

Copy of email correspondence to Matthew Stafford , Fairhurst dated 17.04.08

From: Kathleen Devlin
Sent: 17 April 2008 14:04
To: newcastle@fairhurst.co.uk.
Subject: Henderson Water Treatment Works - Throckley

For the attention of Matthew Stafford - Fairhurst

Cc Paul Armstrong - Esh Developments Ltd

Dear Sir

Thank you for your letter dated 14 April, 2008. Being conscious of the effect on the environment, unless it is absolutely necessary I prefer to communicate electronically.

In relation to the public consultation and the comments made in my email of 2 April, Throckley Residents Action Group (TRAG) thank you for accepting responsibility for the error concerning the post code fiasco, albeit some 2 months late. However, in my case, my consultation lasted about 3 minutes, following a telephone call to my work at 6.40 pm informing me of the event. Personally, I didn't feel I had had enough time to make an informed decision about the redevelopment and I am sorry Fairhurst felt that they were unable to consult with me further. The post code fiasco coupled with the fact that at the consultation it appeared that only certain residents were asked to sign a 'black book' which suddenly appeared, created a feeling of animosity towards Fairhurst. Whilst I was one of those residents who did sign the book (about 9th and last on the list) I know of many more who attended the consultation who were not offered this option for example Mr and Mrs Ian Dobson, 121 Hexham Road. I assume that this book is to be provided as evidence of the views obtained from the community.

TRAG acknowledge the additional mail shots and letters subsequently sent to residents, and the individual consultations which have been carried out with our elderly residents, some of whom have told us they were unable to visualise the full extent of the development and were therefore confused about the scale. As is usually the case, the artist's impression paints a more pleasing picture than reality and the artist has failed to show the exact height and impact this build will have on and over the Victorian homes and cottages directly opposite, alongside and in the surrounding area.

As per your letter, *in terms of supplying details of the individuals who have actually contacted TRAG stating that the consultation process was 'unsatisfactory to say the least'* had Fairhurst attended the meeting on 13 March, where over 50 local residents attended, those individuals themselves would have gladly given their opinions to you directly. TRAG would like to point out that this meeting was suggested by residents, following Fairhurst's refusal to hold a meeting at the request of Councillor Linda Wright. The meeting was intended to be an opportunity for Fairhurst to 'make good' with the residents. . TRAG were under the impression that we were actually supporting Fairhurst and that Fairhurst would welcome this opportunity to meet with residents in a calm and professional manner and allay our fears.

As per the statement in your letter referring to the TRAG comments, *suggesting that Fairhurst will not truly present the comments of those making representations both positive and negative to your clients and the Local Planning Authority.* TRAG stand by this statement. TRAG feel that should you apply for planning permission, submitting the redevelopment plans

as we know them, then you have not taken into consideration any of the comments and concerns which have been made to both Fairhurst and Paul Hancock, Local Planning Authority. Also, as you state in your letter, *Esh were in fact doing more than is normally expected before an application is submitted*. Thank you for giving us the opportunity, in the early stages of preparation, to be proactive rather than reactive in the opposition of aspects of this redevelopment.

In terms of the formal consultation to be undertaken by the Local Planning Authority, Paul Hancock has explained the process to TRAG. We have informed Paul that residents are fully united in our opposition to the plans as seen and to date have received over 200 signatures on the petition.

The final paragraph of your letter remarks on our continuing to discuss the consultation process, this matter could have been resolved many weeks ago, had our emails to you received a prompt response.

However, although TRAG, on behalf of Throckley Residents, has no objections to residential build, indeed this is welcomed; we feel that the design and number of houses to be built is totally out of keeping with the area. You state that you *look forward to receiving specific representations*, TRAG have circulated a questionnaire to local residents and the following comments have been received, in no particular order of importance:

- The style of the houses is not in keeping with the area
- The height of the flats means there is potential for an overbearing impact on the houses opposite and alongside
- The buttresses should be removed and the houses built at ground level
- The access is narrow, there is no provision for a footpath
- From the artists impression, it appears that the design is targeted to young families and young professionals, being fashion critical, would they chose to buy a home built on top of an existing water treatment works?
- Concern over the suggestion that the site is contaminated due to the chemicals used in the water treatment process
- With a build of circa 75 homes, presuming 2 cars per family, there is a potential for 150 cars to be using only one entrance, this access needs to be safe for pedestrians and cars
- Concern over the devaluation of properties opposite the site
- Has a noise and air quality assessment been undertaken?
- There is little open space and little room for parking, the houses are too crowded
- Will the trees be protected, on the artists impression there are more trees, and how will these be planted as the buttresses are solid concrete?
- Has a flood risk assessment been undertaken?
- In the mixed community of housing who will manage the social housing?
- What percentage of homes are affordable and how much will they cost?
- Would prefer the style of North Court Farm – at least the built will fit into existing recently built houses
- Who are these houses aimed at, who is the target buyers?
- In view of the credit crunch – will these houses be sold
- Will these houses be sold to landlords and will 'for sale' and 'to let' signs dominate the area
- Would the builders and designers want to live in one of these houses
- Builders shouldn't push through an inappropriate build under an eco-friendly umbrella
- Contemporary build is not what Throckley needs
- No flats in Throckley are over 3 stories, including underground garage space
- The buttresses should be lowered, landscaped and terraced

TRAG kindly ask that you consider and act on these concerns prior to the submission of the proposed planning application.

Thank you

For and on behalf of
Throckley Residents Action Group

Kathleen Devlin