneside Business Forum by e-mail on the 13<sup>th</sup> February 2012.
  - Informing members of the North Tyneside Retail Centres task group (including representatives of local businesses) at two meetings (27<sup>th</sup> January 2012 and 23<sup>rd</sup> March 2012) of the consultation and having the information posted on the Tynetown website (<http://www.tynetown.co.uk/tcm>) (See **Appendix 9**), with a link to the Council website. The information was on the Tynetown website from 13<sup>th</sup> February to 23<sup>rd</sup> March this year.
  - Consultation on the AAP preferred options was undertaken with Northumberland County Council, Newcastle City Council, South Tyneside Council, Gateshead Metropolitan Borough Council, and Durham County Council, as part of ongoing discussion and co-operation with key neighbouring Local Planning Authorities
  - Consultation was also undertaken with a range of public bodies and organisations, including:
    - **The Environment Agency, English Heritage, Natural England, Civic Aviation Authority, the Homes and Community Agency North East, North Tyneside Primary Care Trust, The Office for Railway Regulation, Tyne and**



**Wear City Region, Tyne and Wear Passenger Transport Executive (NEXUS), and the Highways Agency.**

23. **A full list of all agencies, groups and organisations directly contacted as part of the consultation on the AAP preferred options is available at Appendix 10.**

**Public Engagement Events**

24. Fourteen public drop-in events were held throughout the consultation period, (see Table 1 below), and were advertised extensively as part of the engagement process. Planning Policy Officers attended these events to discuss the AAP preferred options proposals and answer any questions. It is estimated that between 350 to 400 members of the public attended the events.

**Table 1: AAP Preferred Options Consultation Drop-In Event Timetable**

<b>Month</b>	<b>Day</b>	<b>Time</b>	<b>Venue</b>
March 3 <sup>rd</sup>	Saturday	10 – 12:30pm	The Beacon Centre, North Shields
March 3 <sup>rd</sup>	Saturday	10 – 12:30pm	The Forum, Wallsend
March 3 <sup>rd</sup>	Saturday	10 – 12:30pm	Park View, Whitley Bay
March 5 <sup>th</sup>	Monday	11 - 2pm	Park View, Whitley Bay
March 6 <sup>th</sup>	Tuesday	11 - 2pm	The Forum, Wallsend
March 6 <sup>th</sup>	Tuesday	5pm - 7pm	Whitley Bay Library
March 7 <sup>th</sup>	Wednesday	11 - 2pm	Beacon Centre, North Shields
March 7 <sup>th</sup>	Wednesday	5:30pm	Wallsend Area Forum
March 8 <sup>th</sup>	Thursday	5pm - 7pm	North Shields Library
March 13 <sup>th</sup>	Tuesday	5:30pm	Whitley Bay Area Forum
March 14 <sup>th</sup>	Wednesday	5:30pm – 7:30pm	St Paul's Centre, Willington Quay
March 15 <sup>th</sup>	Thursday	5pm - 7pm	Tynemouth Library evening
March 20 <sup>th</sup>	Tuesday	5:30pm	North West Area Forum
March 22 <sup>nd</sup>	Thursday	5:30pm	North Shields Area Forum

**Youth Engagement**

25. Extensive engagement was undertaken with young people with Planning Policy Officers taking part in lessons at Norham Community Technology College (March 5<sup>th</sup> 2012) and Whitley Bay High School (March 12<sup>th</sup> 2012) to discuss the AAP proposals and encourage the young people to make comments. Consultation leaflets were also distributed at Burnside Business and Enterprise College by a school representative who sits on the North Tyneside Youth Council.

**North Tyneside Council Website**

26. Links to the AAP preferred options consultation on the Councils Online Consultation Portal were accessible from both the home page and the

planning pages of the Council's website, (see **Appendix 11** for web page extracts).

### **Council premises**

27. Copies of the AAP Preferred Options consultation were available at 19 Council buildings across the borough (see **Appendix 12**) for the duration of the consultation period. Posters were also displayed in each of the areas where drop in sessions were being held, including at The Forum Shopping Centre in Wallsend, The Beacon Centre in North Shields and Park View Shopping Centre in Whitley Bay to help raise local awareness (see **Appendix 13**).

### **Newspaper Advertisement**

28. On Thursday 1<sup>st</sup> March 2012 an advert was placed in the News Guardian, a weekly paper with a circulation of 55,000, delivered to homes in North Tyneside, including to all the AAP areas. The advert notified readers of the consultation with a brief introduction to the AAP preferred options, and informed readers of all of the public Drop In-Events and where and how to find out more information. A copy of the advert is available at **Appendix 14**.

### **Widening Horizons, March 2012**

29. The March edition of the Council's "Widening Horizons" magazine, **Appendix 15**, included the full 8 page AAP Preferred Options consultation leaflet. This provided nearly 92,000 homes, or about 99% of homes in the borough with a copy of the consultation leaflet and response form inviting responses. This edition of Widening Horizons was distributed from March 12<sup>th</sup> to March 22<sup>nd</sup>. The magazine was also available at public buildings across the Borough (see **Appendix 12**) and published on the Council website.

### **Press Releases, News Articles, and Letters about the Core Strategy**

30. In addition to the advert placed by North Tyneside Council and the Widening Horizon article, a range of news articles and letters were published both prior to and during the Consultation.
31. These were either online or in newspapers. They helped to raise awareness of the AAP Preferred Options and generate further responses to the consultation. Copies of each of these are available at **Appendix 16**.
32. **Press Releases:** Two press statements about the AAP Preferred Options were released in the run up to the consultation, on 31<sup>st</sup> January 2012 providing notification of the forthcoming consultation, and on 13<sup>th</sup> February 2012, to confirm the start of the consultation and publicise the drop-in events timetable.

33. **News Guardian:** in addition to the placed advertisement, 4 articles and letters about the AAP Preferred Options consultation appeared in at least 4 separate editions of the local newspaper “News Guardian”.
34. **Evening Chronicle:** 1 article about the AAP Preferred Options consultation appeared in the “Evening Chronicle”.

#### **Other contact with Council Planning Officers**

35. The Consultation Leaflet and advertisements issued by the Council contained contact details for the Planning Policy Team so that those who wished could seek further information and assistance in making their response.

#### **Member Briefings and Involvement**

36. Councillors were provided with a briefing on the further consultation on growth options in the Members Newsletter of 30<sup>th</sup> January 2012. A copy of this briefing is available at **Appendix 17**.
37. Councillors for wards included within the AAP boundaries were additionally invited to a Member Briefing Drop-In with Planning Policy Officers at the beginning of the consultation.
38. For the Wallsend and Willington Quay AAP, Councillors for the wards of Wallsend, Riverside and Northumberland were invited to a drop-in event on the 10<sup>th</sup> February 2012 that was attended by three ward members.
39. For the North Shields AAP, Councillors for the wards of Tynemouth, Chirton, Preston and Riverside were invited to a drop-in event on the 16<sup>th</sup> February 2012 that was attended by one ward member.
40. For the Coastal AAP, Councillor for the wards of Tynemouth, Cullercoats, Whitley Bay, Monkseaton North and St. Mary’s were invited to a drop-in event on the 17<sup>th</sup> February 2012 that was attended by one ward member and also Mayor Linda Arkley.

