

Cabinet: October 8th 2012

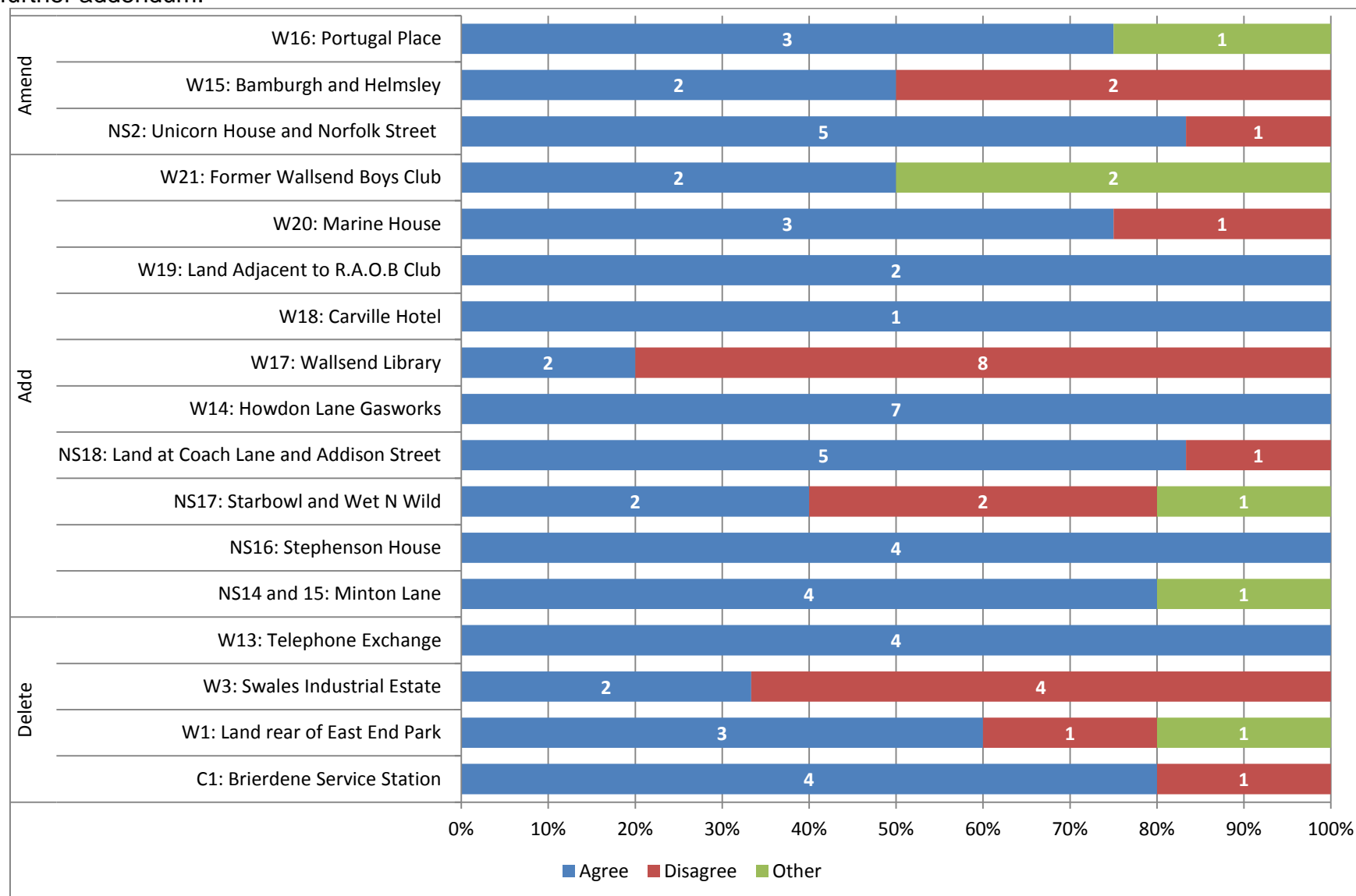
ITEM: 6a

**Appendix 3:
AAP Major Proposed
Changes:
Initial Response Schedule**

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

Area Action Plan: Major Proposed Changes to housing sites – Initial Consultation Report Summary

Based on responses received up to 27th September 2012. Further responses received up to 28th September will be included as a further addendum.



