



*Castle House
Great North Road
Newark
NG24 1BY*

Tel: 01636 650000

www.newark-sherwooddc.gov.uk

Tuesday, 3 September 2019

**Chairman: Councillor K Girling
Vice-Chairman: Councillor Mrs P Rainbow**

Members of the Committee:

**Councillor R Blaney
Councillor L Brailsford
Councillor L Brazier
Councillor B Clarke-Smith
Councillor Mrs R Crowe
Councillor Mrs M Dobson
Councillor N Mison
Councillor N Mitchell
Councillor M Skinner
Councillor R White**

Substitutes

**Councillor S Carlton
Councillor D Cumberlidge
Councillor Mrs G Dawn
Councillor Mrs Y Woodhead
Councillor K Walker**

MEETING: Economic Development Committee
DATE: Wednesday, 11 September 2019 at 6.00 pm
**VENUE: Civic Suite, Castle House, Great North Road,
Newark, Notts NG24 1BY**

**You are hereby requested to attend the above Meeting to be held at the time/place
and on the date mentioned above for the purpose of transacting the
business on the Agenda as overleaf.**

If you have any queries please contact Helen Brandham on helen.brandham@newark-sherwooddc.gov.uk 01636 655248.

AGENDA

	<u>Page Nos.</u>
1. Apologies for Absence	
2. Declaration of Interest by Members and Officers and as to the Party Whip	
3. Declaration of Intention to Record Meeting	
4. Minutes of Meeting Held on 19 June 2019	4 - 11
Part 1 - Items for Decision	
5. Clarification of Christmas Parking Concessions	12 - 13
6. Newark Lorry Park	14 - 18
7. Proposed Investment in Waste and Grounds Maintenance Services	19 - 23
8. Ollerton and Boughton Neighbourhood Study	24 - 105
9. District Wide Tree Planting Initiatives	106 - 110
10. Local Nature Reserve Designation - Intake Wood, Clipstone	111 - 112
11. Nottinghamshire Minerals Local Plan	113 - 118
12. Local Development Framework Progress Update	119 - 120
Part 2 - Items for Information	
13. Festivals 2019 Campaign Evaluation	121 - 124
14. Commercialisation and Major Projects Update	125 - 130
15. Forward Plan	131
Confidential and Exempt Items	
16. Exclusion of the Press and Public	
<p>To consider resolving that, under section 100A (4) of the Local Government Act 1972, the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Act.</p>	
17. Newark Lorry Park (Appendix Only)	132 - 152

Public Document Pack Agenda Item 4

NEWARK AND SHERWOOD DISTRICT COUNCIL

Minutes of the Meeting of **Economic Development Committee** held in the Civic Suite, Castle House, Great North Road, Newark, Notts NG24 1BY on Wednesday, 19 June 2019 at 6.00 pm.

PRESENT: Councillor K Girling (Chairman)
Councillor Mrs P Rainbow (Vice-Chairman)

Councillor R Blaney, Councillor L Brailsford, Councillor L Brazier, Councillor B Clarke-Smith, Councillor Mrs R Crowe, Councillor Mrs M Dobson, Councillor N Mison, Councillor N Mitchell, Councillor M Skinner and Councillor R White

1 DECLARATION OF INTEREST BY MEMBERS AND OFFICERS AND AS TO THE PARTY WHIP

NOTED that no Member or Officer declared any interest pursuant to any statutory requirement in any matter discussed or voted upon at the meeting.

2 DECLARATION OF INTENTION TO RECORD MEETING

NOTED that the Council would undertake an audio recording of the meeting.

3 MINUTES OF MEETING HELD ON 27 MARCH 2019

AGREED that the Minutes of the meeting held on 27 March 2019 be agreed as a correct record and signed by the Chairman.

4 UPDATE ON NEWARK BEACON

The Committee considered the report of the Director – Growth & Regeneration which informed Members of the progress made at the Newark Beacon.

The report provided an update regarding staffing changes as the Centre Manager and Assistant Centre Manager were both on 12 months maternity leave which commenced in March/April 2019. The Centre Support Assistant was also on long term sick leave since April 2019. To provide cover a temporary Assistant Centre Manager was in place and a temporary placement Centre Manager would be commencing in June 2019. The staffing issues had not stopped implementation of some works which were summarised in paragraph 3.3 of the report.

The performance to date was reported as follows:

The rental surplus for 2018/19 showed an outturn for rental income which included rent, virtual and services charges, was budgeted as £365,530, the actual achieved was £366,941, a favourable variance £1,411.

Auxiliary Income which included catering, hot desking and hire charges was budgeted as £51,600. Actual achieved was £68,249 a favourable variance £16,649.

Occupancy in the six months since the Beacon management returned in-house had increased from 31 Offices Occupied (70%) to 34 of Offices Occupied (77%). This 7% increase in occupancy indicated that the Centre was on target to meet a proposed 85% occupancy by April 2020, as per the Business Plan. Business Support had increased from 2 businesses supported before October 2018 to 4 businesses supported in the six months since October 2018.

The number of website views increased by 737 views since October 2017. The Marketing Plan for the Beacon outlined how, over the next year, social media platforms such as LinkedIn, Twitter and the website would be used to increase the centre's profile.

A Member raised concern regarding a future report being presented to the June 2020 meeting of the Committee as the Beacon would be included within the budget for 2020/21 and the Committee would not have an opportunity to review its performance. It was therefore proposed that a progress report be presented to the November 2019 meeting of the Committee.

A Member asked whether there were any specific work streams to drive the targets to work with colleges and the Department of Works and Pensions (DWP) in order to attract people wanting to start a business. The Business Manager Asset Management informed Members that he was at a meeting tomorrow to explore how the units could be marketed. It was reported that social media such as Instagram would be used to capture a wider audience and the empty units could be quickly adapted if needed.

AGREED (unanimously) that:

- (a) staff be congratulated on the achievements to date and the report be noted; and
- (b) a further progress report be provided to the November 2019 meeting of the Committee.

5 LOCAL DEVELOPMENT FRAMEWORK - PROGRESS REPORT

The Committee considered the report of the Director – Growth & Regeneration which sought approval from the Committee to recommence consultation on reviewing the Allocations & Development Management Plan Document (DPD), following the Adoption of the Amended Core Strategy by Full Council on the 7 March 2019.

The new Local Development Scheme timetable which was agreed at the Economic Development Committee on 27 March 2019 was detailed within the report and provided milestones. A summary of the contents of the proposed Issues Paper was also attached as Appendix A to the report.

A Member noted that the range of allocations proposed to be retained meant that there was no need for additional land for housing or employment development to be identified so that overall requirements could be met. Indeed that where existing allocations were concluded to be undeliverable then there was scope for their de-

allocation to occur. The Member also suggested that the reference to new affordable housing provisions within the NPPF within the consultation paper needed to make clear that the Framework required at least 10% of new dwellings which were to be made available for affordable home ownership.

Members commented on Section 7 – Open Space and stated that a review was needed regarding green space provision within the district. It was felt that homes required green spaces around them in order for health and wellbeing. It was also raised that the difference between greenspace provision between rural and urban areas (where access may not be as widespread) needed to be reflected in this work.

Section 5 – Open Break Review, Winthorpe, Coddington and Farndon were raised by the local ward Member and the need to keep them as three separate villages. It was felt that any flyover in connection with improvements to the A46 bypass to the north of Newark could detrimentally impact this. The recent Gypsy & Traveller appeal at Winthorpe, located within the Open Break and which was dismissed, had underlined the importance of the designation and also its ability to stand up at appeal. It was felt that there had been some good work around the technical feasibility of flood alleviation work for the Gypsy & Traveller sites on Tolney Lane. Members however raised longstanding concerns over the level of perceived need for future gypsy and traveller pitches and also their distribution between Authorities. It was felt that the district had now delivered enough pitches and whilst the level of pitch requirements the Authority were likely to need to deliver may be felt to be disproportionate, particularly in comparison to other local authorities, the reality was whether this was 10, 40 or closer to 80. The Director - Growth & Regeneration informed Members that as it stands the Council would be unable to identify land to meet them. The importance of allocating and delivering appropriate land to meet this need and providing for its future-proofing through being able to be expanded was emphasised. It was underlined that the identification of land through the Plan would be taken through this Committee and that it would be presented with the findings of the Tolney Lane flood risk alleviation work.

Section 4 – Town Centres and Retail, a Member commented that whilst he understood why the Council had focused on Newark Town Centre, the need to look at retail frontage designations in other Centres should be included in the consultation paper, as they were vulnerable and should be included in the management strategy. The Chairman commented that the emphasis on Newark may be connected to the future high streets funding bid.

AGREED (unanimously) that:

- (a) the progress towards meeting the timetable of the adopted Local Development Scheme be noted;
- (b) delegated Authority be given to the Director – Growth & Regeneration to finalise the Issues Paper in consultation with the Chairman, Vice Chairman, Major Opposition Spokesman and Local Development Framework Task Group; and

- (c) upon agreement of the Issues Paper in accordance with (b) above that public consultation be carried out for six weeks starting in July.

6 SOCIAL MOBILITY - FULL REPORT

The Committee considered the report of the Director – Growth & Regeneration which advised Members on the outcome of the activities undertaken in partnership with the Department of Work & Pensions (DWP) and third sector partners in order to support individuals in the 18-24 age range into work, training or further support as appropriate. These activities followed results of the social mobility report of November 2017 which identified Newark & Sherwood as one of the least socially mobile areas in the country.

It was reported that a number of actions took place from May 2018 to begin to address and support projects for those currently in the local primary and secondary schools and in the 18 to 24 age group. This involved working with partners in both the public and private sector, including the DWP and Employment Agencies, training providers and charity organisations. The report detailed eleven schemes that were in place and their progress.

Members welcomed this work and commented that the successful schemes should be continued and that the Council needed to work smart and keep the schemes running. A Member commented that the DARE programme should be continued into Secondary schools to move the programme forward.

The Chairman commented that the YMCA were involved in dealing with disadvantaged children and asked whether Outreach could be incorporated as well. The Senior Projects Officer confirmed that as the YMCA was progressed, links would be made with other organisations going forward. The Director – Growth & Regeneration confirmed that there were ongoing discussions with YMCA, which were not just regarding sport but a wider agenda, which included health, social care, and anti-social behaviour, an update report would be presented to a future meeting of the committee regarding how this work would link into the Community Plan through the YMCA.

AGREED (unanimously) that:

- (a) the contents of the report be noted; and
- (b) future consideration of further activities to remove barriers to social mobility are considered as part of the review of the Council's Economic Development Strategy.

7 ECONOMIC DEVELOPMENT STRATEGY REVIEW

The Committee considered the report of the Director – Growth & Regeneration which provided an update on the progress of delivering on the Economic Growth Strategy and proposed a review of the strategy to reflect the formation of the Growth & Regeneration Directorate and new priorities of Government and the District Council. The report detailed a number of new strategies and priorities that had emerged which

would be reflected within an updated Economic Development Strategy. It was also proposed that a workshop was held with the Committee to consider in detail the contents of a new Economic Development Strategy, including an updated work programme.

Members agreed that this was a good news story and was right for review, it was also commented that the Council also needed to address smaller businesses within the district.

AGREED (unanimously) that:

- (a) the progress on meeting the detailed work programme of the current Economic Development Strategy be noted;
- (b) the review of the Economic Development Strategy be supported; and
- (c) a Member workshop be arranged to consider in detail the areas that the updated strategy should cover.

8 CONSERVATION AREA REVIEW

The Committee considered the report of the Director – Growth & Regeneration which provided Members on the Conservation Team’s review of the District’s Conservation Areas (CAs) and more generally on the progress to deliver conservation objectives. Members were also provided with information on the recent War Memorial designations following the Council’s survey in 2018.

A Member commented that the review initially was to focus on Ollerton, Edwinstowe and Southwell, however Ollerton and Southwell appeared to have dropped off and questioned whether all three areas should be given priority and have the necessary resources.

The Interim Business Manager confirmed that Ollerton and Southwell had not been removed, the update report provided the work achieved within the three year cycle. Initial work had been undertaken for Ollerton and issues had been raised with Ollerton & Boughton Town Council. Ollerton conservation area was on the national risk register, which was partly because of Ollerton Hall; an update report regarding that would be presented to the September meeting of the Committee. Southwell would be addressed at a later stage, however it was commented that Southwell had got a good appraisal document and an update report would also be presented to the September meeting.

AGREED (unanimously) that the work undertaken by the Conservation Team be noted and the forthcoming draft proposals for amendments to Edwinstowe Conservation Area.

9 HERITAGE HIGH STREET FUND

The Committee considered the report of the Director – Growth & Regeneration which informed Members of the opportunity of the Council to apply for grant and revenue funding from the Heritage High Street Fund (HHSF), which builds upon and offers complementary funding to authorities looking to address and advocate heritage-led town centre regeneration.

At the last meeting of the Economic Development Committee details were provided of the Council’s submission to the Future High Streets Fund (FHSF). A decision on this bid was expected in the summer. On 22 May 2019 the Government launched the Heritage High Streets Fund (HHSF).

The Director - Growth & Regeneration reported that he had taken the opportunity to discuss with Historic England (HE) the possibility of submitting a bid on behalf of Newark & Sherwood District Council. HE colleagues were generally supportive of a bid for Newark Town Centre, on the basis of vacant historic building, Heritage At Risk (Newark Conservation Area was ‘at risk’ given a number of vacant and dilapidated Listed Buildings) and the dangers to heritage within the town should the town centres vibrancy and viability significantly decline. Given the timescales involved it had not been possible to provide for the Committee a draft Expression of Interest (Eoi). Delegated approval was therefore sought for the Director - Growth & Regeneration, in consultation with the Chairman, Vice-Chairman and Opposition Spokesperson, to submit an Eoi if appropriate.

AGREED (unanimously) that delegated authority be granted to the Director - Growth & Regeneration, including consultation with the Chairman, Vice-Chairman and Opposition Spokesperson, to submit an Expression of Interest to the Heritage High Streets Fund.

10 RECONSTITUTION OF WORKING PARTIES AND TASK & FINISH GROUPS

The Committee considered the report of the Chief Executive in relation to the appointing of representatives to the Local Development Framework Task Group.

AGREED (unanimously) that the Local Development Framework Task Group be reconvened and the Committee’s representatives for the forthcoming municipal year be: Councillors: K. Girling and Mrs P.J. Rainbow.

11 FORWARD PLAN - 1 JUNE 2019 TO 31 MAY 2019

The Forward Plan was provided for Member information. Members were encouraged to submit any areas of work they wanted to address for the forthcoming year. The Chairman informed Members that work would be undertaken to ensure that the Forward Plan fitted into the Community Plan.

A Member sought clarification regarding the timescale for the Ollerton & Boughton final neighbourhood study. The Director – Growth & Regeneration confirmed that a report regarding that would be submitted to the September meeting of the Committee. He also confirmed that a report on the Town Centre Regeneration work would also be submitted to the September meeting of the Committee.

NOTED the Forward Plan.

Meeting closed at 7.45 pm.

Chairman

This page is intentionally left blank

ECONOMIC DEVELOPMENT COMMITTEE

11 SEPTEMBER 2019

CLARIFICATION OF CHRISTMAS PARKING CONCESSIONS

1.0 Purpose of Report

1.1 The purpose of this report is to clarify the situation where there are 4 Sundays after the light switch-on that fall prior to Christmas.

2.0 Background Information

2.1 The previous resolution on this issue, approved at the Economic Development Committee of October 2015, states that *“Christmas car parking concessions in Newark be approved. Such concessions to be on the four Sundays each year prior to Christmas”*. A problem arises when there are more Sundays after the light switch-on takes place. This happened last year and would do so again this year. Contrastingly, next year there will only be three Sundays in December before Christmas. The Economic Development Committee have approved on each occasion instances where 5 free Sundays are required due to the timing of the Christmas lights switch on. This reports seeks to regularise this convention moving forward to save a report each time this instance occurs.

3.0 Proposals

3.1 The proposal is to update the resolution to remove the need for annual approvals in the circumstances set out above. The resolution is therefore to propose Christmas Car Parking concession in Newark be applied on the Sunday after the Christmas lights switch-on to continue on each Sunday before Christmas Day. This means the number of Sundays affected will vary from four to five depending upon the date the first Sunday after light switch-on falls. This is to be subject to a three year review unless the Town Council policy for the commencement of the light switch-on varies whereupon there will be a review. Light switch-on is currently the last Sunday in November.

4.0 Equalities Implications

4.1 There are no equalities implications that have been identified.

5.0 Financial Implications – FIN19-20/8494

5.1 Where there are five Sunday concessions there will be an additional loss of revenue to consider, as only four weeks loss of income was budgeted for. Previously the 4 Sunday concessions have been approved. An additional Sunday parking concession will amount to a loss of approximately £2,500 including VAT for that additional day, based on data from 26 November to 24 December 2018.

6.0 Community Plan – Alignment to Objectives

6.1 This concession assists the following objectives –

- Increase visits to the District

- Enhance and sustain the Town centre
- Generate more income in the wider centre, improve value for money and increase residents' satisfaction with the Council

7.0 Comments of Director

7.1 I fully support that free parking is provided over the festive period, supporting the vitality and viability of our town centres. In terms of 2019-20 the additional loss of car parking is estimated to cost £2,500 (including VAT) which will need to be funded from the general fund balance. The proposal to remove the need for Committee approval in a year where there are 5 instead of 4 days of concession will make the position clear and will be budgeted for accordingly for future years.

8.0 RECOMMENDATION

That this clarification of the parking concession be adopted.

Reason for Recommendation

This clarification enables both the 4 and 5 week parking concession for Sundays up to Christmas to operate without the necessity of an annual approval.

Background Papers

Nil

For further information please contact Steven Syddall on Ext 5385

Sanjiv Kohli
Deputy Chief Executive/Director – Resources/S151 Officer

ECONOMIC DEVELOPMENT COMMITTEE

11 SEPTEMBER 2019

NEWARK LORRY PARK

Appendix One, 'Newark Lorry Park Business Plan 2019/20 to 2024/25' includes information relating to the operation of Newark Lorry Park as well as the operation of third parties and their finances. Therefore **Appendix One** is exempt.

Appendix One contains information relating to the financial or business affairs of a particular person (including the authority holding that information) which is a category of exempt information under Schedule 12A of the Local Government Act 1972 Paragraph 3 which the Committee has the power to exclude the press and public if it so wishes.

RECOMMENDED

That under Section 100(A) of the Local Government Act 1972, the press and public be excluded from the meeting during discussion of this item, specifically Appendix One, on the grounds that it involves the likely disclosure of exempt information as defined in Paragraph 3 of Schedule 12A of the Act and that the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

1.0 Purpose of Report

- 1.1 To update Members on the completed Newark Lorry Park Extension Project.
- 1.2 To seek Member approval for the implementation of the Newark Lorry Park 5 Year Business Plan (**Appendix One - EXEMPT**).

2.0 Background

- 2.1 In November 2015 planning permission was granted for the provision of new Council offices, Castle House, on land adjacent to the Newark Lorry Park. Prior to the construction of the offices Newark Lorry Park could accommodate up to 160 vehicles and on average 111 Lorries parked in Newark Lorry Park every day. 38 spaces were lost during the construction and as such works were undertaken to reintroduce the spaces. In March 2016 the Economic Development Committee agreed to expand the Lorry Park to reinstate the spaces and expand and improve the offer. A scheme was developed to take the total spaces to 167 as well as improve the site offer and the safety and usability of the site. This included the introduction of a fuel bunker, a one-way system, improved lighting, additional pedestrian crossings, speed bumps and improved security on site including an access barrier. The main body of the works were completed in July 2019 and, at the time of writing this report, the construction of the fuel bunker (for haulage vehicles) was scheduled to end in August 2019. As such the expanded and improved site is scheduled to be completed in September 2019.

Timeline	
March 2016	38 spaces were lost in the Lorry Park due to the building of Castle House and the Economic Development Committee agreed to expand the Lorry Park to reinstate the spaces and expand the offer.
March 2017	The scheme was approved by Economic Development Committee.
March 2018	The scheme developed following approval in March 2017. It was reviewed by officers and developed to allow improved health and safety on site. This plan was approved by Economic Development Committee.
June 2018	The scheme plans and associated capital spend were agreed by Economic Development Committee and approved by Policy & Finance Committee in Sept.

2.2 The vision for Newark Lorry Park is to offer secure, high quality parking for Lorries, HGVs and coaches as well as provide for the wellbeing of drivers through the provision of quality facilities. Our aim is to provide users of the Lorry Park with a safe and secure site in a central and easily accessible location for day and overnight parking and provide a range of quality facilities to cater for the diversity of users and in doing so secure good financial return for the Council.

3.0 Update

3.1 This report will provide an update on three aspects of Newark Lorry Park:

1. The Extension of the Lorry Park
2. The Business Plan for the continued development of the Lorry Park
3. The Lorry Park Café

3.2 **Newark Lorry Park Extension**

The project to extend Newark Lorry Park led by the Commercialisation & Major Projects Team was completed under budget and on time. The project was completed under budget with actual expenditure being £1,070,926 against a budget of £1,139,021. £68,095 will be returned to the capital budget to be spent on other capital projects.¹ NMCN were contracted to undertake the majority of the extension work. 167 spaces are now available at Newark Lorry Park and the build process was managed to ensure that parts of the lorry park stayed open throughout. This ensured there was continuity of service for users throughout the build. The safety of the Lorry Park was also improved during the project by: installing an access barrier; improving lighting; introducing speedbumps and pedestrian crossings; introducing a one-way system; and improving CCTV. These developments help maximize the income potential of the Lorry Park asset and raise the profile of the Lorry Park as a quality parking site.

The total income in 2019/20 is budgeted at £427,760 (the Lorry Park Income for 2017/18 was £310,582) and the expected total income for 2020/21 is £457,129. Based on the current income and expenditure projections, as outlined in the Business Plan, the payback period for the works is 3.75 years.² This is a reduction from the 4 years payback period estimated at the start of the project. This is predominantly due to the addition of the haulage fuel bunker to the site and planned tariff increase from £14.50 to £16.50 to reflect the improved over (to be implemented from April 2020).

¹ £59,493 contingency not required and £8,602 of savings.

² The full pay back period calculated pre-project (June 2018) was 7.8 years

Alongside the extension works, the Council leased land in the Lorry Park for the provision of a fuel bunker for haulage vehicles. Works commenced in May 2019 and, at the time of writing this report, the bunker was expected to be open to users from late September 2019. The details of the income expected from this lease are outlined in the Business Plan. The Project Risk Register will be continued until the construction of the bunker is completed.

3.3 Newark Lorry Park 5 Year Business Plan

Newark Lorry Park is an important business for the Council and therefore a Five Year Newark Lorry Park Business Plan has been created by the Commercialisation & Major Project's team in collaboration with Asset Management and Car Parks business unit. The Business Plan outlines the principles of how Newark Lorry Park will be managed over the next five years and explains how the offer at Newark Lorry Park will be developed with the aim of improving the user experience and improving the Council's financial return. The Business Plan is attached as **Appendix One**.

The following table outlines the expected income from the Lorry Park from 2020/21 to 2024/25. Please note this is dependent on the approval of the tariff increase during the 2020/21 Budget Revenue setting. All estimations are based on a capacity of 167 spaces. However, with efficient parking the Lorry Park can accommodate up to 190 vehicles. The income projections are conservatively based on 167 spaces. Members should also note the increased revenue required to run the site is a reflection of the greater pressures of more customers on site. This is also reflected in the gradual increase in R&R which is the expected consequence of the increased costs of maintaining more infrastructure, tarmac and facilities.

3.4 5-Year Income Projections Table (as outlined in the Business Plan);

Description	Budget 2019/20	Proposed Budget 2020/21	Proposed Budget 2021/22	Proposed Budget 2022/23	Proposed Budget 2023/24	Proposed Budget 2024/25
Tickets	£369,440	£376,428	£468,961	£520,720	£560,945	£587,696
Additional Income	£58,320	£80,701	£81,603	£82,530	£85,135	£88,222
Total Income	£427,760	£457,129	£550,564	£603,250	£646,080	£675,918
Income % increase on previous year	-	6.9%	20.4%	9.6%	7.1%	4.6%
Expenditure*	£147,940	£202,790	£208,690	£214,770	£221,020	£227,460
R&R Contribution	£15,000	£20,000	£25,000	£25,000	£30,000	£30,000
Total Expenditure	£162,940	£222,790	£233,690	£239,770	£251,020	£257,460

Expenditure % increase on previous year	-	36.7%	4.9%	2.6%	4.7%	2.6%
Net Income to Service	£264,820	£234,339	£316,874	£363,480	£395,060	£418,458

Minimum Revenue Provision (MRP)**	9,905	21,749	21,749	21,749	21,749	21,749
Net Income to Council	254,915	212,590	295,125	341,731	373,311	396,709
Net Income % Increase	-	-17%	39%	16%	9%	6%

* Security costs currently unbudgeted but to the value of £42,336.00 for 2019/20.

**Represents the minimum amount that must be charged to the Councils revenue budget for financing of Capital Expenditure by borrowing.

3.5 **Newark Lorry Park Cafe**

Newark Lorry Park has recently been expanded and improved and these improvements are vital as they are directly connected to the proposed tariff increases. Therefore, in line with these improvements, work is being undertaken to redevelop the café to meet the high-quality standard of the extended site. The plans to improve the quality of the café include:

- Refurbishment of the café (expand and improve the seating, install Wi-Fi etc.);
- Diversification of the food offer; and
- Extension of the opening hours.

These works are scheduled to be undertaken late in 2019. Following this, in order to ensure the continued quality of offer at the café over the long term, the cafe will be run through a contractor. The aim is for the opportunity for this contract to be tendered in Autumn 2019.

4.0 **Equalities Implications**

4.1 No implications identified

5.0 **Financial Implications Ref: FIN19-20/7911**

5.1 The figures included in paragraph 3.4 show an income to the Council £1.874m over the 5 year period. If trends had continued from 2018/19 into the same 5 year period, the overall income to the Council would have been approximately £0.9m lower at £1.015m.

5.2 The capital costs are estimated at the current time to be financed by borrowing. This will result in a charge to the revenue budget for the Minimum Revenue Provision (MRP) and this has been reflected in 3.4 using the revised scheme cost of £1.071m.

6.0 **Community Plan – Alignment to Objectives**

6.1 The Lorry Park was invested in to improve the quality of the offer available on site. This allows a higher fee to be charged to the customer increasing the surplus achieved by the Council thus contributing to the objective “Generate more income, improve value for money and increase residents’ satisfaction with the Council.”

6.2 The expansion of the Lorry Park also aims to reduce the number of HGVs and Lorries parking ‘off-street’ in motorway laybys or roadsides in rural areas. This form of parking can be dangerous to other road users, is a nuisance to residents and encourages freight crime.

Therefore, the extension also contributes to the two objectives regarding increasing feelings of safety and reduction in congestion.

7.0 Comments of Director

7.1 The extension of the lorry park has been a very successful project. It has delivered the 167 parking spaces within budget and with a contribution back to the Council's capital programme of £68,095. Furthermore, the installation of the fuel bunker which will be operational from September 2019, together with the proposed increase in the tariff to £16.50, from April 2020, will increase the income to the Council reducing the payback period below the 4 year period that was predicted when elected Members gave approval to the project.

7.2 In order to further improve the offer to the users of the lorry park, proposals are included in the business case (**Appendix One**) to renovate and modernise the café at the lorry park. The proposed changes will enhance the experience of the customers and potentially further increase revenue to the council.

8.0 RECOMMENDATIONS that:

- a) the implementation of the Newark Lorry Park 5 Year Business Plan be approved; and
- b) Members note the saving of £68,095 and approve that this sum is added to the available funding of future projects in the Council's Capital Programme.

Reason for Recommendations

To generate additional revenue for the Council and to provide secure, high quality parking for Lorries, HGVs and coaches as well as provide for the wellbeing of drivers through the provision of quality facilities.

Background Papers

Nil

Appendices

Appendix One- Newark Lorry Park Business Plan 2019/20 - 2024/25 [EXEMPT]

For further information please contact;

Ella Brady, Projects Officer, Commercialisation & Major Projects, Ext.5279
Deborah Johnson, Business Manager - Commercialisation & Major Projects, Ext.5800

Sanjiv Kohli

Deputy Chief Executive/Director – Resources/Section 151 Officer

ECONOMIC DEVELOPMENT COMMITTEE

11 SEPTEMBER 2019

PROPOSED INVESTMENT IN WASTE AND GROUNDS MAINTENANCE SERVICES FOLLOWING SERVICE REVIEWS AND RESIDENT SURVEY FEEDBACK

1.0 Purpose of Report

- 1.1 To update Members in respect of the proposed investment in, and realignment of, Environmental Services, including Street Cleansing, Refuse & Recycling, Transport, Parks & Grounds Maintenance. This investment is to focus these functions towards effective delivery of the Community Plan.
- 1.2 To update Members in respect of the wider investment in, and realignment of, the Environmental Services within the remit of Economic Development Committee, namely;
 - a) Grounds Maintenance
 - b) Parks
- 1.3 To update Members in respect of the intended commercial development of the Grounds Maintenance, Trade Waste and Garden Waste Services, as the commercial agenda also falls within the remit of the Economic Development Committee.