#### **Submission of representations**

41. Arrangements were made so that responses to the further consultation could be made by any of the following means:
  - Entering representations directly online using the Council’s consultation software, accessed through the Planning pages of the Council’s web site.
  - Return of a response form attached to the consultation document using a Freepost address.
  - Submission of letters or emails to the Council.
42. Telephoned or direct verbal expressions of views were not recorded as representations due to the need to ensure accurate records of the points

being made. Council officers did assist those who contacted the Council by phone seeking information on the content of the further consultation on growth options or the processes being followed.

Representations were made by the following methods:

Method of representation	Number of representations received by AAP		
	North Shields	Coastal	Wallsend & W.Q.
Response form	195 (76.7%)	246 (73.4%)	204 (82%)
E-mail	9 (3.5%)	15 (4.4%)	9 (3.6%)
Online	34 (13.4%)	60 (18%)	26 (10.4%)
Letter	16 (6.3%)	14 (4.2%)	10 (4%)
<b>Total</b>	<b>254</b>	<b>335</b>	<b>249</b>

*N.b: In total 423 individual respondents were recorded through the consultation process, who between them made 838 comments on one or more of the AAP areas.*

43. The AAP Preferred Options consultation leaflet set out some background information and an outline of each of the proposals and policies. This was followed by a response form to allow respondents to say whether they agreed or disagreed with the proposals. The form could be returned to the Council using a Freepost address.
44. The AAP Preferred Options leaflet also included a link direct to the Council's website with links directly to the consultation software for the convenience of those who preferred to respond online. **Appendix 18** summarises visits to the relevant web pages between February 10<sup>th</sup> and March 27<sup>th</sup> 2012.

### **Part 3: Responses to consultation**

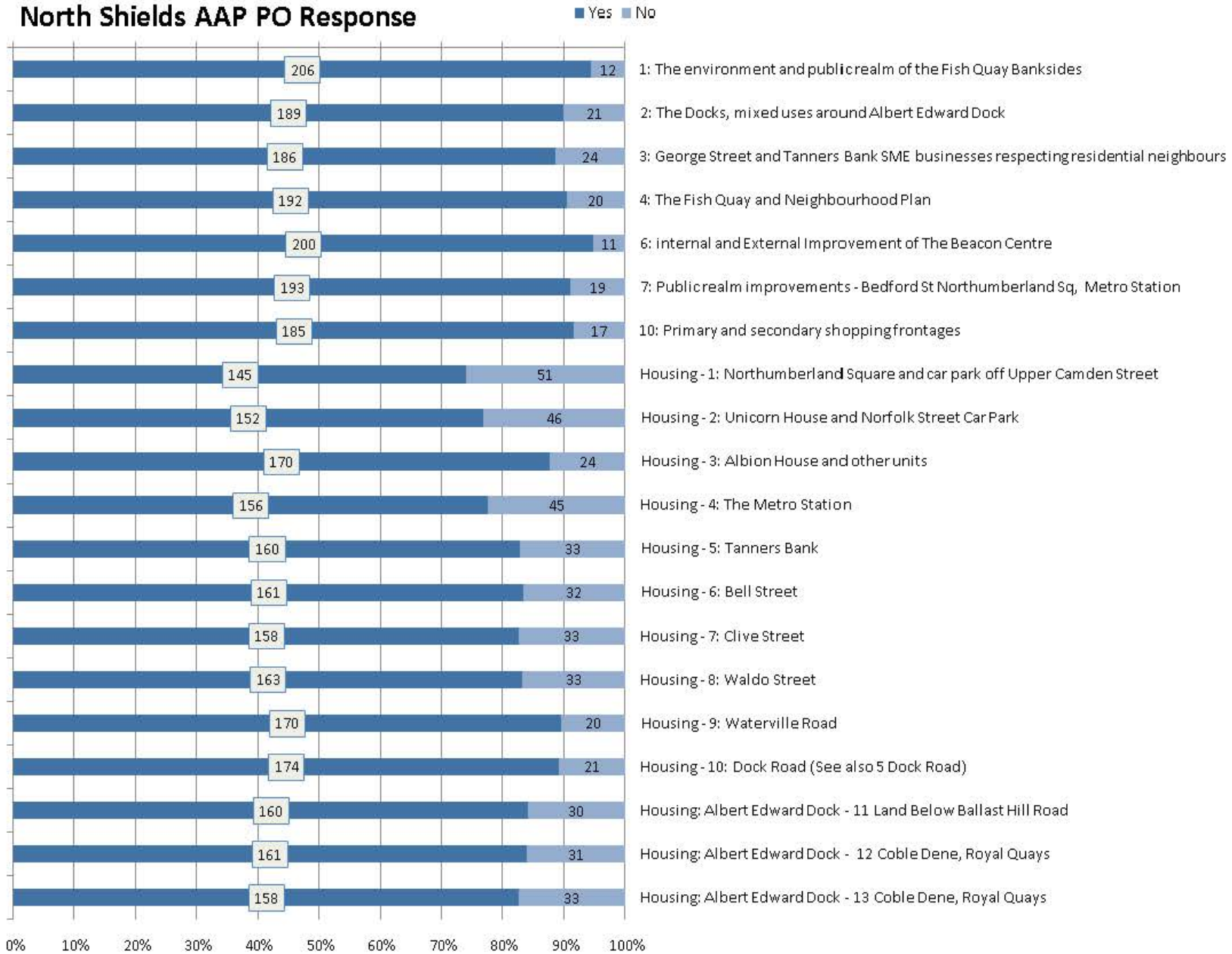
45. The purpose of this part of the report is to:
  - set out the issues raised in response to the AAP preferred options including a set of frequently asked questions;
  - indicate the volume of representations received on each policy or proposal;
  - indicate the level of support or opposition to each of the policies and proposals proposed.

### **Analysis and Summary of Responses Received from Respondents**

46. The set questions in the response form both on the Online Consultation Portal and in the Consultation Leaflet asked respondents to indicate which options they supported or not. In addition respondents were also invited to provide any additional comments they may have arising from the consultation. These are set out in a full schedule at **Appendix 19**.