Full Schedule of Comments Made – 27th September 2012

Person ID	Company / Organisation	Post Town	Delete Site C1: Brierdene Service Station	
638474		North Shields	Agree	Glad that the views of the local community have been taken into account. Do not feel that it is cost effective to build such small developments.
468309		Newcastle upon Tyne	Disagree	To make such judgements not to build 10 houses based on the viability of a Car Wash is downright ludicrous. Such businesses rapidly come and go, never lasting longer than a few years. The site is wasted on something that can be done at home. When this Car Wash goes out of business, this site will stand vacant and vandalised, as it does not appear a useful venue for anything other than 10 more houses on a currently small estate. I urge you to think again!

Person ID	Company / Organisation	Post Town	Delete Site W1: Land rear of East End Park, Willington Quay	
468309		Newcastle upon Tyne	Agree	God to see the Council is taking into consideration the work prospects for the area and population in general.
674708		Wallsend	Disagree	HOWDON LANE IS NOT SUITABLE FOR ANY MORE HEAVY LORRIES
641492	Highways Agency	Leeds	Other (Please add comment below)	Thank you for consulting the Highways Agency in respect of the above. I have reviewed the proposed changes to the sites within the AAP preferred options, and would offer the following comment. The only site which is of significant interest to the Highways Agency is 'Site W1 - Land rear of East End Park, Howdon'. Based on the original proposed allocation, we would expect a site of 200 houses to generate in the region of 120 peak period trips, while we would expect the alternative proposal to generate many fewer trips. Therefore, we do not anticipate that the changed allocation would reduce the ability of the authority to prepare a robust and deliverable Area Action Plan.

Person ID	Company / Organisation	Post Town	Delete Site W3: Swales Industrial Estate, Willington Quay	
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468309		Newcastle upon Tyne	Disagree	At the time of reading this the Council are minus 285 potential homes. As this proposal is linked to site W1, which appears a large open space, I believe that this site on the old works should go ahead, but build only half the proposed houses, as there remains enough space left to cater for other uses. The contamination of the site should NOT have been allowed to happen in the first place, both the Council and the polluter were negligent, and should be held to account for this contamination, but in any event will require decontamination anyway, whether the land is used for housing, business, or leisure. Site W1, which I note I could not comment on because your website would not allow this, should also be reconsidered for part housing, and part other usage.
674708		Wallsend	Disagree	INCREASE IN HEAVY LORRIES ROAD IN WILLINGTON QUAY ARE NOT SUITABLE FOR EXTRA HEAVY LORRIES
675099		Wallsend	Disagree	The loss of new housing options for North Tyneside are very short sighted. Willington Quay needs housing investment not open storage space for business use. This proposed business storage space development is too close to the residential housing and will significantly affect the long term options to retain the land for housing development.
674222		Wallsend	Disagree	W3 needs to be developed regardless of W1's condition, as access to decontaminate should be made via Flatworth Roundabout. W3 needs to be built in conjunction with W14 to finally rid Willington Quay of HGV access. Howdon Park would benefit from W3 as a condition of sale could include measures to make the park the centre of family leisure within the area.

Person ID	Company / Organisation	Post Town	Delete Site W13: Telephone Exchange, Wallsend	
468309		Newcastle upon Tyne	Agree	Pity, but it is no use spending money to move the exchange, but the site remains a suitable site for the future.
675099		Wallsend	Agree	Use this land to create open storage units for business use. This makes far more sense as it is already in use as a business site

Person ID	Company / Organisation	Post Town	Add Site NS14 and 15: Minton Lane, North Shields	
468309		Newcastle upon Tyne	Agree	Ideal site that is within an existing housing area, with existing infrastructure and amenities.

638474		North Shields	Agree	In simple terms as the site is next to a school , The Parks Leisure Centre and close to other housing it appears to be a good choice. Agree that former industrial sites should be used for provision of housing but careful thought must be given to cost of reclamation of land.
675574		ne29	Agree	I think this is a good idea, as there is not enough council houses available to people who need them!
638501		North Shields	Other (Please add comment below)	I agree in part. By all means develop the gas depot for housing - but I assume the depot is no longer in use, there are still what appears to be capped gas holders in the yard. But the area to the south of Minton Lane I would strongly object to, on the grounds (1) that it is green space, at the edge of an area (i.e. North Shield town centre) that has very little green open space; (2) it is next to a skate park, and I can foresee residential development causing conflicts with the users that need not exist if the area remains undeveloped.