2.0 Governance

- 2.1 The Environmental Services within the scope of the development outlined in this report include; Street Cleansing, Refuse & Recycling, Transport, Parks & Grounds Maintenance. It is relevant to treat these as a connected portfolio of services as there are synergies across the services despite the services reporting into different Committees – namely Leisure & Environment and Economic Development.
- 2.2 Therefore, this report will provide an overview of the whole project to put the services related to the remit of this Committee into context and a similar report will also be presented to Leisure & Environment Committee during the same September cycle. This development is about engaging with opportunities for change across environmental services realigning to deliver the activities within the Community Plan. The resource to deliver this project comes from reappportioning of positive variance within the revenue budget and endorsement for this redistribution will be sought at Policy & Finance on 26 September 2019, as the Committee with overall control for finance and delivery of the Community Plan. This project will impact services which report into this Committee, namely; Parks & Open Spaces, as well as Waste & Transport which reports to Leisure & Environment.

3.0 Background Information

- 3.1 Environmental Services are vital to the Council; they impact the lives of residents every day both in their homes and as they walk through the district's streets and parks. These front line services and their performance in the streets and green spaces across the district, are valued by our residents. This is demonstrated in the 2018 Resident Survey when residents were asked 'what is the most important service?' and they selected 'refuse collection and recycling' as fourth most important closely followed by 'keeping streets and public areas clean and tidy.' Similarly, one of the largest themes in the resident comments was that the

Council should address 'cleaner' issues, most notably fly tipping, littering and dog fouling whilst 90% of respondents said it was important or very important to them be able to live in a sustainable and environmentally aware way. Another theme from resident comments was requests to improve care of green spaces, parks, roundabouts and verges.

3.2 This ties into the legacy of the "Cleaner, Safer, Greener" campaign, launched in July 2018, which saw Newark & Sherwood District Council pledge to make the District a Cleaner, Safer and Greener Place. The campaign's Council wide focus on the front line issues that impact residents every day was a great success and it re-energised and refocused the Council on the streets and green spaces across the district. It also led to an increase in the reporting of littering and environmental crimes and the Council need to be able to meet this demand to maintain the positive engagement developed through the campaign.

3.3 In recognition of the importance of these services and to maintain the focus and drive created by Cleaner, Safer, Greener a diagnostic review was undertaken, by Waste Consulting, of the Council's Grounds Maintenance and Waste Services, including Trade Waste and Street Cleansing. This review identified areas where efficiencies could be made and services improved and developed, as well as opportunities for commercial growth of services.

3.4 As a result of this a project is underway to deliver the action plan resultant from this review working to deliver the following Community Plan objectives to

"Improve the cleanliness and appearance of the local environment" and

"Protect, promote and enhance the district's natural environment"

As well as develop the Grounds Maintenance, Trade Waste and Garden Waste Services to

"Generate more income, improve value for money and increase residents' satisfaction with the Council"

4.0 Proposals

4.1 Impact on Grounds Maintenance

The main focus of the project will be developing the capacity of the Grounds Maintenance Service. During the project a package of works will be undertaken to develop the service such as; transitioning to a digital system of task recording, introducing zero-based budgeting and developing staff succession planning. This will get the service to a solid foundation from which it can be grown as a commercial service. Once at the baseline, estimated to be achieved by April 2020, the service will be grown gradually, for example by examining additional services it could offer, such as arboriculture, and developing additional capacity to secure new contracts.

4.2 Impact on Parks

The review found the park's service to be excellent; reflected by the 5 green flag parks within the district. The main action during the project will be the separation of Grounds Maintenance and Parks into two distinct functions; as the focuses of these services are different. Parks development is community focused and led whereas grounds maintenance is a commercially operated service that focuses on delivering quality to its customers and, as such, the two services should be separated and an SLA agreed for the maintenance of parks. This will allow Grounds Maintenance to act as a commercial service and focus on providing a quality service to its customers. This, in turn, allows the Parks Development

service to connect more directly with communities, their green spaces and the Council's 'Greener' agenda.

4.3 **Commercial Development**

The project to enact the review's action plan is multi-faceted and involves developing non-commercial services, such as Street Cleansing, as well as commercial services such as Grounds Maintenance. Both sides of Environmental Services are to be developed and invested in as the success of the whole service relies on the strength of both the at-cost and commercial elements. Development of a successful service cannot be done without viable commercial activities to support public services. This development will include consideration for creating a commercial team to achieve commerciality in trade waste, garden waste and grounds maintenance. This dedicated team would be responsible for the marketing and sale of these services, and ensure appropriate income is achieved across the services.

Regarding Trade Waste the project will focus on developing the good services already offered by adapting how collections are made, and how customers are charged, to best practice methods. Whilst for Garden Waste the project will focus on delivering efficiencies through collection round design and consultation with customers to introduce seasonal hours for garden waste collections.

4.4 **Wider Development**

The project aims to develop environmental services in line with the Community Plan with a focus on delivering quality value for money services and impacts the services outlined above as well as services which report into Leisure and Environment;

Street Cleansing

The project actions are targeted activities to improve performance including; zoning the streets outside of town centres so that areas that require it are cleaned regularly and changing staff deployment in town centres to provide cover in the evenings and weekends. This project will also see the creation of a new 'Action Team' created through the realigning of in-service resources. This team will have a similar function to the 'Litter Hit Squads' but with a wider range of skills. This new multi-disciplined team will be able to undertake cleansing duties and minor 'hard works' such as pruning, weeding and pothole filling. This additional capacity will help the service respond to the large number of service requests in a timely manner.

Refuse & Recycling

For this service the project focuses on delivering efficiency in domestic collections to make available savings to be reinvested in Street Cleansing namely the creation of the 'Action Team'.

4.5 **Review of Environmental Services**

This project also includes a cross-unit review to realign staffing resources to achieve the projects actions and deliver the Community Plan objectives as well as improve succession planning across all service areas. All business units involved in this review will be consulted with and any outcomes will be subject to consultation with affected employees and the recognised Trades Unions. It is therefore not appropriate to go into any more detail in public in relation to staffing matters as this is subject to formal consultative processes.

This project will also create a Waste & Grounds Maintenance Strategy outlining how the services can deliver the Community Plan and prepare for the results of the National Waste Strategy. This strategy will be created through collaboration between operational officers

and key members who can reflect the views of the public the services are accountable to. This will be facilitated by Waste Consulting. The intention is to bring a strategy back to Committee early in 2020.

4.6 Waste Consulting

Waste Consulting be working with the Council throughout this project using their specialist knowledge to provide critical insight into the services and working alongside staff to help deliver the commercial development outlined above.

5.0 Equalities Implications

5.1 Equalities impact assessments will be completed where appropriate for activities taking place within this project.

6.0 Financial Implications – FIN19-20/9283

6.1 At the time of writing, the investment required to deliver this project can be supplied through underspends in year. Any one-off costs, and the costs for the external consultants (WCL) will be funded from the Change Management Reserve. As such, there are no further implications on the budget.

7.0 Community Plan – Alignment to Objectives

7.1 These aspects of the project, namely the development of the Garden Waste, Grounds Maintenance and Trade Waste services, contribute to the objective to “generate more income, improve value for money and increase residents’ satisfaction with the Council.” The wider work of the project, and several actions within the work streams identified above, also contributes to the corporate objectives to “improve the cleanliness and appearance of the local environment” and “protect, promote and enhance the district’s natural environment.”

8.0 RECOMMENDATIONS that:

- (a) Members endorse the development of Environmental Services as outlined above and recommend that further progress updates be brought back to Committee; and**
- (b) Members note that Members from both Economic Development and Leisure & Environment will be consulted with regarding the development of the Strategy (see 4.5). Details of the sessions facilitating this development will be circulated in autumn 2019.**

Reason for Recommendations

To deliver the improvements required to ensure delivery of the Community Plans’ objectives and develop the commercial ‘Environmental Services’ to enable them to engage with a range of commercial opportunities working to deliver the generation of income and delivery of value for money services to the public and the customer.

Background Papers

Nil

For further information please contact Ella Brady on Ext.5279

Matthew Finch,
Director - Communities & Environment

ECONOMIC DEVELOPMENT COMMITTEE

11 SEPTEMBER 2019

OLLERTON & BOUGHTON NEIGHBOURHOOD STUDY

1.0 Purpose of Report

- 1.1 To provide the Committee with the final draft of the Ollerton & Boughton Neighbourhood Study for endorsement and to outline the next steps of the Study for approval.

2.0 Background Information

- 2.1 The role of a Neighbourhood Study is to provide a comprehensive assessment of an area focusing on the localities socio-economic characteristics (*people*), the built environment (*place*) and the opportunities and challenges these bring.
- 2.2 The intention is to create a locally driven document, with community involvement at the heart of this, providing all local stakeholders (*including the Council*) with a strategic and long-term plan to guide future decision making and investment requirements for a defined area.
- 2.3 By engaging with local residents, a Neighbourhood Study presents opportunities not only to gain a qualitative insight into local issues, but to also capture the voices of residents by including them at the start of the planning and development process.
- 2.4 When looking at the findings and options of a Neighbourhood Study in relation to local priorities, consideration is set against the wider strategic priorities and objectives of the Council, having regard to the total resources available.

Delivery Model

- 2.5 A Neighbourhood Study is delivered through the following three key steps:

Step 1: Baseline Report

This sets out an initial appraisal of the existing data for the neighbourhood, including the historical context. It also presents the first stage of community consultation and local stakeholder engagement in order to identify emerging 'People' (socio-economic) and 'Place' (built environment) opportunities and challenges for a given locality. The information collected then informs the consultant's brief, covering the engagement programme and master planning exercise.

Step 2: Interim Report

This is consultant led, providing a comprehensive account of data from the resident and stakeholder engagement programme and identifies emerging priorities. It provides a framework of initial 'People' and 'Place' options for consideration and invites all stakeholders to feedback on these.

Step 3: Final Report

This consists of collaborative work between the Council and Consultant, summarising all the activities undertaken through the themes of 'People' and 'Place', identifying the priorities and vision for the locality and providing a delivery plan setting out a detailed appraisal of the prioritised options, including who will action these, the resources required and a time frame to work within.

Governance

- 2.6 Governance is a crucial element of any Neighbourhood Study. In addition to Member scrutiny, through the Committee process, each study area forms a 'Neighbourhood Partnership' involving local stakeholders (*statutory and voluntary*) and residents who act as an advisory group and sounding board throughout the duration of the project, agreeing at its inception a terms of reference.
- 2.7 An internal Business Units Project Group is also established to ensure there is appropriate understanding and information sharing across the Council during the Study.
- 2.8 The overarching project plan is managed and led by the Housing Strategy & Development Business Unit.

3.0 Ollerton & Boughton Neighbourhood Study

Scope

- 3.1 The Ollerton & Boughton Neighbourhood Study examined two geographies:

A. Outer Study Area - Ollerton & Boughton:

This is the whole town and including wider strategic and physical issues through a desktop study, consolidating the existing Council and stakeholder knowledge base. According to the 2011 National Census the population of this area is 9840.

B. Inner Study Area - Ollerton & Boughton:

This is the area around the Stepnall Heights and Hallam Road estates, including the allocated site OB/MU/2 (*Housing Revenue Account (HRA) land*). The estimated size of this population is 1,427 and is predominantly Council housing (41%).

People and Place Work Packages

- 3.2 Set against the scope of the Study, a procurement exercise was undertaken in 2017 to appoint suitably qualified consultants to undertake the following activities in two work packages:

- a) Work Package 1 (WP1)** covering the *People (socio-economic)* element of the Neighbourhood Study, primarily being an engagement exercise with residents and stakeholders, with a focus on the Hallam Road and Stepnall Heights estates to identify needs, challenges and priorities.

The consultant, Planning for Real, was appointed to undertake the engagement work stream, carried out during July and August 2017. The findings and analysis of this work has already been presented to this Committee.

- b) Work Package 2 (WP2)** covering the *Place (built environment)* element of the Study, was to set out a master-plan for the allocated site OB/MU/2 (<http://www.newark-sherwooddc.gov.uk/adm/>) responding to the needs of local residents.

The consultant URBED was appointed and through considering the findings of both WP1, working with Planning for Real and holding a series of interactive stakeholder/resident workshops, URBED drew up proposed master plan options for the development of the allocated site. These were presented to the Committee for consideration at its meeting in September 2018.

- 3.3 Subsequent to the above work, URBED commissioned a chartered surveyor to undertake viability appraisals on the proposed master plan options to measure and financially appraise the deliverability each option. Considerations were given to a local market appraisal, land value, construction and infrastructure costs, planning contributions and wider financial modelling.
- 3.4 Further to the above activities being completed the final draft Neighbourhood Study has now been drawn up and can be found at **Appendix A**. The following section will summarise the key delivery outcomes of the Study.

4.0 'People' Actions

4.1 During the initial consultation phase on the Hallam Road and Retford Road/Stepnall Heights estates, 190 local people contributed a total of 632 suggestions and comments from which six key themes emerged:

- 1) Facilities and Activities
- 2) Environment and Open Spaces
- 3) Access and Movement
- 4) Community Safety
- 5) Housing
- 6) Development Site

4.2 The Neighbourhood Study has created a valuable insight into the Hallam Road and Retford Road communities and enabled the formulation of a comprehensive 'People' action plan, with a number of activities already being delivered on and around the estates including:

- A multi-agency "Day of Action" on the Retford Road estate on the 21st February 2018 removing approximately 20 tonnes of rubbish.
- Estate walkabouts with Ollerton & Boughton Town Council.
- The problem of off-road motorbikes / quad bikes is being tackled with some offenders already given Criminal Behaviour Orders.
- A "101 Report It" campaign has been developed.
- A football project developed by the Police with Active4Today (A4T).
- Selected holiday activities at the Dukeries Leisure Centre at a cost of £1 to attend and the Children's Centre provided a range of free activities for families with children 0-5 years old.
- Fitness and exercise activities available at the Dukeries Leisure Centre and Sherwood Foragers host a range of walks led by volunteers and support by A4T.
- Further to a review of leisure options, a new pool is to be provided at the Dukeries leisure centre.
- Creation of local partner networks, including the Community Alcohol Partnership, Sherwood Forest Education Partnership and Ollerton Outreach.

4.3 A review of the action plan is now being undertaken in the context of the recently approved Community Plan (CP) to particularly explore its relationship with the following CP objectives:

- Reduce levels of deprivation in target areas and remove barriers to social mobility across the district

- Improve the health and wellbeing of local residents, with a particular focus on narrowing the gap in healthy life expectancy and other health outcomes
- Increase participation with the Council and within local communities

4.4 This is to ensure that there is a holistic 'place based' approach across the Council, with the identification of a designated lead to deliver both the 'People' actions and all other activities that are planned for the locality.

5.0 'Place' Proposals

5.1 The Study has put forward five master plan options for the future development of the allocated land (OB/MU/2) between the Retford Road and Hallam Road estates, shown in Section 3 of the Study at **Appendix A**.

5.2 The first three options were an outcome of the engagement workshops with local residents and stakeholders. The final two options were prepared by URBED taking into account all feedback and the potential opportunity of utilising additional land currently within the boundaries of the Dukeries Academy in order to enhance the recreational and amenity offer to local residents, which is a key theme from the Study. (*The Business Manager: Asset Management and Parking Services is now progressing the acquisition of this land with the Academy and Nottinghamshire County Council.*)

5.3 As part of the Study a headline viability assessment has been undertaken for each of plan options, this concluded that Option 5 has the potential to deliver a viable scheme based on a range of property types, though planning contributions are reduced from the stated policy requirements. The explanation for which is detailed in the main body of the Study.

5.4 All master plan options were presented for feedback at a public exhibition on 2nd October 2018, with Option 5 identified as the 'preferred option' based on the outcome of the viability work.

5.5 As emphasised to all residents and stakeholders involved in the Study, for acknowledgement by the Committee, Option 5 is the emerging preferred option and based on a desk top assessment only. This is reflected by URBED in the Study who state:

'At a desk top level this has been tested in terms of practicality with regard to the site constraints, viability and also been subject to public consultation. All of this work gives us the confidence to recommend that the scheme should progress to more detailed feasibility and technical work.'

5.6 Due to the scope of the Study and allocated budget no technical studies have been undertaken to establish any constraints that may be exist on the land that could impinge on the design and number of units that could be delivered. Once such activity is undertaken this would then inform an updated financial appraisal to assess the viability of any future proposal.

5.7 The Study also provides commentary on the approaches to develop this land, advising that the Council will need to consider and appraise the options available. This matter will be explored in further detail as work is progressed to prepare and submit a planning application, pending approval by the Committee.

6.0 Proposal

- 6.1 It is proposed that the Committee considers and endorses the final draft of the Ollerton & Boughton Neighbourhood Study, set out at **Appendix A**, further to the final public exhibition held in October 2018.
- 6.2 The Committee also notes the activities being undertaken to deliver the 'People' action plan through a holistic place based approach considering the objectives within the CP, the outcomes of which will be reported at a future Committee meeting.
- 6.3 In addition, based on the outcomes of the Neighbourhood Study and master planning options, it is proposed that work is undertaken to prepare and submit a planning application to regenerate and develop the allocated site (OB/MU/2, *in HRA ownership*) between the Stepnall Heights and Hallam Road estates. This will be subject to achieving a viable development option.

7.0 Equalities Implications

- 7.1 According to the 2011 National Census Ollerton and Boughton is a relatively homogenous community. Of a population of 9840, 9640 people classified themselves as White, British. The next largest ethnic group was White other (99 people). 7 people identified as White Gypsy or Irish Traveller. The Census recorded 46 people who have been resident in the UK for less than 5 years.
- 7.2 Within the 'Inner Study Area', a markedly younger population was identified. Any agreed option emanating from the study will be subject to equality reviews, including equality impact assessments and there is opportunity therefore to positively impact on younger people as part of this development and regeneration proposal.
- 7.3 The engagement techniques undertaken as part of the study were delivered to ensure as far as is feasible that there is a gender, ethnicity and age balance, along with being accessible for people with physical and learning disabilities.

8.0 Financial Implications (FIN19-20/6720)

- 8.1 The Committee approved a budget of up to the value of £48,000 to undertake the Ollerton & Boughton Neighbourhood Study. The Study has been completed within budget at a final spend of £43,127.
- 8.2 It is proposed that the Council undertakes work to prepare and submit a planning application for the allocated site. This activity would include the commissioning of external consultants including but not limited to an architect, planning consultant, cost consultants, valuer, engineer and further technical roles to complete the necessary site investigations.
- 8.3 It is estimated that a budget of £300,000 will required for the activity set out above and pending the approvals of this Committee, a report will then be presented to the Policy & Finance Committee to seek approval for the necessary budget provision funded by the Change Management Reserve.

9.0 Comments from the Business Manager – Planning Policy

9.1 As noted earlier in this report the land between the Retford Road and Hallam Road estates is allocated in the Allocations & Development Management DPD (July 2013) for a mixed use scheme with 120 dwellings and enhanced open space. The allocation policy envisaged that a master planning exercise be undertaken involving the local community to guide future development. The Neighbourhood Study has addressed this element of the allocation policy by providing a comprehensive assessment of the potential for development of the site. This approach has resulted in a preferred option which not only delivers more housing than envisaged but secures enhanced open space and community benefits.

10.0 Community Plan – Alignment to Objectives

10.1 The relevant objectives of the CP are referenced at paragraph 4.3, in addition to the supporting action to:

Develop insight into the barriers our residents face in the areas of highest deprivation and those dependent on public services within the district, and use this information to deliver targeted interventions through:

- *Well researched and well utilised Neighbourhood Studies;*

and the objective to:

Accelerate the supply of new homes including associated facilities;

with the supporting action of:

Direct delivery of homes:

- *Delivery of new homes in Ollerton and Boughton.*

11.0 RECOMMENDATIONS that:

- a) **Committee considers and endorses the final draft of the Ollerton & Boughton Neighbourhood Study, set out at Appendix A further to the final public exhibition held in October 2018;**
- b) **notes the activities being undertaken to deliver the ‘People’ action plan through a holistic place based approach considering the objectives within the Community Plan, the outcomes of which will be reported at a future Committee meeting; and**
- c) **approves the preparation for and submission of a planning application for the allocated site (OB/MU/2) between the Stepnall Heights and Hallam Road estates, subject to a viable development option, with the proposal being presented to Policy and Finance Committee to allocate the £300,000 budget.**

Reason for Recommendations

To develop a Neighbourhood Study approach, in accordance with the Community Plan, so to inform current and future policy development for a study area, to the benefit and prosperity of its residential and business community.

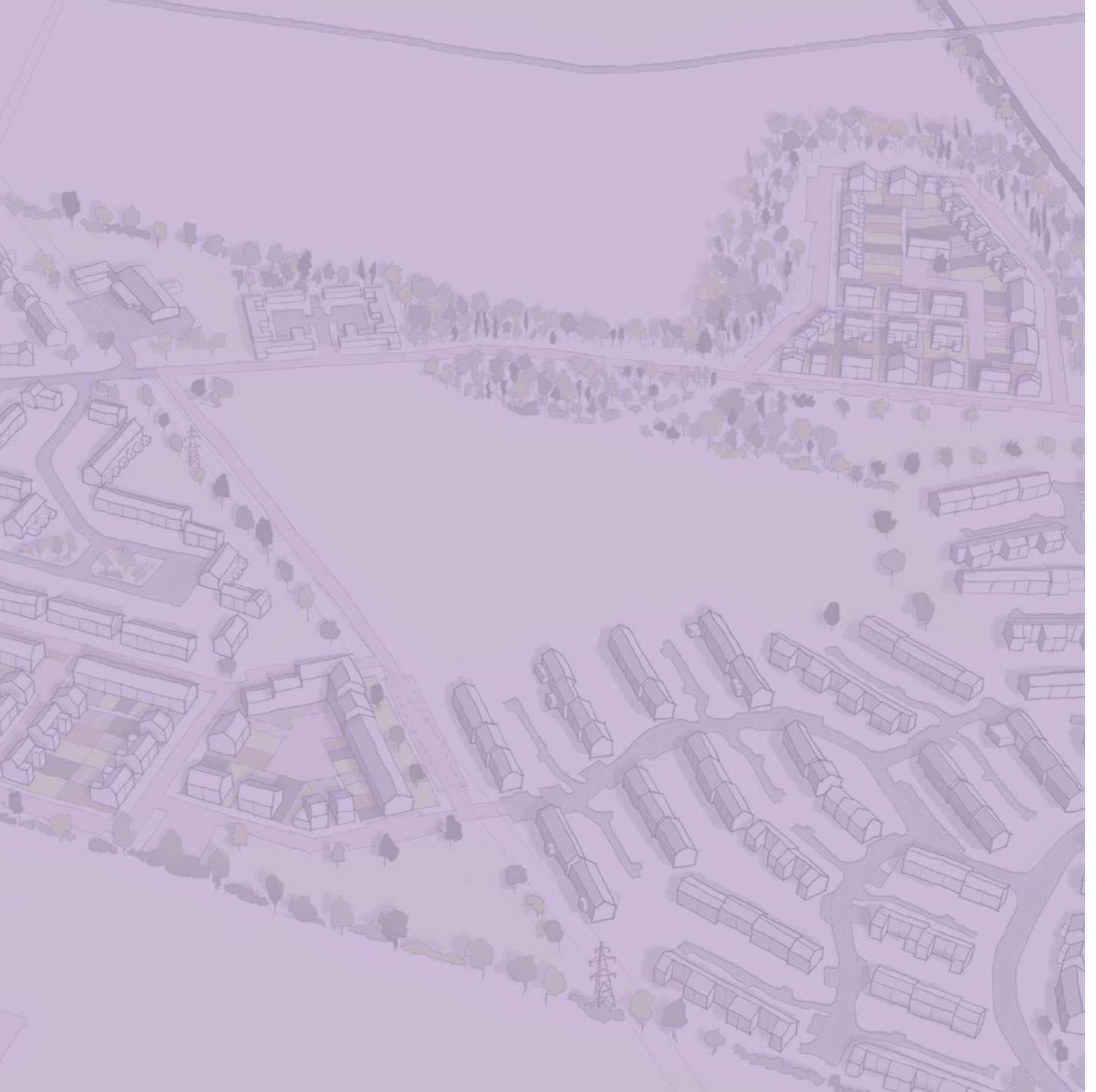
Background Papers

Nil

For further information please contact either Rob Main, Business Manager – Housing Strategy & Development on 01636 655930 or Cara Clarkson, Regeneration & Growth Lead on 01636 655923.

Matt Lamb
Director – Growth & Regeneration

FINAL DRAFT NEIGHBOURHOOD STUDY



Ollerton & Boughton Neighbourhood Study:

Final Report

Agenda Page 32

Contents

Introduction	3
1 PLACE ANALYSIS	4
1.1 Local Context	6
1.2 History	8
1.3 Today	10
1.4 Routes and Connections	12
1.5 Population Statistics	14
1.6 The Site	16
1.7 Opportunities and Constraints	18
2 RESIDENT ENGAGEMENT: PROCESS & OUTCOME	20
2.1 Getting to know the Neighbours	22
2.2 Workshops	24
3 MASTERPLAN DEVELOPMENT	32
3.1 Developing Options	34
3.2 Hopes and Fears Workshop	38
3.3 Options Appraisal	40
3.4 Market Research: Aspinall Verdi	44
4 RESOLVED MASTERPLAN	46
4.1 Design Principles	50
4.2 Zones	52
4.3 Housing Mix	54
4.4 Area Schedule	56
5 NEXT STEPS	58
5.1 Public Exhibition	60
5.2 Public Feedback	64
5.3 Addressing Public Feedback	69
5.4 Actions to Date	70
5.5 Next Steps	72



Ollerton and Boughton Neighbourhood Report

Status: Final Issue

July 2019

This document has been
produced by URBED on behalf
of Newark & Sherwood District
Council

a. 10 Little Lever Street,
Manchester M1 1HR
t. +44 (0) 161 200 5500
e. info@urbed.coop
w. urbed.coop

Introduction

This report has been produced by urban designers URBED, consultation experts Planning for Real, and surveyors Aspinall Verdi, who were commissioned by Newark & Sherwood District Council to undertake a piece of work as part of the Ollerton & Boughton Neighbourhood Study. The work consisted of two elements: “People” (socio-economic) and “Place” (built environment / master planning). The focus for the Planning for Real Unit’s work on the “People” element was twofold:

- Identify the community needs of the residents of the two estates, Hallam Road and Retford Road, and
- Gather residents’ views about the development for housing and improved open space of the land between the estates in order to help inform the masterplan.

The focus for URBED’s “Place” element was, taking on board the views of local residents, to look at options for a new housing development on the land between the two estates.

The land between the two estates has been allocated for a mix of housing, open space and community uses under Policy OB/MU/2 in the Allocations and Development Management DPD.

The Council wish to bring forward a high quality development of new homes, which enhances and improves connections to both the Hallam Road and Retford Road Estates.

The Council were keen to undertake this piece of work in collaboration with local residents and the first part of the study - the People Report - was carried out by consultation experts Planning for Real between August and September 2017.

URBED’s role on the project began in October 2017 following the completion of the engagement events and workshops delivered by the Planning for Real Unit. Following consultation, URBED drew up a series of masterplan options for the site, thereby forming the Place Report. Aspinall Verdi have provided market assessment and delivery advice for the scheme.

THE HALLAM & RETFORD ROAD ESTATES FALL WITHIN THE BOUGHTON WARD, LOCATED IN THE NORTH WEST OF THE NEWARK & SHERWOOD DISTRICT.





1



Place Analysis

Agenda Page 36

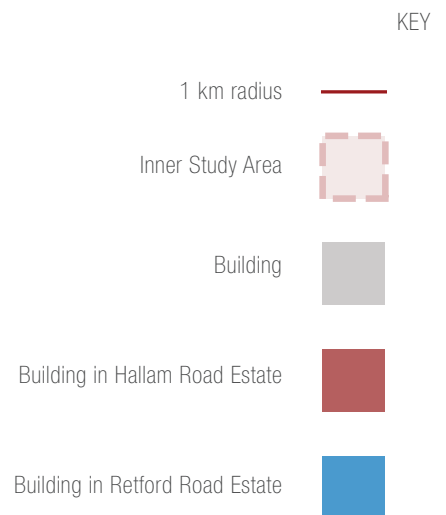
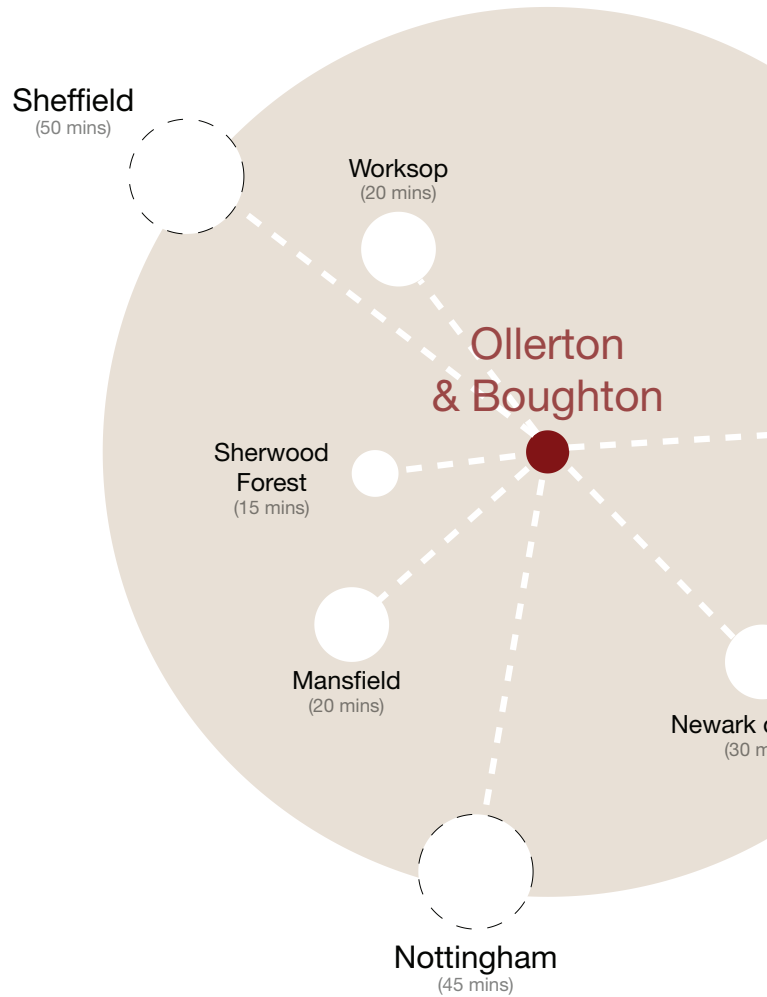
1.1 Local Context

Ollerton and Boughton are small towns located in the west of Newark and Sherwood District, within Nottinghamshire. The towns have a combined population of 9,480 people (2011 census), whilst larger towns within the vicinity include Worksop and Mansfield. Newark-on-Trent is also within a 30 minutes drive from Ollerton.