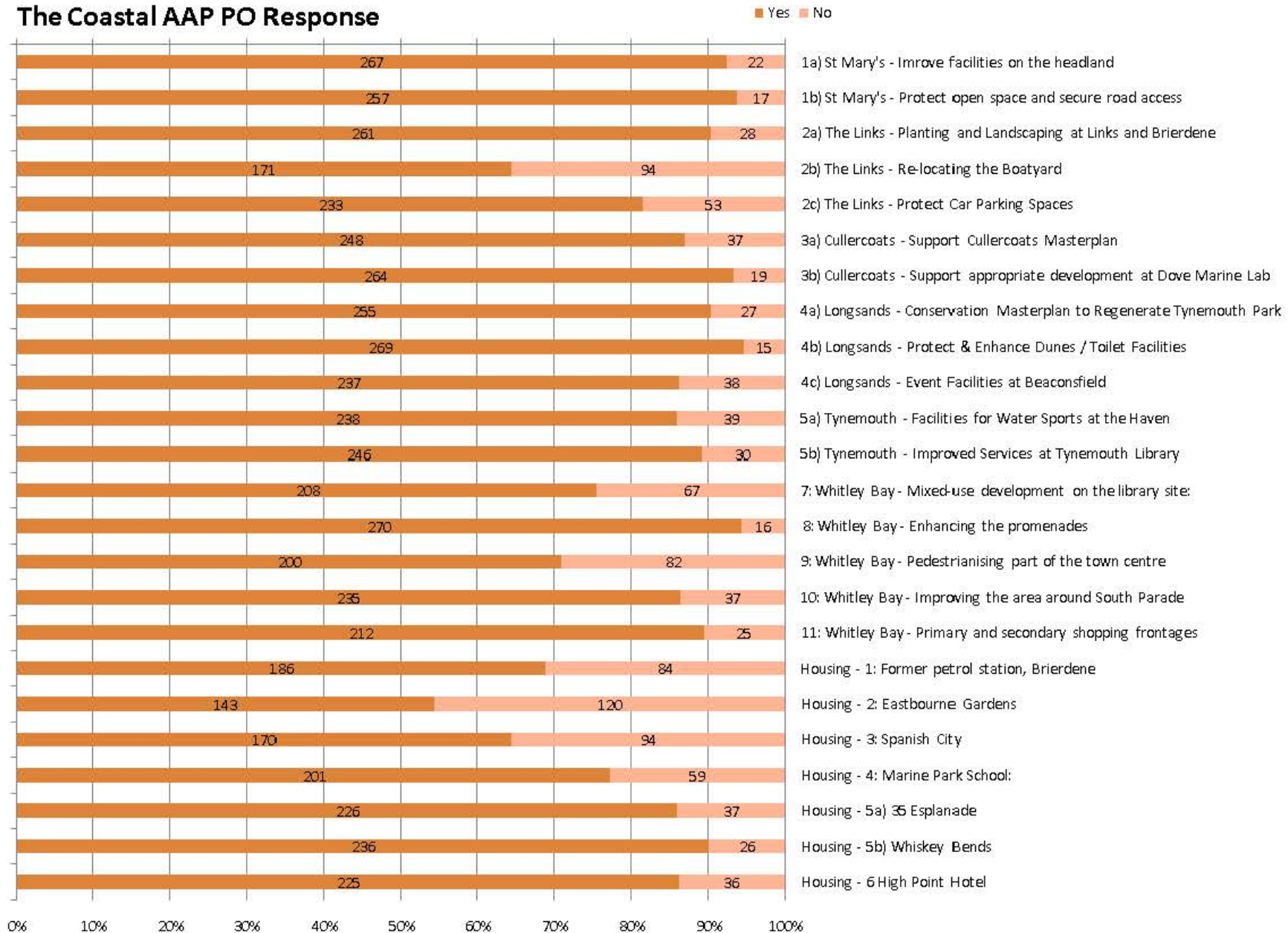
47. In addition a number of Frequently Asked Questions arising from the consultation and officer responses to those can be viewed at **Appendix 20**.
48. The following bar charts provide a summary of the response to the set questions for each of the preferred options in the three AAPs.

# North Shields AAP Preferred Options Response Bar Chart



## The Coastal AAP Preferred Options Response Bar Chart

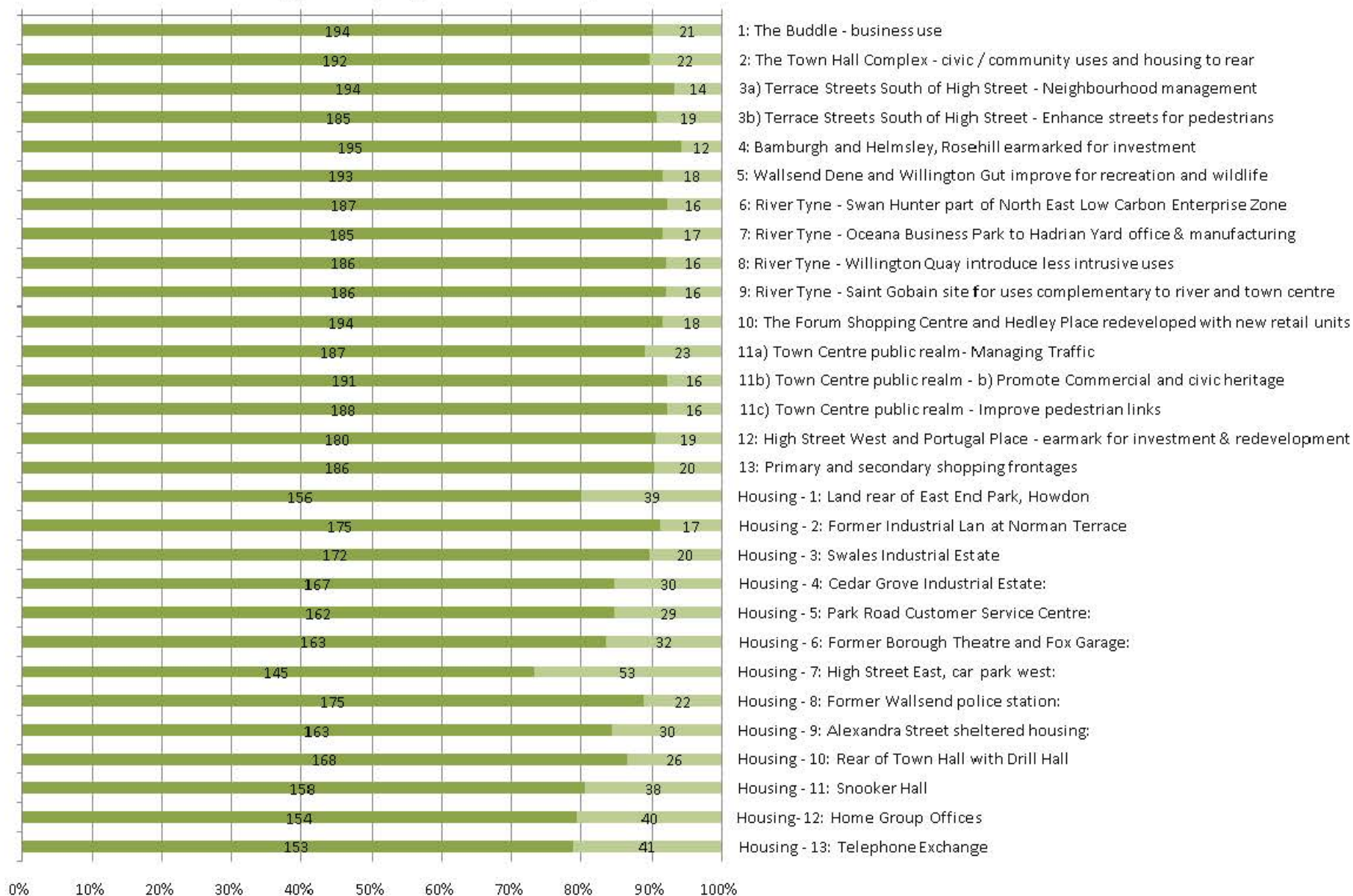
### The Coastal AAP PO Response



## The Wallsend and Willington Quay AAP Response Bar Chart

### Wallsend and Willington Quay AAP PO Response

■ Yes ■ No





## **Selection of Comments made to the AAP Preferred Options**

All the comments made in response to the Area Action Plan Preferred Options at Appendix 19. The comments below have been selected to provide a flavour of the comments made.

### **Comments on the North Shields AAP**

#### **1: The environment and public realm of the Fish Quay Banksides**

- 94% of responses in favour
- 6% of responses opposed

comments made in support of the proposal:

As a visitor (from Whitley Bay) I find the embankment very untidy - rubbish/litter needs clearing out and perhaps re-planted with sustainable vegetation. One steps route down the embankment could be greatly improved while other steps route(s) could be closed.

I am glad that the historic and cultural value of this much-loved area are continuing to be recognised. North Shields is lucky to have this.