Person ID	Company / Organisation	Post Town	Add Site NS16: Stephenson House, North Shields	
468309		Newcastle upon Tyne	Agree	Ideal site.
638501		North Shields	Agree	How pressing is the need for more office space in North Shields? There are offices throughout the area that appear to be only partially occupied.
633349		North Shields	Agree	Care needs to be taken with mixed office and housing. Schemes where office units are placed below housing do not seem to be working out well, and never seem to be that well kept. Perhaps offices that look like houses would fit better in this area.

Person ID	Company / Organisation	Post Town	Add Site NS17: Starbowl and Wet N Wild, Royal Quays	
468309		Newcastle upon Tyne	Agree	It would be really good to see this area shared with housing. Good idea.
638501		North Shields	Disagree	Only if the businesses have closed or are thinking of closing, surely? The area doesn't have too many of these sorts of amenities and it would be a shame to remove a source of at least some employment in the area
685112	Sport England		Disagree	Para 74 of the NPPF states that sport and recreational buildings should not be built upon unless;

				<ul style="list-style-type: none"> - an assessment has been undertaken which has clearly shown the buildings to be surplus to requirements; or - the lost facility would be replaced by equivalent or better provision in a suitable location; or - the development is for alternative sports and recreational provision, the need for which clearly outweighs the loss <p>In Sport England's view none of these circumstances have been shown to pertain to this development and as such the facilities should not be lost to residential development.</p>
638474		North Shields	Other (Please add comment below)	A convenient site in terms of access to town centre facilities. Could work if accommodation was of a superior standard.

Person ID	Company / Organisation	Post Town	Add Site NS18: Land at Coach Lane and Addison Street, North Shields	
468309		Newcastle upon Tyne	Agree	Ideal site, with existing infrastructure and facilities.
468309		Newcastle upon Tyne	Agree	Good use of a wasted space.
638501		North Shields	Agree	Yes, definitely - about time this eyesore was used for something instead of a dumping ground.
638474		North Shields	Agree	a sensible decision-may be a good site for housing for elderly as close to High Street
638474		North Shields	Disagree	Because of proximity to Royal Quays and park feel that use as recreational is more appropriate.

Person ID	Company / Organisation	Post Town	Add Site W14: Howdon Lane Gasworks, Willington Quay	
468309		Newcastle upon Tyne	Agree	Ideal site with all the supporting facilities. It has to be a site that is wasted at the moment, a total eyesore that should be wiped from the area. Ideal site for housing.
638474		North Shields	Agree	Derelict land, near other housing. Seems a good choice.
673800		Willington Quay	Agree	A total blot on the landscape. Please replace it with housing.

674459		wallsend	Agree	I strongly agree that the site is demolished and housing built, it is a complete eyesore and we too were told by Bellway that it would be demolished .
674222		Wallsend	Agree	Bellway sold homes on Hadrian Village stating this sight was for future residential development and that the Gas Holder would be decommissioned by 2012. It would appear that that was creative sales speak to lure buyers. Happily the council is planning to correct the situation. Well Done

Person ID	Company / Organisation	Post Town	Add Site W17: Wallsend Library	
468309		Newcastle upon Tyne	Agree	Yep, good use of the site.
458476		Wallsend	Disagree	I have grave concerns regarding the council's proposal to demolish Wallsend library all for the sake of a dozen homes. I note that the council suggests re-siting the library elsewhere "within the town centre" and would question where exactly this would be and when exactly it would take place (if it ever does). The council has shown a marked disinclination to spend any of our council taxes on Wallsend (as it patently prefers to spend our money in the areas represented by the mayor and her cabinet (ie the coastal region) so I worry that Wallsend will lose an important facility which will never be replaced. ALL FOR THE SAKE OF A DOZEN HOMES!!
673757		Wallsend	Disagree	The addition of more housing on the site of the library is unnecessary and would exacerbate current residential parking problems within this area. The library is a well used facility in a fantastic location and there is no need for it to be moved. In addition to this, not only have there have been a number of other sites proposed which would not impact as greatly on current residential properties, but there are sites/premises around Wallsend which have stood empty for years and have NOT been identified for proposed housing. Surely the council should be looking at these sites first.
635917		North Shields	Disagree	The library is already within town centre limits AND close to Richardson Dees School. It also helps to provide necessary footfall to the businesses on that end of the high street. I would like to know where the "core" of Wallsend town centre is - this word is being used yet there has been no offer of explanation as to the physical site this "core" encompasses. It is a purpose built building, moving the library is not a wise use of funds. Updating the library to make it more attractive is a far better use of money. It is such a valuable resource for the community, I would hope this proposal of relocation is not a precursor to removing a library from Wallsend completely.