The towns are situated on the edge of Sherwood Forest National Nature Reserve, close to Center Parcs. There is no train station in Ollerton & Boughton, although a number of disused/ dismantled routes, likely installed to serve the colliery, still exist. Travel to neighbouring centres is therefore restricted to bus services or by car.

The boundaries between Ollerton and Boughton have become less distinct with the growth of recent housing estates. The Inner Study Area for this report focuses on the zone around two of these housing estates: Hallam Road Estate and Retford Road Estate, highlighted in red and blue on the map opposite.

To the south of the Inner Study Area site is a large playing field forming part of the Dukeries Complex (Option 5 additional land). This piece of land became available for consideration - to enhance the local recreational amenity - part way through the course of the study, altering the scope of the development which becomes apparent in Chapter 3: Masterplan Development.



DISTANCE BY CAR TO NEIGHBOURING TOWNS

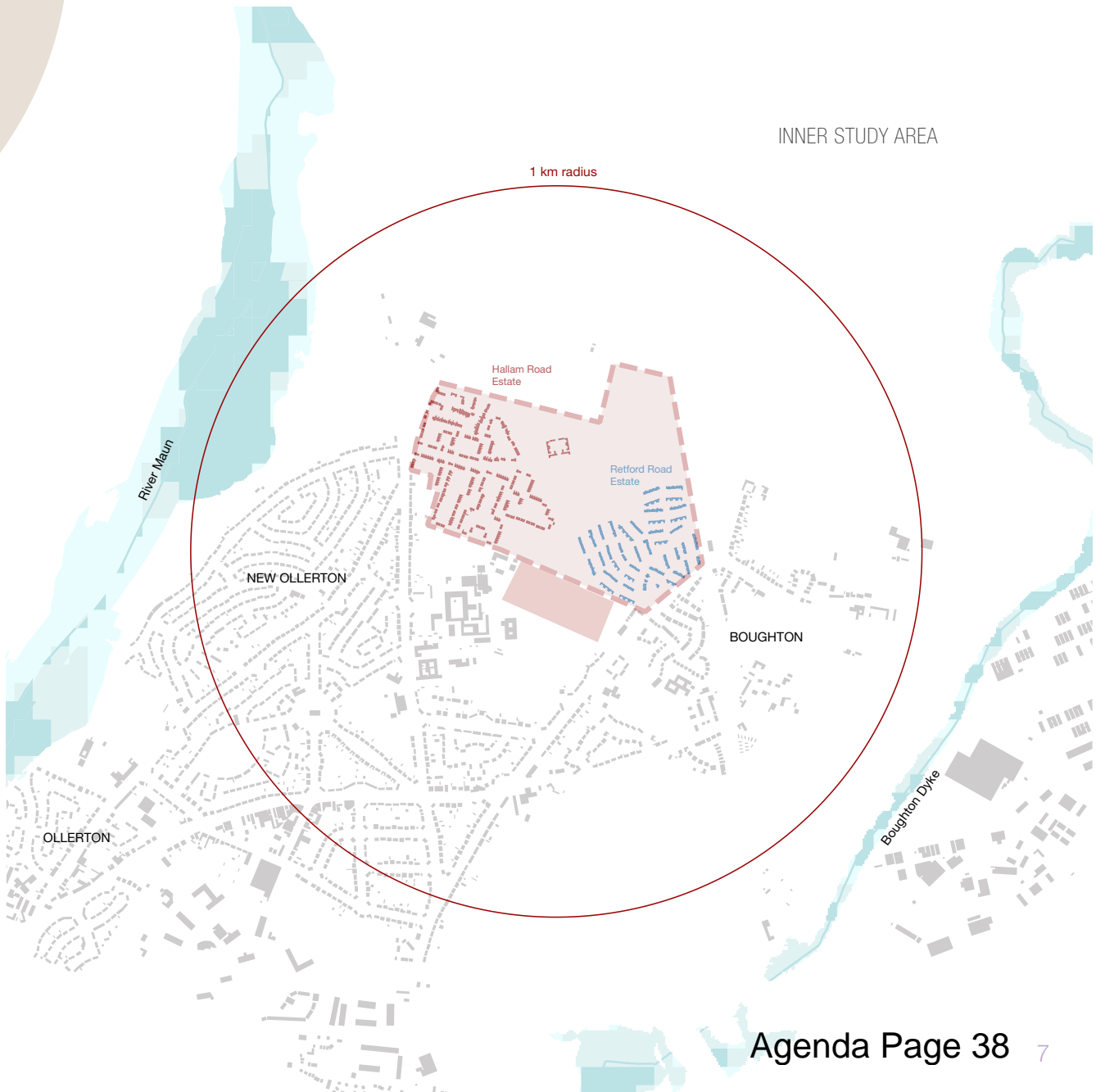


Lincoln
(50 mins)

on Trent
(mins)

INNER STUDY AREA

1 km radius



1.2 History

In the 19th century, Ollerton and Boughton were two separate villages, with one mile of agricultural land lying between them. Woodland to the north and the south-east of these settlements is still preserved today.

The maps show the introduction of a rail-line (1) south of the settlements in the 1890s. Coal mining was expanding in the district, with rail lines introduced for transportation between collieries.

The Ollerton Colliery (2) opened in 1926, dictating the arrival of New Ollerton, shown first in the 1938 map. Linear growth northwards from the colliery - along Walesby Lane (3) - housed the new mining community, whilst the town also saw significant nucleated development in the zone spanning what is now the A6075 Tuxford Road, and incorporating today's High Street (4).

The 1930s witnessed a period of expansion in Ollerton, with schools and churches built for the growing population. By 1950, the landscape around Ollerton and Boughton was scarred by the influence of mining. The pit at Ollerton has since been forested to become Ollerton Pit Woods (5).

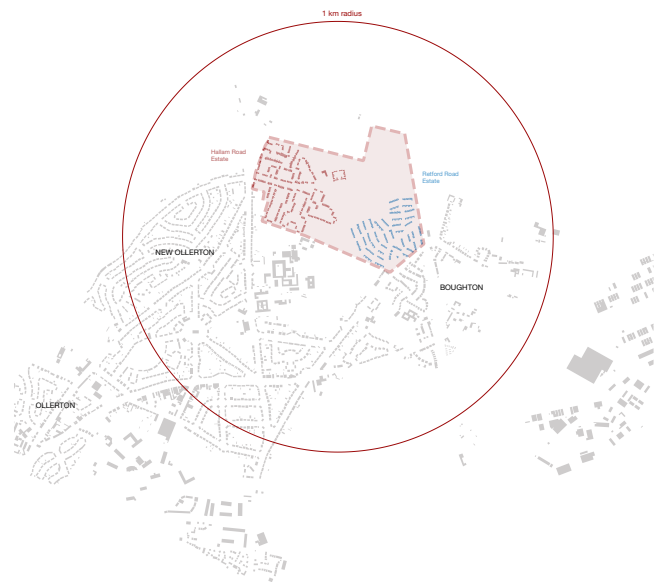
Ollerton continued to expand rapidly throughout the 70s and 80s, which much development northwards, whilst railway connections also improved. The Hallam Road Estate appears within this period. The 1986 BBC Domesday Project recorded 1240 employees at the colliery - of which 70% were local.

Boughton grew at a steadier pace, with the most significant growth seen in the final map, with the construction of the Retford Road Estate.

In 1994, the colliery closed. Much of the population of New Ollerton were employed in the mining industry, resulting in substantial increases in unemployment in the towns.

KEY

- Railway 1
- Ollerton Colliery 2
- Walesby Lane Linear Development 3
- High Street 4
- Ollerton Pit Woods 5
- Hallam Road Estate 6
- Retford Road Estate 7



PRESENT



1878 - 1889



1889 - 1900



1938 - 1939



1950 - 1970



1970 - 1980



1980 - 1990

1. PLACE ANALYSIS

1.3 Today

As the plan opposite shows, Ollerton and Boughton are principally residential areas. A mixed use centre, with shops and services has been established around the Forest Road/ Sherwood Drive junction, although remnants of the previous historic centre in Ollerton village still remain.

The centre is a small collection of local shops occupying the southern edge of the main A-Road through Ollerton, whilst southwards development has included a Tesco superstore, and Sherwood Energy Village business park.

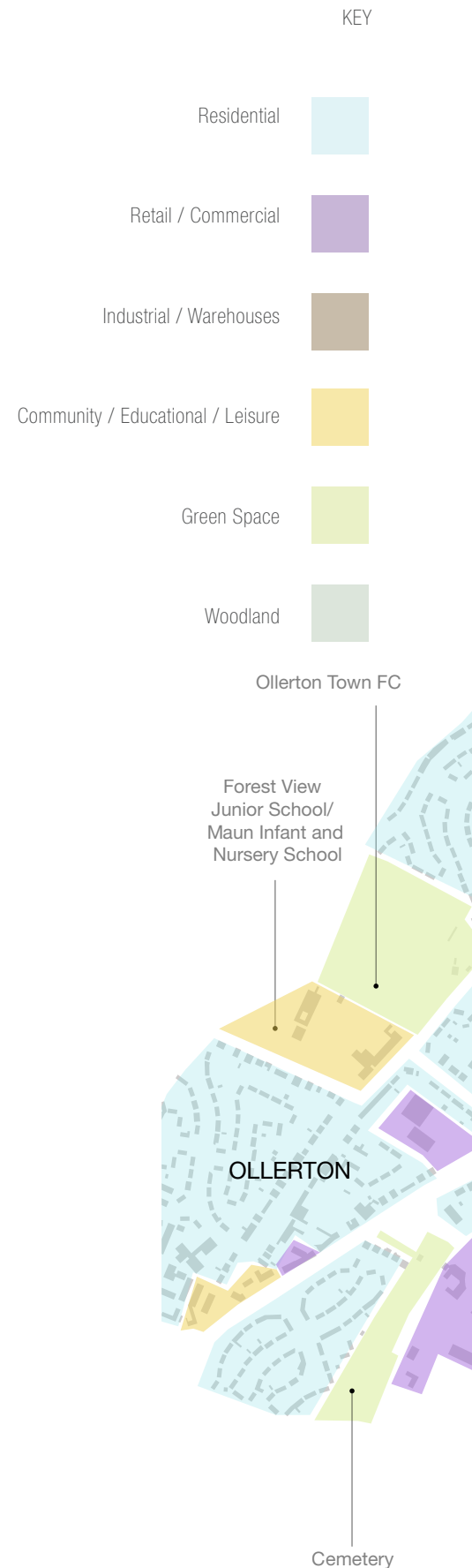
The Inner Study Area is towards the north of the settlement, and is bordered by a large zone of community facilities known as the Dukeries to the south. This area consists of amenities such as Dukeries Complex Recreation and Leisure Centre, Dukeries Academy, Dukeries Riding Centre, Ollerton Registration Office and White Water Day Centre.

A swathe of trees marks Sherwood forest to the west, whilst smaller woodlands such as Ollerton Pit Woods frame the settlements to the north and south. Allotments and recreational grounds are scattered throughout Ollerton. The boundary of Ollerton continues towards the south west, beyond the extents of the map.

Amenities and Local Landmarks

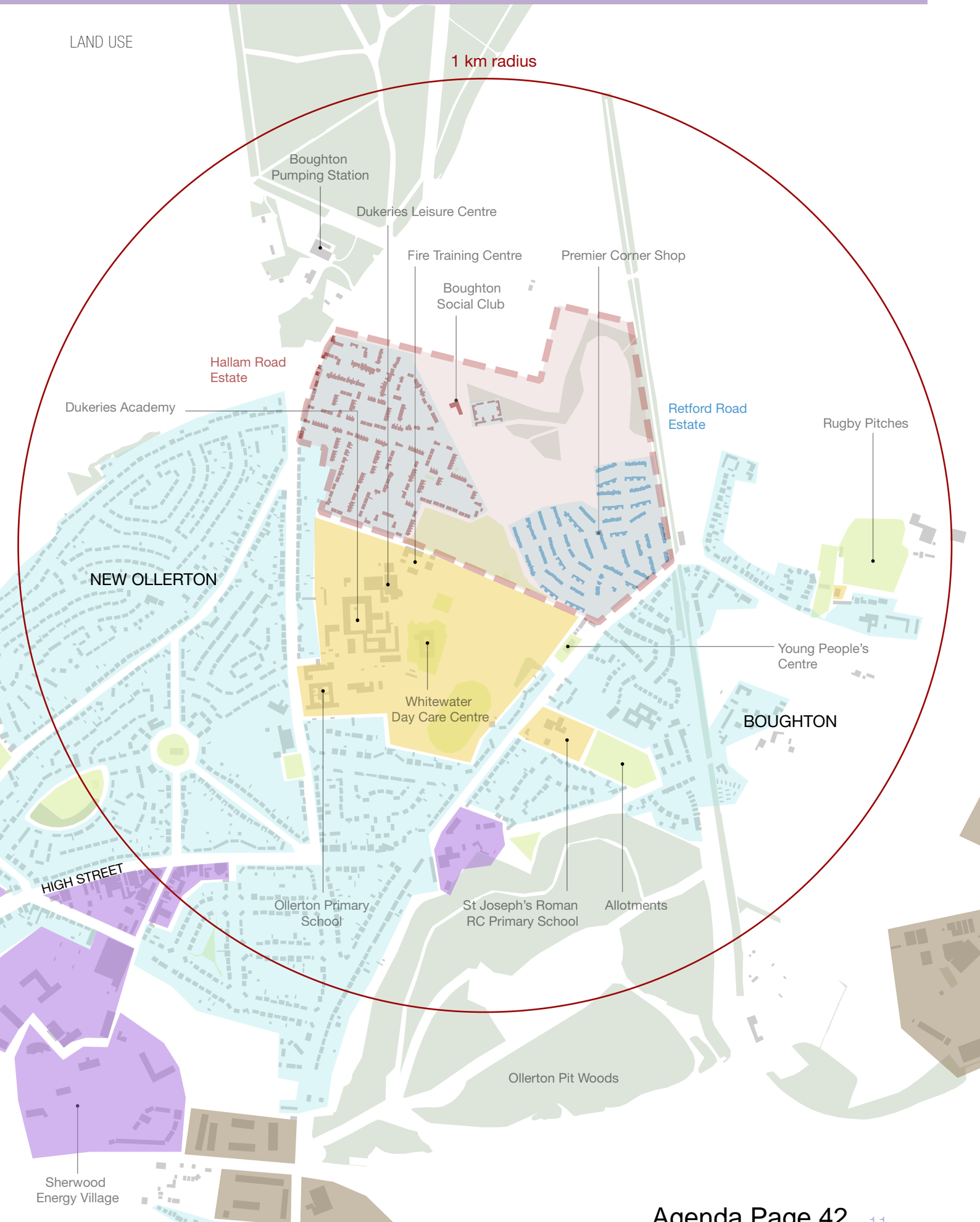
The northern conservation area contains Boughton Pumping Station whilst the Church of St. Paulinus, St. Matthew's Church, and Boughton Village Hall are all listed buildings within Ollerton and Boughton.

The Inner Study Area contains few amenities except for housing, greenland and woodland, the Premier Corner Shop and the Boughton Social Club.



LAND USE

1 km radius



1.4 Routes and Connections

The plan opposite shows existing roads and connections within 1km of the site.

Roads

Whilst there are no nearby motorways, the A614 runs to the west of Ollerton (just off the map), and the A6075 runs through the neighbourhood. The B6387 Retford Road passes through Boughton and heads along the south-eastern edge of the Inner Study Area.

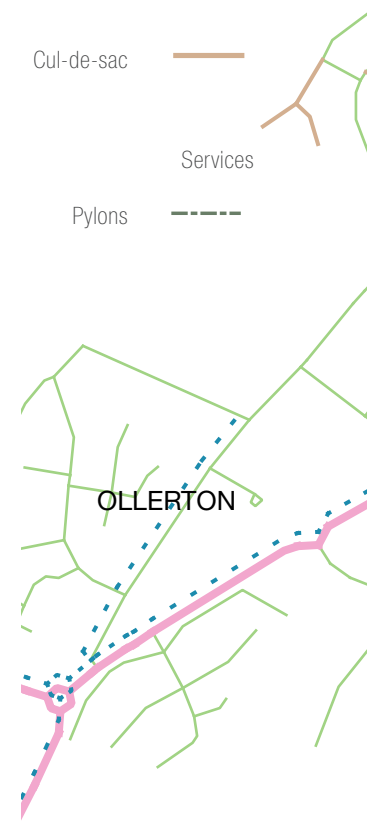
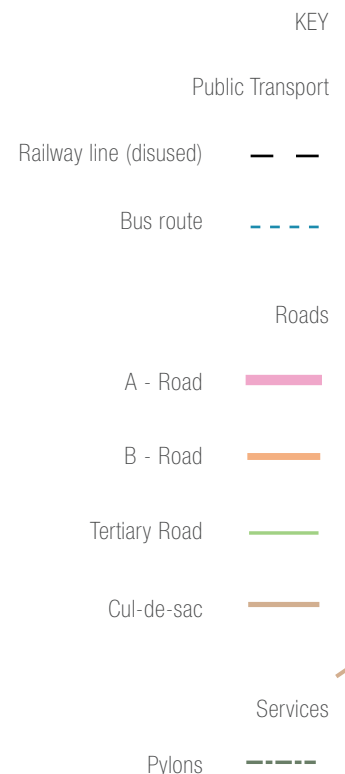
There is a prevalence of cul de sacs in residential areas, deterring connections between neighbourhoods. This is particularly obvious within the Hallam Road and Retford Road Housing Estates in the Inner Study Area, where every road meets a dead end.

Public Transport

There is limited access to public transport in Ollerton and Boughton, and a reliance on car ownership. The railway lines shown on the map opposite are disused whilst train stations were closed in 1955. Several bus routes run through the towns, providing connection to the larger towns of Mansfield, Newark and Worksop, however some services are irregular.

Services

Electricity pylons run north to south, bisecting the Inner Study Area.



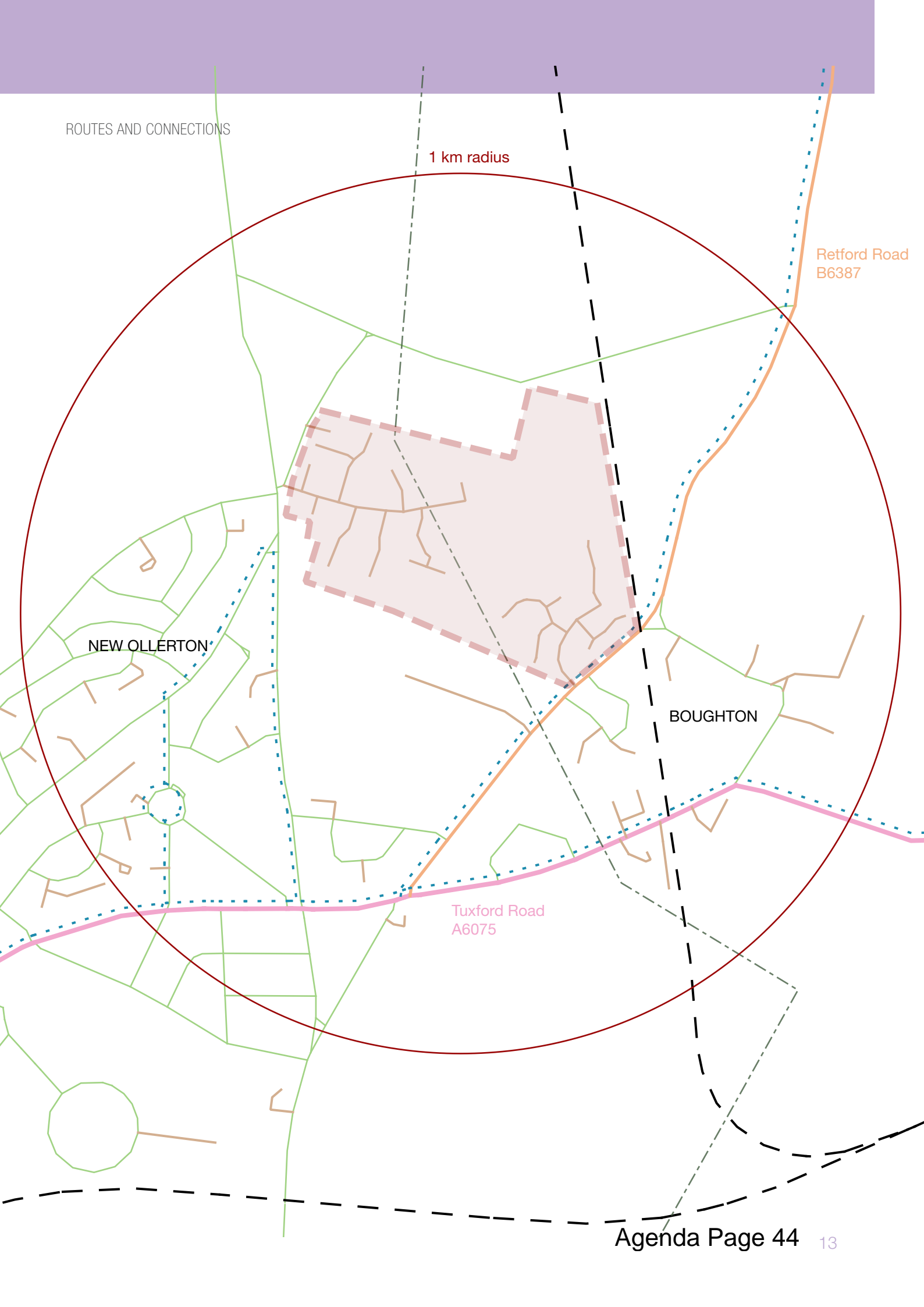
1 km radius

Retford Road
B6387

NEW OLLERTON

BOUGHTON

Tuxford Road
A6075



1.5 Population Statistics

DEMOGRAPHICS: AGE

Inner Study Area
(Hallam Road & Retford Road Estate)

Outer Study Area
(Ollerton & Boughton)

Newark and Sherwood District

The Inner Study Area of Hallam Road and Retford road has a population of 1427 people (2011 census), approximately evenly split between male and female residents. The area is within the top 5% of deprived neighbourhoods in England and Wales.

Age

The diagram opposite highlights the youthful population in the Inner Study Area, with over 70% of the residents aged under 44, half of which are less than 20 years old. This contrasts with the wider Newark and Sherwood District, in which almost 50% of the population are aged 45 and over.

DEMOGRAPHICS: EMPLOYMENT

Inner Study Area
(Hallam Road & Retford Road Estate)

Outer Study Area
(Ollerton & Boughton)

Newark and Sherwood District

Employment

Within the Inner Study Area, only 29% of adults are in positions of higher quality employment, with just 3% in managerial roles. Almost 40% of Ollerton and Boughton residents of working age are employed within higher quality careers, whilst this rises to 50% within the District as a whole.

HOUSING STATISTICS

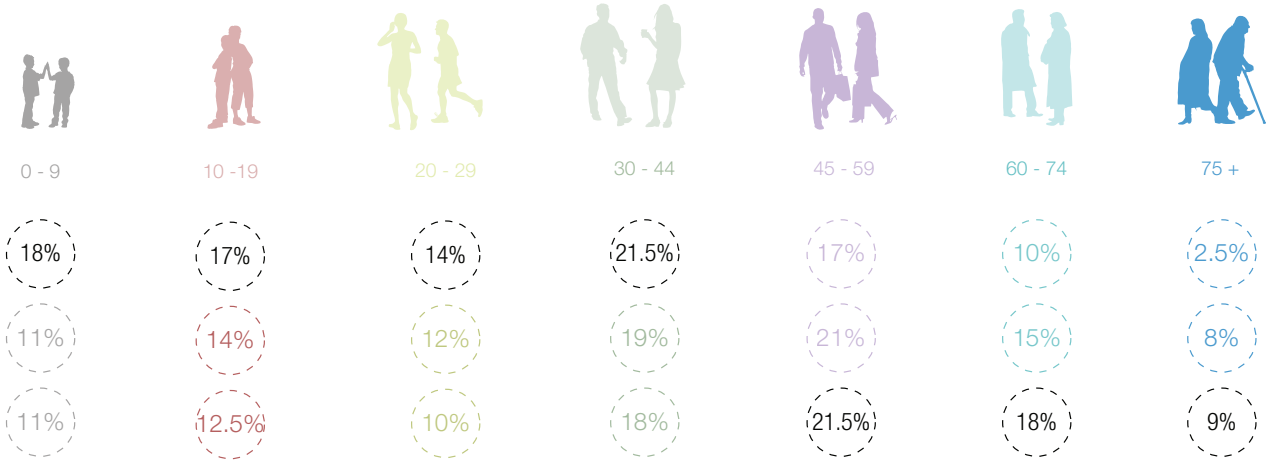
Inner Study Area
(Hallam Road & Retford Road Estate)

Outer Study Area
(Ollerton & Boughton)

Newark and Sherwood District

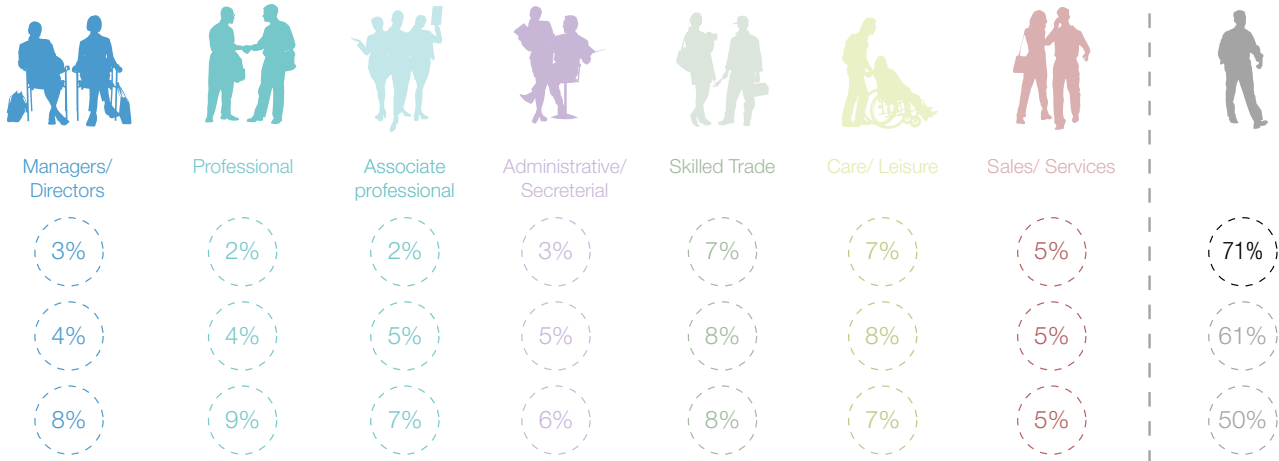
Housing

Home ownership is 26% lower within the Inner Study Area than the Newark and Sherwood District in general. In contrast, socially rented housing is much more common, comprising 41% of homes within the estate boundaries. The majority of the socially rented houses are 2- 3 bedrooms. Within the Inner Study Area, this is most commonly in the form of terraces, whilst in wider Ollerton and Boughton, over 60% of the housing stock is semi-detached, and within the District 75% of all houses are detached or semi-detached.

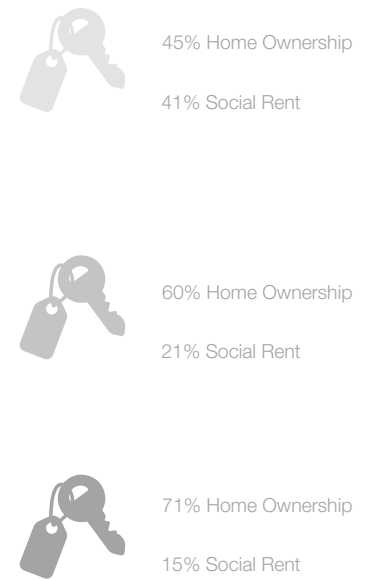


HIGHER QUALITY EMPLOYMENT

OTHER



Detached Semi-detached Terraced Flats + Other



1.6 The Site

The original site OB/MU/2 is depicted in the map opposite. The boundary however was not fixed, providing the opportunity to regenerate areas outside of this boundary within both estates, and to consider the benefits of extending the development.