Maintenance of steps & paths must be maintained so that people can see & appreciate the Banksides.

comments made in opposition to the proposal:

No comments were made by respondents who objected to the proposal

#### **2: The Docks, mixed uses around Albert Edward Dock**

- 90% of responses in favour
- 10% of responses opposed

comments made in support of the proposal:

The Port of Tyne needs not only to have room to grow but needs also to have something more prestigious as an "arrival" area for ferries, cruise liners and visiting ships. Arriving with a view of housing around Albert Edward Dock and the floating restaurant covered in tents is not that.

Just the place for new diverse buildings

Public access to the riverside should be included. Other developments have shut off access.

comments made in opposition to the proposal:

No comments were made by respondents who objected to the proposal

#### **3: George Street and Tanners Bank SME businesses respecting residential neighbours**

- 89% of responses in favour
- 11% of responses opposed

comments made in support of the proposal:

Please tidy up the George Street/Tanners Bank site in North Shields.

Development needs to have the highest possible eco standards, energy security and micro generation built in from the start.

We agree and support “ as stated previously opportunities for and protection of those involved in fish processing and related activities have been provided, and the employment site also provides opportunities for lighter industry as indicated.  
Loads of opportunity here.

#### comments made in opposition to the proposal:

Do not put lighter industry alongside residential areas - the displacement this will cause will have a negative effect on the businesses, isolating them which brings its own set of problems.

Tanners Bank will be part of the Fish Quay Neighbourhood plan (FQNP) and may be designated as mixed or residential rather than continue with employment. But George street will not be included in the FQNP, and as such lumping the two together for a single usage is inappropriate.

#### **4: The Fish Quay and Neighbourhood Plan**

- 91% of responses in favour
- 9% of responses opposed

#### comments made in support of the proposal:

Area needs to be enhanced as an events area for tourist (local & international). Needs to be attractive for incoming passengers via river from Scandinavia. Should not add much housing which would detract from the tourist attraction.

Local resident's input vital. Area much improved recently e.g. Irvins Building, demolition of fish sheds opening up view & cutting down on smells

I'm happy with the plans to develop the fish quay. At the moment it's a nice place to visit, and it's great that a handful of good pubs and cafes/restaurants share space with a working quayside and fish merchants. The indoor car boot is a great idea as well.

#### comments made in opposition to the proposal:

Fishing industry should be relocated away from residential or proposed residential areas. The relocation should be to custom built facilities with excellent road links.

#### **6: Internal and External Improvement of The Beacon Centre**

- 95% of responses in favour
- 5% of responses opposed

#### Comments made in support of the proposal:

Yes but internally the Centre isn't bad - the more urgent need is to improve the whole shopping environment in order to attract a greater variety of good shops, & discourage yet more remainder furniture & other such shops which close after a few months of trading.

Saville street frontage certainly needs some attention.

I agree inasmuch that the Beacon Centre needs improving, especially externally, but I'm afraid that the best way to improve it would be to demolish it and replace it with buildings much more in character with the other Georgian civic buildings in Shields.

#### Comments made in opposition to the proposal:

No comments were made by respondents who objected to the proposal

## **7: Public realm improvements - Bedford St Northumberland Sq, Metro Station**

- 91% of responses in favour
- 9% of responses opposed

### Comments made in support of the proposal:

This couldn't come soon enough. Renovate and restore this area to keep its character, do not build new.

Approve of improvements and developments on Bedford St and all areas of Northumberland Square provided that these developments do not impact negatively on this important conservation area and in particular we support the use of the North of the Square (extension to West Percy St).

Natural England supports the preservation and enhancement of Northumberland Square as a valuable green space in the area. Public realm improvements at Bedford Street and Metro Station should promote cycling.

### Comments made in opposition to the proposal:

No comments were made by respondents objecting to the proposal

## **10: Primary and secondary shopping frontages**

- 92% of responses in favour
- 8% of responses opposed

### Comments made in support of the proposal:

Fully support developments of shop frontages and further consideration should be given to extending the pedestrian zone on Bedford St.

Preference should be given to independent. local business - you don't develop a unique character for a town by attracting the same shops you can find everywhere else, although I know that having some of them brings people into the town in the first place. Ideally, North Tyneside as a whole will resist any more out-of-town shopping developments, as these merely suck people out of the town centres.

### Comments made in opposition to the proposal:

Forget the old high streets in Tyne& wear, Dont waste the money, A metro centre size mall is needed in the area.

## **Housing - 1: Northumberland Square and car park off Upper Camden Street**

- 74% of responses in favour
- 26% of responses opposed

### Comments made in support of the proposal:

These are good areas for development and will make the town centre livelier.

Development needs to have the highest possible eco standards, energy security and micro generation built in from the start.

Site 1 - as long as the frontage is kept but that the dilapidated buildings are used in someway

### Comments made in opposition to the proposal:

Sort Northumberland Square and the library out so that the buildings are used rather than building new houses new by.

Restore existing property in sites 1 and 2 - where a car park, build property which is in keeping with the Georgian area. Make site 3 a car park for the city centre and metro station. Yes to site 4 for housing close to metro for professionals needing quick transport links.

### **Housing - 2: Unicorn House and Norfolk Street Car Park**

- 77% of responses in favour
- 23% of responses opposed

Comments made in support of the proposal:

Also Stephenson House!

Comments made in opposition to the proposal:

Site 2 - Housing and offices only

Do not agree with use of car parks for housing. Norfolk street car park is very well used for short stay visits.

### **Housing - 3: Albion House and other units**

- 88% of responses in favour
- 12% of responses opposed

Comments made in support of the proposal:

Im in agreement with the housing proposals as long as they are in keeping with their surround area

Comments made in opposition to the proposal:

Make site 3 a car park for the city centre and metro station

### **Housing - 4: The Metro Station**

- 78% of responses in favour
- 22% of responses opposed

Comments made in support of the proposal:

Yes to site 4 for housing close to metro for professionals needing quick transport links.

Comments made in opposition to the proposal:

Losing a green space in centre of town by Metro is poor - needs better statement on whether development would mean the loss of all green space or only some.

Site 4 - No we need car park

### **Housing - 5: Tanners Bank**

- 83% of responses in favour
- 17% of responses opposed

Comments made in support of the proposal:

Tanners Bank - A large amount of housing is appropriate to "inhabit" the quayside area but it must be distinctive and reflect the Fish Quay and the maritime heritage in its design. People coming down the Bank need to think they are arriving at a special place - not just passing through standard private builder housing - like that that has made Northumberland Park a suburb without a centre

Site 5 - 100 homes is too much. Consult the Royal Institute of British Architecture (RIBA) on guidelines for specification for sustainable family homes.

#### Comments made in opposition to the proposal:

The wrong site for housing on this scale, industry and jobs need to be provided for people, not just houses. With the proposed housing does the area have enough schools, doctors, dentists and so on?

Again too much housing spoiling a historic industrial area - where are the employment opportunities.

#### **Housing - 6: Bell Street**

- 83% of responses in favour
- 17% of responses opposed

#### Comments made in support of the proposal:

Sites 6, 7, 8 very small. Presumably will fill in unsightly gaps.

#### Comments made in opposition to the proposal:

Again too much housing spoiling a historic industrial area

#### Other Comments

6 - Bell Street The site lies adjacent to flood zones 2 and 3.

#### **Housing - 7: Clive Street**

- 83% of responses in favour
- 17% of responses opposed

#### Comments made in support of the proposal:

Of comments made about sites 6, 7 and 8 no significant additional points were made concerning Clive Street.