682243		Wallsend	Disagree	<p>I am writing to object to the proposed demolition of Wallsend library. The current building is in an ideal location and offers purpose-built facilities which seem in regular use. Considering the current trend for library closures and reduction of local services, I am concerned that the council's desire to demolish this valuable local resource could leave Wallsend without a library in the very near future. The car park is regularly used and I cannot see how its removal would do anything other than damage trading in the town. Finally, there are many empty and derelict properties in Wallsend, do we *really* need more new flats, are these *really* a good investment in the future and character of the town???? Architecture/building style dates very quickly; I think we should be investing in the character of the town, and we need planning officers to show some respect for that character.</p>
682244	Canopy New Music		Disagree	<p>I am writing in response to the W17 article on the North Tyneside Council consultation portal website which proposes that the Wallsend Library should be relocated in order to provide approximately twelve homes. It seems to me to be entirely unnecessary to demolish the current library to create a small site for yet more residential accommodation. I worry that the rebuilding of a new library will be exactly the sort of expense that the council could do without. I worry more that, in fact, this is nothing more than a facade and that the library facility simply won't be rebuilt at all. There have already been many closures of key community facilities such as the Buddle Arts Centre and the Wallsend Boys Club. As an active arts-based organisation in the locality, I cannot overstate how important I feel it is that small communities have buildings and groups where people can go to learn, socialise and be creative. Strong foundations are the key to providing an area in which people actually want to live and feel a part of that society, not simply be able to offer empty homes. The current library already has plenty of potential, much more so than a dozen houses could ever have, and is in regular use as confirmed by families I live near. I would rather see the money that is proposed to be used in the relocation of the library instead being invested in the (presumably much less costly) regeneration of other artistic outlets such as the Buddle Arts Centre, one of the few remaining arts venues in North Tyneside. In the future I would like to bring up a family in a town that has such a variety of options and facilities, somewhere vibrant and with a real sense of community. Fingers crossed that might even be Wallsend.</p>

