



## Appendix 2

### Objection 1

Forest Hall  
Newcastle upon Tyne  
NE12 7JR

Telephone 0191 2682938

17<sup>th</sup> January 2017

Niall Cathie,

Strategic Property Manager

North Tyneside Council

Planning

Quadrant East

The Silverlink North

Cobalt Business Park

North Tyneside

NE27 0BY

For the attention of Niall Cathie, Strategic Property Manager

#### **PROPOSED DEVELOPMENT OF GLEBE CRESCENT GREEN**

I would like my objection registered to the proposed development of Glebe Crescent Green and of any change of use or category to the Green.

There are many reasons why this application must be rejected and I wish to give my personal concerns about the development of the enduring and now endangered green space in the centre of Glebe Crescent. One reason would be the increased risk of flooding. I believe that our houses would face more problems with damp if too many of our water sponges (open spaces) are developed and built on. Woodlea estate was built on another open space to the immediate east of Glebe Crescent which may have squeezed the path or water course from an underground stream or tributary of the letch and increased level of water oozes from the ground. Water visibly flows down the small lane next to electric substation during wet weather. Our green soaks up this moisture and is very boggy during wet spells. I have noticed that in recent years my garden appears to be water logged more often and many of the properties already suffer seriously from damp. For recent evidence you can seek advice from Council's own contractors Keir Services who told me they had great problems getting rid of the damp in an empty council property in Glebe Crescent last year (No. 46). They worked on it for months, and had to re-do plaster work again and again. I believe quite a number of properties in Glebe Crescent suffer from damp problems and I see a number of damp beetles in my home during wet spells. The whole Crescent has soil only foundations and so is greatly affected by changes in the water tables and I am very concerned for the future, if development on our green takes place and therefore reducing current soakage levels. will this affect our house insurance?

The proposed bungalows will affect me personally because they will be built directly opposite my property. The bungalow side roofline will be directly in front of my window reducing light and blocking my view. I am very worried about parking as my husband is disabled and cannot walk far and needs to have access to the car immediately outside our door. My concern is that during any development work - parking will be more difficult where access and egress to our property could be blocked. My husband attends hospital regularly for appointments so needs to be able to get to our car easily without hindrance. We have a second family car and there is barely enough space as it is for both. We normally park one car on the shared drive and other outside our gate. The road is very narrow and extra traffic would cause great difficulty for residents. The houses are nearly one hundred years old and are of that era's particular style so new buildings will completely spoil and upset the look of the crescent as well as denying children a safe green space to play. We would like to see the green planted with flowering trees around the edges and more bulbs added to the plants already there. This would enhance not only the green but the whole area.

Children in our Crescent and from nearby streets play on the field extensively and more importantly they are able to play in safety, which is wonderful for them and their parents and it is also beneficial for the children's health and wellbeing. This green space is a vital and important asset which should be kept as so many other green spaces in the local area have been sacrificed to development. I moved to my house in the Glebe Crescent thirty eight years ago. Back then, there was a swing on the green but when it was damaged the council removed it for repair. It was never returned. My children played on the green over fifteen or so years and we have had the odd game of rounders' where children and parents from the crescent were involved and had various other ball games and events on the green as well as street parties celebrating public and royal occasions. This is a valued community space wanted by the residents whose wishes should not be discounted or over-looked because a developer would find it easier to build there. Priority should be given to the community in this case and the Green should not be lost to them because adequate provision of social housing was not included in the huge new developments going ahead or already built.

Further reasons have been told and retold by residents to the Council without receiving wholly creditable answers, or real consideration from North Tyneside Council Planning. We have lost so many of our green spaces in North Tyneside that there are hardly any left. The Council state there is a need for new affordable housing in the whole country. This is quite true, but I and many others believe that North Tyneside have built much more than could have been required of them. They have provided more than their fair share of new estates. Additionally, the council say that not enough Social Housing has been built on these new estates and that developers don't have to include social housing in the new developments. **Why not?** This should have been a pre-requisite of allowing development on the green field sites. The council should have been actively involved in the design of these new estates and insisted on the inclusion of social housing and perhaps schools too. This seems remiss of the council and poorly planned.