#### Comments made in opposition to the proposal:

Of comments made about sites 6, 7 and 8 no significant additional points were made concerning Clive Street.

#### **Housing - 8: Waldo Street**

- 83% of responses in favour
- 17% of responses opposed

#### Comments made in support of the proposal:

Of comments made about sites 6, 7 and 8 no significant additional points were made concerning Waldo Street.

#### Comments made in opposition to the proposal:

Of comments made about sites 6, 7 and 8 no significant additional points were made concerning Waldo Street.

#### **Housing - 9: Waterville Road**

- 89% of responses in favour
- 11% of responses opposed

#### Comments made in support of the proposal:

No additional points made specifically in support of the proposal.

**Comments made in opposition to the proposal:**

Do the plans mean that they'll never need to renew the track again, or have they found another site to use?

**Other Comments:**

The site is surrounded by residential dwellings and bordered by the metro line. Whilst currently under use, the site will become available for redevelopment and surplus to operational requirements.

**Housing - 10: Dock Road (See also 5 Dock Road)**

- 89% of responses in favour
- 11% of responses opposed

**Comments made in support of the proposal:**

Dock Rd / Lawson St I walk this route quite often and although I am not sure new housing is the answer, something has to be done here, as at the moment its mainly used by dog walkers who forget to clean up after there dogs,

**Comments made in opposition to the proposal:**

Delay this until the Smith's Dock estate is established. The area may become saturated if too much housing, e.g traffic, parking.

**Housing: Albert Edward Dock - 11 Land Below Ballast Hill Road**

- 84% of responses in favour
- 16% of responses opposed

**Comments made in support of the proposal:**

Provide as much public access to the riverside as possible.

**Comments made in opposition to the proposal:**

This effects me most as i live on Royal Quays, Watch House Close. Iam against building on Ballast hill rd, as i have a limited view of the river this would effect me immensely.

The Land Below Ballast Hill Road should be turned into a small riverside public space to extend the Chirton Dene area. I think that would enhance the area much more than some more houses.

**Housing: Albert Edward Dock - 12 Coble Dene, Royal Quays**

- 84% of responses in favour
- 16% of responses opposed

**Comments made in support of the proposal:**

No comments were made by respondents supporting the proposal.

**Comments made in opposition to the proposal:**

No comments were made by respondents opposing the proposal.

**Housing: Albert Edward Dock - 13 Coble Dene, Royal Quays**

- 83% of responses in favour
- 17% of responses opposed

Comments made in support of the proposal:

No comments were made by respondents supporting the proposal.

Comments made in opposition to the proposal:

No comments were made by respondents opposing the proposal.

## **Comments on the Coastal AAP**

### **1a) St Mary's - Improve facilities on the headland**

- 92% of responses in favour
- 8% of responses opposed

Comments made in support of the proposal:

Completely support this proposal as its maintenance and regeneration is essential as a tourist and local attraction to visitors and residents all.

Remember that people go there for many reasons, and not just in cars - facilities for walkers and cyclists required. Development of new buildings would be a great chance to show off the latest in sustainable architecture.

Comments made in opposition to the proposal:

The site is popular enough without needing a cafe. Maybe include a cafe in the lighthouse itself. yes to enhancing toilets.

St Mary's is a visitors site because it is bleak and remote. Adding a cafe and visitors centre would destroy this. Perhaps add toilets and bins and benches, but nothing more. Yes, protect it from erosion, this is more important than a cafe!

### **1b) St Mary's - Protect open space and secure road access**

- 94% of responses in favour
- 6% of responses opposed

Comments made in support of the proposal:

No comments were made by respondents supporting the proposal.

Comments made in opposition to the proposal:

Waste of public money in current economic crisis.

### **2a) The Links - Planting and Landscaping at Links and Brierdene**

- 90% of responses in favour
- 10% of responses opposed

Comments made in support of the proposal:

This landscaping needs to be sympathetically  
Landscaping will need careful balancing of recreational & conservation needs.

Comments made in opposition to the proposal:

Planting and landscaping along the Links - needless waste of money.

The Links is a wonderful resource and does not need "improving" by any further planting or landscaping.

## **2b) The Links - Re-locating the Boatyard**

- 64% of responses in favour
- 35% of responses opposed

### Comments made in support of the proposal:

If possible place where public can see the boats.

### Comments made in opposition to the proposal:

It will be difficult to move the boatyard as its in a natural position

Refurbish the boatyard.

Relocating the boatyard should be avoided. A new yard would probably be too expensive for the existing boat owners to use. Repairs should be undertaken to extend the life of the existing facility.

## **2c) The Links - Protect Car Parking Spaces**

- 81% of responses in favour
- 19% of responses opposed

### Comments made in support of the proposal:

Do not sell any existing car parks.

Must do!

Everyone's complaints about Whitley Bay is the serious lack of parking, for the Town centre and the Sea Front

### Comments made in opposition to the proposal:

Much isn't used now

Do not add more car parking, the areas is already well serviced and it would be greener to encourage the use of the metro. This would also encourage people to walk by businesses which is statistically the highest performing 'passing trade' .

## **3a) Cullercoats - Support Cullercoats Masterplan**

- 87% of responses in favour
- 13% of responses opposed

### Comments made in support of the proposal:

Yes to improved toilet facilities.

Updating the toilets should be a priority. Most visitors come to Cullercoats to use the beach and therefore good toilets are essential and plenty of them!

### Comments made in opposition to the proposal:

No unnecessary! Cost!

Leave headland as grass. This lovely natural feature has already been spoilt enough by the unnecessary asphalt path across it. There are plenty of playgrounds in the area and why can't children just enjoy the coast and beach for what it is!



### **3b) Cullercoats - Support appropriate development at Dove Marine Lab**

- 93% of responses in favour
- 7% of responses opposed

#### Comments made in support of the proposal:

It would be good to be able to visit the Dove Marine Laboratory as we used to as children.

#### Comments made in opposition to the proposal:

Its too big now

This is University of Newcastle's concern - might be ours.

### **4a) Longsands - Conservation Masterplan to Regenerate Tynemouth Park**

- 90% of responses in favour
- 10% of responses opposed

#### Comments made in support of the proposal:

The Park already looking much better than it has done for some years.

If they opened up facilities more to the public.

#### Comments made in opposition to the proposal:

The park should just be maintained properly, and expensive masterplans kicked into the long grass.

### **4b) Longsands - Protect & Enhance Dunes / Toilet Facilities**

- 95% of responses in favour
- 5% of responses opposed

#### Comments made in support of the proposal:

My main concern about improving of toilet / washing areas is the sustainability of this and potential ongoing financial commitment to the LA for the future.

Yes for toilet (leave the dunes alone).

surfers and canoeists need changing and shower facilities as well as wash down area for wetsuits . coin operated lockers for clothes / equipment?

#### Comments made in opposition to the proposal:

What facilities? Definitely not!

### **4c) Longsands - Event Facilities at Beaconsfield**

- 86% of responses in favour
- 14% of responses opposed

#### Comments made in support of the proposal:

Another Metro station should be built at the Park Hotel end of Beaconsfield to improve public transport access to Longsands etc

Safeguard Beaconsfield from future development

Keep Beaconsfield undeveloped.

Comments made in opposition to the proposal:

Beaconsfield is not currently a priority.

