

## Stockton-on-Tees Borough Council

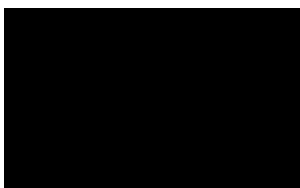
### Personal Details:

Name:

E-mail:

Postcode:

Organisation Name:



### Comment text:

Incorporating Grangefield and Newham Grange into a proposed Newtown Ward is a complete non-starter. I have spoken to neighbours and they are appalled at this proposition. 1. The reason Newtown is called that, is precisely what it says on the tin. A new town, Grangefield has a history spanning much more than the last fifty or sixty years. 2. Grangefield estate is steeped in history, the Grays Road Institute, the parish churches, open spaces, schools, parks, cricket club, home to Stockton Town FC. Many parts have an Edwardian character, with housing features of an era that the homeowners have invested considerably in to preserve as a legacy for generations in the area. 3. The residents of Grangefield and Newham Grange do not identify themselves with a Newtown area. There is a distinct, geographical and natural feature border , Lustrum Beck which clearly identifies Newtown as a separate area to adjacent neighbourhoods. 4. I would consider a 'class action' would be organised by residents of Newham Grange and Grangefield to present a legal case for financial losses as there would be an immediate devaluation in properties in our area if private homes were incorporated into the Newtown area. The average price for property in Wrensfield Road, Newtown stood at £74,103 in June 2021. This is according to Zoopla estimates. The average price for property in Grays Road, Grangefield stood at £170,567 in June 2021. This is according to the current Zoopla estimates. In effect homes in Grangefield and Newham Grange would lose tens thousands off their valuations. 5. There would be a further necessity to revalue Council tax bands if neighbourhoods were incorporated into a larger Newtown ward. I hope there is a rethink on this and a public meeting called for residents to attend as not all in this area are IT capable. This exercise requires inclusivity and any consultation must abide by Equality Act 2010 protected characteristics and recognition of disabilities which a purely online consultation does not. Failure to address this immediately will be challenged.

### Uploaded Documents:

None Uploaded