682578			Disagree	<p>I am writing in regard to the planned relocation of Wallsend library, the destruction of the public car park and the proposed construction of flats on these two sites (see W17 article). I feel that this is a short-sighted and poorly thought-out move, and would like to see the plans rejected. Firstly, I feel that Wallsend is a community which has survived despite the town's facilities, not because of them. I believe many would agree that the town is in need of a "facelift", and signs of investment in revitalising the town centre as a hub for the many residents would go a long way to raising the spirits of residents and visitors alike. I fear that the relocation of Wallsend library is a stone's throw from removing the facility altogether, and I am shocked to see plans for it to at least move further from its current site and premises, which are perfect for its function. It would be a short-sighted error to underestimate the importance of a large, centrally-positioned and versatile library in a town the size of Wallsend. There are at least three schools within walking distance of the current site, not to mention the many homes with children which can currently reach it easily. Furthermore, the currently central public car park is invaluable for visitors, given its proximity to all that the town centre has to offer. I understand the importance of bringing money into the town, and attracting more residents. However, with the many available (yet uninhabited) houses which could be restored at the same time as keeping the library and public parking - and ensuring that the original character of the town is maintained - I feel that to do the opposite is lacking in sense indeed. Wallsend is not simply a place to own or rent a domicile: it is a large town and in order to attract residents it needs to offer a variety of sports, arts, education, shopping and entertainment facilities. To show disregard for the importance - and attractive power - of these facilities seems to me to lack insight. Please also consider the implications of inhibiting access to a library and instead building accommodation for people who are indifferent as to whether there is a library near their home or not. Is this really the direction you wish the town centre to take? In light of my points above, I beg you to reconsider the planned acts referred to. Consider the general feel of Wallsend as being "in dire need of a bit of TLC" (to quote another resident). Perhaps the time and money could be spent on finishing arrangements for a supermarket to be installed in the shopping arcade instead? This would certainly be a more welcome move than removal of the library and loss of a free and accessible parking facility.</p>
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683036		Newcastle upon Tyne	Disagree	<p>I disagree strongly with the proposal that Wallsend Library be demolished in order to build 12 houses. The reason that I disagree is that there is no guarantee that the library would be relocated. Where would the library be relocated to? Would the council pay for a new building? I believe there was a perfectly good proposal to relocate the library into one of the upper floors of Co-op building in the Forum which would have been ideal. At present if the library were to be demolished I cannot see another one being built or relocated and the people of Wallsend will lose another facility such as the Buddle Arts Centre and Wallsend Boys Club. As an example not many people will remember that there used to be a High Farm residence association hut next to the Boys Club on Station Road. It was demolished and promises were made that groups could meet in the Boys Club but this never ever happened and so that facility has now been lost forever. This is what will happen if the Library is demolished before another one is established When comparing the importance of 12 homes to library I believe a library is much more essential as it enhances the leisure, social and educational lives of a huge numbers of North Tyneside residents. I and my family have used Wallsend library for over 50 years now, I used the junior library when it was located in an underground bomb shelter on Park Road. I do not wish to see it demolished by this Mayor.</p>
629919			Disagree	<p>You have assessed how the library is used – please can I see evidence of this? I, and others, feel that Wallsend Library is best situated where it is for the following reasons:</p> <ul style="list-style-type: none"> > Quiet area of High St., but still within town centre boundary, as North Tyneside Council documents have defined. > Free parking adjacent and in Coronation Street car park (Site 7: Car Park), which is multi-use. > You mention the ‘core’ of the town centre, but your own mapping doesn’t identify where this ‘core’ is, rendering your own terminology vague at best. The library currently falls within the town centre, so moving it would not be of any tangible benefit. Your ‘core’ argument is therefore immaterial. > It’s a purpose built building, benefiting from the same town centre services, such as bus and Metro, as well as proximity to other facilities, as does any other area within the town centre boundary. > Off-street location is safer for children to play outside and for people to read books in the sun > Local schools use this, from as far as North Shields, due to the parking and reading facilities. Moving to a smaller location will inhibit this and reduce its quality. How can you ensure that the library will function to the same level of quality if it is moved to a non-

