

NTC
- 2 JUL 2015
QUADRANT



Tel: 

29th June 2015

Mr Niall Cathie
Strategic Property Manager
North Tyneside Council
Quadrant
The Silverlink North,
Cobalt Business Park
North Tyneside, NE27 0BY

Dear Sir or Madam

PROPOSED DEVELOPMENT - BROOKLAND TERRACE/WESTMINSTER AVENUE

On behalf of the Residents of New York Village and further to the consultation on Tuesday 25th November 2014 and recent Public Notice regarding the proposed housing development of Brookland Terrace/Westminster Avenue, I enclose a petition of approximately 150 signatures showing the opposition to this development as well as our reasons that this development should NOT go ahead:

- The area was designated as a Bio-Diversity area a few months ago – how is it now to be developed? The wild life and flora of the area will be destroyed.
- I believe North Tyneside Council has a Local Plan for ‘protecting our most valued green spaces as well as proposing sites for housing...’. However, this Plan did not even highlight New York as a Village or as an area of potential development – we feel we are being ignored.
- The Local Plan does not show the area as land to be developed – it shows it as ‘green land’.
- There is a development already planned for neighbouring Murton Village and Killingworth Village for 3000 properties and steps taken to ‘protect the identity of the village’ – what about protecting the identity of New York Village ! There are also plans for development at nearby Norham Road.
- This plot is too small for the development proposed - This is the last vestige of ‘Village’ life and the green is much used by residents. The area proposed for ‘play’ at the end of the plot is situated beside a VERY busy roundabout – far too dangerous to allow children to play there.

2/

- The Village is already overpopulated – the village pub and school have both been demolished and turned into flats and a housing estate.
- The Village cannot cope with more traffic – the traffic jams at peak time at Norham Road and Rake Lane joining the Village are horrendous. The traffic through the Village is an accident waiting to happen. Bus companies have announced that buses will be re-routed or times changed to try to alleviate the traffic jams
- The drainage system on Brookland Terrace cannot cope with the sewerage at the moment – the drains have had to be unblocked THREE times already in the last year. More houses would cause excessive over-spill and blockages.
- The development will compromise the privacy and use of back gardens at Brookland Terrace and that of the living areas and gardens of residents at Broomlea which overlooks the green.
- The amenities in the Village are minimal at best – the bus routes are laughable; there is little access to North Shields/Tynemouth etc; parking is restricted due to the number of people coming into the Village and the availability of school places is limited.
- The development will require the cutting down of many trees; the habitat of many birds and wildlife and destroying the play area which has been enjoyed by many residents and their families before them.

I hope this may enable you to reconsider using this site for housing. It is the only piece of 'green' we have left in this Village. Thank you for your time.

Yours sincerely



North Tyneside

Coming soon - Local Plan consultation

The next phase of consultation on the Local Plan will get underway in the New Year

North Tyneside Council - and Capita its partner, which now delivers the authority's planning service - is required by national government to produce the Local Plan to shape the growth and the development of the borough to 2032. It will help guide future development by protecting our most-valued green spaces as well as proposing sites for housing and employment to meet our current needs and those of our children and grandchildren.

The initial draft plan published in November last year set out some of the key principles that would be used to achieve that and identified all the potential development sites