The council say in their note that the building of social housing is preferred on ready-made sites with access to transport links. This is why they have selected our green. My question is: Which if any of the new estates do not have access to transport links? West Moor, Holystone, Scaffold Hill, East Benton Rise, Killingworth Moor, Lakeside View, Earsdon, West Allotment? I believe all of these estates have suitable access to transport links. In fact Glebe road does not have a good bus service and the metro station is at least half a mile away.

We would wish the council to stop selling off our green spaces. North Tyneside Council have built or have in plan 14,000 new houses already, all on green field sites. The council state that they still want to build another 4,000 houses by 2030, which may also be on green open spaces.

I feel that Glebe Crescent residents have had little support from our local ward councillors with the exception of Mrs Hunter and our grateful thanks to her. Last year when this scheme was first put forward, I had the opportunity to talk to two of our councillors. They told me that they had no influence on the decision to develop our Green and this action was down to Planning Dept alone. It is also not worth going against the developers as government policy prevents the council from preventing housing development schemes, and that the developers hold the upper hand. They said they felt helpless and are, in effect, hamstrung. This is quite alarming if indeed this is the position, and I wonder what the point is of holding local elections if big business is allowed to contradict policy and override resident's wishes. I don't know if this is an accurate representation of the situation, but I really hope it is not, because that would be very worrying indeed for the electorate. We as residents feel upset and very concerned that the Council planning department decided to put forward our green as a possible building plot, against our wishes. We have had a lot of support from our local MP Mrs M Gilndon and we are very grateful to her for all her help, but she has said she has no influence to effect the decision on this scheme. The Council say they cannot speak or act on our behalf against developers. The whole situation regarding local planning has become utterly ridiculous and meaningless.

I have been a Labour supporter all my voting life but I am very concerned by the deterioration and lack of control in local politics. I feel I cannot give my vote to Labour in future elections unless things change in the local political processes.

Please do not allow ISOS to build on our green, and preserve this small green oasis which has existed in Glebe Crescent since it was built 94 years ago. The residents will be so grateful if any development scheme is dismissed and our Green preserved and given to the community as it should be.

Objection 2

Forest Hall  
Newcastle Upon Tyne  
Tyne + Wear  
NE12 7JR.

Dear Sir

13.01.17

I am writing to object to the loss of open space in Glebe Crescent. I believe that the council have gone about this in an underhand manner by doing this over the christmas and new year period. I live in Glebe Crescent and only recieved the letter after the new year, only giving us one day to look. I have tried looking online and can't find it in either.

I believe that by taking away our green space the community will suffer. Not only are you taking away the childrens play area, you are making us more at risk to flooding. As it is now the field soaks up some of the water, but there is always a lot of surface water on the roads. There is always a huge puddle of water at the entrance to the crescent whenever it rains and it takes days to clear. Given the time of year this is more likely to turn to ice, making it very hazardous for both drivers and pedestrians.

We made our front garden into a drive because we have more than one car. Part of the reason we did this

is because of the field, I can see my grandchildren playing as it is right in front of our house. It was a big decision for us to take away our garden but because of the field we went ahead.

Most all of the houses in the Crescent have a car, some even more than one, and sometimes parking can be difficult, especially when there are visitors, deliveries etc, when they are forced to park on the field or paths, making only one lane.

There are many building sites in the areas around Forest Hall. All of these are taking up land which would normally soak up all the rain, making the area more at risk to flooding. We need our green space not only for environmental reasons but also for our own well being.

Yours Sincerely

## Objection 3

Forest Hall  
Newcastle upon Tyne  
NE12 7JR

17 January 2017

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

Dear Mr Cathie

Proposed Development on Glebe Crescent

I wish to object to the change of use of land and subsequent loss of open space within Glebe Crescent.

I attach a copy of my objections to the build in general as posted on the Council's website but I would like to add to this my objections to the change of use and to why it is important to me that this does not happen.

I understand the need for more 'affordable' houses and that North Tyneside Council has their quota to build but this should not be at the cost of all of our green spaces.

