

**Objection to Planning Application 2014/1280/01/DET  
Erection of 4 storey (73 bed) care home (Class C2) and single  
storey 80 place day nursery with associated car parking and  
landscaping (Class D1) following demolition of 3 unlisted  
buildings at Newcastle City Health NHS Trust Fleming Nuffield  
Unit Burdon Terrace Newcastle upon Tyne NE2 3AE**

The Jesmond Residents Association would like to record its objection to the proposed development with the reference noted above. This is in support of the vast majority of local residents who have written in to object to the proposals. The main two reasons for the objection can be summarised as follows:

1. Increased traffic generated by the development that will cause difficulties both for vehicular traffic and other users pedestrians and cyclists.
2. Effect on Conservation Area and adjacent listed buildings.

We will consider both these reasons in more detail:

**Increased Traffic** - For a detailed assessment of the developers TA we refer to the assessment made by NCH transport sent to you under cover of a letter from Gavin Black and Partners dated 22nd September 2014. This highlights how the development proposals do not comply with the saved UDP policies. We trust that your own assessment will also pick up that the developers TA does not comply with the requirements of the current NPPF or the guidelines for the preparation of Transport Assessment's published by the DfT in March 2010. We consider that the following points are particularly relevant:

1. In general the TA has not taken into consideration the local context of the development and is overly reliant on data from national databases that are not relevant in this case.
2. The TA only considers vehicle movements for network peaks of 08.00 09.00 and 17.00 to 18.00. In particular in this part of Jesmond, the afternoon local network peak is earlier in the afternoon when the schools finish.
3. Through the use of national statistics the number of vehicular trips to deliver children to the nursery is underestimated. It is likely that almost all children attending the nursery will be delivered by car as there are a limited number of children living locally that would attend

the nursery and there also two other existing nurseries operating locally. If the small number of trips is to be relied upon the developer should provide substantiation how this number is to be achieved.

4. In accordance with the DfT's guidelines referred to above, a person / trip approach should be taken when preparing a TA. On this basis not only the vehicular trips should be included but the way that other modes of transport (pedestrians/cyclists/public transport users) will be affected. If we are to believe the developers figures for vehicular trips to the nursery, then there is a significant balance of nursery attendees that will be entering the site on foot/bicycle. There is no consideration in the TA to show that the local pedestrian network is safe for the additional resulting pedestrian traffic. Indeed the current plans show that nursery will be difficult to reach on foot, as the only two routes are: a. The narrow cut from Burdon Terrace that is too narrow for two way traffic and emerges between car parking spaces on to the road. b. Next to the vehicular entrance, but then onto shared space with vehicles that is too narrow for two vehicles to pass each other. The current development is therefore unsafe for many users and therefore should be rejected under the NPPF on safety grounds.

5. We further note that the proposed number of car parking spaces be less than those recommended by Newcastle City Council parking standards and as noted in the detailed assessment by NCH transport this has not been substantiated. We therefore object on the basis that the development will create increased pressure on car parking in the area.

**Impact on Conservation Area** - No evidence has been provided to demonstrate that the massing, detailed design or external finishes of the proposed development will complement or enhance either the conservation area or the listed building. Burdon Terrace is a conservation area. The proposed building is four storeys high, one storey higher than the 3 storey Victorian terrace on the south side of Burdon Terrace. Whilst the four storey building may be slightly lower in height than the terrace opposite due to varying ground floor levels and storey heights, the character of the development is unsympathetic to its surroundings, in particular with the large windows proposed for all four storeys. We further note that we would like to have been able to look at the preapplication submission 12/00416/PREAPP referred to in the Heritage Statement, however have not been able to find an application with this reference. We trust our concerns will be taken into consideration when this planning application is assessed and determined.

Yours faithfully,

Nils Clemmetsen, For the Jesmond Residents Association