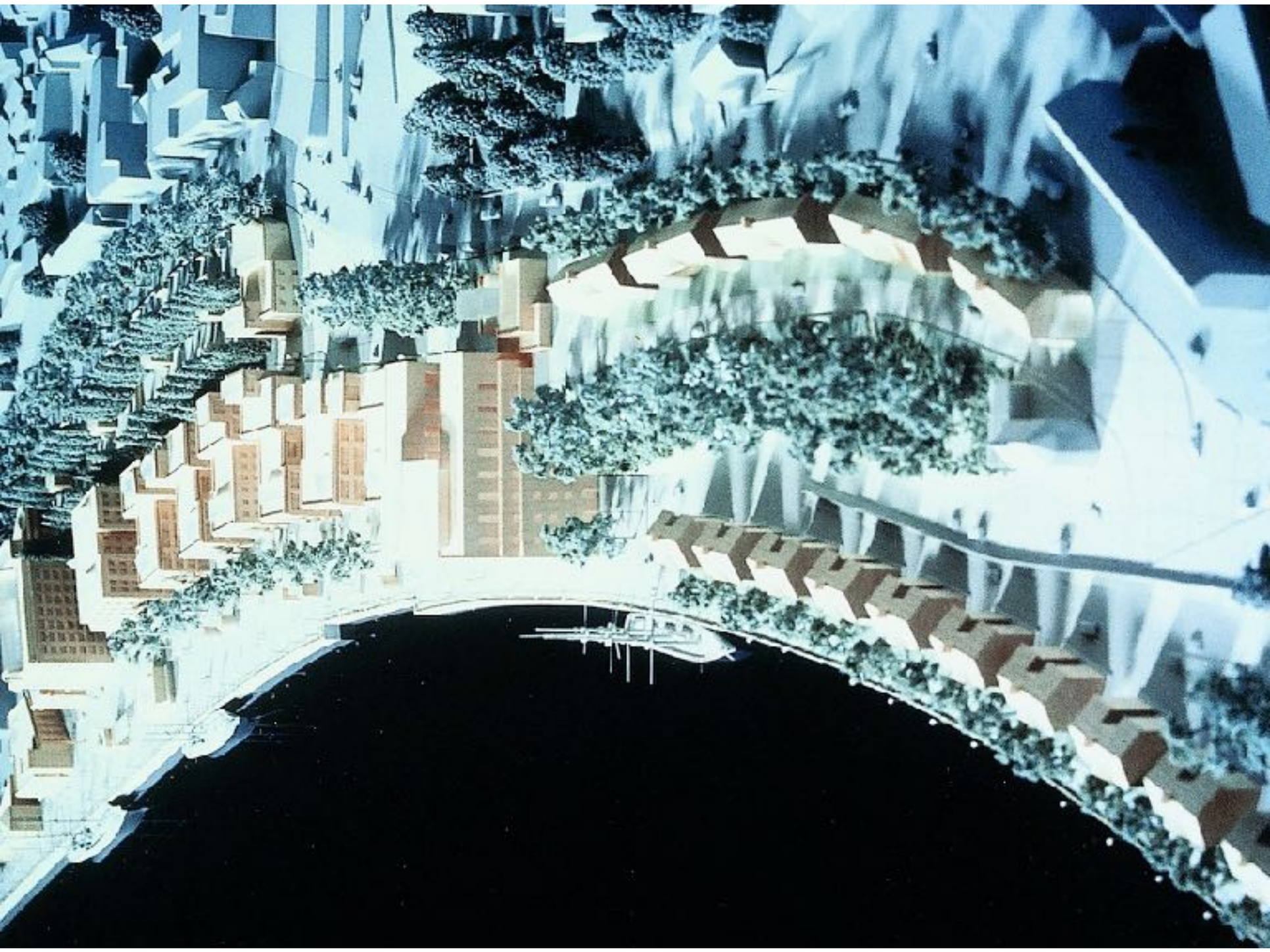
Plot 12 Update

- 10-16 floors, 130 flats, multi storey car park for 130 cars. Access plan currently seems to be (cobbled) Horatio Street onto City Road
- Private rental scheme “for young professionals” Possibly some sales.
- “Needs to achieve rents of £2k a month to be viable”
- Right at the front of the land, so obscuring river views from East/Front of St Anns and walkway
- Completely at odds with the Farrell Masterplan, Tyne Gorge Study and current Tall Buildings Strategy which is under consideration currently.
- para 64 of the National Planning Permission Policy Framework - “Permission should be refused for development of poor design that fails to take the opportunities available for **improving the character and quality of an area and the way it functions**”.
- **DRAFT** Tall buildings strategy - Quoting from Page 9 of the report – Unless an exceptional case can be made there will however, be **a presumption against tall buildings that; rise from the River Tyne bankside level significantly higher than present landmark structures** on the Quayside; tall buildings significantly higher than present landmark structures on top of the River Tyne escarpment; tall buildings significantly higher than general building heights within the historic core.







Plot 12 Update

- Our objection via Ward Hadaway
    - Not in keeping with local area (bright white and glass construction) Overwhelming mass, overbearing, extremely dense footprint. Light consultant has found some technical errors in the application
    - Detrimental effect on daylight, overlooking, loss of privacy
    - No proper consultation in advance.
    - Detrimental effect on traffic and road safety - look at City Road at rush hour now!
    - Risk of undermining / depth of foundations required for this height
    - Noise and dust pollution, complete loss of quiet enjoyment during the 2 year build and afterwards because of additional traffic

Current Status

- Overwhelming public opinion objects to the proposal on similar grounds to us
- Facebook poll - 91% “No”
- Most of the “supporting” comments were after the comment expiry date, many were extremely suspicious, coming from people with clear links to the developer
- Meanwhile all the dates have passed “agreed expiry date 30th April 2017)
- Rumour has it that the funder has pulled out
- Developer’s option on the land expires in August. (Owned by the Homes & Communities Association)
- WH view is that the longer that this drags along the better in some ways as if the Tall Buildings strategy gets implemented a development like this will be excluded.
- Keep an eye on the website for updates - http://stannsquaymanagement.co.uk