

Application: 22/01122/FUL

We are writing to make clear our objection to application 22/01122/FUL as Walkergate Councillors. While the objection on technical grounds from officers at Newcastle City Council has been addressed the three ward Councillors remain opposed to this development in the interest of our residents. Mitigation of traffic concerns is second best and there remain outstanding issues for our residents.

Traffic Volume

We find the traffic projections provided to the committee to be unrealistically low. The only way in and out of the proposed development will Rhedyt Avenue, a substantial walk along what is (and despite proposed widening still will be) a narrow road which is unappealing to pedestrians. Without any amenities within the estate we find it unlikely that residents would regularly choose to walk to shops and services in Wallsend. Car ownership on the proposed development can be expected to be near universal and households will likely own more than one.

Traffic Flow

Streets between Rutland Road and Shields Road are not suitable for through traffic, which limits access to the nearest Primary Distributor Road. This leaves West Street via Rutland Road, or Appletree Gardens via streets in Walkerville. Given NTC has trialed a school street for Western Primary School (we are unsure of the outcomes from this and what the future plans are), there appear to be existing traffic, parking, and safety concerns on Rutland Road.

In Walkerville this more directly affects our residents as Alderwood Crescent, Greenwood Avenue, Cedarwood Avenue, and Appletree Gardens (East of Logan Road) are also not suitable for through traffic. These roads have needed significant traffic calming measures put in place over the years, they are entirely residential 20mph zones with speed humps and modal filters. Further modal filters to redirect new traffic is a second best option which limits the movement of current residents.

We suggest that a more sensible proposal for the golf club may be for housing at the other end of their land, oriented towards West Street and the Coast Road.

Impact on Wallsend Boys Club

The Wallsend Boy's Club is an important part of our community and we share their concerns for the future of the club. In Walkergate we have already experienced the kinds of problems which they outline on Cherrywood and we could only resolve these with access to additional parking at the nearby hospital. Such a solution is not an option in this case. We fully support their submission.

Loss of Amenity and Wildlife

The site is currently popular with dog-walkers, while quality of this space is not the best the point is that it is open and green. On a site visit we also noted the presence of rabbits and other wildlife not present in any other green space nearby, other open spaces are dominated by busy football pitches. We note that the Open Space Assessment and Biodiversity Net Gains Assessment are both losses overall, we believe this development would be a significant loss to those already living in the area.

Signed:

Cllr Paul Frew, Cllr Stephen Wood, Cllr Maureen Lawson.
Walkergate Councillors, Newcastle City Council