I do not need to write a list of my own reasons for keeping our green, as the positive health benefits of open land and green space and its use is well documented by many well known organisations (including North Tyneside Council), as follows;

- "We spend millions to create ideal conditions for our garden plants balancing the right soil with the correct amount of shade and the right moisture, yet we allow our children to grow up in the hostile urban wilderness with concrete walkways, heavy traffic and no contact with nature". Taken from 'Natural Thinking, 1<sup>st</sup> edition Report for the RSPB', Dr William Bird 2007.
- "Children have a legal right to play enshrined within the United Nations Convention on the Rights of the child. However, long before that Convention was adopted by the United Kingdom in 1991, local authorities and others had recognised the benefits of play to children. Since at least 1884, play equipment has been provided in parks and open spaces.

"It has been long established that play has developmental and therapeutic benefits to children: it is fun, it promotes their development, helps to keep them healthy and fosters social interaction and inclusion.

"However, there has been a relentless reduction in the availability of such informal open spaces where children can play safely.

"In addition to the formally provided playgrounds there is a need to identify within a play policy the casual or informal places where children play, and as far as possible to protect and manage these spaces for casual use.

"Target Users. Under best value practices, the ultimate responsibility of local authorities is to local people (Section 2.7)".

LAPS (Local areas for play) = small areas within 1 minute walking time from home for children up to 6 years old. Taken from Fields in Trust (formerly National Playing Fields Association) 2001 publication.

- "Play is fundamental to the development and wellbeing of children and young people. It is a means by which they explore their environment, their roles and relationships. It encourages healthy emotional and physical development and has both educational and social benefits. Play may encourage social inclusion and offer opportunities for children and young people of different backgrounds and abilities to meet and interact, and be instrumental in lowering the occurrence of vandalism and anti-social behaviour. (p.22 7.2)
- "It is recognised that opportunities for children's play are not just found within equipped sites but in more informal places such as the open spaces near their homes. Their importance is recognised and their presence within the Borough is encouraged. (p.23 7.7)
- "Regular participation in sports can increase people's physical fitness, health, well-being and self-esteem. North Tyneside Council also believe in the wider benefits sport can play such as aiding community development, relieving social deprivation and poverty, and contributing to regeneration and economic development. (p.31 10.2)
- "This objective takes into account the requirement for accessible green spaces for informal recreation and relaxation: activities such as jogging, sunbathing, dog walking and children's play. These activities can take place in areas that already serve a 'main' purpose, such as those already discussed in the Strategy. They could take place in amenity green space: spaces that perhaps do not have a main defined role. All these can provide accessible green space for informal use and for the purposes of this Strategy; such spaces will be referred to as 'informal green space'. (p.35 11.1)



- "This objective aims to protect green spaces by not permitting their loss where they are needed. (p 41 16.1)". Taken from North Tyneside Council Green Space Strategy, February 2015.

I think these quotes say it all. And as the last statement says the objective of the North Tyneside Council Green Space Strategy is to protect green spaces by not permitting their loss where they are needed. I believe the green space in question is needed by the residents of Glebe Crescent, Glebe Terrace and surrounding streets for recreational purposes.

If this build goes ahead, then the children of Glebe Crescent will have less safe space to play on. This could result in them playing on the road, which has its obvious dangers. At the moment, children can play on the green in sight of their parents. If the green is lost to play, then the children would have to use other facilities, e.g. Springfield Park which is a 15 minute walk away and obviously younger children could not use that park on their own.

So, instead of the relentless reduction in the availability of informal green spaces where children can play safely and adults can enjoy the greenery, these spaces should be protected and definitely not given over to more bricks and mortar.

I reiterate my objection to the change of use and loss of green space at Glebe Crescent and ask that my views are taken into consideration when a decision is made.

Yours sincerely

Addendum: I would like to add that although the letter I received regarding this matter was dated 22 December 2016, I did not receive it until 3 January 2017, which annoyingly gave me less time to deal with this matter.