Planning Policy

The site is allocated in the 'Newark and Sherwood Allocations & Development Management DPD' under Policy OB/MU/2, as being a mixed use site for 120 new dwellings and enhanced open space.

Policy OB/Tr/1 which is a transport allocation seeking to facilitate the reopening of the Dukeries Rail Line is also relevant to the new development, requiring the disused railway line to the east of the site to be safeguarded for any potential future development.

The 'Newark and Sherwood Core Strategy DPD' also sets out a number of requirements, which the new development must meet:

- Core Policy 3 seeks to achieve a minimum average density of no less than 30 dwellings per hectare.
- To meet local housing need the policy also sets out that an appropriate mix of housing types reflecting local circumstances and localised housing need will be sought, although in doing so issues around viability should be taken account of.

Market Assessment

Aspinall Verdi carried out a market assessment in order to test the viability of bringing the site forward. This involved analysis of nearby housing developments which have recently been bought forward, and sales prices in the vicinity. The study suggested that a mix of market sale and social rented properties could be provided on the site, but that due to the low land value in the area, a policy compliant scheme would be unviable.

Flooding

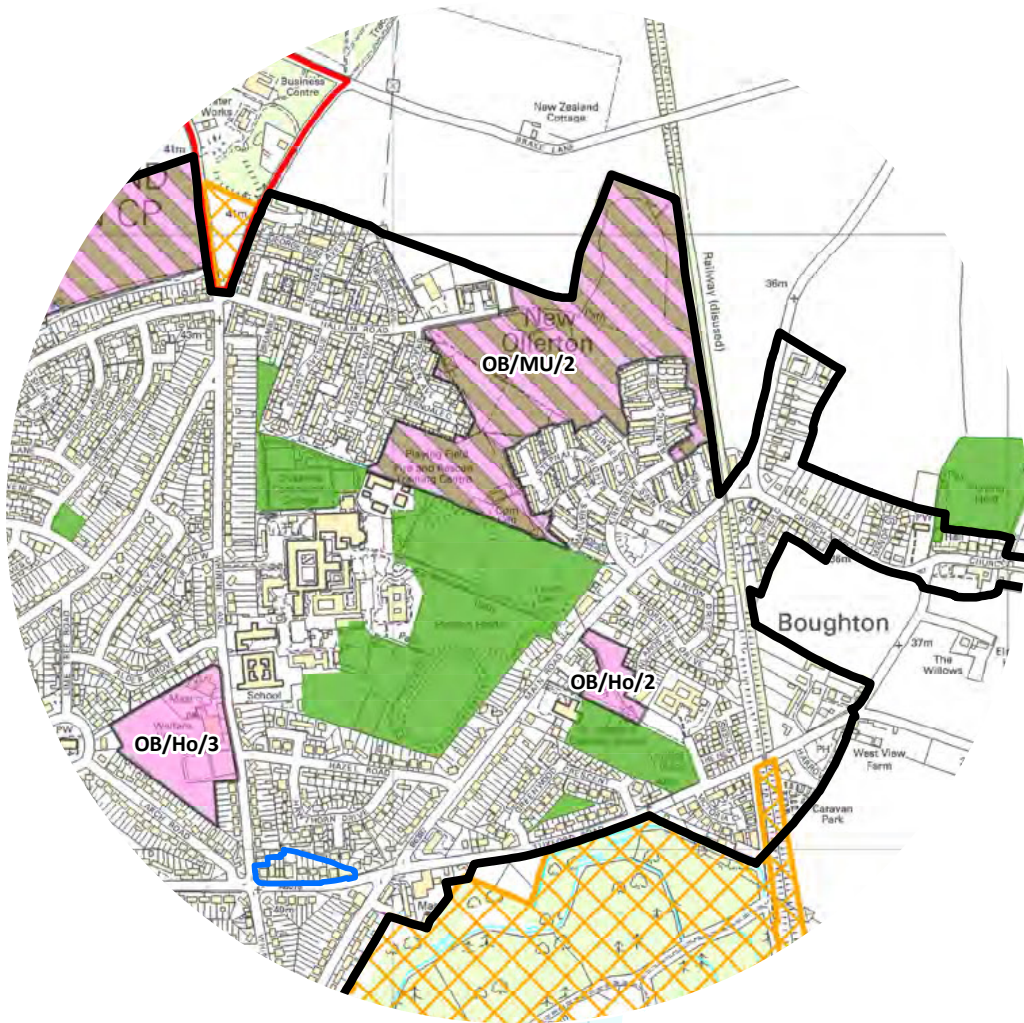
The River Maun to the west is shown to present a high flood risk in the immediate vicinity, whilst Boughton Dyke is shown to be prone to more moderate flooding.

The Inner Study Area is outside of the flooding zones indicated on the map, which emphasises the suitability of the site for new housing.

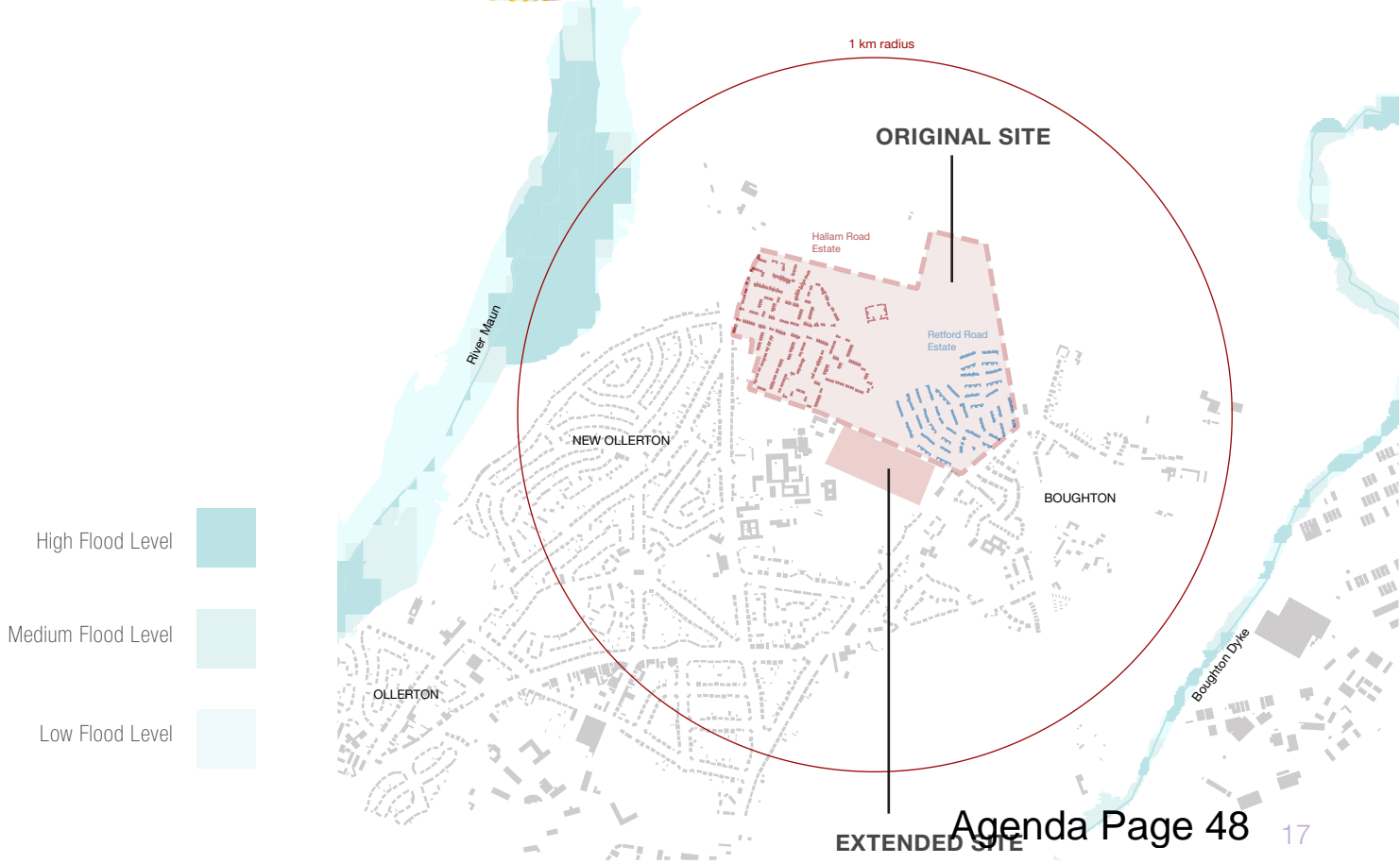
Extended Site

The 'extended site' highlighted on the opposite map represents the additional zone (approx 3 hectares) which was integrated into plans part way through the project.

This enabled the scheme to grow in size from the suggested 120 homes up to 200, whilst also enhancing the leisure and recreational amenity provision for the estates, which had been highlighted as an important consideration for local residents.



The site is allocated under Policy OB/MU/2



1.7 Opportunities and Constraints

Opportunities

The site OB/MU/2 is approximately 13.6 hectares in size, which means roughly a third of the site would be required for development to ensure enough space for 120 new dwellings at a density of 30 dwelling per hectare.

The site topography is fairly flat, rising gradually to the north west of the site towards the Boughton Brake. The area around the Dukeries academy is at a lower elevation than the surrounding area, which provides views southwards.

Constraints

The layout of the two housing estates limits the through-connections, as mentioned earlier. An electricity power line and pylons also run along the eastern edge of the Hallam Road estate, which may create a barrier to development here.

There are areas of woodland around the site and some open space has been left to overgrow which has attracted new wildlife. These areas may therefore be now more sensitive to development.

The 'Radburn style' layout, with footpaths to the front of homes and vehicular access roads to the back of homes makes it difficult to navigate and may make it difficult to join up to new development. This is particularly noticeable in the Retford Road Estate, where garden's cut off access to the central open space.

Highways

The estates have been constructed off a single access, which means the number of new homes which can be provided is limited to 400 units. There is however an opportunity to join Hallam Road with Kirk Drive, which would allow for further dwellings to be provided and greatly improve connections through both estates.

Housing on the Hallam Road Estate is built in a Radburn layout



Pylons line the eastern edge of the Hallam Road Estate



Open space is in abundance around the site, although not always useable



Radburn layouts on the Retford Road Estate aka Stepnall Heights/ Boughton Estate



BOUGHTON
PUMPING
STATION



AGRICULTURAL FIELDS

YOUNG
WOODLAND

POTENTIAL
NEW ACCESS
POINT
INTO THE
DEVELOPMENT

HALLAM ROAD
ESTATE

(A)

(B)

(D)

RETFORD
ROAD ESTATE

(C)

BOUGHTON
CONVENIENCE
STORE

THE DUKERIES
ACADEMY

PLAYING
FIELDS

EXTENDED SITE

YOUTH
CENTRE



ENTRANCE INTO THE
ESTATE FROM THE
DUKERIES



2



People Report

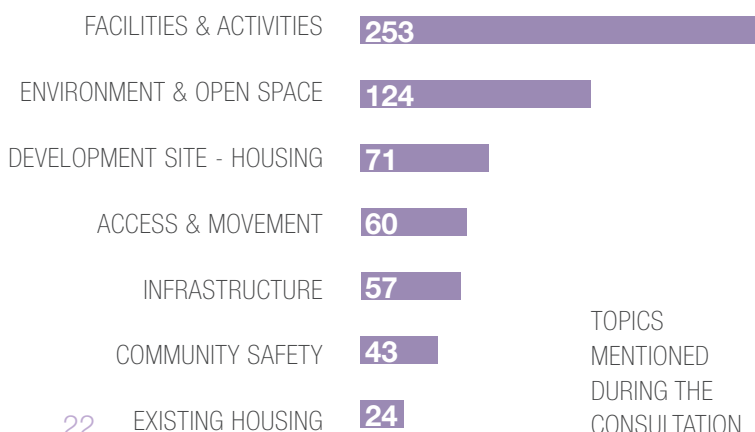
Agenda Page 52

2.1 Getting to know the Neighbours

During August and September 2017 Planning for Real, as part of the “People” element of the Study, engaged with local residents and businesses in order to gather their suggestions, needs and concerns about the existing estates as well as what they thought about the new housing proposed on the open land between their two estates.

The process involved a visual participative technique which, for the Ollerton & Boughton project, used a 3D model showing the 2 estates and the development site between them, as well as colour coded pre-written and blank “Your Idea” flags to enable residents to put their suggestions and concerns forward. This initial first stage of engagement was followed by two facilitated workshops, attended by local residents, members of the Ollerton & Boughton Neighbourhood Partnership, and Ollerton & Boughton Town Councillors and the Town Clerk.

Planning for Real took the model out and about on the streets of both estates delivering a programme of 11 events over the month of August. A total of **190** local people participated in the study.



632 individual suggestions were recorded with the greatest majority relating to Facilities and Activities, particularly for children and young people.

Summary of Results

An analysis of the views received revealed the following key points related to **community needs**:

- Residents feel that the two estates suffer from being peripheral to Ollerton; are overlooked and neglected; are poorly connected to other places, and are lacking in resources and facilities.
- Play facilities and activities for children: the focus for this provision was the allocated development site and the existing recreation ground. This was a major inadequacy identified by residents both young and old. Existing play provision needs improving and there is a strong need / demand for facilities for older children often expressed as “to keep them out of trouble” – we even heard this from the older children themselves. Organised activities were an issue also high on residents’ agenda and a Children and Young People’s Outreach Worker / Sports Development Worker was felt to be needed.
- Facilities: the absence of facilities for the two estates was a frequent topic. The nearby Dukeries Leisure Centre seemed to be little used – its swimming pool has closed; its tennis courts which used to be free now have to be paid for; the Young People’s Centre seems to be little used and is often closed even during the School holidays. It is the most.

- Residents looked to the new development as an opportunity to provide them with a community building / facility to replace the one which they remembered being located near to Stepnall Heights, which became a Women's Centre which eventually closed down and was demolished. They saw this community building / facility as being somewhere to access advice and information; to meet others and socialise; and to provide organised activities for all ages.
- Anti-social behaviour: open drug dealing and taking are issues of concern; dumping of rubbish and litter; fires being set in the woods and open space; illegal riding of motorbikes and quad bikes around the estates and on the open land (allocated development site) were all issues of concern raised by residents. The perception of the residents was that the police do little about these activities and they requested CCTV cameras, more police patrols / a Police Station, and better lighting. These existing issues could be tackled separately from the development proposal, and ideally in advance of building works on site.
- Employment: residents requested a local Job Centre, job information point, and a local "signing on" point – Ollerton residents told us that travelling by public transport to Mansfield to sign on is expensive at over £6 return fare, and the need to create more local jobs / employment opportunities and not "dead end jobs" as one young adult resident put it.
- Public Transport: residents wished to see improved public transport and a shuttle bus service which would connect the two estates to other parts of the locality thereby addressing the issue of isolation.

In response to the [new housing development](#) proposals, the following key points were raised:

- The majority of residents welcomed the proposal to build new houses once they knew that the development would only take up about one third of the open land.
- They were keen to see the remaining open space used to provide improved play provision and activity areas for children of all ages.
- They were also keen to retain the wooded / tree areas in order to protect existing wildlife and habitats and to extend these areas through further tree planting.
- Non-residential development: As covered above under "Facilities", the need for a community building as part of the development was identified.
- There was strong support for a local shop, perhaps including a Post Office, as part of the new development and in fact this is the hope of the owner of the existing Premier Convenience Store on Turner Lane (Retford Road estate).
- Infrastructure capacity was an issue raised frequently with residents expressing concern about the capacity of local doctors and dentists resulting in residents wishing to see new services included as part of the development. They were also concerned about school places and felt there was a need for more schools including a Secondary School.

It was also noted by the Planning for Real team that throughout the consultation period there were always children playing on the streets of the estate and this was something which the masterplan should not hinder. **Agenda Page 54** 23

2.2 Workshops

Workshop 1

Workshop 1 was organised and delivered by Planning for Real and took place on Tuesday, 12th September 2017. The Workshop followed on from the eleven consultation events held throughout August 2017.

Working in three groups, under the broad headings of “Community Needs”, “the Environment”, and the “Proposed development site”, participants reviewed the 632 suggestions which were recorded during the Planning for Real consultation events in August and, using large Priority Charts, placed the suggestions to indicate whether they were seen as a HIGH priority, a MEDIUM priority, or a LOW priority. At the same time they also categorised them by timeframe - SHORT term (quick and easy), MEDIUM term (going to take longer), or LONG term (going to take a long time). Those participants who were looking at “Community Needs” and “the Environment” went on to undertake an Action Planning activity which looked at “who” needed to take action and “what” resources or action was needed.

The following represents the HIGH priorities identified and shows that suggestions made under a number of Themes relate to community need that could be fulfilled as part of the new development and improved open space.

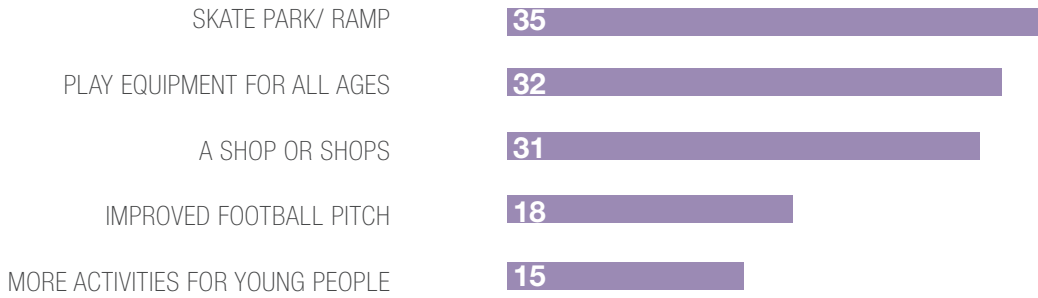
Facilities & Activities:

- This theme represented the largest number of suggestions and covered a range of community needs, many of which were identified by residents at the consultation events as being deliverable by partnership working either through facilities provided as part of the new development or existing facilities e.g. the Dukeries Leisure Centre or the Young People’s Centre.

The key HIGH priorities were:

- Meeting the needs of children and young people for safe space for organised activities; study space; school holiday activities and play schemes; exercise opportunities; looking at the operating times and ages catered for at the Young People’s Centre; as well as the appointment of an outreach Children’s and Young People’s Worker.
- A community facility, described variously by residents as a “community centre”, “community house”, “community hub”, through which a range of activities and support for all ages could be provided perhaps through a Community Project; information and advice could be accessed; and where the community could “come together”.
- For activities to be free or affordable.

TOP REQUESTS



There was frequent mention of improving the existing play provision on the Recreation Ground through requests for a "bigger", "better", "well equipped" play park "for all ages". An outdoor gym and adventure playground would provide health benefits to the local community



The existing 'hang-out' shelter is in poor repair. A new one could be linked to an activity area for older children

There was an acceptance that a new skate park had been built in Ollerton and that whilst the older children and young people from the estates were able to use this facility it was seen as too far to go for the younger children.

Their hope was for a big skate park but with the investment already having been made in Ollerton they realised they might only get a small skate park



Environment & Open Spaces:

- This Theme received the second highest number of suggestions and for the purposes of identifying priorities and action planning has been split into two sections – (a) general environment and open spaces predominantly linked to the existing estates, and (b) relating to the use of the development site and existing Recreation Ground to provide outdoor facilities, activities, and play provision.

The key HIGH priorities were:

Existing estate:

- An improvement in the appearance of the estates in terms of rubbish dumping, litter and broken glass and requests for clean ups.
- Tackling dog mess through provision, and emptying, of dog waste bins.
- Pruning / cutting back of existing shrubbery and tall trees; the cleaning out of existing storm drains to avoid instances of flooding; and the replacement with stronger fencing of the broken boundary fence to the disused railway line which allowed access to land on which a range of anti-social behaviour was taking place.

Development site and existing Recreation Ground:

- Improved outdoor facilities, activities and play provision including a football pitch; play areas with equipment for all ages which were fenced; a skate park / half pipe, a MUGA (multi use games area); expansion and improvement of the existing play area; and the replacement of the “track” with a formal path across to the Dukeries.
- Designated dog walking areas / a dog route with bins.

TOP 5 REQUESTS





Some paths, such as this one off Stepnall Heights, are well planted, colourful and welcoming. Others lack flowers and shrubbery, with tired grass verges which could be landscaped better



The land is regularly used by dog-walkers, and access out into surrounding fields must be retained. Footpaths should be kept clean and the grass maintained more regularly

The woodland enclosing the north-eastern boundary of the site should be retained, cleaned up, and made more accessible for dog walks. Green corridors and boundaries should be planted throughout the new development, creating soft protective edges to the site



A community fruit and vegetable growing project could engage residents, particularly children, and produce fresh food at low cost for local residents. This could be a fun way to unite the three estates

2. RESIDENT ENGAGEMENT: PROCESS & OUTCOMES

Access & Movement:

In terms of Access & Movement suggestions that specifically related to the existing communities and their needs, the Group prioritised two suggestions as HIGH:

- The difficulties those on mobility scooters experienced in moving around the estates; and
- Improvements to public transport in order to enable residents to travel both locally and further afield so as to address the issue of isolation.

Community Safety:

- The majority of the suggestions prioritised as HIGH related to the existing housing estates and included an acknowledgement that there is a crime problem linked to unemployment and struggling families; anti-social behaviour by children; a problem with speeding cars and off road motorbikes and quad bikes which were a problem for children playing outside; the off road motorbikes and quad bikes use the estate footpaths and ride across the open land / development site; and drug issues (dealing and taking).
- There was one HIGH priority identified relating to the open land / development site and this was for fencing around the existing pylons that cross the land in order to stop children climbing them.

Housing

- Existing: the HIGH priorities identified reflect the community's need for improvements to their estates linked to the feelings of "being left behind" and "neglected" and include help with gardens and the need to improve both estates before building of the new houses starts.

Development Site

The HIGH priorities were identified as:

- A community building / facility through which a range of activities catering for residents could happen and advice, information and support accessed.
- New shop with Post Office to replace the existing Premier Convenience Store on Turner Lane (this is something that the owner of the Turner Lane shop would also like to realise).
- Much improved and enhanced play provision and activity areas for all ages (both formal and informal) as identified above under Environment & Open Spaces.
- The protection of woodland and wildlife habitats.
- Retention and improvement, including lighting, of existing footpaths across the open land.
- Shuttle bus / bus route to improve connectivity and diminish sense of isolation.
- Mixture of housing types / tenures including housing for rent.

Workshop 2

Workshop 2 was organised and delivered by Planning for Real and took place on Wednesday, 20th September 2017. It was attended by residents, members of the Partnership Board, and Ollerton and Boughton Town Councillors. The participants worked in three groups to interpret the suggestions as categorised in Workshop 1, and to translate them into a strategic proposal for the proposed development.

Each group was given a plan of the two existing estates and the proposed development site, and 16 squares of coloured paper. Each square represented diagrammatically 7.5 new houses on one quarter of a hectare of land (50m x 50m). So in total the 16 squares represented 120 new houses on four hectares of land, which was the initial assumption for the size and density of the new development.

This workshop was structured into three sessions:

- In the first session, the groups' task was to arrange the coloured paper on the map so as to indicate its preferred location for the new housing. This decision had to be made in coordination with determining vehicular access for the housing, which was to be drawn on the map with a coloured felt pen.
- In the second session, the task was to decide what should be the mixture of types and

tenures of new dwellings, and what should be the range of uses of the open spaces not to be built on. These were recorded partly by writing on flip chart paper, and partly by writing and drawing directly on the map.

- In the third session, the task was to decide what new non-residential development might appropriately and viably be made in addition to the housing. The consultation produced various proposals for these, although there is no guarantee that any of them might be fundable.

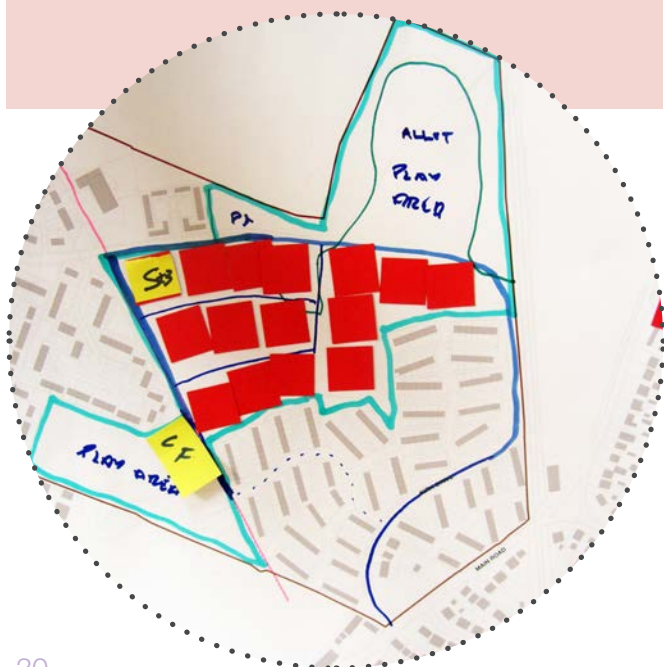


2. RESIDENT ENGAGEMENT: PROCESS & OUTCOMES

Across these pages we provide a summary of the decisions made by each of the three groups:

RED GROUP

- This group decided to locate the new housing in the central space between the two existing estates, joining the two estates together, requiring the removal of some of the existing woodland.
- Access is made by extending Hallam Road from the west along the northern edge of the new development, and joining it to Kirk Drive via the land adjacent to the disused railway line.
- Allotments and children's play areas are located to the north of the new housing, inside the existing woodland. More children's play areas are located on the existing recreation ground, to the south of the new housing.
- A new shop is located on Hallam Road opposite the Geordie Club. A community facility is located on the recreation ground, adjacent to the new housing and between the two existing estates.



GREEN GROUP

- This group decided to divide the new housing into two parts; one part to be to the north of the Retford Road estate, within the surrounding woodland; and one part in the central area of the site, connecting the two existing estates. This created two areas of open space; one between the two new housing developments, and secondly the existing recreation ground.
- Access to the new development is provided by extending Hallam Road eastwards. Initially the proposal was to connect this road to Bentinck Close, but this may have been replaced by a proposal to connect it to Kirk Drive, as in Group 1's proposal.
- Part of the recreation ground is proposed to contain tennis courts. On the edge of the recreation ground, adjacent to both existing estates and the central new development, are proposed small workshops, a new shop, and a community hub.



YELLOW GROUP

- This group proposed to divide the new housing development into two parts; one part surrounded by the woodland to the north of the Retford Road estate; and one part on the recreation ground to the south of the site. The open space was to be concentrated into the central zone of the site.
 - Access to the new development was by two routes; firstly by an extension of Hallam Road, with in addition a new road running parallel to the overhead electricity line. An alternative to this second route, or possibly an addition, is a new road running from the access road to the Dukeries leisure centre. This may be dependent upon possible development of this land off Retford Road, and may even be enabled by it.
 - On the new open space, the group proposed that there needed to be further community engagement, based on draft design proposals, in order to firmly establish the evidence of need.
- The group proposed that the existing young people's centre on Retford Road, which appears to be underused, should become a community hub. It proposed that this could accommodate a 'drop-in' medical facility, with a multi-use treatment room. A new shop and café is proposed at the conjunction of the two existing estates and the southern new development.
 - It proposed that there should be informal open space, with a MUGA optional and play areas, with an outdoor / green gymnasium and a trim trail. There should be allotments, dependent upon identified need, soft landscaping, and paths with seating, lighting and camera coverage.





3



Masterplan: Development

3.1 Developing Options

Following the second workshop on 20th September, URBED drew up three options, based on the diagrams produced by each of the groups and taking on board the planning policy guidelines for the site.

The masterplan designs allowed the team to take into account the opportunities and constraints identified at the beginning of the report, providing a better idea of how many units could be accommodated within the site.

These options were displayed at the next workshop, on the 17th October, to generate feedback.

Each option is described in more detail over the following pages. Options 1 - 4 utilize land allocated in the 'Inner Study Area', whilst as the project progressed - and more land became available to the south of the site - Option 5 became a viable and sensible consideration.

