

Cabinet: October 8th 2012 ITEM: 6 (b)

Appendix B: August / September 2012 Consultation Response Schedule

Consultee Ref	Do you Agree with Vision and Aims?	Comments	Do you Agree with Issues and Opportunities?	Comments	Do you Agree with Masterplan Zoning?	Comments	General Comments	NTC Response
WCDM1	Other	Since Tesco opened its doors it's been the worst kept secret that they wanted the old retail park site. Why don't not say that Tesco want this development done so they can relocate, and while we are at it throw in some housing and a sports field to keep the locals happy. Be honest from the start and you may get the help and respect of the local community.	Disagree		Disagree		My job would also be affected by the plans Factory closure - no job/ relocation - travel costs. So no the plans are not ideal for myself, but living and working in the immediate area i would be more welcoming to them if North Tyneside Council were just more honest about them in the first place.	Tesco are a key land owner along with several others. The success in the regeneration will require collaborative working by all stakeholders. Other comments noted.
WCDM2	Agree	After Olympics 2012 it's vitally important that we continue the good work started by the government regarding sport and leisure - although it may be a total smokescreen in order to accomplish the promises set out to the rest of the world.	Agree		Agree			Sport and leisure are a key theme in the regeneration plans.

WCDM3	Other	The area is in serious need of development but this must only go ahead if it benefits employees and members of the surrounding communities rather than for profit.	Other	Concerned that the plans seem rather vague with regard to what the eventual site layout might be.	Other	Again some idea as to what it will all look like once complete and what sort of access and through traffic will be allowed for would be helpful.	As someone who works in the Oakview Properties owned zone I am particularly concerned as to how the development work might compromise customer and supplier traffic access. We cannot have a situation where roads are closed and access restricted on anything but a very limited and pre-planned basis. How will the three areas, residential, leisure/sports and commercial be integrated? Will through traffic be accommodated or will it all have to be independently accessed via the already very busy Norham Rd? None of this is made clear in your document and I struggle to visualise quite what your 'Masterplan' might eventually end up looking like. I rather hope it will be a very great improvement but I worry that if not executed with care it could well end up looking no better than the mess that it already is?	The detail of the masterplan will follow on from this process that aims to get the broad principles agreed.
WCDM4	Agree		Other	Better road access on the west side of the area would need to occur to lessen traffic impact on the estate to the east of the area.	Agree		Consideration for the residents at the east side of the area needs to be taken especially with regard to traffic and the delays caused by the building of the redevelopment. Road surfaces etc should be repaired and maintained in the areas surrounding the development.	The council are aware of traffic and highway concerns which will be a key element in taking plans forward.
WCDM5	Agree	We are pleased to learn that one of the aims is to improve road infrastructure. This will be of benefit to local bus services.	Agree	We particularly agree that traffic congestion is a concern along Norham Road and would welcome plans to improve traffic flow.			When works commence, nearby bus stops must not be obstructed by plant vehicles or vehicles associated with the development as access is required at all times.	Comments noted.
WCDM6	Agree		Agree		Agree			
WCDM7							Risk management advice. Ensure that future development is undertaken safely and reduces the future liability on the tax payer for subsidence and other mining related hazards claims arising from the legacy of coal mining in accordance with the advice in the National Planning Policy Framework.	Comments noted.

WCDM8		Agree	Agree		Agree		<p>Are there too many houses proposed? Landscaping of industrial shopping zones - will it give resident on the east side a good? Concerns over traffic congestion view. Give residents chance to donate trees bushes in middle zone as a memorial to loved ones. This is a prime location for cyclist on the c2c.</p>	All relevant issues which are currently being considered and further detail will follow in time.
WCDM9						<p>We support the feasible and sustainable development of the area, and we have no specific comments regarding the range and mix of uses proposed.</p>	<p>We provided comments during the earlier consultation phase, when we advised that the proposed masterplan should consider the impacts of development traffic on both the Howden (A19/A193) and Silverlink (A19/A1058) junctions. While we do not currently expect that the masterplan proposals would require mitigation at either of these junctions, we would still recommend that thought is given to the extent of any impact, especially where it may affect the ability of the Council to deliver on any other potential development plan sites. Additionally, we would encourage the council to include within the masterplan a requirement that the site is operated in a sustainable manner, with the implementation of a robust and comprehensive travel plan covering all uses on site.</p>	<p>Comments noted. Further discussions will take place on these issues.</p>
WCDM10							<p>The entire site lies in flood zone 1 and is therefore at the lowest risk of fluvial flooding. We would however recommend that any new development plan would need to consider other sources of flooding, in particular surface water flooding. If there is an existing risk then this needs to be mitigated in the design of the new development. In relation to the proposed development, in so far as it relates to land contamination, we only consider issues relating to controlled waters. We consider that the controlled waters at this site are of low environmental sensitivity, therefore we will not be providing detailed site-specific advice or comments with regards to land contamination issues for this site.</p>	<p>Comments noted.</p>

WCDM11	Agree						<p>Modrec have been discussing with various officers this very subject for the last 10 years and it is only in the last year that we seem to be making progress.</p> <p>If there is a will to create regeneration then I see no reason why a fixed timescale objective cannot be set.</p> <p>As one of the Major Landowners and having met most of the others I can see no reason why this project should be left in the ether - where are the complexities - get them out on the table identify them and invite the reluctant landowners to participate.</p>	
WCDM12	Agree	Agree that the area is in urgent need of regeneration and are willing to work with all local stakeholders in order to bring about a viable mixed use redevelopment of the site at the earliest possible opportunity.	Agree		Other	<p>We note the very diagrammatic Masterplan Zoning principles and plan at section 26 of the consultation document and appreciate that as you state, it is not intended to be in any way a blueprint for development. However it is clearly essential that any regeneration aspirations are realistic, achievable and viable. In this respect, whilst the Zoning plan is diagrammatic, it is nevertheless felt that the comparative extent & location of the "Sports and Leisure" zone in relation to the extent & location of the "Economic Development Area" and "Residential" zones, needs to be more realistically addressed.</p>	<p>Taking account of the nature and extent of the various ownerships and uses on the site, it should be acknowledged that it is entirely possible and indeed desirable, to enable a redevelopment of large long standing vacant areas of the site in an appropriate stand-alone manner whilst still reflecting and enabling an overall masterplan development as and when other areas of the overall site become available.</p>	Comments noted and will be considered in taking plans forward.

WCDM13	Agree						Continued “in principle” support for the aspiration identified within the Masterplan for a comprehensive redevelopment of the entire site comprising retail, commercial, housing and sports and leisure uses. The support from Tcaz is subject to the scheme coming forward in a comprehensive rather than piecemeal manner. Support is also subject to the provision of a “no worse position” when the comprehensive redevelopment scheme and a suitable sized site with road frontage to Norham Road as part of the overall scheme.	Comments noted.
WCDM14							While it is not the place of the Masterplan to deal with minerals as a whole, it does need to deal with the prior extraction of minerals in order to avoid unnecessary sterilisation by other development and in order to comply with NPPF. Reference to this should be added to the Issues and Options.	Comments noted and reference added.