

**RE: Fwd: Please give us your views on KCIIIIECP implementation - deadline 3 February 2025**

1 message

Fri, Oct 25, 2024 at 7:48 PM

To: Friends of Market Dock Pathway

Sorry I don't do face book but the history of the area means some access before development was started. Comical corner at the end of wapping street and the start of developed area is a place where locals regularly watched boats arriving and leaving as the bend in the river there caught mariners and they would get stuck on rocks and sand banks there. Thus the name. I watched the Tall ships race in 1985 from a derelict dockyard in the vicinity of cobble landing. My parents moved to captains wharf in 2000 and we watched the tall ships race in 2005, the weather was not so good so having a warm house close by was lovely. My parents, myself and in-laws have enjoyed this area for a lot of years and I know a lot of locals have enjoyed the access now denied over the years. I find it offensive that the access to the Riverside has been reduced and eaten away by greedy developers. Bi 4 now Loma

#WS077# - SENT EVIDENCE FORM  
#15 CAPTAINS WHARF#

Sent from my Galaxy

----- Original message -----

From: Friends of Market Dock Pathway

Date: 25/10/2024 19:05 (GMT+00:00)

Subject: Fwd: Please give us your views on KCIIIIECP implementation - deadline 3 February 2025

To all concerned,

Please see below the opinion and support The Ramblers are trying to provide us with. I will copy you into my response in due course.

It is time to stand up and speak up, and fight for our public right of way and King Charles III England Coast Path.

For the latest updates please see our group [www.facebook.com/groups/reopenthecoastpath](http://www.facebook.com/groups/reopenthecoastpath)

Kind Regards

Chairperson

Friends of Market Dock Pathway

My name: [REDACTED]  
My address: [REDACTED]  
E-Mail: [REDACTED]

I confirm that I have walked on the England Coastal path section SBA-1S031; a long-distance national trail and public footpath outlined in the map attached page 2.

Please describe in your own words.

**1. when did you first use the route and what was the purpose of your journeys?**

Pleasure, walking 1984 May June ish area under development, watching Tall ships race, and to view the new development at Captain's Wharf owned initially by my parents since 12.01.2001 walking the river and coastal route is a regular event at least monthly especially through lockdown weekly.

Comical corner is a historical landmark that locals have used for hundreds of years to view large ships navigating the Tyne, the Tall ships 1985, 1993, 2005, Norwegian ferries, the arrival of the Millennium bridge for construction in Newcastle, all memorable events in my time, seeing arrival and departure of cruise ships, rigs for oil and wind turbines.

**2. Why did you stop using the route and when?**

Recently in January I noticed a gate had been constructed, there was no notices on the gate saying why? As a house owner I was unaware of this change and have been shocked that this development and the call centre into flats has reduced access to the river front (since 2018) and confused further by area blocked off to create unsightly gardens that look like allotments, not prestige as the cost of flats suggests. The heavy railings surrounding the flats are more inline with a prison camp, makes for a formidable view, for fellow property owners.

**3. How often did you use the route?**

When mum and dad were alive at least weekly it was lovely to wheel my dad along the promenade to talk to the fishermen, kids playing and learning to ride cycles, a cafe the only missing attribute to the area, but luckily the town and sea front cafes close by. Weekly since lockdown and monthly between while still working.

**4. Did you see other people using the path.**

Yes as above families in shields seem to love walking the river and seafront even Christmas Day it was much busier than at the moment but we met friends at custom house and did our favourite river, coast cliff top walk this weekend.

**5. Any other information you consider relevant?**

The new area under contention is paved and has lamp posts, in line with the whole Captains Wharf, Long Row area. Which indicates this area was adopted then maintained by the local council. Access has been slowly eroded which seems out of line with government policy to increase accessibility to the public and when this area was initially developed it was also the local council's objective. The north side of the Tyne path is great and I have cycled the route into Newcastle the return trip on the south side needs considerable improvement, which I hope will improve with time.

**My questions are:-**

1. Why has there not been any public notices?
2. Why have residents and as a house owner have we not been notified of changes to call centre and Captains Wharf areas?
3. As a house owner I am concerned for the ramifications of these developments on kerb appeal and property prices. For example the marina in Sunderland is an asset to the area and residents and promenaders can walk around freely viewing the comings and goings of boats. Private access to the pontoons is minimal and doesn't encroach on public access to the area. As you see I am not averse to the development but do not like the surreptitious manner of these developments. What's next?
4. My property has a covenant which I would think applies to all properties within this development area. 'THE THIRD SCHEDULE', 7th paragraph. 'Not to keep or permit to be kept within the curtilage of any dwelling house erected on property any boat, caravan trailer or commercial vehicle except within any garage belonging to such dwelling house.'

PTO \*

Date: 23.8.2021

[REDACTED]

\* previously planning permissions for Captains Wharf flats and the Call Center were hampered by parking issues - another concern is the proposed Marina at Market Dock will attract 30 yachts.

which potentially means 30 cars/vehicles and trailers also. The need for Sanitary disposal points, toilets and rubbish. This development already is congested with cars - is this a further development? Car park + facilities at Conical Corner?

See SHELDON'S GAZETTE they COVERED ISSUES BROUGHT BY RESIDENTS ABOUT INCREASED TRAFFIC ABOUT 2003 FLATS BUILT - CALL CENTRE WAS <sup>ALREADY</sup> BUILT AND CAR PARKING BECAME AN ISSUE