#### **5a) Tynemouth - Facilities for Water Sports at the Haven**

- 86% of responses in favour
- 14% of responses opposed

Comments made in support of the proposal:

I have been using the haven since I was young soon after the war and was involved in boats then and still am we need a designated boat launch and parking to attract boat owners and this would enable businesses to be set up to service fishing, boat parties and water sports. Port of Tyne would need to change there byelaws to make the mouth of the Tyne more friendly for leisure activities

If open to the public.

But not happy with jet skis etc

Comments made in opposition to the proposal:

The water sports facilities will not used by the public at large, occupying a niche interest. Is the expenditure justified?

I write to further express my aversion to the idea of allowing jet skis to use the Little Haven beach and natural harbour.

#### **5b) Tynemouth - Improved Services at Tynemouth Library**

- 89% of responses in favour
- 11% of responses opposed

Comments made in support of the proposal:

In the station.

Library staff need to engage with the community to encourage use of additional space

Having a permanent Tourist Info office would be a good idea.

A good idea to use the building adjacent to the Library for community use.

Comments made in opposition to the proposal:

Tynemouth has had a disproportionate amount of money spent there every where you care to look in Whitley Bay ie Spanish City, roads, buildings, promenade- every thing is finished only to a half decent standard.

#### **7: Whitley Bay - Mixed-use development on the library site:**

- 76% of responses in favour
- 24% of responses opposed

### Comments made in support of the proposal:

Anything to enhance the (already great) park would be welcome.

Providing it continues to be free to access, this is an excellent development. I suspect more public toilets will be needed eventually. Given that unaccompanied older children use the small sports pitch already, some free toilets would be best, rather than more of the paid-for booth type in place already.

### Comments made in opposition to the proposal:

I am completely opposed to building on this site, as it will inevitably be partly private housing. This area of Whitley Park must be preserved for the use of the general public, preferably as an open space.

Whitley Park is a precious space in this town, which badly needs to be developed further, and not eroded by building.

This site should NOT be used for housing. It should be used only to enhance the amenity value of Whitley Park.

### **8: Whitley Bay - Enhancing the promenades**

- 94% of responses in favour
- 6% of responses opposed

### Comments made in support of the proposal:

Significant enhancement with hard and soft landscaping would improve the promenades along the full length and encourage tourism and development.

Making this very popular walking area more attractive with lighting, planting, small retail units available for short term letting - even just for weekends.

The whole prom stretch is badly paved and unattractive.

### Comments made in opposition to the proposal:

Proposals are a waste of public money in current economic crisis.

### **9: Whitley Bay - Pedestrianising part of the town centre**

- 71% of responses in favour
- 29% of responses opposed

### Comments made in support of the proposal:

Hasn't this been done before a long time ago? I support this idea but I have serious concerns as to whether traffic congestion resulting from this will be unsustainable and potentially damage the reputation of the town centre.

Please pedestrianise the area outside the coliseum i have to cross here regularly and you need to be Linford Christie to avoid the traffic

But only after engagement with local businesses and residents - they should be the ones to asses this one.

Plus weekly market

#### Comments made in opposition to the proposal:

This has been tried before and will just result in more traffic chaos in town centre

This was tried and failed 20 years ago. Why are we going around in circles. In fact with the congestion now caused by the buses at the top of Park Avenue would cause grid lock if the proposal were implemented. It was a bad idea then and it still is now.

#### **10: Whitley Bay - Improving the area around South Parade**

- 86% of responses in favour
- 14% of responses opposed

#### Comments made in support of the proposal:

No more pubs and clubs. Whitley Bay needs to move away from its reputation as a drinking town and return to the days where it was a pleasant place to visit with plenty for families to do.

The once vibrant night clubs have had their day time to move on and improve the area.

It certainly needs to be diversified - but possibly not quasi-gentrified as has begun in Tynemouth, which is going the way of Osborne Road in Jesmond and ruining the local character.

#### Comments made in opposition to the proposal:

No comments were made by respondents opposing the proposal.

#### **11: Whitley Bay - Primary and secondary shopping frontages**

- 89% of responses in favour
- 11% of responses opposed

#### Comments made in support of the proposal:

Again, priority and preferential rates to be given to local independent businesses for community cohesion.

Need to encourage better quality shopping and entertainment facilities to attract holiday makers.

#### Comments made in opposition to the proposal:

Park View should be included in primary area - it has many shops interesting to visitors as well as to local residents.

Should include all of Park View.

#### **Housing - 1: Former petrol station, Brierdene**

- 69% of responses in favour
- 31% of responses opposed

#### Comments made in support of the proposal:

Exactly the kind of brown field development that should be pursued rather than building on fields.

The existing use can cause traffic problems and surface water issues. These are not a problem at the moment but could become so. The suggested housing needs a lot of care to fit in with the area.

The petrol station is unsightly, however any new development must be done sensitively and remain under two stories, to ensure that the view isn't spoiled from the links.

#### Comments made in opposition to the proposal:

This is a thriving little business providing an excellent service to the area. Please don't get rid of it just to provide more expensive housing.

This site, on one of the main approaches to Whitley Bay, should be put to some use which will benefit the public. I would prefer anything of public utility in this place, rather than housing. (Say Shopping; Petrol station, leisure or tourism).

There are plenty of other brown field sites, it is not necessary to use this one for housing.

The propose development of this site directly contradicts both the aims of, and statements within, the Area Action Plan The proposed development of the site comes under the heading for Whitley Bay town centre. One of the major stated aims of this and the other proposed developments is to add to the vitality of local centres. This particular site is over a mile away from Whitley Bay town centre. It is also at least 10 minutes walk from the nearest shops at Whitley Lodge. Its development would therefore not do anything to add to the vitality of any local centres, least of all Whitley Bay.

#### **Housing - 2: Eastbourne Gardens**

- 54% of responses in favour
- 46% of responses opposed

#### Comments made in support of the proposal:

BUT no further encroachment on the other half of the site, which is of value for summer visitors. The bus turning place should be retained also.

#### Comments made in opposition to the proposal:

Is this going to be a nursing home or not? How does selling off a car park for development retain public car parking spaces?

This is a well used car park for the park. And with the increased attraction to the area, it will be a great space. Do not develop on it. Regeneration isn't about building on every available space!

#### **Housing - 3: Spanish City**

- 64% of responses in favour
- 36% of responses opposed

#### Comments made in support of the proposal:

The regeneration of Spanish City is crucial to both Whitley Bay and the coastal area - totally agree but as what? Nobody seems to have an idea and certainly there appears to be no "land mark" suggestions or designs. We have been in Tynemouth 18 years and three development plans and there is no concept of "the whole" yet visible. Let us have Newcastle's version of the London Eye or a "Sky Ride" monorail over The Links from Cullercoats to St Mary's Island or something.

#### Comments made in opposition to the proposal:

Too many houses planned at Spanish City.

The Spanish City should be the main focus for the coastal regeneration and therefore should be developed as a hub for tourism and not just housing.

Keep the area free of housing and make it a public open space with small cafes and restaurants.

The whole of the Spanish City area should be a celebration of coastal heritage and culture. It could be Whitley Bays USP - the reason visitors come and why people want to live here.

**Housing - 4: Marine Park School:**

- 77% of responses in favour
- 23% of responses opposed

**Comments made in support of the proposal:**

...YES but make the houses sympathetic to the ones already in the streets parallel. Faceless flats like the monstrous ones in Monkseaton on the site of the old Wilson's garage should be taken down like the flats in Killingworth...

**Comments made in opposition to the proposal:**

The marine park school site is unsuitable for 94 homes, since it is adjacent to the playhouse, where on theatre nights, all parking is rapidly used up, with residents along Marine Gardens and Coquet Avenue being unable to park.