			<p>purpose built location?</p> <p>Moving the library would mean fewer visitors, fewer children and less provision for schools, which would adversely affect Wallsend's attractiveness to new residents. Its proximity to Richardson Dees School makes it far safer for school visits. Increasing the residential designation of the area would surely increase the demand for quieter and family friendly facilities, i.e. a library. The East End of Wallsend High Street is not prime shop frontage; the library is one of the few good facilities in the area.</p> <p>More generally, Wallsend Boy's Club and the Buddle Arts Centre have both disappeared, despite both being perfectly easy and viable to save. In the light of Wallsend's expanding residential capacity, removing these family friendly facilities is absurd for so many reasons, which are so obvious, I won't even patronise you with them. Building on either of the two sites mentioned in this letter (NTC OFFICER - additional comments on Coronation Street Car Park, not part of this consultation) would have a detrimental and irreversible effect on Wallsend, not only in terms of economic viability and sustainability, but also on the sense of community and family oriented spaces.</p> <p>If running costs are an issue, have everyone sign in when they visit, justifying its existence, as per the latest government Justification of Resources (JoR) model.</p> <p>Your 'natural surveillance' remark is flawed, as no designs have been seen set, so natural surveillance cannot be speculated upon. Furthermore, the library is open during the day when most properties nearby are vacant, and closed during the evenings when most people are at home. This is far better natural and cyclical surveillance. Using your argument, keeping the library where it is actually increases the natural surveillance in the area.</p> <p>I implore you to explore alternative sites for development, such as Alexandra Road car park, which is more appropriate for residential purposes. I suggest you explore options with local developers to build your quota on other brown field sites across the whole of North Tyneside and not just in economically deprived areas in which it is a misconceived perception that residents have less political interest. It would perhaps be advisable for the council and its members to revisit Wallsend residents. They may not have the sway or leverage with the local council of residents in more affluent areas, but they certainly won't stand to have their facilities removed while other areas appear to benefit from a certain amount of privilege and protection.</p> <p>I have mentioned the conversion of existing vacant properties in my letter in March 2012, which would be far more sensible and sustainable. As recommended in the North Tyneside Retail & Leisure Study, Volume 2 – Performance Analyses, 1.94: "In order to</p>
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			<p>reduce the negative image that vacant units can exert on the town centre it would be advisable to consider options for conversion to non-retail uses, such as residential, in those areas towards the edge of the town centre". Coordinating the utilisation of Government initiatives to renovate empty homes and retail units in collaboration with private landlords would clearly be a more viable option than what is currently proposed. Having also outlined further sites that could be developed by NT council, I suggest you take the time to investigate all of these alternatives as part of this consultation. There are so many available, it would be negligent to ignore these.</p> <p>Public money is paying for this consultation exercise, so I would like to see evidence that it is being carried out in a fair manner and that tax payers concerns, objections and suggestions are acknowledged and acted upon. It would be a waste of money to carry out consultation and not actually engage with the people who are directly affected by these plans.</p> <p>(NTC Officer Added – additional comments making new points relating to Coronation Street Car Park, not formally part of the proposed changes consultation included below)</p> <p>Site 7, the car park, received 27% objections, with no stated responses of support. Of the Wallsend sites, this was the highest number of objections. At site C1: Brierdene Service Station, 32% objected to development because they didn't want to lose the car washing facility. This resulted in its removal from the consultation. As such, It could be viewed that a precedent was set with site C1: Brierdene Service Station, which isn't materially different from site 7: Car Park.</p> <p>Why have the significant objections to site 7: Car Park not also been acknowledged and, as such, removed from the plan?</p> <p>I understand the aspect of deliverability in the viability of a site. As the car park is council owned, it would increase prospects of development. However, this principal can also be applied to the Alexandra Street car park, which is outside the town centre boundary and therefore lends itself more to a residential purpose. It is not used. Evidence of this was provided in the letter sent to you in March 2012. Why has this not been explored or even acknowledged in the recent consultation?</p> <p>Perhaps selling this, alongside the police building, in collaboration with Gateshead Council, may attract a more significant developer as it would be a larger site with a greater yield.</p> <p>Benefits of keeping site 7: car park, include:</p>
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				<p>>Free parking is attractive for local businesses</p> <p>> Overspill car parking for library</p> <p>> Provides a site for local recycling points as well as a secure place to park overnight</p> <p>> If charging were to be reintroduced – at the already well-used car park, this would provide an extra income stream for the council. People use that car park because it is free, but given the restrictions in adjacent roads, they would almost certainly continue to use it if Pay and Display was in operation.</p> <p>These reasons are more significant, and not materially different, than the car washing facility precedent set by C1: Brierdene Service Station. As such, not removing site 7: car park from the consultation as a potential site could be viewed as the effect of a corrupt consultation, and a non-evidence-based system.</p>
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Person ID	Company / Organisation	Post Town	Add Site W18: Carville Hotel, Wallsend	
			No Responses for this site	

Person ID	Company / Organisation	Post Town	Add Site W19: Land Adjacent to R.A.O.B Club, Wallsend	
468309		Newcastle upon Tyne	Agree	The theme seems to be to build in existing housing areas, small additions to the housing stock. Good idea that I agree with.

Person ID	Company / Organisation	Post Town	Add Site W20: Marine House, Willington Quay	
468309		Newcastle upon Tyne	Agree	Yep, good use of the site again. Pity only 15 houses though.

