

Councillor Willie Samuel  
Chair of Planning Committee,  
North Tyneside Council.

9<sup>th</sup> January 2023

Mr Christopher Croft

████████████████████,  
████████████████████

Wallsend,  
Tyne & Wear.  
NE28 ██████.

Planning Application 22/01122/FUL. Land at Centurion Park, Rheydt Avenue, Wallsend NE28 8SU.

Dear Councillor Samuel,

I am writing this in the hope its contents will be submitted as part of the objections to the above application which will be heard on January 17<sup>th</sup> at 10am. My apologies for getting this to you so late, but the letter did not arrive until Saturday 7th January giving me no opportunity to get to speak on the application or get a written submission to you in the time frame allowed. I have serious concerns on several issues to do with this application as detailed below.

1. Communication to affected residents.

Normally with a housing development of this size all the affected residents should have been written to outlining the application and giving residents the opportunity to respond/ object to the application. Speaking to fellow residents on West St, Rudchester Park, Westfield Park, Rutland Road etc. This did not happen as everyone I've spoken to did not receive any correspondence whatsoever regarding this application. Residents have not been given the information regarding something which will impact them greatly.

This application needs to be refused on the grounds of insufficient communication to affected residents. Any subsequent appeal from the developer needs to be communicated to all of the residents affected by this application.

2. Rheydt Avenue.

The housing development does not appear to have an alternative entrance / exit other than Rheydt Avenue which is the road currently used to get to Wallsend Boys Club and The Centurion Golf Course. Planning rules may have changed since I was a councillor as I'm sure any housing development of this size has a requirement to have at least 2 entrances/ exits. As this development appears to have only 1 which is clearly far too narrow accommodate all of the traffic that will be using it this application can't proceed.

This application needs to be refused as the proposed development does not have the required entrance / exit requirements required.

3. The current traffic situation.

The current traffic situation in the immediate area to the proposed development is currently dangerous and any added traffic will make the situation a lot worse. Currently West Street is the main arterial route from Wallsend High Street to The A1058 Coast Road. I have lived in Rudchester Park which sits just off West Street for over 20 years and have seen a massive increase in traffic volumes and vehicle speeds. Western Primary School sits right on the Rutland Road / West Street junction and drop off and pick up times at the school cause traffic chaos.

If we assume the new housing development will create around 300 cars who will use Rutland Road and West Street to either get up to the A1058 Coast Road or down onto Wallsend High Street the area will simply be gridlocked.

This application needs to be refused as the increase traffic volumes will create an even more dangerous environment for the primary school children who already must endure speeding cars and large traffic volumes. An increase of around 300 cars is totally unacceptable.

Regards

Chris Croft