I cannot picture the impact of an apartment complex with 94 homes of the old school site. It is a joy to have a piece of open land there at present. While it is not unreasonable to build something there, that many units is ludicrous and the increase in traffic, parking problems and pollution would be unacceptable.

**Housing - 5a) 35 Esplanade**

- 86% of responses in favour
- 14% of responses opposed

**Housing - 5b) Whiskey Bends**

- 90% of responses in favour
- 10% of responses opposed

**Housing - 6 High Point Hotel**

- 86% of responses in favour
- 14% of responses opposed

**Comments made in support of the proposals for Housing sites 5a), 5b) and 6:**

Completely support these proposals.

development of these sites is long overdue they have become a blight on the area

Again, developing such eyesores would be largely welcomed as long as parking provision for new residents is regarded as sufficient by existing residents.

Plus the Avenue!

**Comments made in opposition to the proposal for Housing sites 5a), 5b) and 6:**

My opposition to the Whiskey Bends plan is only to protect this building from demolition. Conversion to housing is quite agreeable but demolition is out of the question, it being part of a well designed plan. (See the similar house at the other end of the row).

Sites 5a and 5b. These sites are unattractive to home owners because of the close proximity to the over concentration of establishments that are licensed.

23 homes on the Aletsa site seems very dense as does 15 on the High Point site. They need to be redeveloped but this seems excessive.

## **Wallsend and Willington Quay AAP**

### **1: The Buddle - business use**

- 90% of responses in favour
- 10% of responses opposed

#### Comments made in support of the proposal:

As long as the original building is retained, although it could do with being cleaned.

The council have let the fabric of the building deteriorate and a new use needs to be found quickly for the building

#### Comments made in opposition to the proposal:

Reopen as community arts.

The amount of money spent over the years since the school closed is unacceptable, it would be better to demolish this and build houses and with the money generated re develop an art centre in the middle of wallsend as part of the re development

### **2: The Town Hall Complex - civic / community uses and housing to rear**

- 90% of responses in favour
- 10% of responses opposed

#### Comments made in support of the proposal:

Consider a local cafe to open up a small coffee shop within the site. Perhaps even incorporate a picture house, and consult the Tyneside Cinema on how this could be incorporated (they relocated to the Gateshead Town Hall for a period which seen its highest numbers).

Town Hall “ suggested a civic museum could be a good use | would bring people along the high street east, benefiting the food destination approach taken.

#### Comments made in opposition to the proposal:

Move Council offices to here

As with the buddle knock it down along with the swimming baths which have stood empty for over 25 years and replace with social housing

### **3a) Terrace Streets South of High Street - Neighbourhood management**

- 93% of responses in favour
- 7% of responses opposed

### **3b) Terrace Streets South of High Street - Enhance streets for pedestrians**

- 91% of responses in favour
- 9% of responses opposed

#### Comments made in support of the proposal:

Natural England broadly supports the proposals for enhancing residential neighbourhoods. However, it is recommended that the provision and enhancement of GI should be a material consideration for enhancing neighbourhoods as well as using materials and design techniques to soften streets.

The softening techniques would need to be researched as those used at Cruddas Park, Newcastle City Council and Saint Anthony's South, Newcastle City Council, have actually degenerated the area - e.g inappropriate planting which traps rubbish.

#### Comments made in opposition to the proposal:

Please don't waste your money on Holly Ave, Vine Street and all them old old houses demolish them and build a small park area for the old folk of Wallsend

#### **4: Bamburgh and Helmsley, Rosehill earmarked for investment**

- 94% of responses in favour
- 6% of responses opposed

#### Comments made in support of the proposal:

If improvements are for current residents. What exactly is planned?

Demolish derelict garages and run down flats which have caused problems over the years with anti social behaviour resulting in a lot of unnecessary money being wasted by having to constantly call emergency services..

The 2 blocks of flats on this private estate have robbed the home owners of any normal type of family life. Some Landlords of same flats have been allowed to run amock and house tennants with the worst problems imaginable

#### Comments made in opposition to the proposal:

No specific comments made by respondents indicating opposition to the proposal

#### **5: Wallsend Dene and Willington Gut improve for recreation and wildlife**

- 91% of responses in favour
- 9% of responses opposed

#### Comments made in support of the proposal:

A great improvement could be made by re-installing the small 'dam' which was situated immediately beneath the railway bridge and used to keep the water at a good level, instead of all the rubbish being exposed as it is now at low tide

What will be done to protect / develop the rights of way network with good open access to and through the parks and neighbouring housing areas? There is also the opportunity to further promote the use of the Dene by horse riders linking north to the Rising Sun area

Consider collaboration with the Wildlife Trust and National Trust on this one. Also, the North Eastern Local Enterprise Partnership would be able to assist mutually beneficial initiatives which could be linked with this work in terms of the recreational facilities.

#### Comments made in opposition to the proposal:

No additional comments were made by respondents indicating opposition to the proposal.

#### Other Comments:



I agree as long as the improvements will benefit wildlife and not 'jobs' on motor bikes.

**6: River Tyne - Swan Hunter part of North East Low Carbon Enterprise Zone**

- 92% of responses in favour
- 8% of responses opposed

**7: River Tyne - Oceana Business Park to Hadrian Yard office & manufacturing**

- 92% of responses in favour
- 8% of responses opposed

**8: River Tyne - Willington Quay introduce less intrusive uses**

- 92% of responses in favour
- 8% of responses opposed

**9: River Tyne - Saint Gobain site for uses complementary to river and town centre**

- 92% of responses in favour
- 8% of responses opposed

Comments made in support of the proposals in questions 6 to 9:

However, it would be nice if the public had some access to the riverside as well as only businesses.

Need to improve area around Segedunum to encourage more tourists.

Actively approach Oceana Business Park to consider development of an affordable conference centre - superb location for business now two Tyne tunnels.

Comments made in opposition to the proposals in questions 6 to 9:

For Site 8 - Such as what? What exactly do you mean by less intrusive uses?

Other Comments

I am unclear on how you are going to close the skills gap for people within Wallsend to access these type of jobs? This type of approach will encourage inward migration but that's not to say people will locate to Wallsend.

**10: The Forum Shopping Centre and Hedley Place redeveloped with new retail units**

- 92% of responses in favour
- 8% of responses opposed

Comments made in support of the proposal:

A larger core should enhance the area and hopefully bring in the shoppers as long as parking is free and the high st becomes a pedestrian zone.

Also collaborate with local business about what types of retail and services would work in the area. The more ownership by the community, the more it will be protected in terms of customer loyalty. Perhaps keep some small spaces vacant for 'pop up shops' to keep the centre and its services fresh and exiting.

Comments made in opposition to the proposal:

Not if it means evicting people.

**11a) Town Centre public realm- Managing Traffic**

- 89% of responses in favour
- 11% of responses opposed

### **11b) Town Centre public realm - b) Promote Commercial and civic heritage**

- 92% of responses in favour
- 8% of responses opposed

### **11c) Town Centre public realm - Improve pedestrian links**

- 92% of responses in favour
- 8% of responses opposed

#### Comments made in support of the proposals 11a) to 11c):

We have a bypass (Hadrian Rd) lets get the traffic out of the shopping area.

Certainly B is a big reason why so many people love Wallsend. There is so much heritage that has not been utilized or honoured. The Coach and Horses pub is a stunning listed building which could become, in collaboration with the owners, a significant beacon for real Ales and foods of the region. The Central Exchange building and those on that crossroad could become stunning restaurants or bars. The Wallsend Memorial Hall is also a cherished asset which is overlooked.