673800		Willington Quay	Agree	<p>Since the Council's vacation of Marine House, the building has existed in a state of semi-demolition. It is a very ugly construction, and a blot on the landscape. Residential accommodation would be far preferable. More than that, the day time only occupation that goes with the premises current use encourages the far end of Norman Terrace to be an evening haunt for 'doggers' (i.e. nefarious meetings), drug dealers, and fly tippers. I would hope that residential accommodation would render the location less attractive to rogues who seek a quiet spot that is not overlooked. My only concern is that proposals should be very clear about vehicular access. Norman Terrace is frequently used by heavy goods vehicles whose drivers are ignorant of the inability to access Marine House, or turn their vehicles at the end of the street. Sadly, the road signs promised by the Council (Mr Newman) many years ago were never delivered.</p>
674929		Wallsend	Disagree	<p>We would have thought it prudent on the part of North Tyneside Council to ascertain the views of the owners of the site before inclusion in this list. Marine Buildings Ltd who own the site, and its associated companies, who occupy the site, are involved in total project costs in excess of £1.2 million to bring the site back from its detrimental impact on the surrounding area, with the wind blowing asbestos dust over Willington Quay through vandalised windows as it was left by North Tyneside Council. Written into the agreement when purchased by the Council's legal department was a clause which states that should houses be built on the site and sold, North Tyneside Council were to be paid 1/3 of all profit, in addition to the purchase price of the site of which the Council also did not have to pay the sellers fees for, the purchaser had to pay them also. Now lets be honest does North Tyneside Council and residents of Willington Quay honestly think the owners are going to work so hard, take all the financial risks and at the end give a third of the profits to the Council? The sheer audacity and brazenness of this inclusion to a housing site beggars belief. Who do North Tyneside Council think they are to include this site, which they sold and profited from in the detrimental state it was in, into a housing list and create uncertainty to the people who work at Marine House over their future?</p>

684811		Northumberland	Other	Thank you for your recent letter about the proposed changes to Housing Sites. I am the owner and occupier of 1 Bewicke Street which is adjacent to the old 'Marine House' (W20). Would it be possible to have this area included in the proposal.
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Person ID	Company / Organisation	Post Town	Add Site W21: Former Wallsend Boys Club, Wallsend	
468309		Newcastle upon Tyne	Agree	Again, small changes are the thing. I agree.
458476		Wallsend	Other (Please add comment below)	Whilst I neither agree nor disagree with the proposal to build homes on the site of the Boys Club, I would wish to remind the council that it publicly stated (at the time demolition of the club was decided) that any monies raised from the sale of this land would be ring-fenced for use by the Boys Club. The electorate have long memories, mayor.
675184		wallsend	Other (Please add comment below)	i hope any proposed development includes adequate parking for the amount of properties to be built. Also that another access to the site is provided during any construction work so as to minimise any disruption and access for residents of the drive.

Person ID	Company / Organisation	Post Town	Amend Site NS2: Unicorn House and Norfolk Street Car Park	
638501		North Shields	Agree	As long as every potential new home or flat is provided with at least 1 parking space from the revised plans. Otherwise there will potentially be conflicts with existing residents.

468309		Newcastle upon Tyne	Agree	We need houses more urgently than car parking spaces in a Town centre, but needs must. I RELUCTANTLY AGREE, BUT WOULD PREFER CAR PARKING TO BE ALLOCATED OUTSIDE TOWN, AND MORE HOUSES BUILT ON THIS SITE.
638474		North Shields	Agree	I use this car park every time I come to N Shields. Its very convenient. Please ensure that current number of spaces is kept in any redevelopment.
633349		North Shields	Agree	Whilst I agree with the proposed use - retention of parking and housing. My concern is about style of housing in an area so close to the grand architecture that already surrounds the nearby Northumberland square. Housing needs to provide modern amenities but should be sympathetic in appearance. Also Parking needs to be convenient to square and town centre to ensure usage, and separate from housing to ensure no impact on residents.
445075		North Shields	Disagree	As regarding the other proposals, I already stated last time that generally speaking I want to see existing property either converted, or replaced by affordable housing. I disagree with using Norfolk Street Car Park for 43 homes. You need free parking, along with attractive well known retailers to attract people into North Shields and generate income.

Person ID		Post Town	Amend Site W15: Bamburgh and Helmsley, Rosehill	
635917		North Shields	Disagree	I hold the same argument as that of The Trust.
396412	Northumberland Wildlife Trust	Newcastle upon Tyne	Disagree	The Trust would like to object to the allocation of site W15 Bamburgh and Helmsley, Rosehill. This area forms an important wildlife corridor along the Wallsend burn. The Trust considers that development here, particularly in combination with other applications in the area, is not sustainable. The impacts on wildlife, including those on the adjacent Local Site and the Burn itself from increased sediments, pollutants and sewage (this watercourse is already failing under the Water Framework Directive) could not be adequately mitigated for.

