

**Monkseaton North Community Conversation – Meeting Notes**  
**Tuesday 10 December 2013**  
**6:00-7:00 pm**  
**St John’s Minor Hall, Ilfracombe Gardens**

**Attendees:** Cllr Paul Mason (Chair), Cllr Alison Austin , Cllr Les Miller, five residents, Steven Lyttle (Planning), David Hall (Planning), Paul Fleming (Engineering), Andrew Burnett (Engineering) Felicity Shoemith (Engagement Team), Anne Foreman (Engagement Team).

**Welcome:**

Cllr Mason opened the meeting welcoming everyone to the first Community Conversation for Monkseaton North Ward - part of a new way of engaging with residents.

**North Tyneside Local Plan**

Steven Lyttle and David Hall gave a short presentation explaining about the local plan.

This is currently out for consultation, everyone will receive a leaflet with information on the consultation, this includes information on how people can respond.

Residents were then asked if they had any questions.

Question: Could do with more parking spaces in Whitley Bay if you are going to increase the number of houses. Are there any long term plans for the car park next to the new care home on The Links – there are no proposals in the plan?

Response: There were plans for more housing there and on the site opposite the Playhouse at the height of the market, but the economic environment is not right now.

Question: So does it have planning potential for the future?

Response: It's not in this plan, we wont be adding more sites, we will be taking them out.

Councillor: Murton was protected before.

Response: It was previously safeguarded land which means it would protected at the time (2002) for future development needs and is why we are looking at the suitability of it now. .

Question: When you look at the plan for Murton do you include roads and access?

Response: All the sites in the consultation document are acceptable in principle – there are potential access points, but we don't have to specifically identify them, any developer would have to come to us with their proposals.

The Local Plan helps to guide development, it does not mean it will happen. Any developer would have to provide a master plan or

development brief for a large site like this to ensure there was a coordinated approach.

If the Murton sites were developed we would still retain a lot of open space.

If a site is developed there would have to be consultation as part of planning permission.

Councillor: A lot of the land is already owned by developers.

Response: Yes including Persimmon, the Duke of Northumberland and the council who own a small area.

Councillor: People are concerned that Murton, Shiremoor, the hospital and Earsdon will be one continuous development.

Response: If the site was developed it would not be wall to wall housing, it would include open space, pedestrian and cycle links and community facilities.

Question: How many houses would be provided if all of the sites in the plan were developed?

Response: It would produce approximately 16,000 homes. The government target is 16,000, but as a local authority we think we need 10-12,000. As 2,000 houses (Wellfield, Station Road and White House Farm etc.) already have planning permission, we need sites for 8-10,000 additional homes over the next 15 years.

Councillor: I understand there has also been some 'horse-trading' between local authorities?

Response: Yes Northumberland and Newcastle have aspirations to grow, so they want to accommodate some of our growth, giving us the lower target.

Question: What are the proposals for the old library site?

Response: It will become a car park.

Question: Would it not have been an opportunity to extend the park and increase the amount of green space?

Response: There's been a lot of demand for car parking at the park.

Question: When you see Blyth and South Shields they've been more imaginative – in Whitley Bay we don't do so well. When the library closed I thought it would be an opportunity to increase the size of what is a modest park.

Response: There will be a lot of focus on the Dome with the Stage 2 Heritage Lottery Bid – that will show vision.

Question: We do need more parking as it's easier to go elsewhere where there is parking it is hard on the shops.

Response: There is a lot of demand for parking in the town centre – there is a tension between demand and provision.

Question: When Spanish City is redeveloped it will pull in more people, but where

will they park?

Response: Car parking will be an integrated approach into the regeneration plans.

Question: Do developers determine housing mix?

Response: We advise on housing mix and require 25% of all houses developed to be affordable. A developer will do a lot of market research to ensure the properties they build will sell.

Question: What about jobs?

Response: Yes we want to stimulate job creation, particularly at key sites such as North Bank of the Tyne and Tyne Tunnel/A19 corridor. We also want to keep jobs in North Tyneside.

### **Flooding:**

An update was given by Paul Fleming and Andrew Burnett. Over the past few years we have seen an increase in the effect of flooding, on the 28<sup>th</sup> June 2012 over 900 properties right across North Tyneside were flooded.

We have been working hard to develop ways of reducing the risk of flooding to peoples' properties. The Council have invested over £4 million on reducing the risk of flooding to residents' homes and this will result in over 80 different schemes, including 5 major schemes. As well as engineering solutions we have improved gulley cleaning and have been working more closely with other partners, including Northumbria Water.

Question: Please could you send ward councillors an update briefing on what is happening around Brantwood Avenue? Also could you explain the impact on flooding of any potential development around Murton?

Response: If no additional housing is built around Murton the water will be held on site. If it is developed solutions will be put in place to hold the water within the development site.

Councillor: Northumbria Water said they would turn the area into a wet land.

Response: Northumbria Water would require that any new development have drainage systems which reduce the quantities of water entering into their drainage network or ideally the surface water goes into dedicated drainage systems which discharge into a nearby watercourse and eventually out to sea.

Murton is in a hollow so we want the water to be diverted away.

Question: When will work start?

Response: It depends on land ownership discussions. If the land is developed the developers will undertake it.

Planning applications must include an agreed discharge rate. Also with the introduction of the Suds Approval Body Act from April 2014 developers must have SUDS (Sustainable Urban Drainage Systems) designed and included when the preliminary planning application is submitted.

Councillor: They would have to be cleaned out and maintained.

Response: We are in discussions about who would do that – we would like to.

Howdon Water Treatment Site is almost at capacity as it serves North Tyneside, South Tyneside, Newcastle and South East Northumberland. We are trying to remove some of the big bodies of water which currently go through it.

Councillor: What will be the impact on housing development?

Response: We have a plan and are working with stakeholders to ensure the infrastructure is in place.

Question: Northumbria Water is responsible for foul water, but should not be for surface.

Response: Northumbrian Water is responsible for the foul water and surface water systems but don't look after surface water culverts and watercourses. All new development drainage systems are split into separate foul and surface water. We also need to assess the impact of changes/developments elsewhere. It would be more cost effective for Northumbria Water to re-route the surface water than expand Howdon.

Question: Are there any plans to deal with flooding along the Coast Road?

Response: We have checked the gullies and have a cross-boundary agreement with Newcastle about the dip next to Wills, as the highway drainage goes into Wallsend Burn – so we have addressed issues there.

### **Open questions**

Question: Why are the allotments in Shiremoor being considered as a development site when it is identified as a green space?

Response: It was identified as a potential site as part of an earlier consultation prior to the development of the Local Plan. If it was developed existing users would have to be relocated. But this is the sort of feedback we want as the site may have to be reviewed.

### **Close**

Cllr Mason thanked everyone for their attendance and closed the meeting.