COUNCIL BRIEF:

- Minimum of 120 homes
- Mix of residential and enhanced open space (policy)
- 52% 2 bed, 38% 3 bed, 10% 4 bed (policy)
- 30% social, 70% market sale (policy)
- Minimum housing density of 30dph (policy)
- Safeguard the Dukeries Rail Line located along eastern edge of site (policy)
- Improved road connections and pedestrian links
- Act as a catalyst for leisure and recreational facilities upgrade
- Produce a desktop, indicative viable masterplan proposal, which could then be taken to the detailed feasibility stage

Option 1 is based on the scheme drawn up by the red group. The option connects the two estates together and deals with the Pylon towers by stepping housing back from the road. This options provides:

- 112 houses and 54 apartments (166 homes in total)
- Parking provision at 217%
- A new road linking Hallam Road to Kirk Drive
- A new road linking Hallam Road to Stepnall Heights Road
- Retained playing field adjacent to the Dukeries
- Formalised open space to the north of the site, surrounded by woodland

	SIZE (SQM)	TERRACED	SEMI	DETACHED	APARTMENT	TOTAL	PARKING
A	6991	12	14	3	0	29	61
B	2711	7	8	0	0	15	40
C	5348	0	16	0	9	25	44
D	5957	7	16	0	21	44	80
E	10079	6	20	3	24	53	106
TOTAL	31086	32	74	6	54	166	360

8 Shop
21 Communal



Option 2 is based on the scheme drawn by the yellow group. The option retains a large open space in the middle of the site and focuses development on land adjacent to the Dukeries and to the north east corner of the site. This options provides:

- 105 houses and 18 apartments (123 homes in total)
- Parking provision at 240%
- A new road linking Hallam Road to Kirk Drive
- A new road linking Hallam Road to Stepnall Heights Road
- Formalised open space in the centre of the site
- New housing in the north east corner surrounded by retained woodland

	SIZE (SQM)	TERRACED	SEMI	DETACHED	APARTMENT	TOTAL	PARKING
A	3169	6	8	2	0	16	
B	3169	7	8	2	0	17	73
C	4858	7	8	1	18	34	77
D	4676	3	14	5	0	22	61
E	8506	7	26	1	0	34	85
TOTAL	24378	30	64	11	18	123	296



Option 3 is based on the green group's scheme. This option seeks to connect the two estates together and provide development which faces onto the retained green space in the centre of the site. Further housing is provided in the north east corner of the site, surrounded by the existing woodland. This options provides:

- 119 houses and 15 apartments (134 homes in total)
- Parking provision at 233%
- A new road linking Hallam Road to Kirk Drive and Bentinck Close
- Retained playing field adjacent to the Dukeries
- Formalised open space in the centre of the site
- New housing in the north east corner surrounded by retained woodland

	SIZE (SQM)	TERRACED	SEMI	DETACHED	APARTMENT	TOTAL	PARKING
A	7483	21	10	0	0	31	66
B	4663	4	8	0	15	27	52
C	4541	3	12	1	0	16	37
D	1969	3	4	2	0	9	24
E	4179	14	8	0	0	22	48
F	3644	13	4	2	0	19	47
G	2317	0	8	2	0	10	25
							15 Communal
TOTAL	28796	58	54	7	15	134	299



3.2 Hopes and Fears Workshop

A roundtable workshop took place on Tuesday 17th October at St. Paulinus's Church Hall, situated on Larch Road in New Ollerton, less than a mile from the proposed development site.

The event attracted a range of stakeholders, including residents, the owner of the local shop, interested parties from the Dukeries Complex, and local council and housing association representatives. The attendees were split into three roundtable groups, each with a facilitator from the team.

The evening was divided into two sessions, the first involved a short introduction from URBED. The groups were given a chance to introduce themselves and discuss their hopes and fears for the development of the site.

The second stage of the evening consisted of a short presentation by URBED, in which three potential designs (based on input from previous

Planning for Real Workshops) were revealed to the assembled group. The three options presented varying street layouts and green spaces, potential access points to the existing estates, and differing densities and types of housing.

Groups were then asked to analyse the successes and failures of each scheme, in relation to the hopes and fears laid down during Session 1.

The workshop was rounded up with feedback from each table so that everyone could hear what the other groups had been discussing. Each group announced their preferred scheme (and reasons why), and URBED then summarised this information, to be considered within the development of the resolved masterplan.

A summary of the collective hopes and fears documented by each group is provided below alongside feedback from each group on the following page:

HOPES

- Desire for integration between estates (the existing two estates and the new housing development, creating a cohesive community).
- Safer play provisions for children/ youths
- Extended retail facilities
- Better access to community facilities
- A sense of shared ownership for existing and new residents

FEARS

- Increased traffic and risk of "rat-run" with people using the estates as a cut through
- Safety of children compromised as more cars along roads
- New scheme may not benefit existing residents: profit driven
- Fear over saleability of private houses in estate which has bad reputation. Vandalism?
- Fear that local amenities won't have resources to provide for new residents

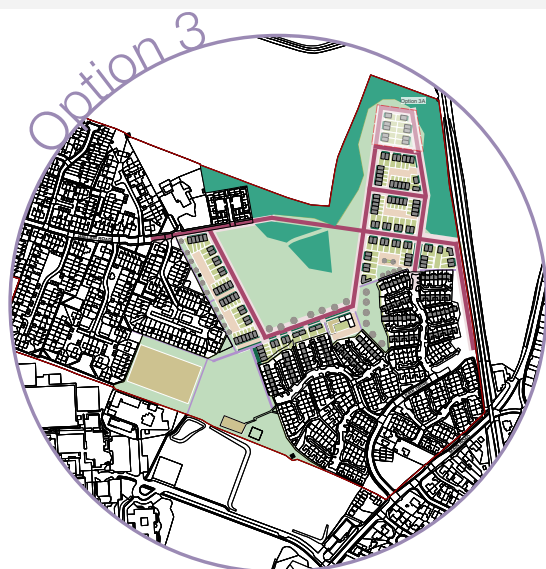
FEEDBACK



- Preferred by two groups, who felt like it's centralised location united the two separate estates.
- Too dense in the centre - could be broken up with greenery
- The road layout was preferred in this option (greatest number of connections), although traffic calming measures could be explored.
- Preference to retain the existing trees in the centralised zone



- Two groups felt this option created a sense of separation and detachment from existing communities
- All agreed that the development within the woodland enclave to the north-east of the site would be more desirable for private buyers
- A centralised green space was appreciated, and the number of trees retained in this scheme is good



- One group mentioned that it formed a barrier to the edges of the two existing estates
- One group acknowledged the benefits of delivering two large green spaces, retaining trees, and creating a route through the site which would not be so tempting as a rat-run
- The shopkeeper preferred this location for his unit (or that shown in Option 2)

3.3 Options Appraisal

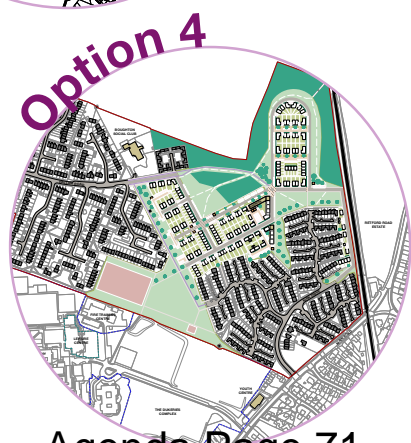
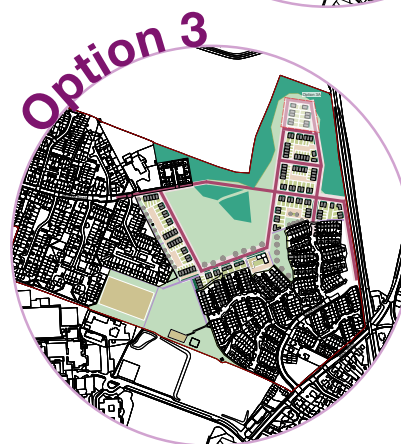
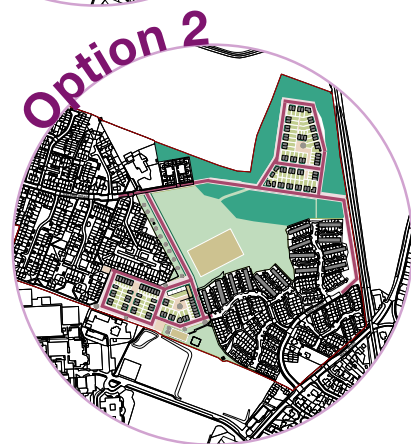
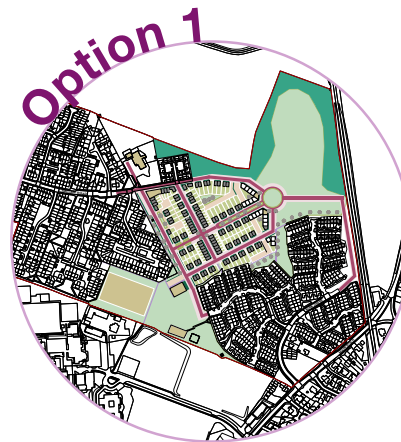
Following feedback from the hopes and fears workshop, URBED drew up a fourth hybrid option (shown opposite) which combined option 1 and option 3, providing more development in the north eastern corner, but cutting back on development in the centre, to provide more greenspace here. This responded to feedback from stakeholders, who wanted to maintain a central green area, and not lose the whole of this space to development.

Aspinall Verdi provided a short commentary on the viability constraints for each option and following further discussions with the consultant team, the District Council expressed a preference towards options 1 and 4, stating that these options offered simpler access into the new development and created a larger parcel at the centre of the development which would be easier to deliver.

Delivering a denser scheme with more houses on the site than the minimum requirement of 120 homes would have financial benefits, and would increase the funds available for public spending.

The council also acknowledged the need to protect community rights to green space.

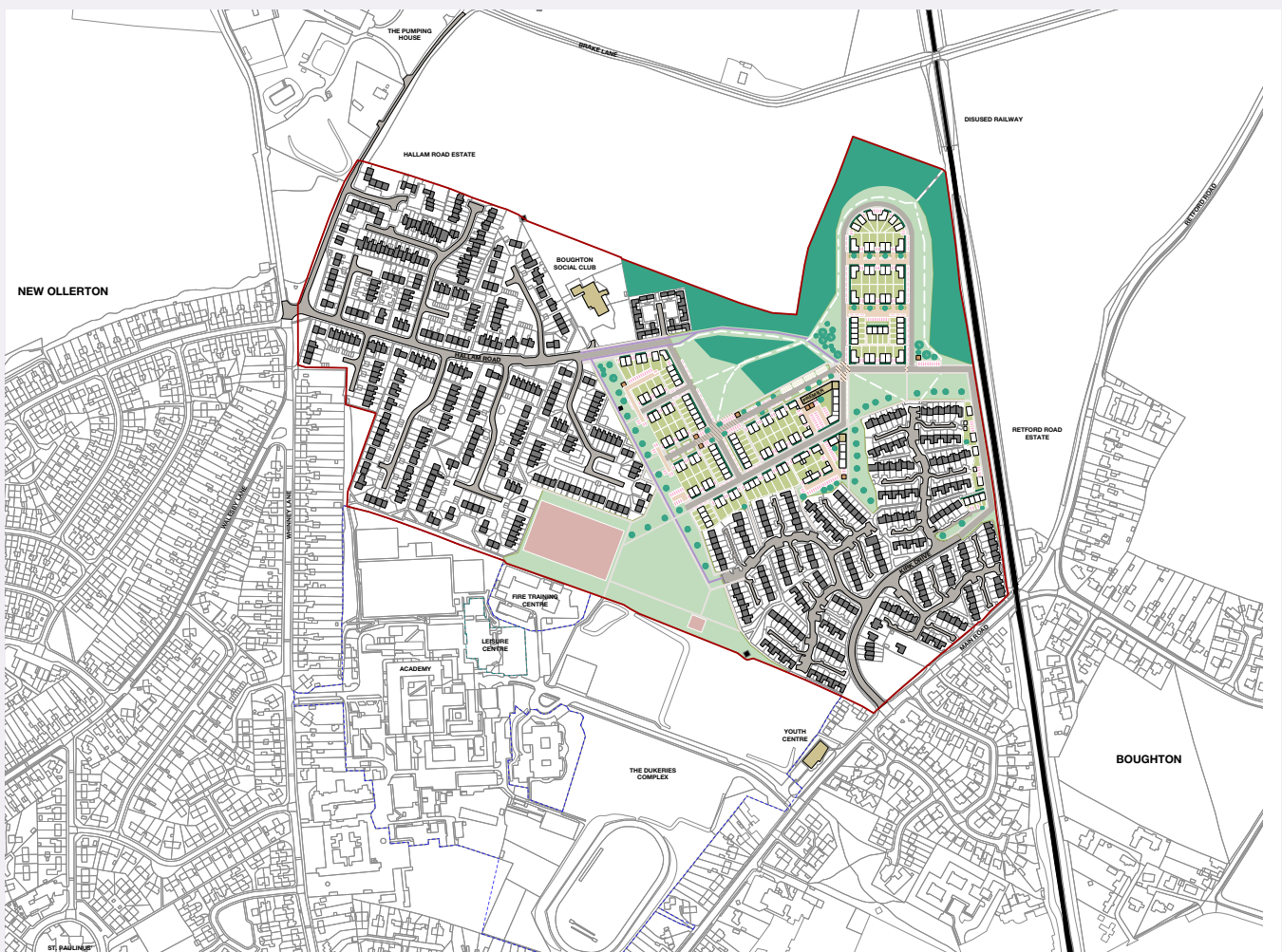
A further desktop study explored Option 5 (which follows on pages 42 -43), in which additional land is used, helping to meet both of the above requirements by substantially enhancing upon leisure and recreational facilities, whilst delivering a more viable masterplan proposal.



Option 4 is a combination of options 1 and 3 and provides:

- 139 houses and 32 apartments (171 homes in total)
- Parking provision at 190%
- A new road linking Hallam Road to Kirk Drive but less directly
- Pockets of open space - at the centre of the site and north of Bentinck Close
- New housing in the north east corner surrounded by the retained woodland

	SIZE (SQM)	TERRACED	SEMI	DETACHED	APARTMENT	TOTAL	PARKING
A	3265	4	8	2	0	14	34
B	2713	7	8	0	0	15	32
C	2713	7	8	0	0	15	28
D	6171	7	12	3	20	42	70
E	5941	7	12	2	12	33	54
F	3530	14	4	2	0	20	41
G	2954	0	8	4	0	12	32
H	2739	0	4	4	0	12	28
I	1463	4	0	4	0	8	11
Communal	410						30
TOTAL	31899	50	64	25	32	171	326



3.3 Options Appraisal

The Emerging Preferred Design

Between February and June 2018 discussions were held with regard to the future leisure provision in Ollerton & Boughton and through this process additional land became available adjacent to the allocated site.

This presented the opportunity to review Options 1 - 4 and resulted in Option 5 being drawn up as shown on the adjacent page.

Option 5 delivers an increased number of homes, without comprising the amount of Public Open Space accessible to the estates. The allocated Public Open Space along the southern edge of the site in Option 4, would be used to accommodate more housing in this option, as sporting facilities would be provided within the additional land to the south of the site. This space is more than double the size of the existing recreational ground, and would provide the opportunity to accommodate different types of leisure facility.

In addition to the extra amount of play space, connections to the Youth Centre and Leisure Centre would become more immediate, and the removal of the fence between the Dukeries Complex and Hallam and Retford Road Estates would better integrate this secluded neighbourhood into the wider Ollerton and Boughton communities.

The Dukeries land is currently owned by the County Council and leased to the Academy, who have three other playing fields. Access is controlled by a metal fence along the length of the Estates



The Youth Centre is often closed, and local children say they don't feel particularly welcome there. This facility has potential for greater use within Option 5



Option 5 retains the Option 4 layout for the original allocated land area, but considers how the reallocation of the some of the Dukeries land to the south increases housing yield, providing:

- 30 additional homes, bringing the total to 200
- A larger area of Public Open Space for the neighbourhoods, including better sporting facilities
- An urban design which more closely relates to the existing surroundings and opens up a secluded neighbourhood

	Affordable 1 bed	Affordable 2 bed	Market Sale 2 bed	Market Sale 3 bed (semi)	Market Sale 3 bed (detach)	Market Sale 4 bed
Houses	15	15	34	68	43	25
Total	30				170	
Percentage	7.5	7.5	17	34	21.5	12.5



3.4 Market Research: Aspinall Verdi

AspinallVerdi have been working alongside Urbed to assist in the formulation and testing of each development option, including undertaking a desk top financial viability assessment.

Viability assessment is a process of assessing whether a site is financially suitable to deliver a housing development, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs (e.g. construction and planning contributions), land value, landowner premium, and developer return.

Within this assessment, an analysis of the local property market has been undertaken which researches house values achievable in the local marketplace. The market research has informed the residential mix in terms of the type and tenure mix of units that the scheme could potentially accommodate. This section provides a summary of the work undertaken, which is presented in more detail in a separate report.

The options testing has considered the levels of affordable housing and non-affordable housing

Section 106 (S106) planning contributions that the scheme could provide. This has informed the selection of the preferred option. In order to prepare financial development appraisals, AspinallVerdi established an indicative housing mix for each option. The table below indicates the house type mix.

The market research discounted the inclusion of apartments due to likely non-viability, with the construction costs being higher than the end value of such units. Therefore efficient, smaller houses have been included.

In order to facilitate decision making AspinallVerdi have considered the following:

- 1) Financial appraisal of Options 1 to 4 on the basis of complying with the Affordable Housing policy requirement at 30%, plus Community Infrastructure Levy (CIL) and other S106 costs.
- 2) Consider a further option which provides a reduction in the level of Affordable Housing that could be provided such that the scheme can be financially viable. This is presented as Option 5.

The table on the page opposite indicates the options and the contributions provided.

Housing Type	% mix	Indicative Floor Area Per Unit Sqm Option 1-4	Indicative Floor Area Per Unit Sqm Option 5
Affordable Units			
1 Bed House	50%	58	58
2 Bed House	50%	70	70
	100%		
Market Housing			
2 Bed Terraced House	20%	75	70
3 Bed Semi-Detached House	40%	84	84
3 Bed Detached House	25%	93	93
4 Bed Detached House	15%	106	97
	100%		

1) Viability Assessment

The first stage of the financial modelling has been undertaken for Options 1-4, and are modelled on a planning policy compliant basis including both Affordable Housing and Non-Affordable S106 contributions /CIL.

The financial assessment indicated a significant deficit which basically means that the costs of the development exceed the income. This deficit is significant and in order to achieve a scheme which is financially sustainable it has been necessary to explore providing a lower level of affordable housing, changing the affordable housing tenure mix and S106 contributions, and increasing the total number of houses on site (investigated in Option 5).

By adjusting these elements, the scheme will be able to generate a greater income from the increase in the market sale housing and therefore a provision of affordable housing and S106 contribution can be sustained.

2) Developing the design into a Viable Scheme

The second stage of the financial modelling has been undertaken for Option 5. This appraisal includes a reduction in the level of Affordable Housing to 15%. The chosen tenure type for Affordable Housing is as Affordable Rented. This option also includes a smaller contribution towards non affordable S106 contributions. The CIL contribution is in accordance with policy requirements and it must be noted that this element cannot be negotiated. The outturn for this appraisal has produced a positive return which suggests that the indicative masterplan proposal is deliverable as finance could be sought for the development and that such finance can be repaid. The overall outturn of the financial modelling has indicated Option 5 as the preferred option.

It has been established that in order to deliver a viable scheme, a reduction in Affordable Housing and other S106 contributions would be required. It must also be noted that schemes delivered elsewhere in Ollerton and Boughton, by private sector developers do not provide any affordable housing. Indeed across this part of the District the maximum level provided has been in the order of 15%.

	Option 1	Option 2	Option 3	Option 4	Option 5
Tenure Mix %					
Market Sale	116	86	94	120	170
Affordable	50	37	40	51	30
%	30%	30%	30%	30%	15%
Affordable Rent	40%	40%	40%	40%	100%
Social Rent	60%	60%	60%	60%	0%
Total No. Units	166	123	134	171	200
Non-Affordable S106 Contributions CIL(Retail units)	£1,622,864	£1,202,484	£1,310,023	£1,671,746	£500,000
	£27,900	£27,900	£27,900	£27,900	£27,900
Viable	No	No	No	No	Yes



BOUGHTON SOCIAL CLUB

HALLAM ROAD

WHINNEY LANE

FIRE TRAINING CENTRE

LEISURE CENTRE

ACADEMY

PLAY

TENNIS COURTS

4



Masterplan: Resolved

Preferred Development

Option 5 was chosen to be the most viable scheme for the site, accommodating the greatest number of new homes whilst also delivering the largest amount of accessible recreational grounds.

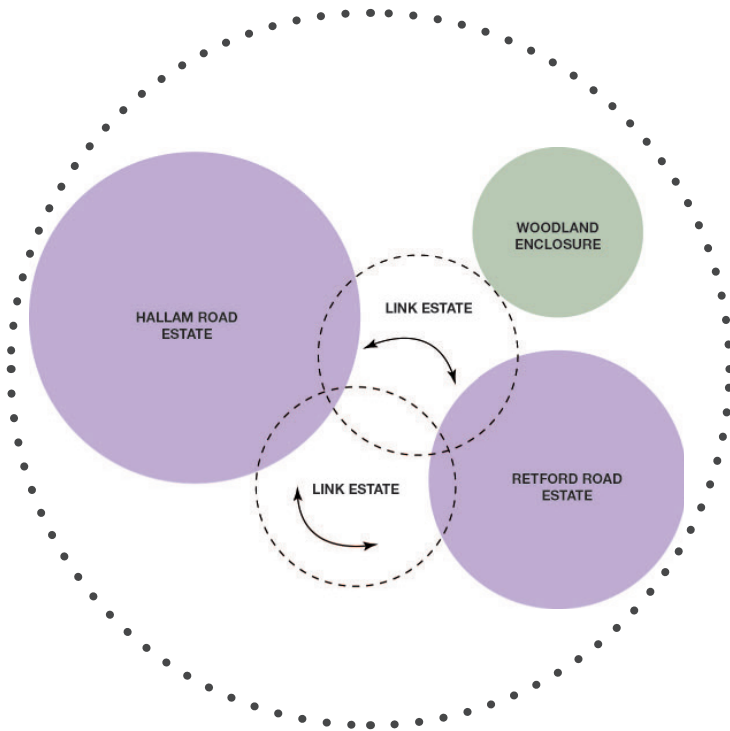
The suggested new road connection to the south of the development is seen to increase housing value here. This is a viable development scheme that can deliver both affordable housing and generate funding (through Section 106 contributions) to facilitate the desired amenities suggested within the People Report.

This design contains 200 housing units, which are divided between three smaller linked neighbourhoods: the woodland enclosure, the central 'park view' homes, and the southern belt of homes, which occupy the current football pitch site. Removal of the fence and some hedges between the estates and the sports grounds to the south, allows residents to access a much larger football and play space.



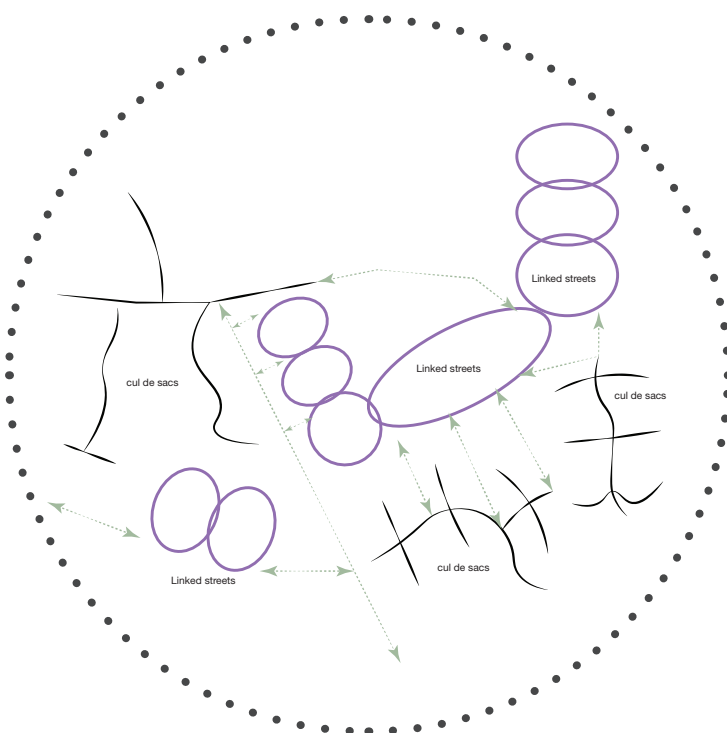


4.1 Design Principles



1. CONNECTING THE EXISTING ESTATES

- Currently Hallam Estate and Retford Estate are detached with overgrown grassland between.
- The consultation process revealed that more residents were in favour of better integration and connectivity
- The new housing estate would help to create links with roads, cycle lanes and paths
- Meanwhile the 'Woodland Enclosure' could form the third side of the surrounding triangle of homes, sitting slightly removed within the trees



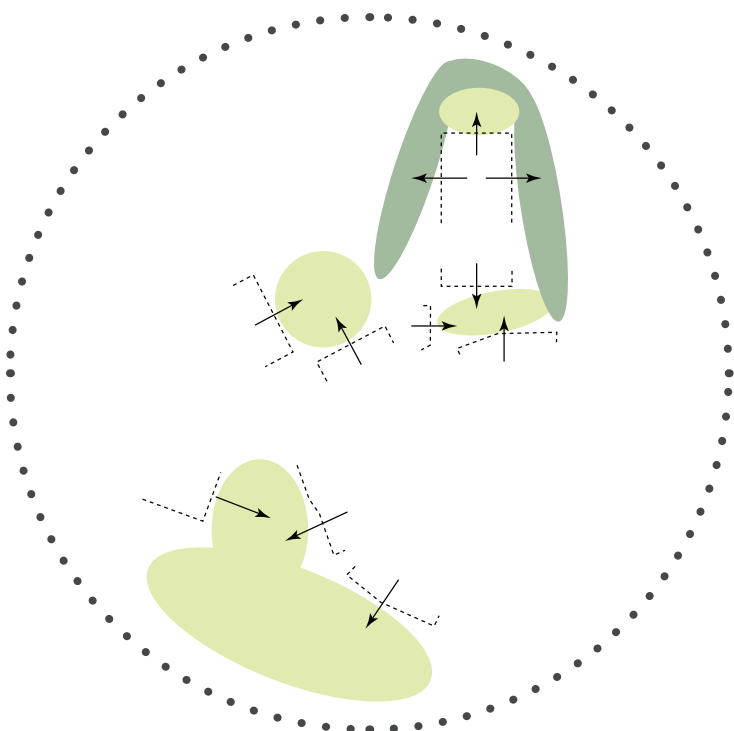
2. STREET DESIGN: LINKS AND CUL-DE-SACS

- Hallam Road and Retford Road estates are both laid out with cul-de-sacs running off a spine road
- The preferred scheme is planned with linking streets to enable better connectivity
- Where possible, road connections to the existing estates are limited, in favour of pedestrian and cycle connections. This enables existing 'playful streets' to remain safe from traffic



GREEN EDGES

- The public consultation period showed strong support for the retention of woodland bordering the north-eastern edge of the site
- The preferred option is split into 3 wedges of accommodation, with green strips between and green edges wrapping around, to create softer responses to existing estate boundaries and enable a level of privacy



SAFER GREEN SPACES

- Currently arson, dumping and quad-bikers threaten the large unkept green belt between estates.
- Creating smaller more manageable overlooked green parks and playing fields will help to deter vandalism.
- Many of the new houses would face woodland, parkland or play areas, which should increase their appeal to homebuyers.