Copy of my objections posted on North Tyneside Council's on-line Planning site  
<http://doxpublicaccess.northtyneside.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OIA12IBHL2R00>

Reference: 13/01984/FUL

"I would like to object to the proposed building of 6 bungalows at Glebe Crescent. My main reasons are to do with flooding and excess rain water issues. I believe if these buildings are erected then it would add to the problems we residents face at present. The dwellings in Glebe Crescent and Glebe Terrace are built on a clay sub-base which hinders drainage and allows rain water to collect and flow through the streets. This water does not drain away easily. Many houses are constantly damp to start with due to the bad drainage. I strongly feel that if more buildings are erected on this land then it will add to the issues the residents already face.

Plus some residents on the south side of Glebe Crescent suffer from flooding of the Letch and the erection of these extra buildings can only exacerbate the problems experienced by these residents.

I would like to quote Norma Redfern, taken from her monthly round up news letter "The danger and consequences of flooding is something I know, residents in several parts of the borough are very concerned about. The cabinet considers updates from the various initiatives connected with this issue and we shall continue to monitor progress on these. Residents can be assured the council takes the issues around flooding very seriously as part of its regular business, not just in response to serious incidents". I hope my concerns are taken seriously.

I also believe that by erecting these dwellings on the green necessary parking space will be denied to the present residents. Many residents have more than 1 vehicle and some have more than 2 including vans and other larger vehicles. The residents already struggle to find spaces to park. For example, when I have people visiting me they have to park on the grass, which is not ideal but it is the only extra place to park. If the dwellings are erected (opposite my home) then I could see my visitors would have to park in a different street. Also, with the parking facilities as they are now, I am aware that emergency services struggle to access the crescent, and this would only be made worse. Added to this, the extra traffic produced could endanger the lives of the children who like to play on the green, having to cross a road that will have more traffic.

Added to these issues is the constant loss in the surround area of 'green space'. The green space within Glebe Crescent brings a lot of enjoyment to residents of both Glebe Crescent/Terrace and beyond. Children play here, people walk their dogs and the residents have community events. Plus we need green space and greenery for the good health and well being of the residents. To lose this land would have a detrimental effect on the mental health of myself and residents".

NE12 7JR

Objection 4

Forest Hall  
Newcastle-Upon-Tyne  
NE12 7JR

16.01.17

FAO Niall Cathie

*Re: Loss of open space Glebe Crescent.*

As a resident overlooking the field on the crescent, I am hugely concerned about the proposed development, and appalled at the loss of open space. This is a rare piece of land that is used extensively by the residents of the crescent and those of further afield in Forest Hall, also one of the main reasons for buying my home 12 years ago.

One thing that is incredible about this field is that it allows children to just play; they are out, being active and socially engaged which are all key measures of an area and local community. Already there is a problem with traffic and parking in the crescent and further vehicular access is only going to add to this problem. On occasion there are times of congestion where getting a car through is difficult enough, and I fear that any emergency service vehicle will undoubtedly not get through. Where will the existing residents park? According to plans you will be forcing some to park illegally, this is not an area for development. It is a community.

Another major concern is the level of water already sitting in the crescent. We have been assured that the council and government are committed to tackling the problem of flooding, however, I am sure that any planning and survey teams fail to come and take measurements after a heavy downpour or a prolonged period of wet weather.

Changing the use of this land is not a fair proposal to the residents of Glebe Crescent and will have a huge impact by devastating a well-established and thriving community. The benefit vs sacrifice here is not balanced. There is an unprecedented amount of building work in the local area with vast numbers of new homes being built. Please look for alternatives and do not destroy what is a really unique, valuable, loved and treasured green.

Yours sincerely

*19/1/17*

## Objection 5

**From:**  
**Sent:** 16 January 2017 10:00  
**To:** strategic property  
**Subject:** Change of use to field in Glebe Crescent Forest Hall [Scanned]

for the attention of Niall Cathie, strategic property manage.  
I wish to object to the change of use to the field in Glebe Crescent Forest Hall, NE127JR it will take away the recreation use of the field, also the amount of extra traffic and the safety for the children going to school.

regards