Person ID	Company / Organisation	Post Town	Amend Site W16: Portugal Place, Wallsend	
468309		Newcastle upon Tyne	Agree	I AGREE.

444259		Wallsend	Agree	Thank you for your letter of 30/08/2012, as regards development in housing, this has got to be good for Portugal Place and surrounding areas where we live. In fact I would love to apply for one of the new houses if possible as my house is too big for my husband and I now. My daughter is having a baby and I need to move out this family house and make room for youngsters to move ahead with their lives. Thank you for looking after Wallsend as I am born and bred here under North Tyneside Council as my mother and her family before her were too.
635917		North Shields	Other (Please add comment below)	I currently cannot agree nor disagree with this proposed change as there is very little accompanying information for a site of this size. How can residents and business owners be expected to comment when they are presented with a site suggested for "mixed use" yet it has an estimated housing impact of 24 homes? Is this to be one of those cases where the outline is purposefully vague until permission is achieved?

Person ID	Company / Organisation	Post Town	General Comments
445075		North Shields	General Comments Re Dock Area (2 on the map of Preferred Options Feb 2011) I have already made comments about this, however I am not happy that every time I make a comment the plans keep changing! In the case of the AAP once again the plans have been changed and given the recent problems of accessing the NET in North Tyneside and the long term implications of these plans it is only right and proper that I have time to consider and comment on them. My next door neighbour was not even aware of them until I informed her about them. North Tyneside Council seem to be in a hurry to rush through the changes. Referring now to Waldo Street: 6 homes (NTC ADDED This site identified in the AAP Preferred Options, February 2012 - this site is not referred to in September 2012 Major Proposed Changes). I have heard that this application has been rejected? It is my belief there is not enough room for 6 houses. Why not build 6 bungalows for people with mobility problems, needing ground floor space for access to wheelchairs and mobility scooters. Maybe you would get a grant for this? And because it's low level building it would not impinge on the view, whilst removing the unsightly garages. Staying with Waldo Street I would like the old mission building converted/replaced by a community centre, thus being ideally served for the bungalows I previously mentioned, anyone in the community-especially lonely isolated people (of any age), somewhere for the young people to meet, perhaps establishing cub, Scout, girl-guide groups? However, you would need to consult with the young people themselves and involve them in the process, so they are taking responsibility and ownership of what they would like. At the moment there are plenty of abandoned, old buildings to either convert/replace with affordable social housing. It is vital the green areas are preserved for everyone's health , welfare, well-being and

			<p>enjoyment now and in the future. And by not building concrete on the Green areas this will provide an outlet for rainwater to run off safely and reduce and lessen the impact of flooding occurring because of rapid climate change. Incidentally, this water needs to be collected and stored for periods of drought. Important issues like this need time to consider because what we do today will have a far reaching effect for years to come and that is why we need time to get it right. Finally, (briefly) I like the idea that has been mentioned about preserving the Georgian buildings, in keeping with our heritage. This can be expanded when thinking of re-vamping the Beacon Centre and main street shop frontage and encourage specialist shops in keeping with the Georgian theme and thus acknowledging our inheritance as we move forward. After all York and Bath already do this successfully.</p>
590074		Whitley Bay	<p>Interested in Whitley Bay in particular. Do not feel the transport infrastructure is able to cope with more housing development, roads already congested. Should not be building homes on greenfield land, brownfield sites should be preferred.</p>
408348	The Coal Authority	Mansfield	<p>Thank you for consulting The Coal Authority on the above. Having reviewed your document, I confirm that we have no specific comments to make at this stage.</p> <p>However, The Coal Authority would reiterate the comments that were made in response to the Preferred Options consultation on the Wallsend, Coastal and North Shields Area Action Plans earlier this year; namely that the documents should include appropriate policy criteria and supporting text to ensure that new development proposals take into account and address both coal mining related land instability and other public safety issues and the need to avoid the unnecessary sterilisation of surface coal resources. We look forward to continuing to receive your emerging planning policy related documents; preferably in an electronic format. For your information, we can receive documents via our generic email address planningconsultation@coal.gov.uk, on a CD/DVD, or a simple hyperlink which is emailed to our generic email address and links to the document on your website.</p>
595199		Whitley Bay	<p>Having read and reviewed these consultations I wish to give my full and unqualified support to them.</p>