

Objections to the Scaffold Hill Proposals:

1. North Tyneside Council has taken an approach to development which focuses on green field sites and which would see the destruction of biodiversity on significant amounts of open land, including Scaffold Hill, Holystone.
2. Development on green field sites implicitly demands infrastructure for education and medical facilities, as well as shops. In the Scaffold Hill proposals, this infrastructure simply does not exist beyond the proposed medical facilities.
3. North Tyneside Council has permitted significant development on green field sites over a number of years and has thus fragmented biodiversity and therefore reduced the ability of the borough to sustain its wildlife, particularly wildlife which depends on 'corridors' to move from area to area. At a time when significant native bird species, for example, are in decline, a continuation of this policy – as would be the case if the Scaffold Hill proposals were to be accepted – has to be opposed.
4. In an age of Environmental Education, the Scaffold Hill proposals reject the need for climate change mitigation and suggests to young people in education in the borough that environmental considerations are less important than the need for development. This contradicts the teachings of environmental education and devalues the need for responsible approaches to the environment, particularly the global perspective and the need to move towards One Planet Living. Again, the proposals prejudice the ethos of the Every Child Matters agenda.
5. The Scaffold Hill proposals ignore the requirement for North Tyneside Council to reduce its carbon footprint by 80% by 2050.
6. Loss of the green space at Scaffold Hill is potentially injurious to the health and well-being of future generations, particularly affecting young people and children which goes against the Every Child Matters agenda, particularly 'Well-being'.
7. Loss of the green space at Scaffold Hill reduces potential of residents to explore their environment, particularly affecting young people and children which goes against North Tyneside Council's sixth component of the Every Child Matters agenda 'Be Spirited'. This sixth component is exclusive to North Tyneside and is not part of the national Every Child Matters agenda. It was, however, adopted by Children's Services in North Tyneside as an extra component to the national agenda.
8. The Scaffold Hill proposals, being away from currently densely populated areas ignore the need for the required level of regeneration of these housing areas. Housing proposals for these areas are inadequate and therefore the proposals are divisive and discriminate against residents in the current areas of high population.

Holystone-Specific Objections to Scaffold Hill Proposals

1. Holystone by-pass cannot support this extra development – at certain times it is already at capacity with extensive queues along its entirety. There are no plans in the proposals to dual this, despite the Council's own documentation stating this would be a requirement. The cost of mitigating this in the future would be to North Tyneside Council and would lead to further traffic and pollution.
2. Access to the proposed development at the South-Western end would require either a further roundabout or traffic-light control, leading to standing traffic and increased air pollution.
3. Dualling Holystone by-pass would – as highlighted in the Council's own proposals (Reasons for Selection/Rejection of Site) – cut off existing housing from access to public footpaths which lead across the proposed development into countryside areas.
4. Dualling Holystone by-pass would create bottle-necks at the junctions with Whitley Road / Great Lime Road as well as the Holystone/A19 junction roundabout causing standing traffic. Standing traffic would lead to more air pollution.
5. Dualling Holystone by-pass could lead to even greater levels of through-traffic which could lead to devaluation of properties, particularly those backing on to the by-pass.
6. Increased levels of traffic would cause traffic to divert and dissipate through Holystone village, leading to increased traffic through the village itself and west along. It would also cause more congestion running back through Northumberland Park to Shiremoor, through West Allotment, and West along Whitley Road to Station Road. This will lead to further danger to children crossing Whitley Road. Previous traffic-calming efforts have, simply, not worked (as evidenced by the Council's recent traffic-calming and -mitigating proposals). The recent traffic-calming and -mitigating proposals will not be sufficient to offset this increase in traffic. This is, again, in direct conflict with the Every Child matters agenda.
7. Increased traffic – moving and standing – would lead to greater levels of air pollution, potentially adversely affecting the health and well-being of existing residents; particularly children and the elderly. Adverse effects on Children's health and well-being is in contravention of the Every Child Matters Agenda, to which North Tyneside Council subscribes.
8. Increased traffic would lead to increased levels of noise pollution, thereby adversely affecting the quality of life of existing residents.
9. Holystone School is at capacity – it is already over-subscribed – and there is no nearby Primary School provision. Forcing young children to travel greater distances to school is potentially injurious to their health and well-being – in contravention of the Every Child Matters Agenda, to which North Tyneside Council subscribes.

10. The extension of the Holystone School catchment area, combined with the school's over-subscription and the further pressure any development would put on places could lead to siblings having to attend different schools. This would be a serious logistical issue for parents and is potentially injurious to the children's health and well-being – in contravention of the Every Child Matters Agenda, to which North Tyneside Council subscribes.
11. Loss of the green fields open spaces would have a significant negative effect on biodiversity. Bats regularly forage across these fields and barn owls, lapwings and many other bird species are regularly seen here. Declining species such as the hedge sparrow inhabit the hedgerows and these species would disappear from the area due to destruction of their habitat and proximity to human living and activity. Further, there are significant numbers of other species living and thriving in these fields and these species would be lost forever.
12. Proposed extension to the Rising Sun Country Park would be of no benefit to the public as these areas would remain closed off and continue to be used for non-agricultural grazing and livery and there is no guarantee against future further development, particularly as the proposed extension is purely on a lease-basis with the land being retained in ownership by Northumberland Estates..
13. The loss of the green fields and the open space would negatively impact on the country feel of the area, thereby causing a detrimental effect on the general health and well-being of the many residents who access these areas of countryside.
14. The Rising Sun Country Park is a SNCI (Site of Nature Conservation Interest) and is dependent on the biodiversity of surrounding land and fields to maintain its own breadth of biodiversity.
15. The proposed development would be building on land previously identified by the Council as forming part of the wildlife corridor. The proposed development would, effectively, destroy this corridor and therefore have a significant effect on the biodiversity of the area and the adjacent Rising Sun Country Park.
16. The need for housing in this area is, in itself, questionable, as evidenced by the time it takes to sell existing housing.
17. Holystone by-pass already suffers from significant flooding, due to the fields being incapable of absorbing more than light rain falls, and the road being lower than the fields. Reducing the area of land available for water-absorption would exacerbate this problem.
18. Holystone has generally been an area of relatively low crime and disorder. Any of the proposed developments would put this at risk, thereby threatening the Council's own commitment to ensuring crime reduction for all areas.
19. Developing the Scaffold Hill site would destroy a vitally important wildlife corridor and permanently isolate the Rising Sun Country Park, seriously affecting its biodiversity and preventing permanently its ability to support transient land-based species.