#### Comments made in opposition to the proposals 11a) to 11c):

No additional comments were made by respondents opposing the proposals.

#### Other Comments:

[English Heritage] welcome the intention to respond to the 'civic heritage' of the High Street and to explore the possibility of Conservation Area designation for it. If the latter is a serious consideration, the contribution which locally valued heritage assets make to the depth of quality required to guarantee such status, whether designated as such or not, should not be discounted. Without this depth the case for Conservation Area designation would be moot.

Natural England also recommends that a further point is added on the provision and enhancement of green infrastructure for public realm improvements.

### **12: High Street West and Portugal Place - earmark for investment & redevelopment**

- 90% of responses in favour
- 10% of responses opposed

#### Comments made in support of the proposal:

But keeping the buildings in character with the area - this may mean renovation instead of rebuilding.

#### Comments made in opposition to the proposal:

Don't agree with any small business that have to relocate when they are fine where they are and not in the way.

There is space for improvement but small business needs these low cost areas to start up

#### Other Comments

I hope you are going to leave the Medical centre there. What do you mean by unsuitable uses. Would the uses be suitable in another area? What will happen to existing tenants?

### **13: Primary and secondary shopping frontages**

- 90% of responses in favour
- 10% of responses opposed

#### Comments made in support of the proposal:

Adequate free and/or low cost parking must be maintained to ensure the survival of High St E. Building on car parks will reduce patronage because increased housing on High St E will use parking spaces that are available to shoppers at the moment.

#### Comments made in opposition to the proposal:

Insufficient shoppers to justify

#### Other Comments

Do we need a great number of estate agents? Primary Shopping Centre - Forum and High Street West - agree. Should also include High Street East. Secondary Shopping Frontage. Do you mean as is? Hope the cafes and takeaways serve good food and are clean.

#### **Housing - 1: Land rear of East End Park, Howdon**

- 80% of responses in favour
- 20% of responses opposed

#### Comments made in support of the proposal:

No additional comments made by respondents supporting the proposal

#### Comments made in opposition to the proposal:

The land at the rear of the park is an old council tip and was earmarked for football pitches to replace one's that were going to be lost at low Flatworth.

Site 1 - The old landfill site to the east of Howdon Park is now a breeding and nesting area for Skylarks and Meadow Pippets. It is the only place in the area the elderly can exercise their dogs in safety.

#### **Housing - 2: Former Industrial Land at Norman Terrace**

- 91% of responses in favour
- 9% of responses opposed

#### Comments made in support of the proposal:

No additional comments were made by respondents in support of the proposal.

#### Comments made in opposition to the proposal:

No additional comments were made by respondents opposing the proposal.

#### **Housing - 3: Swales Industrial Estate**

- 90% of responses in favour
- 10% of responses opposed

#### Comments made in support of the proposal:

No additional comments were made by respondents in support of the proposal.

#### Comments made in opposition to the proposal:

No additional comments were made by respondents opposing the proposal.

#### **Housing - 4: Cedar Grove Industrial Estate:**

- 85% of responses in favour
- 15% of responses opposed

#### Comments made in support of the proposal:

Site 4 - only if these businesses are already relocating and not being moved out by the council as the business equivalent of 'Home Loss' payment would be a substantial and unnecessary drain on the regeneration budget.

We agree with your outline proposal as all of the areas are in need of regeneration. However, we are a long established business formed in 1958 and have been operating from Oak Grove in excess of 45 + years. We are therefore very concerned about the impact and possible affect the relocation may have on our business. We would be grateful if you could keep us informed of any future development with this project.

**Comments made in opposition to the proposal:**

the area of cedar grove is a hive of activity with quite a few firms doing brisk business car parking is a must for any shopping area and both the car parks are well used removing them would put pressure on the streets

**Housing - 5: Park Road Customer Service Centre:**

- 85% of responses in favour
- 15% of responses opposed

**Comments made in support of the proposal:**

Yes, but return it to the original building, do not replace with any new build. It needs to be in keeping with the area.

**Of comments made in opposition to the proposal:**

Where would customer service centre be based- needs to be a local face to face service for people

**Housing - 6: Former Borough Theatre and Fox Garage:**

- 84% of responses in favour
- 16% of responses opposed

**Comments made in support of the proposal:**

Agree without inclusion of club

Yes, but build Victorian terraces in keeping with the area.

**Comments made in opposition to the proposal:**

No additional comments were made by respondents opposing the proposal.

**Housing - 7: High Street East, car park west:**

- 73% of responses in favour
- 27% of responses opposed

**Comments made in support of the proposal:**

No additional comments were made by respondents supporting this proposal.

**Comments made in opposition to the proposal:**

We need free car parking to attract people to the area

This car park is full most days and nights due to customers shopping in Wallsend, eating in the local restaurants, and the Coronation CIU Club as well as many other venues. It is also used as an overspill car park for the library and is an ideal recycling point for the community. Its a ideal spot for the fair at the

Wallsend festival and building on it would have a detrimental effect on local businesses. Keep this as a car park and keep it free.

**Housing - 8: Former Wallsend police station:**

- 89% of responses in favour
- 11% of responses opposed

Comments made in support of the proposal:

No additional comments made by respondents supporting this proposal.

Comments made in opposition to the proposal:

Depends on whether the Police Station is going to be demolished. We have already lost too much of our heritage and heritage buildings. If will be demolished disagree.

**Housing - 9: Alexandra Street sheltered housing:**

- 84% of responses in favour
- 16% of responses opposed

Comments made in support of the proposal:

Provided residents to be moved are happy with this.

Comments made in opposition to the proposal:

Already objected to new houses on park street and coronation street As already over crowded dont think more houses would ease the situation.

**Housing - 10: Rear of Town Hall with Drill Hall**

- 87% of responses in favour
- 13% of responses opposed

Comments made in support of the proposal:

Yes, but the 'out house' building to the complex.

Comments made in opposition to the proposal:

No additional comments were made by respondents opposing this proposal.

Other Comments

[English Heritage] have concerns where proposed interventions do not make it clear whether any preferred sites for housing might involve the demolition of pre-existing buildings in the process.

**Housing - 11: Snooker Hall**

- 81% of responses in favour
- 19% of responses opposed

**Housing- 12: Home Group Offices**

- 79% of responses in favour
- 21% of responses opposed

**Housing - 13: Telephone Exchange**

- 79% of responses in favour
- 21% of responses opposed

## Comments made in support of proposal for sites 11, 12 and 13

If the sites became available

Agree only if suitable accommodation is found for existing tenants and they agree to move. Otherwise disagree.

These sites are large enough to include decent parking as well as small green spaces as long as the developers are not allowed to fill all of the space with housing.

Hope these will be demolished, not attractive

## Comments made in opposition to the proposals for sites 11, 12 and 13:

Disagree. This former Miners' Hall [site 11] is part of our heritage (my personal heritage) and I would hate to see it demolished.

I feel uncomfortable about moving or closing businesses/ leisure areas to provide housing which may remain empty or leave large parts of other areas in wallsend empty when people are moved into new areas.

Disagree with site 13 - I do not want any disruption to my telephone services.

My concern is how close to the road are they going to be [for this site and sites 11 and 12] as we are already very congested with parking already and as we live opposite and have had experience in the past of really loud music coming from tenants in the new flats that are already on that side of the road, my biggest concern is noise.