4.2 Zones



Central Zone

- This area links the separate estates, and contains the highest number of new housing.
- The zone breaks into 5 separate grid lined blocks, with the pylon wires and cycle path bounding the western edge, Retford estate to the south and a public park with woodland to the north, which is the focal point within this zone
- A retail unit (Premier) marks the eastern edge of the zone, located under a group of one-bed maisonettes

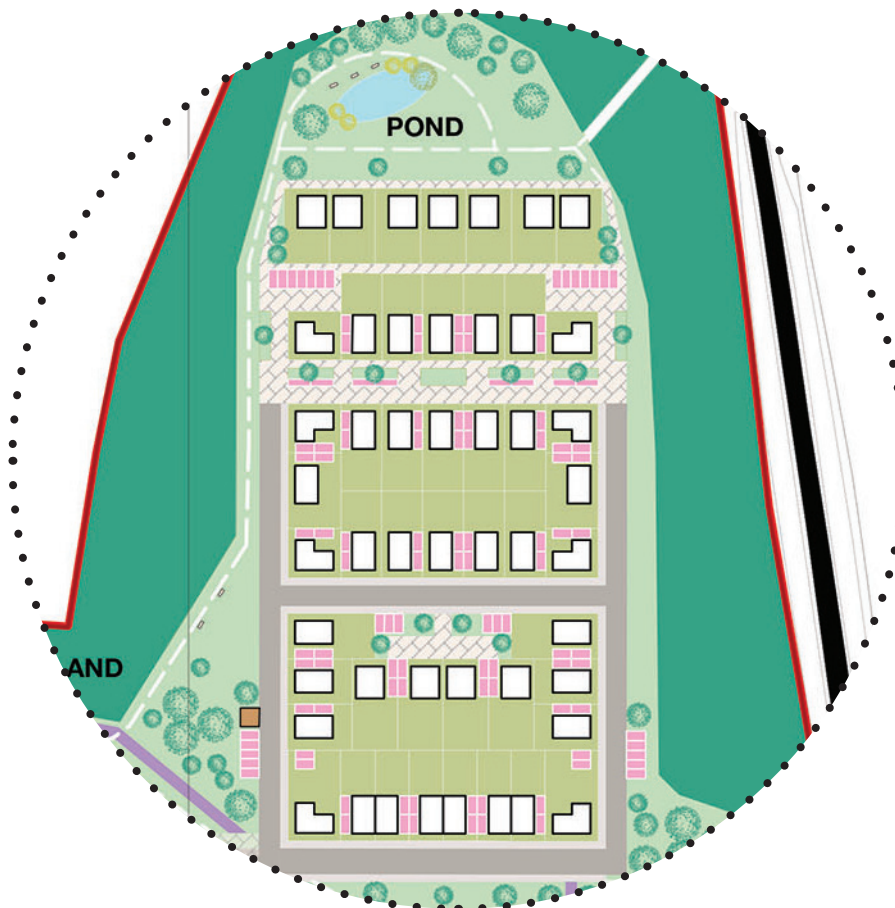
Turner Lane Park

- The masterplan proposes that the current football field on Turner Lane Park becomes a smaller residential neighbourhood consisting of two blocks of mixed tenure housing
- The design draws reference to the housing layouts of Hallam Road Estate



Larger Public Open Space

- The preferred masterplan proposes that the area of land directly south of the original site becomes part of the development, providing the new, larger playing fields, playgrounds, exercise space and wild play for the enlarged neighbourhood.
 - This area is currently underused, and the Dukeries school is already well accommodated with playing fields.
- This area should contain the play facilities outlined in the People Report, such as a skate ramp



Woodland Grove

- This zone is in the most desirable, quietest location, nestled within the woodland and away from the other estates.
- It contains the larger premium detached properties - three and four bed houses - and generous gardens
- Whilst it is the least accessible, being the furthest from main roads, it is more likely that residents here will be car owners

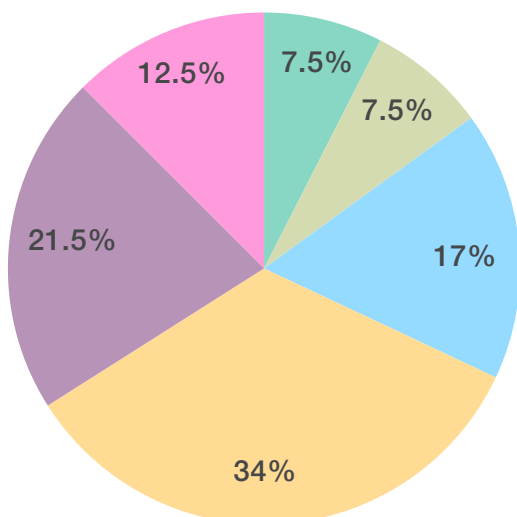
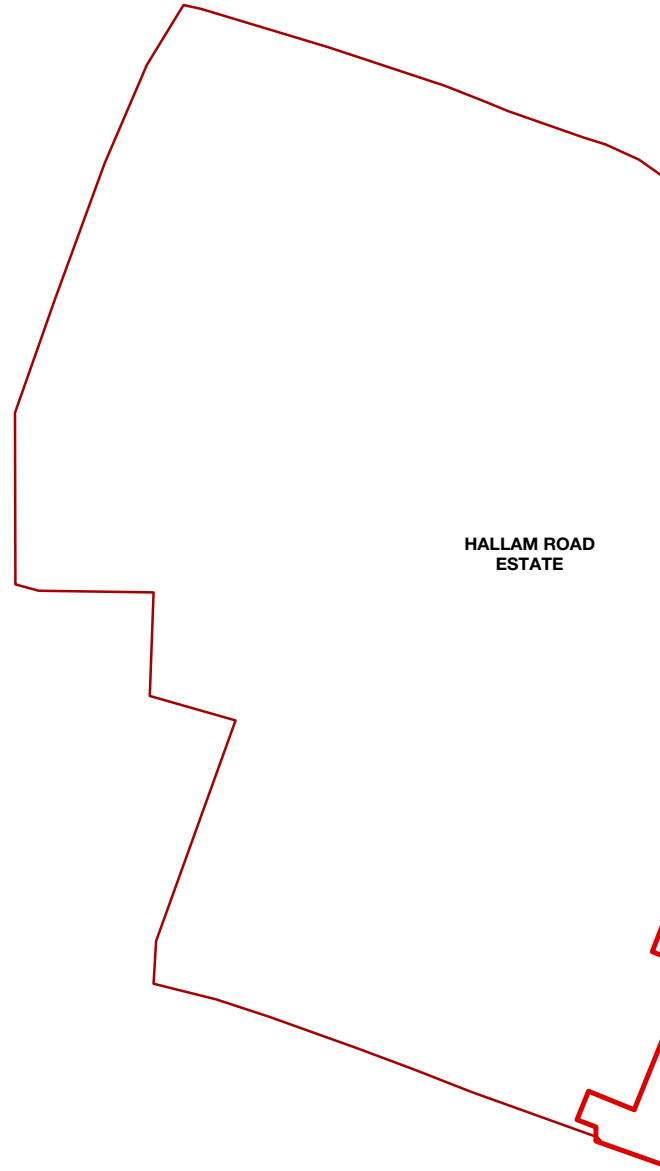
4.3 Housing Mix

The scheme contains 200 units, with the following housing mix:

- 15 1-bed affordable rented units
- 15 2-bed affordable rented terraced houses
- 34 2-bed market sales terraced houses
- 68 3-bed market sales semi-detached houses
- 43 3-bed market sales detached houses
- 25 4-bed market sales detached houses

Affordable Rented Housing is spread across the central and southernmost neighbourhoods, with short rows of two-bed terraced housing, and one bed units inclusively designed into the wider development. This makes up 15% of the total housing. According to Apinall Verdi's Viability Assessment, several recent developments by Gleasons and other housing developers in the locality have failed to deliver any affordable housing in their schemes, so whilst it was not possible to reach policy compliancy within this design - and remain viable - there have still been provisions made for social housing.

The 'Woodland Grove' estate in the north contains more larger detached housing, as the secluded natural location favours premium family homes, with greater sale values.



KEY	
4 bed detached	
3 bed detached	
3 bed semi	
2 bed terrace	
2 bed Affordable Rent Housing	
1 bed Affordable Rent flat	



KIRK DRIVE
ESTATE

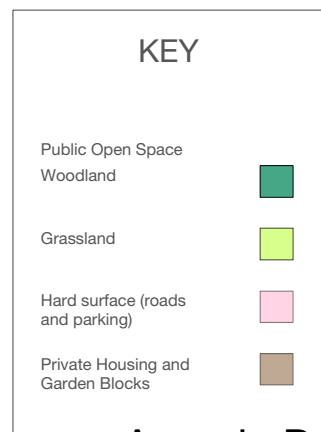
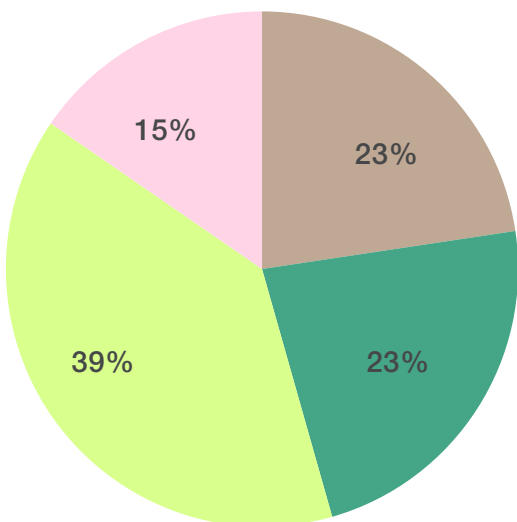
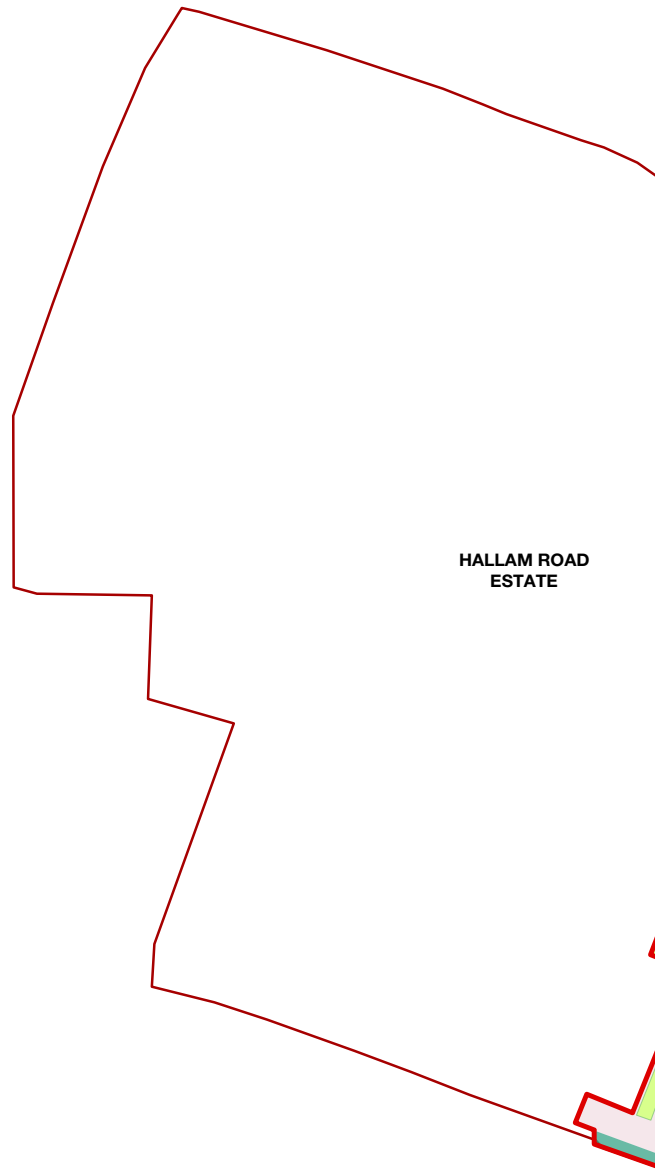
4.4 Area Schedule

The original proposal for 120 + new homes within the smaller 13.6 hectare site was estimated to occupy approximately one third of the total area.

The enlarged site (approx 16.5 hectares) comprises 38% developed land - including private gardens, houses, and hard surfaced roads and parking bays, and 62% open green space, which is scattered around the site.

The existing woodland is largely retained, but should be cleaned and enhanced with better public footpaths. Play facilities will be concentrated to the south, on the 3 hectares of grass fields currently within the Dukeries site.

The fence must be removed between these playing fields and the housing estates - and new landscaping and play amenities installed - before Turner Lane Park is built upon, to allow local residents better access to these facilities.





KIRK DRIVE
ESTATE



5



Next Steps

Agenda Page 90

5.1 Public Exhibition

The design process and resulting preferred option were displayed at a public exhibition at the Dukeries Leisure Centre on 2nd October 2018.

The drop-in session ran between 3pm and 7pm, and local residents and stakeholders were invited via flyers posted through letter boxes, and additional posters put up around the estate.

The event was hosted by members of Newark and Sherwood District Council, Planning for Real, and URBED, with 11 display boards created by URBED to explain the discussions and outputs of the neighbourhood study.

The eleven display boards which were shown at the Public Consultation are depicted over the next four pages.

Boards 1 and 2 introduced the context of the project for those who were not already familiar. They explained the site conditions and demographics of the wider area

OLLERTON + BOUGHTON NEIGHBOURHOOD STUDY

HALLAM ROAD + RETFORD ROAD ESTATES

In July 2017, Newark & Sherwood District Council commissioned a piece of work as part of the Ollerton & Boughton Neighbourhood Study, looking at options for a new housing development between the Hallam Road and Retford Road Estates (the Inner Study Area).

Urban design consultancy URBED, consultation experts Planning For Real, and surveyors Aspinall Verdi have collaborated on this piece of work.

The land, in the council's ownership, has already been allocated for a mix of housing, open space and community uses in the Council's Local Plan.

The Council wish to bring forward a high quality development of new homes, which enhances and improves connections to both the Hallam Road and Retford Road Estates.

The Council were keen to undertake this piece of work in collaboration with local residents and stakeholders. The first part of the study - the People Report - was carried out by consultation experts Planning for Real between August and September 2017. Residents were then invited to attend design workshops in September and October 2017.

1

SITE PLAN

EDGE OF TURNER LANE HOUSES, ONTO FIELDS

FOOTPATH CONNECTING ESTATES

WELL MAINTAINED FOOTPATHS TO STEPSTALL HEIGHTS HOMES

EDGE OF HALLAM ROAD ESTATE

OLLERTON + BOUGHTON NEIGHBOURHOOD STUDY

CONTEXT

Whilst there are no nearby motorways, the A614 runs to the west of Ollerton (just off the map), and the A6075 runs through the neighbourhood. The B6537 Retford Road passes through Boughton and heads along the south-eastern edge of the Inner Study Area.

There is a prevalence of cul-de-sacs in residential areas, deterring connectors between neighbourhoods. This is particularly obvious within the Hallam Road and Retford Road Housing Estates in the Inner Study Area, where every road meets a dead end.

There is limited access to public transport in Ollerton and Boughton, and a reliance on car ownership.

2

ACCESS

LAND USE

As the plan opposite shows, Ollerton and Boughton are principally residential areas. A mixed-use centre, with shops and services has been established around the Forest Road/ Sherwood Drive junction. The centre is a small collection of local shops occupying the southern edge of the main A6 Road through Ollerton, whilst development to the south has included a Tesco superstore, and Sherwood Energy Village business park.

The Inner Study Area is towards the north of the settlement, and is bordered by a large zone of community facilities known as the Dukeries to the south. The area consists of amenities such as Dukeries Complex Recreation and Leisure Centre, Dukeries Academy, Dukeries Riding Centre, Dukeries Registration Office and White Water Day Centre.

The Inner Study Area contains few amenities except for housing, greenland and woodland, the Planner Corner Shop and the Boughton Social Club.

DEMOGRAPHICS

Ollerton and Boughton have a combined population of 9485 people based on the 2011 census. The Inner Study Area of Hallam Road and Retford road has a population of 1427 people (5011 total), approximately evenly split between male and female residents.

Age
The diagram opposite highlights the youthful population in the Inner Study Area, with over 70% of the residents aged under 44, half of which are less than 25 years old. This contrasts with the wider Newark and Sherwood District, in which almost 50% of the population are aged 45 and over.

Employment
Within the Inner Study Area, only 20% of adults are in positions of higher quality employment, with 3% in managerial roles. Almost 40% of Ollerton and Boughton residents of working age are employed within higher quality careers, whilst this rises to 50% within the District as a whole.

Housing
Home ownership is 26% lower within the Inner Study Area than the Newark and Sherwood District in general. In contrast, socially rented housing is much more common, comprising 41% of homes within the estate boundaries. The majority of the socially rented houses are 2-3 bedrooms.

Photo of the consultation space



Attendees to the Public Exhibition were happy with some of the actions which had already resulted from the People Report consultation. This included:

- A multi-agency Day of Action – 21st February, 2018
- Increased street sweeping & litter picking
- Free football activities at the Dukeries Leisure Centre for younger people
- Selected holiday activities at a cost of £1 per session
- CCTV camera installed on Swinton Copse, reducing the reports of Anti-Social Behaviour
- Increased street warden presence



Boards 3 and 4 explained the consultation process and the findings, and resulting actions, of the People Report

3

OLLERTON + BOUGHTON NEIGHBOURHOOD STUDY

GETTING TO KNOW THE NEIGHBOURS

Planning for Real carried out the People Report aspect of the study, engaging with local residents and businesses to hear their initial thoughts and ideas on what they liked about the estates, any issues and improvements and what they thought about new housing being delivered close-by.

There were mixed views on the principle of new housing, but most welcomed it on the condition that it brought some improvements to the two existing estates, and that it should bring with it new community facilities.

The consultation process involved a visual participative technique which, for the Ollerton & Boughton project, used a 3D model showing the 2 estates and the development site between them, as well as colour coded pre-written and blank "Your Ideas" flags to enable residents to put their suggestions and concerns forward.

Planning for Real took the model out and about on the streets of both estates delivering a programme of 11 events over the month of August. A total of **190** local people participated in the study.

632 individual suggestions were recorded with the greatest majority relating to Facilities and Activities, particularly for children and young people.

TOPICS MENTIONED DURING THE CONSULTATION	
FACILITIES & ACTIVITIES	633
ENVIRONMENT & OPEN SPACE	124
DEVELOPMENT SITE - HOUSING	71
ACCESS & MOVEMENT	60
INFRASTRUCTURE	57
COMMUNITY SAFETY	43
EXISTING HOUSING	24

FACILITIES

There was frequent mention of improving the existing play provision on the estates. Residents also mentioned that a large play area containing a large slide and equipment that would be easy to use for older children.

The existing play area is very close to the bus stop. Other residents have suggested a play area and a shelter. A shelter would be a good idea to be able to sit under it when it rains. A shelter would also be a good idea to be able to sit under it when it rains.

GREEN SPACES

The local residents used to play football on the grass. The grass is now mostly concrete. Residents would like to see the grass maintained more regularly.

The residents enjoying the north eastern boundary of the site should be retained. Slanted up, and made more accessible for the elderly. Green spaces and boundaries should be retained throughout the new development, creating soft permeable edges to the site.

A community fruit and vegetable growing area would be a good idea. Residents would like to see a community fruit and vegetable growing area.

RESULTING ACTIONS

As a result of this consultation programme an action plan has been developed to look at what can be done now for residents. Examples of actions taken include:

- Multi-agency Day of Action – 21st February, 2018
- Increased street sweeping & litter picking
- Free football activities at the Dukeries Leisure Centre for younger people
- Selected holiday activities at a cost of £1 per session
- CCTV camera installed on Swinton Copse, reducing the reports of Anti-Social Behaviour
- Increased street warden presence

4

OLLERTON + BOUGHTON NEIGHBOURHOOD STUDY

CONSULTATION WORKSHOPS

Workshop 1

The workshop, attended by residents and local stakeholders, followed on from the summer consultation events, and asked participants to examine the 632 suggestions put forward by local people and put them in priority order.

The following suggestions were listed as "high priority items" by participants at the workshop:

- Community building / facility through which a range of activities catering for residents could happen and advice, information and support accessed.
- Much improved and enhanced play provision and activity areas (both formal and informal).
- New shop with Post Office to replace the Premier Convenience Store on Turner Lane
- Protection of woodland and wildlife habitats.
- Retention and improvements, including lighting, of existing footpaths across the open land.
- Shuttle bus / bus route to improve connectivity and diminish sense of isolation.

Workshop 2

The participants worked in three groups to interpret the suggestions categorised in Workshop 1, and put them into a proposal for the housing development.

This workshop was structured into three sessions:

- The groups' task was to arrange the coloured paper on the map to indicate the preferred location for the new housing, also considering vehicular access for the housing.
- In the second session, the task was to decide what should be the mixture of types and tenures of new housing, and what should be the range of uses of the open spaces not to be built on.
- The task was to decide what new non-residential development might be appropriate in addition to the new housing.

Workshop 3

The session began with a roundtable discussion about hopes and fears for the development. During the second stage of the evening, three options were presented showing varying street layouts and green spaces, and offering densities and types of housing. Groups were then asked to analyse the successes and failures of each scheme, in relation to the hopes and fears.

HOPES

- Desire for integration between existing and new housing
- Creating a cohesive community
- Safe play provisions for children/youths
- Extended local facilities
- Better access to community facilities
- A sense of shared ownership for existing and new residents
- Improved transport: bus routes / cycle paths?

FEARS

- Increased traffic and risk of 'tail-end' with people using the estate as a cut through
- Safety of children
- Compromised as more cars being used
- Real facilities may not benefit existing residents
- Poor design
- Fear over suitability of private housing or estate which has bad reputation
- A sense of shared ownership for existing and new residents
- Fear that local amenities won't have resources to provide for new residents
- That the new development and facilities improvements will never happen

FEEDBACK

5. NEXT STEPS

Boards 5 - 8 explained the development of various options during the Public Workshops (Options 1 - 3), and the iterations which occurred beyond these workshops, based on more informed testing of viability and design (Options 4 and 5)

By explaining the process of design, attendees were able to understand why Option 5 - as the largest housing scheme, was the only one which proved to be viable, and several attendees were happy with the extra allocation of sports and recreation land.

OLLERTON + BOUGHTON NEIGHBOURHOOD STUDY

CONSULTATION

Design workshops were held in September and October 2017. The following boards document the results of these workshops. From this process, a 4th hybrid option began to emerge, combining the two favourite schemes.

RED GROUP PROPOSALS

- Located the new housing in the central space between the two existing estates, joining the estates together, and requiring the removal of some of the existing woodland.
- Access is made by extending Hallam Road from the west along the northern edge of the new development, and joining it to Kirk Drive via the land adjacent to the disused railway line.
- Allocments and children's play areas are located to the north of the new housing, inside the existing woodland. More children's play areas are located on the existing recreation ground, to the south of the new housing.
- A new shop is located on Hallam Road opposite the Geordie Club. A community facility is located on the recreation ground, adjacent to the new housing and between the two existing estates.

4



RED GROUP

OPTION 1

This option contains 112 houses and 54 apartments (166 homes in total)

6	74	32	54
---	----	----	----



FEEDBACK

- Delivered by two groups, who did not do two separate vision panels.
- You desire in the centre - could be chosen as an open space.
- The road layout was preferred in the centre, although some of the roads, although traffic calming measures could be used.
- Proposals to extend the existing roads in the landscaped corner.
- For some roads in the location, not deemed to be viable in the location.

OLLERTON + BOUGHTON NEIGHBOURHOOD STUDY

CONSULTATION

YELLOW GROUP PROPOSALS

- Divided the new housing development into two parts: one part surrounded by the woodland to the north of the Retford Road estate; and one part on the recreation ground to the south of the site. The open space was to be concentrated into the central zone of the site.
- Access to the new development was by two routes; an extension of Hallam Road, and a new road running parallel to the overhead electricity line. On the new open space, the group proposed that there needed to be further community engagement, based on draft design proposals, in order to firmly establish the evidence of need.
- The existing young people's centre on Retford Road should become a community hub. A new shop and cafe is proposed at the junction of the two existing estates and the southern new development.
- There should be informal open space, with a MUGA, play areas, outdoor / green gymnasium and a trim trail. There should be allotments, dependent upon identified needs, soft landscaping, and paths with seating, lighting and camera coverage.

6



YELLOW GROUP

OPTION 2

This option contains 105 houses and 18 apartments (123 homes in total)

11	64	30	18
----	----	----	----



FEEDBACK

- The groups felt this option needed a level of consultation and discussion from existing stakeholders.
- All agreed that the development within the woodland should be more suitable for private open space.
- Agreed that the number of apartments and the number of shops should be reduced.
- The option would not produce a viable number of homes to support the housing of Ollerton + Boughton.

OLLERTON + BOUGHTON NEIGHBOURHOOD STUDY

CONSULTATION

GREEN GROUP PROPOSALS

- Divided the new housing into two parts: one part to be to the north of the Retford Road estate, within the surrounding woodland; and one part in the central area of the site, connecting the two existing estates.
- Creating two areas of open space: one between the two new housing developments, and secondly the existing recreation ground.
- Access to the new development is provided by extending Hallam Road eastwards. Ideally the proposal was to connect this road to Bertrick Close, but this may have been replaced by a proposal to connect it to Kirk Drive, as in Group 1's proposal.
- Part of the recreation ground is proposed to contain tennis courts. On the edge of the recreation ground, adjacent to both existing estates and the central new development, are proposed small workshops, a new shop, and a community hub.

7



GREEN GROUP

OPTION 3

This option contains 119 houses and 15 apartments (134 homes in total)

7	54	58	15
---	----	----	----



FEEDBACK

- One group mentioned that it would be better to have a more central area in the scheme.
- One group who mentioned the benefits of extending the road after meeting a new link through the site which would not be as visible as a link road.
- The development delivered this location in the location of the site shown in Option 2 or that shown in Option 3.

OLLERTON + BOUGHTON NEIGHBOURHOOD STUDY

DESIGN DEVELOPMENT

- Following feedback from the hopes and fears workshop, URBED drew up a fourth hybrid option which combined option 1 and option 3, providing more development in the north eastern corner, but cutting back on development in the centre, to provide more green space here.
- This responded to feedback from stakeholders, who wanted to maintain a central green area, and not lose the whole of this space to development.
- Residents and stakeholders at the workshops acknowledged the financial benefits of delivering a denser scheme with more houses on the site, whilst acknowledging the need to protect community rights to green space.
- This option contains the largest number of detached houses, responding to the findings of the market assessment, and feedback from the residents that there was a need for more larger family homes.

8



+



OPTION 4

This option contains 139 houses and 32 apartments (171 homes in total)

25	64	50	32
----	----	----	----



62

Agenda Page 93

OLLERTON + BOUGHTON NEIGHBOURHOOD STUDY

9

INDICATIVE STRATEGIC MASTERPLAN

Part way through the project, the adjacent land along the southern border of the Inner Study Area became available, designated as public open space for leisure and recreational purposes.

This design contains 200 housing units, divided between three smaller linked neighbourhoods: the woodland enclosure, the central 'park view' homes, and the southern belt of homes, which occupy the current football pitch site.

It has a revised road access that will reduce the impact on the existing estates.

It sees the removal of the fence and some hedges between the estates and the sports grounds to the south, allowing residents to access a much larger football, play and recreational space.

VIABILITY

The viability of delivering a new housing development in Ollerton and Boughton has been considered in terms of the Options and understanding that recent major residential developments in the area have failed to deliver affordable housing and provided reduced Section 106 contributions. Options 1 to 5 have been financially tested, based on local values and a high level assessment of development costs. When tested Options 1 - 4 were not viable as costs of development exceeded the likely income which can be generated.

The emerging preferred design (Option 5) at a head line level is viable. It can provide 30 affordable homes and additional contributions that would benefit the areas leisure and recreational facilities.

OPTION 5

This option contains 200 houses / maisonettes and no flats



OPTION 5 : MOST VIABLE OPTION

OLLERTON + BOUGHTON NEIGHBOURHOOD STUDY

10

ZONES AND FACILITIES

Central Zone

The area links the separate estates and contains the highest number of new housing.

The zone breaks into 6 separate street blocks, with an initial unit of them on either side of the central spine. The central spine is a cycle path and cycle path bounding the western edge. The eastern edge is a public park with woodland to the north, which is the focal point within the zone.

The park would be overlooked by new housing, allowing an open view of the park. The park would be a focal point for the zone. The park would be a focal point for the zone. The park would be a focal point for the zone.

Woodland Grove

This zone is in the most desirable, quietest location, nestled between the woodland and away from the other estates.

It contains the larger premium detached properties - three and four bed houses and generous gardens. Whilst it is the least accessible, being the furthest from main roads, it is more likely that residents here will be car owners.

The surrounding woodland verge will not be removed for housing. This will remain accessible to all residents, whilst the new surrounding housing should not obscure or obstruct the ability to enjoy the woodland. The woodland should be treated as a part of the development proposal.

Turner Lane Park

The masterplan proposes that the current football field on Turner Lane becomes a larger playing field, playground, exercise space and walkway for the integrated neighbourhood.

The design draws reference to the housing layout of western Road Estate.

Larger Public Open Space

The preferred masterplan proposes that the area of land directly south of the original site becomes part of the development, providing the new larger playing fields, playground, exercise space and walkway for the integrated neighbourhood.

This area is currently undeveloped, and the Dukeries school is already well accommodated with playing fields. The area should contain the play facilities outlined in the Playing Fields Strategy.

In addition to the extra amount of play space, connections to the Youth Centre and Leisure Centre would become more immediate, and the removal of the fence between the Dukeries Complex and Haleson and Haleson Road Estate would better integrate this excluded neighbourhood into the wider Ollerton and Boughton communities.

REMOVE FENCE

YOUTH SHELTER

WALK/PLAY

HALF PIPE

OUTDOOR MINI GYM

FOOTBALL

OLLERTON + BOUGHTON NEIGHBOURHOOD STUDY

11

The overall area comprises 38% developed land and 62% open green space scattered around the site.

ACCOMMODATION SCHEDULE

The scheme contains 200 units, with an indicative housing mix:

- 15 1-bed affordable rented units
- 15 2-bed affordable rented terraced houses
- 20 2-bed market sales terraced houses
- 68 3-bed market sales semi-detached houses
- 42 3-bed market sales detached houses
- 20 4-bed market sales detached houses

Affordable rented housing represents 15% of the total housing.



DESIGN PRINCIPLES

- #### 1. CONNECTING THE EXISTING ESTATES

Community Haleson Estate and Haleson Road Estate are detached with overgrown or isolated boundaries.

The consultation process revealed that more residents want to live in a more integrated neighbourhood.

The new housing estate would help to create this with roads, cycle lanes and paths.

Enclosure could form the main spine of the scheme, creating a sense of place, setting slightly removed from traffic.
- #### 2. STREET DESIGN LINKS AND GREEN SPACES

Haleson Road and Haleson Road Estate are both built out with out-of-date roads running off a spine road.

The preferred scheme is planned with new roads to create better connectivity.

Where possible, new connections to the existing estate are made in the form of pedestrian and cycle connections. The existing setting plays a role to create a sense of place.
- #### 3. GREEN EDGES

The public consultation period also used strong support for the retention of woodland along the north-western edge of the site.

The preferred option is split into a series of green spaces with green strips between and green edges between blocks to create a sense of place and to create a sense of place to existing green spaces and create a sense of place.
- #### 4. SAFER GREEN SPACES

Current green, dumping and land cover. The larger areas of green 'left' between estates.

Creating a sense of place through the use of green spaces and green strips to create a sense of place.

More of the new housing would be built on green spaces of all sizes, which would increase their access to homes.

NEXT STEPS

No decisions have been made, what is presented today is an emerging preferred design (Option 5) developed through talking with local residents and stakeholders.

We now want your views, please complete a feedback form to give us your comments on the ideas that you have seen today. We will take these into account in developing more detailed proposals.

The next steps would require a more detailed technical and design work to refine the proposal and to confirm the costs of the development.

The council will continue to discuss how best to proceed with this site and will keep you informed of progress and other issues as we move forward.

Boards 9 - 11 analysed the resulting preferred masterplan (option 5), and depicted the design principles, zoning strategy and facilities that this scheme could provide.

Managing Expectations

It was important to re-iterate at the exhibition that this is still only a preferred option, tested for feasibility purposes, and not a finalised planning application, and that there would be a further process of site analysis, design testing and financial appraisals, were this scheme to go forwards.

5.2 Public Feedback

39 people attended the Public Exhibition event in October 2018. Included in those 39 were:

- Staff from Newark And Sherwood Homes
- Residents of the Retford Road and Hallam Road Estates
- Residents from outside of the study area
- District and Town Councillors
- Staff from the Dukeries Academy

29 people filled in the feedback form, which asked attendees to comment on things that they liked and disliked about the emerging design.

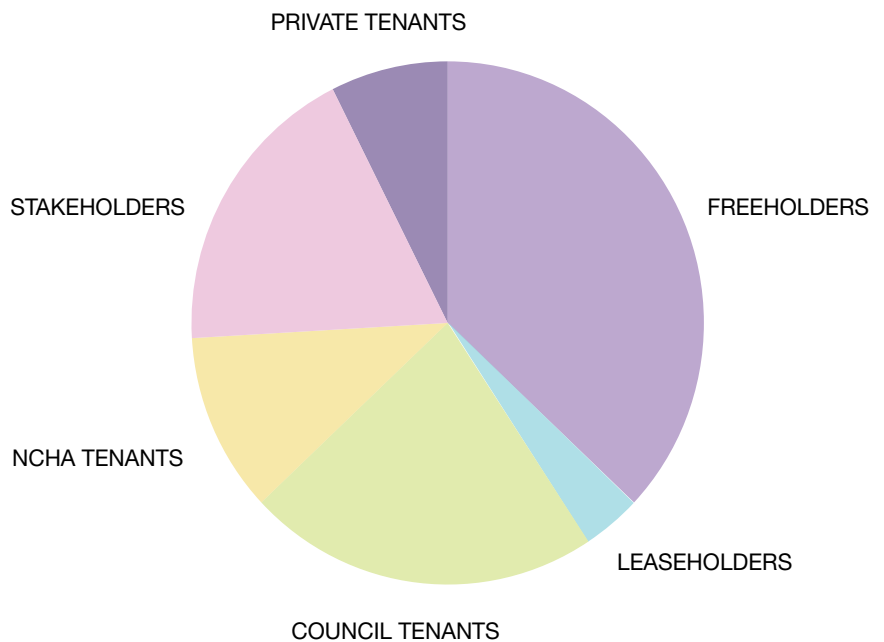
The following pages analyse the feedback given.

The graphs to the right compare the issues that were raised during the People Report consultation process (Summer 2017), with the issues that are still a concern (Autumn 2018).

Whilst there were far fewer participants at the Final Exhibition, the trends can still be compared, and show that environment and open space, and new housing (which were two of the three main original concerns), are now of the least concern.

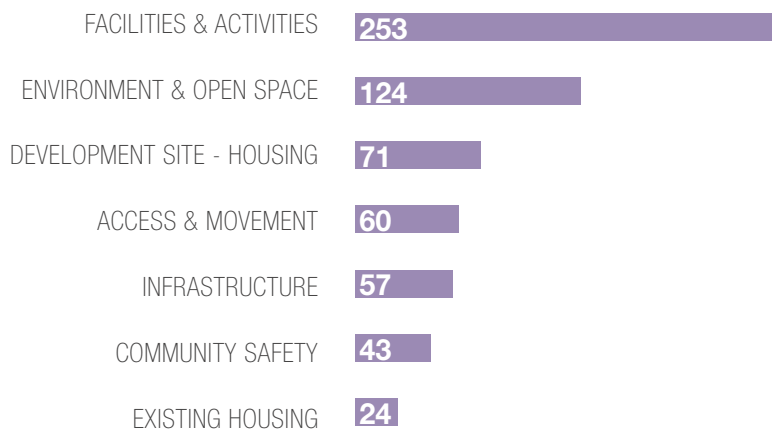
This suggests that the preferred design addresses these issues most successfully, whilst issues such as community safety and access and movement are still of concern to attendees.

Breakdown of attendees to the Public Consultation

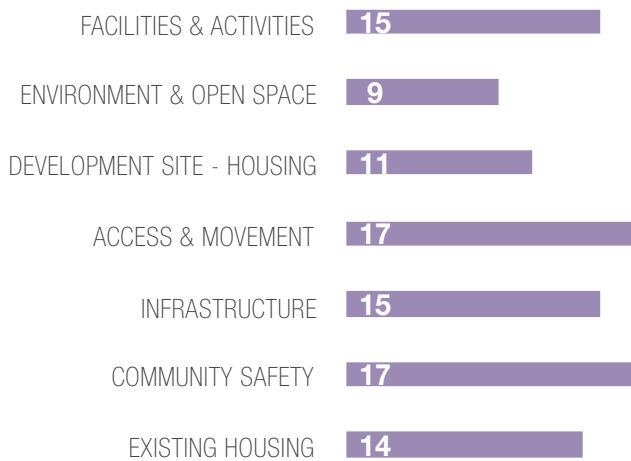


TOPICS MENTIONED IN THE PEOPLE REPORT:

TOPICS MENTIONED DURING THE CONSULTATION:



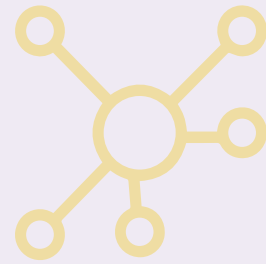
ISSUES THAT ARE STILL A CONCERN:



BIGGEST CONCERNS



COMMUNITY SAFETY



ACCESS & MOVEMENT



FACILITIES/ ACTIVITIES



INFRASTRUCTURE



EXISTING HOUSING



ENVIRONMENT / OPEN SPACE



DEVELOPMENT SITE: HOUSING

LESSER CONCERNS

5. NEXT STEPS

What do you like/dislike about the emerging preferred design?

LIKES

- Good mix of properties
- Access to Retford Road
- Good use of land
- The layout of the plan is good
- Plenty of new homes
- Larger play area/ more facilities for children
- One person said they love this plan for housing and kids
- Include recreational play and woodland, retaining open space
- Easier route between the estates without causing a rat run
- Would like the plan more if there was a link road
- Traffic will flow better
- You have taken our feedback on board
- Estates are being brought together

DISLIKES

- No main road link with estate/ not enough roads in and out
- No plans for a bigger doctors surgery
- Really need street lighting
- Concerns about construction traffic coming down Hallam Road
- Retford Road is still isolated
- Lack of affordable housing
- No family housing
- Shops are too far out
- Need a coffee shop or café
- Some people didn't like the road linking the estates
- Nowhere for dogs
- More parking is needed near Stepnall Heights
- Loss of social housing and absence of bungalows
- Increase in density
- Movement of sports/recreation away from estates

What do you like/dislike about the proposed new homes? Are they the right type and tenure?

LIKES

- Good mix of homes and tenures
- They are greatly needed
- Some people felt there should be social housing, however once the reasoning was explained they thought that it was fair
- Would like to see fewer larger homes
- Like the plans
- People were happy that affordable housing was being provided

DISLIKES

- Creating a rat run between the estates
- There are no bungalows
- Concerns about the drainage on Halam Road coping with additional homes
- Don't want a rabbit warren of houses
- Concerns over what affordable is (costings)
- Not enough affordable housing especially for families, too many for sale
- Too many new homes for amenities such as doctors and schools

What do you like/dislike about the proposals for play and recreational activities?

LIKES

- Nice to see small play areas
- Addition of Dukeries site
- More space
- Would like the youth centre to be part of the plan
- Existing footpaths are retained to Boughton Brake
- Better for children
- Range of areas and spaces, need to cater for all ages
- A swimming pool would be good
- Would like to see an outdoor gym, park, skate park

DISLIKES

- Concerns about footpaths being lit
- Concerned about school use of the proposed recreational facilities - that land has been maintained by the school and used regularly by the PE Department.
- Possible vandalism
- Concerns that parents will have to pay
- Lack of open Wi-Fi
- Lack of facilities in the park
- Concerns about overlooking, may be away from observation and supervision

What do you like/dislike about the new proposed access roads to the new housing and transport issues?

LIKES

- Like the joining of the estates with Whinney Lane and Retford Road
- Love the plan and think it works best for housing
- Make it easier to go between estates whilst keeping it safe from speeding cars
- Some preferred option 2, but option 5 would be okay with a link road
- Like that there are no circular or through roads
- Possible link by extension of Kirk Drive round to Hallam Road

DISLIKES

- Needs re addressing, not safe, dangerous rat run
- No link to estate
- One person thought there should be an access road between the side on Bentick and the disused railway line
- Not viable as there are already problems with parking near Stepnall Heights
- Bikers using it as a rat run
- Link from school drive would go across the sports/recreation ground
- Concerns about linking the estates and increase in crime
- No solution to public transport issues
- Increased traffic through Hallam Road where children live

Are there any other comments you would like to make?

COMMENTS FROM THE PUBLIC EXHIBITION

ASB has improved with CCTV. More CCTV would be beneficial

The Dukeries would like to be included in the development process regarding the field

Worry about lack of facilities, community base, shops etc

Need for a doctors surgery and dentist with parking, schools are also full to capacity. When will these issues be addressed?

The big clean-up has worked. Would like to see more street cleaning, keep the green space and a big bin collection once a month would cut down fly tipping

Like how plans keep the natural environment for wildlife

We need more bungalows for the elderly or less able-bodied

Concerned about the fence being removed/replaced to stop children getting access from the play area onto the road

Cautious about how the site will be monitored and that it remains safe for children at all times

Nice to see small play areas. Would like the youth centre to be part of the plan

Concerns about people not buying the new homes, saleability

68

Agenda Page 99

5.3 Addressing Public Feedback

The Public Exhibition was well attended, with good representation from local residents. Many attendees had contributed to the original People Report consultation, and were glad that their views had been taken into account.

We asked attendees whether they had noticed any differences on the estates since the project started in the Summer of 2017.

12 people answered this question:

- ASB has improved with CCTV
- New residents causing trouble on the estates
- The Dukeries Academy would welcome greater integration into the community
- The big clean-up has worked
- The kids are calming down because the council and police are working together
- More school/GP/dental places are needed
- Sewers and drainage may become a problem with new homes being built
- Two people said there have been no changes
- Would like to see more street cleaning, keep the green space and a big bin collection once a month would cut down fly tipping
- There will always be issues on the Retford Road estate
- Concerns about extra traffic

In general people are receptive to the idea of new homes between the Hallam and Retford Road Estates, and agreed that more family houses were a good addition.

Some thought that bungalows should be included within the designs. There is already some provision of bungalows on Brake View, and with an ageing population we understand that demand for bungalows can increase, however the provision of such units will have the following implications:

- Reduced amount of development (density) over a given land area which means that site wide development costs increase as a proportion, this effectively increases costs and reduces proceeds, thus affecting viability
- The construction costs of bungalows can be higher than larger two storey homes due to the ratio of living space to kitchen and bathrooms within the unit

The inclusion of bungalows will therefore need to be carefully considered such that the impact on viability and design are fully understood.

Two other key concerns which need exploring further within more detailed design stages include access and traffic concerns, and the perceived under-supply of health and educational facilities within Ollerton and Boughton, for a growing population.

It is also vital that the playspace and recreational facilities shown within the preferred option do not get valued out of a future planning application, as these amenities are seen of great importance to the local neighbourhood.

5.4 Actions To Date

Hallam Road and Retford Road Estates - Meeting the community's needs

Following on from Workshop 1 which identified Priorities and developed an Action Plan in relation to the needs and hopes of the residents of the existing housing estates we are pleased to report that:

Actioned:

- A multi-agency “Day of Action” took place on the Retford Road estate on the 21st February 2018 when approximately 20 tonne of rubbish, including textiles, metal and glass/recyclables and 0.5 tonne of silt/litter from the roads and side, were cleared together with around one box van full of furniture which will be used to help individuals and families. Approximately 45-50 young people attended a special youth provision that day (arts & crafts, climbing walls, a film show) and got involved in the litter picking. At the same time Health & Wellbeing checks were offered. Agencies involved included Newark & Sherwood District Council (ASB / Waste Management / Environmental Health), Police, Newark & Sherwood Homes, Ollerton & Boughton Town Council, the Furniture Project, Dukeries Academy and the Nottinghamshire CC’s Youth Service.
- Estate walkabouts have commenced and Ollerton & Boughton Town Council (on behalf of Newark & Sherwood District Council) carry out street sweeping / litter picking and an increase in this activity has removed glass and improved safety. Clean up days have been kick-started after the “Day of Action”.
- Recent work undertaken by Newark & Sherwood District Council, the Police and Agencies has reduced levels of anti-social behaviour. The Safer Neighbourhood Group and Ollerton & Boughton Town Council continue to work in partnership with other groups.
- The problem of off-road motorbikes / quad bikes is being tackled with some offenders already given Criminal Behaviour Orders. Operation Jericho has been developed with Newark & Sherwood District Council and the Police using powers from other partners to target those who are the main perpetrators. Residents are encouraged to “report it” on 101 if they see anyone illegally riding bikes.
- A “101 Report It” campaign has been developed to encourage residents to ring in about crime and anti-social behaviour issues (e.g. illegal riding of motorbikes / drug dealing and taking). Newark & Sherwood Homes are to take tenancy action when drug issues reported.
- Newark & Sherwood District Council working in partnership with the Police and Newark & Sherwood Homes positioned a temporary CCTV camera at a location on the Retford Road estate and, through partnership working, hope to raise funds in order to provide more fixings on lamp columns in other parts of the estate so that the camera positions can be moved.

- A football project, which will be free to attend, has been developed by the Police with Active4Today. Active4Today have secured funding from SBAP (the School's Behaviour and Attendance Partnership) to deliver activities within school time and signposting to Dukeries Leisure Centre and other community groups, with support from a Sports Coach.
- Selected holiday activities at the Dukeries Leisure Centre were delivered during half term at a cost of £1 to attend and the Children's Centre provided a range of free activities for families with children 0-5 years old
- not up to standard and work with tenants to address the issue.
- Nottingham Community HA is also tackling any tenancy issues through their Estates Team based in Ollerton.
- Ollerton & Boughton Town Council, through the Safer Neighbourhood Group they run, are lobbying Nottinghamshire County Council's Highways for action with regard to reducing the speed of traffic (Retford Road estate) and parking issues (Hallam Road).

Ongoing / expected:

- Fitness and exercise activities are available at the Dukeries Leisure Centre and Sherwood Foragers host a range of walks led by volunteers and support by A4T.
- Newark & Sherwood District Council commenced a project examining leisure options in the West of the District and - through an options appraisal - a new pool is to be provided at the Dukeries Leisure Centre.
- Newark & Sherwood Homes are progressing a programme of shrub / tree reduction.
- To improve the overall appearance of the estates Newark & Sherwood Homes is encouraging its tenants to look after their gardens. Street Wardens identify gardens

5.5 Next Steps

5.5 Master Plan Proposals Next Steps

This concludes the Feasibility Study undertaken by URBED, Aspinall Verdi and Planning for Real, which took place between the summer of 2017 and winter of 2018.

Development Site Masterplan

In this report we have described the process by which we have come up with a preferred master plan option for the development of 200 new homes on land, in the Council's ownership, between the Hallam Road and Retford Road estates.

At a desk top level this has been tested in terms of practicality with regard to the site constraints, viability and also been subject to public consultation. All of this work gives us the confidence to recommend that the scheme should progress to more detailed feasibility and technical work.

It does however remain a draft plan with relatively limited detail and there are a number of steps that would be required to make this development happen.

The first question to answer is who is going to be the developer. There are a number of potential responses to this question that the Council will need to consider, appraise and then approve:

1. The council could simply put the site on the market and sell it to a developer. This would probably be with conditions relating to the granting of planning permission.

2. The council could go to the market and appoint a development partner, retaining ownership but getting the developer to fund the next stages of the process.
3. The council could act as master developer, securing planning permission for the site, investing in the strategic infrastructure and then disposing of parcels of land and plots to individual developers. This could include self-build and custom build.
4. The council could develop the site directly either itself or through its recently formed housing development company.

The next step would then normally be to submit either an outline or full planning application, which would be subject to an updated financial viability appraisal.

The work required to submit a planning application for a site of this size is extensive and would have to follow the planning authorities prescribed process: <https://www.newark-sherwooddc.gov.uk/planningapplications/>.

A number of professionals would need to be appointed, such as a planning consultant, architect, cost consultant, valuer, engineers, ecologists, and technical studies undertaken to inform the planning application and viability of the proposed development.

The cost of this could range from £250,000 to £500,000 and indicatively take up to 12 months to enable the submission of a planning application.

Thanks are extended to all residents and stakeholders who
have contributed to this Neighbourhood Study.



ECONOMIC DEVELOPMENT COMMITTEE

11 SEPTEMBER 2019

DISTRICT-WIDE TREE PLANTING INITIATIVES

1.0 Purpose of Report

1.1 To provide information on a number of planned tree-planting initiatives and to seek Committee approval for the allocation of funds to allow some of these initiatives to be progressed.

2.0 Background Information

2.1 Trees are the oldest living species on earth and provide a link between the past, present and future. Newark & Sherwood is home to what is probably the world's most famous forest and some of the trees in Sherwood Forest are hundreds of years old – with the age of the Major Oak being estimated at up to 1,000 years. As well as being an iconic part of our landscape trees provide an enormous range of benefits, including:

- Combatting climate change by absorbing CO2 from the atmosphere
- Preventing flooding by protecting soil from erosion, reducing surface-water run-off and slowing large floods
- Supporting agriculture by improving soil condition, preventing topsoil erosion and creating shelter and shade
- Improving health and wellbeing by reducing air pollution, keeping towns and cities cool and creating spaces for exercise and relaxation
- Encouraging wildlife by creating habitats, ecosystems and wildlife corridors
- Protecting the landscape – a good mix of native trees increases landscape resilience against pests and diseases
- Producing food – Newark & Sherwood is the home of the Bramley Apple
- Being good for the local economy – studies have demonstrated that property values are higher in tree-lined areas and that businesses are more likely to locate to attractive tree-populated areas
- Reducing reduce noise – belts of trees can significantly reduce noise from traffic and industrial processes

2.2 Trees thus play a crucial role in all of our lives and this is reflected in the District Council's Community Plan. The objective to 'protect, promote and enhance the District's natural environment' will be partly achieved by an increased focus on greening the district by 'encouraging tree planting in the District by developing a 'free tree' scheme (subject to funding) and maximising opportunities for free trees from the Woodland Trust, Greenwood, etc;'. The proposals also form part of the Council's much wider strategy (to be presented to Leisure and Environment) and declared Climate Change Emergency. This report outlines a number of current and future schemes that, if delivered, will result in a step change in the number of trees planted in the District and which will enable the District Council to pledge to facilitate the planting of at least 10,000 trees by 2023 (the end of the current Community Plan period).

2.3 Increased tree planting in Newark & Sherwood will also assist the Government in meeting its target of planting 11million trees (of which 1million will be planted in urban areas) in England between 2017 and 2022. Tree cover across Nottinghamshire averages 10% (similar to the rate for England) and the figure for Newark & Sherwood is likely to be slightly higher

than this. However away from the Sherwood area of the District there are lower levels of tree cover and the potential exists for significant new planting.

3.0 Proposals

3.1 The following initiatives to encourage and promote tree planting in the District are proposed.

3.2 Free Tree Scheme.

A similar scheme to that already successfully run by local authorities such as Rushcliffe Borough Council and North West Leicestershire District Council is proposed. All applicants (who would be Newark & Sherwood residents) would be entitled to up to 2 free trees – which would be 2 year-old native specimens between 60 and 90cm in height. The trees would be bare rooted and would thus need to be planted between November and March. The cost to order and supply the trees (including an administration fee) would be in the region of 75 pence each and it is proposed that a target of giving away 10,000 trees over the next 5 years be set. The cost of the scheme would thus be £1,500pa or £7,500 over the initial 5 year life of the scheme. Community groups and schools are already able to receive up to 420 free trees from the Woodland Trust although this is a very popular scheme and applications for trees for planting this winter have already closed.

3.3 Partnership Working.

The Council will work with local businesses and community-based organisations to facilitate and carry out tree planting. Initial talks have already been held with the following organisations:

- Newark Castle Rotary Club. The Club runs a Business Partnership Initiative and their current project is to facilitate tree planting in the Newark area. The Woodland Trust have offered to provide free trees for the initiative (although the maximum number available is not yet known) and the Club is looking for a site or sites where trees can be planted.
- Newark-based food company Bakkavor. Through its Site Employee Forum Bakkavor has pledged £500 for tree planting in the Newark area in the 2019/20 tree planting season. The company has indicated that it will be happy for the District Council to decide upon appropriate sites and source the trees. Bakkavor employees would then assist with the planting of the trees. Based on the above price of 75pence per tree this would allow for the planting of over 650 small trees, however it may be that some larger trees would be planted, depending upon the sites identified.

As this initiative is progressed it is anticipated that other organisations in the District may similarly wish to become involved in tree-related projects

3.4 The Northern Forest Project.

This Government-backed scheme aims to plant 50million trees across an area between Liverpool and Chester in the west, through Manchester, Leeds and Sheffield and across to Hull. Only a very small section of Newark & Sherwood is within the Northern Forest area however a linked project has been initiated by the Nottinghamshire Chief Executives Group. A working group has been set up and this has identified an opportunity to significantly increase tree planting across the County. Working with partners such as land owners, charities, developers and others, the group envisages an ambitious strategy that will enable a bid for funding to be submitted. To take this forward it has been agreed that

there should be a conference to discuss opportunities with partners and the District Council will play a full role in this.

3.5 **The Urban Tree Challenge Fund (UTCf).**

This Government initiative involves central funding of £10 million which will contribute towards the planting of at least 20,000 large trees and 110,000 small trees in urban areas in England. The UTCf is open to any organisation which wants to plant trees in urban or peri-urban areas, as long as there is full management control of the land in question or consent to use the land for the duration of the agreement has been received. The planting location must be an urban area and in Newark & Sherwood all of our towns and large villages (those with a population of at least 2,000) qualify. Areas have been assessed as to their existing tree cover and whether they are classed as Priority People areas and applications will be scored and ranked to identify projects that will provide the greatest environmental and social benefits to an area. Value for money may also be taken into account, with additional points being awarded where applications demonstrate this. The fund provides up to 50% of the cost of planting large and small trees and their establishment costs. The remaining funding must be met through match funding, either in the form of money or labour. The deadline for applying for the first year of UTCf funding has already passed however expressions of interest are being accepted for the second year of the fund (2020). These require an approximate scheme value to be stated and in order to give the Council the best chance of succeeding in its final application, it is proposed that match funding of £7,500 be allocated as an initial amount. This will allow for at least 6,000 small trees (100-125cm in height) or at least 15 large (3m or more in height) specimen trees to be planted. Further work will need to be carried out to establish which communities in the District offer the best possibility of receiving grant funding and where potential planting sites are located.

3.6 **MOREwoods.**

This Woodland Trust scheme provides 75% of the costs of large scale planting schemes (at least 500 trees planted on an area of at least 0.5ha) where the trees are planted by the landowner. Where a contractor is used to plant the trees the Trust will contribute 60% of the cost. Local authorities are eligible to apply and the Council funding described at 3.6 could also be used to match fund a MOREwoods planting scheme. An assessment will thus need to be made as to the best route for the Council to take should a sufficiently large piece of land be identified.

3.7 **National Tree Planting Week.**

This is the UK's largest annual tree celebration, marking the start of the winter tree planting season (November to March each year). It is organised and promoted by the Tree Council, one of the UK's leading charities for trees and this year it takes place between 23 November and 1 December. It is recommended that this week be used to promote a number of the proposed initiatives.

4.0 **Equalities Implications**

- 4.1 The free tree initiative will be available to all residents of the District. Tree planting funded through the Urban Tree Challenge Fund is likely to be targeted towards the more deprived areas of the District. Wherever possible community involvement in the planting of trees will be encouraged and this will be open to all.

5.0 Financial Implications (FIN19-20/318)

5.1 The Free Tree Scheme requires £1,500 budget per year, for 5 years, with effect from the current year (2019/20). There are sufficient funds within the CSG/Enforcement reserve which could be used to fund these trees, if agreed. For the Urban Tree Challenge Fund additional budget of £7,500 will be required to match fund the government grant. This would be used over a 4 year period from 2020/21. Again, there are sufficient funds within the CSG/Enforcement reserve which could be used to fund this.

6.0 Community Plan – Alignment to Objectives

6.1 As per para 2.2 these proposals will directly contribute towards the delivery of the Community Plan objective to ‘protect, promote and enhance the District’s natural environment’. They will contribute to greening the district by ‘encouraging tree planting in the District by developing a ‘free tree’ scheme (subject to funding) and maximising opportunities for free trees from the Woodland Trust, Greenwood, etc;’ and ‘assist with identifying opportunities for greening urban areas’.

6.2 Increasing the level of tree cover in the District, making our communities more attractive places to live and work and involving local people in tree-related initiatives will also have beneficial effects on the following community Plan objectives:

- Improve the cleanliness and appearance of the local environment
- Increase visits to the District and the use of visitor attractions by local people
- Enhance and sustain town centres
- Improve the health and wellbeing of local residents
- Increase participation with the Council and within local communities

7.0 Comments of Director(s)

7.1 The initiatives proposed are a reflection of how the Council, its businesses, and its residents can collectively commit to achieving a step-change in tree planting at a local level. The proposals are welcomed.

8.0 RECOMMENDATIONS that:

- a) the initiatives outlined in Section 3.0 of this report, including the institution of a free tree scheme and the submission of an expression of interest to the Urban Tree Challenge Fund, be supported;**
- b) funding of £15,000 over a 5 year period be identified to support tree-planting initiatives across the District and Policy & Finance Committee be asked to ratify this spending;**
- c) the 2019 National Tree Week be used as an opportunity to promote tree planting.**

Reason for Recommendations

To encourage and facilitate increased levels of tree planting across Newark & Sherwood and to deliver environmental, social and economic benefits associated with this.

Background Papers

None.

For further information please contact Phil Beard on Ext 5714.

Matthew Finch
Director - Communities & Environment

ECONOMIC DEVELOPMENT COMMITTEE

11 SEPTEMBER 2019

INTAKE WOOD, CLIPSTONE – DESIGNATION AS A LOCAL NATURE RESERVE

1.0 Purpose of Report

- 1.1 To seek Committee approval for the designation of Intake Wood in Clipstone as a Local Nature Reserve under the National Parks and Access to the Countryside Act 1949.

2.0 Background Information

- 2.1 Intake Wood is a 13ha piece of mainly coniferous woodland located on the northern edge of Clipstone. It is well used by local people and contains a variety of wildlife habitats.
- 2.2 The transfer of the freehold ownership of Intake Wood to Newark & Sherwood District Council was included in a S106 Planning Gain agreement dated 2000. In April 2002, in order to add additional protection to the site, a Tree Preservation Order (ref N322) was placed on the whole of Intake Wood. The transfer of Intake Wood was finally completed from housing developer Bovis Homes in 2006, with the Council also receiving a commuted maintenance payment of £30,000.
- 2.3 In 2008 a woodland planning grant under the English Woodland Grant Scheme allowed for a Management Plan for the whole of Intake Wood to be drawn up and this was completed in 2009 by the Sherwood Forest Trust.

3.0 Proposals

- 3.1 It is proposed that Intake Wood be designated as a Local Nature Reserve for the following reasons:
1. To increase local people's awareness and enjoyment of the site.
 2. To provide extra protection for the wildlife habitats and natural features within the site.
 3. To provide additional opportunities for local people to become involved in managing the site.
 4. To make it possible to apply bye-laws which can help in managing and protecting the site.
 5. To send a clear signal to both the local community and the wider population of Newark & Sherwood of the District Council's commitment to nature conservation.
 6. To meet objectives contained in the Council's Community Plan.
 7. To assist the District Council in meeting its Biodiversity Duty.
- 3.2 It is considered that Intake Wood is an appropriate site as a Local Nature Reserve because:
1. It contains a variety of wildlife habitats and biodiversity opportunities.
 2. It is located close to local communities, including some with relatively high levels of deprivation, making it an accessible green space which can provide recreational, health and social benefits for the more than 3,000 people who live within 5minutes walk of the site.

3. It has a current management plan which sets out a clear set of management objectives for the site.
4. There is a funding stream available to help ensure that management objectives can be achieved.

3.3 Natural England has written to the Council supporting the designation of the site and the Lead Advisor for Natural England's People & Access team has formally welcomed the proposal.

4.0 Equalities Implications

4.1 Works to enhance access to the site will be undertaken as part of the on-going management of Intake Wood.

4.2 The site is accessible free of charge at all times of the day and year.

5.0 Financial Implications (FIN19-20/8385)

5.1 There are no financial implications involved in the designation and Intake Wood will continue to be maintained using existing financial resources.

6.0 Community Plan – Alignment to Objectives

6.1 The designation of Intake Wood as a Local Nature Reserve will directly contribute towards the delivery of the Community Plan objective to 'protect, promote and enhance the District's natural environment'. A performance measure associated with this objectives is the number of formally designated local nature reserves.

7.0 RECOMMENDATION

That Committee support the designation of Intake Wood as a Local Nature Reserve.

Reason for Recommendation

For the reasons set out in Section 3.0 of this report.

Background Papers

The Management Plan for Intake Wood

For further information please contact Phil Beard, Business Manager - Parks & Open Spaces on Ext 5714.

Matthew Finch
Director - Communities & Environment

ECONOMIC DEVELOPMENT COMMITTEE

11 SEPTEMBER 2019

NOTTINGHAMSHIRE MINERALS LOCAL PLAN – PUBLICATION VERSION

1.0 Purpose of Report

1.1 To set before Committee the details of the Publication Nottinghamshire Minerals Local Plan Consultation and approve the District Council response to the Consultation.

2.0 Background Information

2.1 In the Draft Minerals Local Plan published in July 2019, Nottinghamshire County Council setting out future requirements for minerals (including sand and gravel, brick clay, and gypsum), identified potential extraction sites and introduced policies to manage this development. The District Council was supportive of the proposed approach of the County Council at the Draft Plan stage and responded to the consultation (See **Appendix A** for details). The Publication Minerals Local Plan has been formally published for a period of representation on 30 August 2019 for a period of six weeks until 11 October 2019.

2.2 The Publication Minerals Local Plan retains the same approach as the Draft Plan which the District Council supported, namely:

- A national policy compliant approach to calculate the future sand and gravel need;
- Continued working of Bantycok, Besthorpe, Cromwell, Girton and Kirton quarries;
- No new sand and gravel quarries in the District are proposed - only extensions to Langford Lowfields North and Besthorpe East;
- An extension of Bantycok Quarry (for Gypsum working) to the South; and
- A biodiversity led approach to restoration.

3.0 Response to the Publication Local Plan

3.1 Minerals Local Plan has reached the publication stage; this stage seeks formal representations on the soundness of the Plan, rather than being a consultation stage asking for comment. Therefore given the District Council's previous support for the proposals in the Draft Plan it is proposed to send a formal representation supporting the Publication Plan. Subject to any additional comments from the Committee, it is proposed that Appendix B (To follow) form the District Council's formal representation.

4.0 Equalities Implications

4.1 None identified, it is not believed that this issue will have different implications for different groups with protected characteristics. Furthermore the District Council is a consultee in the Minerals Local Plan process which is the responsibility of the County Council who will need to ensure that the Plan meets the requirements of the Equalities Act 2010.

5.0 Financial Implications (FIN19-20/4902)

5.1 There are no direct financial implications arising from this report.

6.0 Community Plan – Alignment to Objectives

6.1 The sustainable provision of aggregates supports the development of homes and workplaces in line with the Amended Core Strategy and the Community Plan objective to “Accelerate the supply of new homes including associated facilities.”

7.0 RECOMMENDATIONS that:

- a) the report be noted; and
- b) **Appendix B, subject to any additional comments from Committee, be approved as the District Council’s representation to the Publication Nottinghamshire Minerals Local Plan.**

Reason for Recommendations

So that the report can be noted and a District Council response can be submitted on the Draft Nottinghamshire Minerals Local Plan.

Background Papers

Publication Nottinghamshire Minerals Local Plan (available on Nottinghamshire County Council’s website:

<https://www.nottinghamshire.gov.uk/planning-and-environment/minerals-local-plan/publication-version-documents>).

Planning Policy also has a hard copy of the document on deposit at Castle House.

For further information please contact Matthew Norton on Ext 5852 or Adrian Allenbury on Ext 5862

Matt Lamb
Director – Growth & Regeneration

NSDC Response to the Nottinghamshire Draft Minerals Local Plan Consultation

Question 1 - What do you think to the draft vision and strategic objectives set out in the plan?

NSDC is supportive.

Question 2 - What do you think of the draft strategic policy for sustainable development?

NSDC is supportive.

Question 3 - What do you think to the draft strategic policy for minerals provision?

NSDC is supportive, particularly of 1.b.

Question 4 - What do you think of the draft strategic policy for biodiversity led restoration?

NSDC is supportive.

Question 5 - What do you think of the draft strategic policy for climate change?

NSDC is supportive.

Question 6 - What do you think of the draft strategic policy for sustainable transport?

NSDC is supportive.

Question 7 - What do you think of the draft strategic policy for the built, historic and natural environment?

In order to be thorough and consistent, it may be worth referring to the possible potential Special Protection Area (ppSPA) in paragraph 3.47. This is mentioned elsewhere in the document, including paragraph 2.13 and paragraph 5.47. Beyond this, NSDC is supportive.

Question 8 - What do you think of the draft strategic policy for the Nottinghamshire Green Belt?

NSDC is supportive.

Question 9 - What do you think of the draft strategic policy for Mineral Safeguarding, Consultation Areas and associated minerals infrastructure?

NSDC is supportive of the policy. However, Plan 4 appears to indicate that Minerals Safeguarding Areas include urban areas within Newark, Nottingham City, Mansfield and Ashfield. National guidance advises that urban areas should be included in safeguarding areas where necessary – the District Council does not believe that it is necessary in this case. It seems very unlikely that these urban areas will be used for minerals development in preference to other areas of Nottinghamshire.

Question 10 - What do you think of the draft policy approach towards aggregate provision?

It is welcomed that the figures on the future need for sand and gravel that are set out in the Issues & Options Consultation have been carried forward.

Question 11 - What do you think of the draft site specific sand and gravel allocations?

The extension of quarries at Langford Lowfields South and West and Langford Lowfields North is considered preferable to the identification of new extraction sites in Newark & Sherwood District. NSDC is therefore supportive.

Question 12 - What do you think of the draft site specific Sherwood Sandstone allocations?

NSDC is supportive.

Question 13 - What do you think of the draft policy to meet expected crushed rock demand over the plan period?

NSDC is supportive.

Question 14 - What do you think to the draft policy regarding secondary and recycled aggregates?

NSDC is supportive.

Question 15 - What do you think of the draft site specific allocation for brick clay?

NSDC is supportive. It is important that the impacts on residential amenity of the quarry in Kirton continue to be managed satisfactorily.

Question 16 - What do you think of the draft site specific allocation for gypsum?

The extension of Bantycok Quarry is considered preferable to the identification of new extraction sites in Newark & Sherwood District. NSDC is therefore supportive.

Question 17 - What do you think of the draft policy to meet demand for silica sand over the plan period?

NSDC is supportive.

Question 18 - What do you think of the draft policy to meet demand for Industrial dolomite over the plan period?

NSDC is supportive.

Question 19 - What do you think to the draft policy to meet demand for building stone over the plan period?

NSDC is supportive.

Question 20 - What do you think of the draft policy relating to meet demand for coal over the plan period?

NSDC is supportive.

Question 21 - What do you think of the draft policy to meet demand for hydrocarbon minerals over the plan period?

NSDC is supportive, but would emphasise the importance of a thorough and robust assessment of impacts on the environment and residential amenity.

Question 22 - What do you think of the draft policy wording for DM1: Protecting local amenity?

NSDC is supportive. Page 98 is a duplicate of page 88 and three paragraphs (5.5, 5.6 and 5.7) are missing.

Question 23 - What do you think of the draft policy wording for DM2: Water resources and flood risk?

NSDC is supportive.

Question 24 - What do you think of the draft policy wording for DM3: Agricultural land and soil quality?

NSDC is supportive.

Question 25 - What do you think of the draft policy wording for DM4: Protection and enhancement of biodiversity and geodiversity?

NSDC is supportive, and the reference to the ppSPA in paragraph 5.47 is welcomed.

Question 26 - What do you think of the draft policy wording for DM5: Landscape character?

NSDC is supportive.

Question 27 - What do you think of the draft policy wording for DM6: Historic environment?

NSDC is supportive, and the references to the archaeological resource area at South Muskhams in paragraph 4 of the policy and paragraph 5.78 are welcomed.

Question 28 - What do you think of the draft policy wording for DM7: Public access?

NSDC is supportive.

Question 29 - What do you think of the draft policy wording for DM8: Cumulative impact?

NSDC is supportive.

Question 30 - What do you think of the draft policy wording for DM9: Highways safety and vehicle movements/routeing?

NSDC is supportive.

Question 31 - What do you think of the draft policy wording for DM10: Airfield safeguarding?

NSDC is supportive.

Question 32 - What do you think of the draft policy wording for DM11: Planning obligations?

NSDC is supportive.

Question 33 - What do you think of the draft policy wording for DM12: Restoration, after-use and aftercare?

NSDC is supportive.

Question 34 - What do you think of the draft policy wording for DM13: Incidental mineral extraction?

NSDC is supportive.

Question 35 - What do you think of the draft policy wording for DM14: Irrigation lagoons?

NSDC is supportive.

Question 36 - What do you think of the draft policy wording for DM15: Borrow pits?

NSDC is supportive.

Question 37 - What do you think of the draft policy wording for DM16: Associated industrial development?

NSDC is supportive.

Question 38 - What do you think of the draft policy wording for DM17: Mineral exploration?

NSDC is supportive.

APPENDIX B

Proposed District Council Response to Nottinghamshire Minerals Local Plan – Publication Version

The District Council welcomes the publication of the Nottinghamshire Minerals Local Plan which provides a long term sustainable plan to deliver the necessary minerals to support new development in the County.

The Council is supportive of the strategic approach that the County Council has set out in the Plan in particular the approach to calculating minerals provision. The Council is also supportive of the Biodiversity – Led approach to restoration of minerals workings and the policies ensuring that minerals extraction addresses the impact of climate change and protects residents from unnecessary traffic movements.

The Council is supportive of the approach which allows for the expansion of existing sand and gravel quarries in the District rather than the development of new ones, this is a more sustainable approach and means that existing strategies for mitigating the impact of the minerals workings can be maintained. The Council is also supportive of this approach in relation to the expansion of gypsum workings to the south of Newark.

ECONOMIC DEVELOPMENT COMMITTEE

11 SEPTEMBER 2019

LOCAL DEVELOPMENT FRAMEWORK PROGRESS UPDATE

1.0 Purpose of Report

1.1 To update Members on progress towards delivery of the Plan Review in relation to the Allocations and Development Management Policies.

2.0 Background Information

2.1 Consultation on the Allocations & Development Management Issues Paper concluded on 19 August 2019. In total 59 organisations and individuals responded, including a number suggesting potential development sites.

2.2 The current Local Development Scheme timetable envisages that next stage of the Plan Review process, the Allocations & Development Management Options Report will be published for public consultation in October 2019.

3.0 Proposals

3.1 Given the cycle of committee meetings it is not always possible to present final consultation documents to committee for approval. In these circumstances there are three potential options:

- delay to the consultation;
- provide an outline of the proposed consultation and give the Director delegated authority to consider the final consultation document following consultation with the relevant Members and the LDF Task Group; or
- arrange an additional meeting.

3.2 Most aspects of the review of Allocations & Development Management policies are small scale and relate to changes in site circumstances and amendments to policies to reflect changes in national policy. The policies and potential allocations relating to housing provision for the Gypsy & Traveller community do, however, likely represent significant policy development which requires consideration, understanding and approval from the Committee. The Local Development Framework Task Group and the Council's commissioned consultants are currently considering the results of the consultation process and the various considerations for meeting additional housing needs for this particular community. A finalised approach is not yet available for Committee. Given the importance of this matter to the wider strategic approach of the Councils plan-led approach Officers would recommended that the best approach is to arrange an additional meeting of the Committee to consider the finalised options report in early October.

3.3 Officers have provisionally identified Thursday 10th October 2019 for the proposed additional meeting.

4.0 Equalities Implications

4.1 An Integrated Impact Assessment is being prepared alongside the Plan Review process to ensure that the impact on groups with protected characteristics of the proposals are considered as part of the policy making process.

5.0 Financial Implications - FIN19-20/5286

5.1 There are no direct financial implications arising from this report.

6.0 Community Plan – Alignment to Objectives

6.1 The Community Plan Objective “Accelerate the supply of new homes including associated facilities” includes a requirement to complete the Plan Review and identify sites for Gypsy and Traveller provision.

7.0 RECOMMENDATIONS that:

- a) **the content of the report is noted;**
- b) **an additional meeting of the Committee be arranged on Thursday 10th October to fully discuss the final Options Report for consultation.**

Reason for Recommendations

To allow Members to fully consider the proposed Options Report.

Background Papers

Local Development Scheme March 2019.

For further information please contact Matthew Norton on Ext 5852.

Matt Lamb
Director – Growth & Regeneration

ECONOMIC DEVELOPMENT COMMITTEE

11 SEPTEMBER 2019

FESTIVALS 2019 CAMPAIGN EVALUATION

1.0 Purpose of Report

1.1 To provide the Economic Development Committee with an update on the continuing District-wide visitor campaign, 'Festivals 2019'.

2.0 Background Information

2.1 Members may be aware that Officers had previously identified that a large and growing number of festivals were planned across the District between May and October 2019. We saw this as an opportunity to collectively promote the events with an aim to increase visits, dwell time and expenditure in support of the visitor economy. The festivals encompassed a wide range of themes including music, heritage, food and drink and literature, thus appealing to different audiences. Several festivals had duration of more than one day providing the valuable opportunity to increase overnight stays in the District.

2.2 We selected 20 festivals to form the main content for a multi-channel visitor campaign. Selection was based on ensuring a good spread of dates, durations, locations in the District, themes and intended audiences. They included some more established events such as Newark Festival, Newark Book Festival, Robin Hood Festival and Southwell Music Festival, as well as the unique European Juggling Convention. We still promote other events outwith the 20 through our usual communications channels.

2.3 The objectives of the 'Festivals 2019' campaign are to:

- i) Raise public awareness of the wide range of festivals on offer across the District among potential day and overnight visitors
- ii) Drive footfall from festival goers including stayovers for multiple events
- iii) Drive increased traffic to our visitor website
- iv) Generate public engagement and interaction in the campaign to gain more followers on social media for our longer-term marketing advantage

2.4 Although primarily a 'Summer' campaign, activities will continue through to the end of October in order to encompass popular events such as The Bramley Festival in Southwell.

3.0 Proposals

3.1 Since its launch on 17 May, the campaign has comprised the following promotional activities so far:

- 7,000 copies of a printed guide to the 20 festivals (with paid-for distribution across Nottinghamshire, Lincolnshire, Derbyshire and Leicestershire)
- Bespoke campaign landing page on our visitor website

- 6-sheet outdoor adverts in Newark (North Gate rail station, Morrison's), Grantham (rail station, Brook Street) and Lincoln (rail station)
- Google AdWords during July (when there were multiple events)
- 256 social media posts including boosted (paid for) posts (as of 2 September)
- Ticket prize competitions (for Newark Festival, Newark Book Festival, Southwell Outdoor Theatre)
- Advert in the Robin Hood Festival programme
- Large window cling at 39A Carter Gate, Newark

3.2 The campaign results so far have been very positive:

- 31,946 unique visitors to our visitor website in May–Aug 2019 compared to 21,163 in May–Aug 2018 – an increase of 51%
- 167,590 social media impressions (on Facebook and Twitter, number of Instagram impressions not available) (as of 2 September)
- 5,426 social media engagements (on Facebook, Twitter and Instagram) (as of 2 September)
- More than 25% of these social media engagements came through the ticket prize competitions, most notably for the Newark Festival in June.
- 341 additional social media followers gained since 17 May (as of 2 September)

3.3 The most popular festival webpage views so far have been for Newark Book Festival, The 616 Music Festival and Robin Hood Festival – showing a good spread of interest across the District and among different audiences.

3.4 The campaign is one factor among many in whether people choose to find out more or ultimately attend the festivals, along with event organisers' own promotional activities, the weather etc. However, the above results indicate that it has contributed positively to their success this year:

- “We very much appreciate your choice to support Sherwood Forest in this way. We had a brilliant week throughout the festival and thankfully the weather behaved, except for a few blustery days! The team were kept very busy, with an estimate of over 30,000 visitors attending throughout the week.” **RSPB Sherwood Forest**

3.5 ‘Festivals 2019’ is part of a new plan of promotional campaigns to support the District’s visitor economy. It follows the earlier ‘Newark Wonderland’ and ‘Easter at Sherwood Forest’ campaigns. Others include ‘Late Summer in Southwell’ and ‘Christmas Markets’. Results from each campaign are helping to inform subsequent plans.

4.0 Equalities Implications

4.1 The campaign followed the Council’s guidelines for accessible communications.

5.0 Financial Implications (FIN19-20/9881)

5.1 There is sufficient budget available within the annual Promotion of Tourism budget for the costs of the campaign (£7,000).

5.2 Stakeholders, including event organisers and hosting attractions, are actively supporting the campaign by distributing the printed guide and sharing social media posts to their networks.

6.0 Community Plan – Alignment to Objectives

6.1 The campaign objectives align with Objective 5 of the Community Plan – Increase visits to Newark and Sherwood.

7.0 Comments of Director

7.1 The ‘Festivals 2019’ campaign has demonstrated how a more coordinated approach to information and marketing can have a far greater reach and impact. I welcome the significant increase in reach and interest, as reflected above. I hope to see this turn into increased visitor numbers and local spend when national data is made available in June 2020. We are already working with partners and stakeholders on new campaigns, which will generate similar updates at future meetings.

8.0 RECOMMENDATION

That the success of the ‘Festivals 2019’ campaign in raising awareness of the wide range of festivals on offer across the District and in increasing visitors and followers to our digital channels for our longer-term marketing advantage be noted.

Reason for Recommendation

Delivery of this visitor campaign performance is to be noted with regard to future campaign planning.

Background Papers

Nil

For further information, please contact Richard Huthwaite, Business Manager – Tourism on Ext 5951.

Matt Lamb
Director – Growth & Regeneration

'Festivals 2019' Campaign




Visit Newark & Sherwood
Published by Beckie Firmin (?) · 18 May ·

Want to be in with a chance to WIN WEEKEND TICKETS to the amazing Newark Festival for yourself and a +1?

We've got 6 pairs of tickets to giveaway and all you need to do to enter is LIKE and SHARE this post and FOLLOW Visit Newark & Sherwood on Facebook.

The 6 lucky winners will be announced on Friday 31st May. Good luck!
<https://www.newarkfestival.co.uk/>
#NewarkFestival #VisitNewark #Festivals19



26,640 People reached 1,798 Engagements [Boost again](#)


Visit Newark & Sherwood
Published by Hootsuite (?) · 5 July ·

Whether it's music, food and drink, literature, outdoor activities, history or arts and crafts that you're looking for, Newark and Sherwood really is the place to be this Summer!

With festivals for everyone, of all ages and interests, you can be sure of a great time and a very warm welcome.

Use our Festivals 19 page to see what's going on in Newark & Sherwood this summer 🍌

<https://www.visitnewarkandsherwood.info/festivals/>
#Festivals19 #Festivals #SummerFestivals #Summer #VisitNewarkSherwood




ECONOMIC DEVELOPMENT COMMITTEE

11 SEPTEMBER 2019

COMMERCIALISATION & MAJOR PROJECTS UPDATE REPORT

1.0 Purpose of Report

1.1 To ensure Members are kept up to date on Commercial project activity undertaken by the Commercialisation and Major Projects Business Unit.

2.0 Background Information

2.1 The District Council's Commercial Strategy approved in 2017 sets out the Council's commercial aspirations to meet the funding challenges identified in the Medium Term Financial Plan. The principles support the adoption of an innovative and entrepreneurial approach that achieves positive annual financial contributions for the Council.

2.2 Commercial activity has been undertaken since October 2017 with the establishment of a Commercials Project Team (a cross organisational group of officers) and more recently through the establishment of the Commercialisation and Major Projects (CMP) Business Unit in January 2019. The CMP Business Unit lead and support activity undertaken by the Commercials Project team.

3.0 Proposals

3.1 The CMP Business Unit is responsible for delivering the council's commercialisation agenda through:

- Increasing controllable income (where appropriate),
- Developing new commercial vehicles,
- Income generation through new and additional income streams,
- Transformational change and service reviews.

3.2 Commercial Projects

Projects which are currently being progressed and implemented by the CMP Business Unit are described in figure 1.1 and explained in further detail in 3.3. Each Project has a project plan, risk register and an established project governance process. Project risk registers are managed and reported through the appropriate reporting mechanisms.

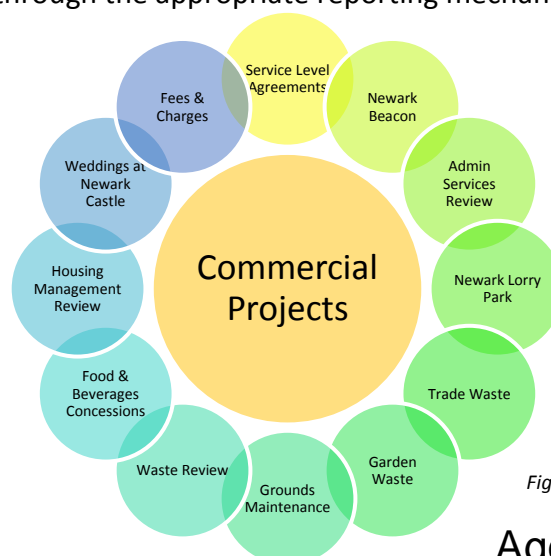


Figure 1.1 – Commercial Projects

3.3 **2019/2020 Commercial Projects**

The following projects which are currently being implemented to generate commercial income/deliver savings in 2019/2020 are explained below:-

3.3.1 Newark Lorry Park

The Lorry Park project was to expand and develop the Newark Lorry Park, by replacing the 44 spaces lost when Castle House was constructed and to meet the national need for more secure overnight lorry parking. The CMP Business Unit oversaw the extension works which came under budget and as a result £68k will now be returned to 2019/20 capital budget. The CMP Business Unit also focused on ways to generate new commercial income on site with the introduction of the SNAP barrier, the implementation of the Certas Fuel Bunker and the redevelopment of the café to meet the high quality standard of the extended site.

A 5 year business plan has also been developed by the CMP Business Unit and will be considered by September's Economic Development Committee.

3.3.2 Garden Waste Project

The Garden waste project was to develop a business case to bring the service back in house was approved by Policy and Finance Committee in January. The CMP Business Unit led on the business case proposal, to deliver the enhanced service with additional income from delivery of the service 'in house', including the admin and expansion of the collection service in a targeted way. This project is now being implemented to deliver the service by Waste and Transport Services.

3.3.3 Admin Services Review

A review of the administrative functions and service provided by the Administrative Services Business Unit was jointly led by the CMP Business Unit. The purpose of the review was to ensure that the functions it performs and the service it provides are still relevant and effective, to deliver savings and to propose a revised structure that is fit for purpose and delivers in accordance with the changing organisational requirement. The restructure will be implemented by November 2019.

3.3.4 Food and Beverage Concessions

The CMP Business Unit led on phase one of the food and beverages concessions advertising opportunities for ice cream vans to have a concession license to occupy Council owned Parks. This was new commercial activity for the council, and the CMP Business Unit advertised opportunities via expressions of interest, benchmarked charges, developed licenses for concessions and introduced control measures for checking valid MOT and insurance certificates. Work is now underway by the CMP Business Unit to implement phase two of the concessions project, identifying potential sites, and to utilise an innovative approach for a pricing strategy, marketing approach and diversifying the offer to achieve the maximum income for the project.

3.3.5 Newark Beacon

The Newark Beacon was transferred to District Council on 1 October 2018. The CMP Business Unit led on the development of a 5 year Business Plan setting out the long term aims of the management of the centre. The Newark Beacon was handed over to Asset Management and Car Parks Business Unit to manage the centre as a Council asset and work is now underway to increase occupancy at the centre.

3.3.6 Service level Agreements

The CMP Business Unit led on reviewing Council Service Level Agreements (SLA) and developed and implemented a new template to ensure that all SLA's are:

- Using a standard approach
- Legally binding
- Accurate
- Using an appropriate charging mechanism
- Incorporating commercial principles
- Reviewed and refreshed on an annual basis

The CMP Business Unit facilitated discussions between Business Managers and Active4Today and Arkwood Developments Ltd. to ensure that the SLA's in place now follow the principles described above and generate additional income for the Council.

3.4 **2020/2021 Commercial Projects**

The following projects which are currently being developed and will be implemented in 2020/2021 to generate commercial income/deliver savings are described below:-

3.4.1 Housing Management Review

An 'in principle' decision was made at April's Policy and Finance Committee to re-integrate the housing management services back into the council. A formal decision incorporating results from the tenant consultation will be recommended to Policy and Finance Committee on 26 September. The CMP Business Unit are leading on the implementation of this project and have been carrying out preparatory work to ensure that the project will have a seamless transition (if approved). It is expected that bringing the service back in house will generate approx. £1m savings to the Housing Revenue Account to be reinvested in tenant services.

3.4.2 Weddings at Newark Castle

This project is to develop the weddings at the Castle offer considering the potential to expand and charge more commercially for the weddings offer at Newark Castle. The CMP Business Unit have reviewed the current weddings offer and have proposed ways to improve the current offer and embed commercial pricing. It is expected that the new pricing structure developed by CMP is expected to increase income. The CMP Business Unit have also developed a marketing plan for future wedding offers and developed a suite of documents to hand over to Heritage, Culture and Visitors Business Unit to implement the service.

3.4.3 Grounds Maintenance

The CMP Business Unit are leading on identifying commercial opportunities to grow the service. Consultants were appointed to undertake a diagnostic review of the current service and identify opportunities for commercial development which was completed in May 2019. An update on the project will be presented to September's Economic Development Committee.

3.4.4 Trade Waste

The CMP Business Unit are leading on identifying commercial opportunities to grow the service. Consultants were appointed to undertake a diagnostic review of the current service and identify opportunities for commercial development which was completed in May 2019. An update on the project will be presented to September's Leisure and Environment Committee.

3.4.5 Fees and Charges

This project is to review all non-statutory fees and charges across the council and undertake a benchmarking exercise with other Local Authorities and commercial enterprises. The CMP Business Unit have met with all Business Managers to identify fees and charges that could generate commercial income. This report will be presented to Policy and Finance Committee in November.

3.5 **Embedding Commercialisation**

Alongside delivering commercial projects, CMP are also working to embed commercialisation throughout the organisation. The Business Unit offer support to officers to develop the requisite commercial skills and achieve maximum value through contractual and organisational arrangements including the effective management of projects. The CMP Business Unit have developed a Project Management Toolkit which includes templates for key documents such as; a Business Case, Project Plan and Risk Register which have been shared across the Council. Project Management Training has been delivered since January 2019 to approx. 50 staff over 5 separate sessions. Feedback received has been positive and scoping work is now underway to deliver a comprehensive and a more detailed project management training session.

3.6 The CMP Business Unit have also been working to embed commercialisation within the Council, supporting Business Managers to develop commercial skills to leverage maximum value through operational activity. This has been achieved through delivering a presentation to Business Managers and Senior Leadership Team in June 2019. The Business Unit are now considering the approach to disseminate and embed commercialisation wider, involving all staff in the Council.

3.7 The CMP Business Unit have developed a contracts toolkit which will be launched to Business Managers later in the year. The toolkit sets out the principles on how to manage contracts that carry significant financial and strategic impact. In addition, a review of the

contracts register was carried out and updated to ensure that the register is comprehensive and robust.

4.0 Equalities Implications

4.1 Each project is subject to completion of an equalities checklist and an EQIA if required. This report does not implement policy or procedure change and there are no equality implications.

5.0 Financial Implications - Fin Ref: FIN19-20/9098

5.1 The CMP Business unit has an annual financial target of £250k. Based on 1st quarter outturn projections, approximately £215.4k is projected for 19/20.

Project	19/20 Projected Income
Garden Waste*	£104.0k
SLA's	£10k
Lorry Park - Ticketing	£36.4k
Lorry Park - Bunker	£15.0k
Lorry Park – Café	£22.0k
Food & Beverage Concessions	£12.0k
Admin Services Review	£16.0k
Total (Based on 1st quarter outturn projections)	£215.4k

* Includes £74k capital savings from not requiring additional vehicles

5.2 The CMP Business Unit has made progress to meet its annual target based on 1st quarter outturn projections. Additional projects may come on stream throughout 2019/20 which will contribute to the target and some of the savings identified in the Housing Management Review (projected to save in 2020/21) could be realised earlier in 2019/20, leading to a further contribution to the target.

6.0 Community Plan – Alignment to Objectives

6.1 The activities of the CMP Business Unit support the Council objective 'Generate more income, improve value for money and increase residents' satisfaction with the Council'. Commercial Projects provide a new source of income for the Council which will contribute to funding the Council's aspirations as detailed within the Community Plan 2019-2023.

6.2 The Commercial activity outlined above also supports the Council's value of commercial and business-like approach to operational activity.

7.0 Comments of Director

7.1 The CMP Business Unit has made significant progress towards the annual target based on 1st quarter outturn projections. The CMP Business Unit activity supports the Council's commercial vision as set out in the Commercial strategy, approved by Council in 2017.

8.0 RECOMMENDATION

That the update regarding commercial activity undertaken by the Commercialisation and Major Projects Business Unit is noted.

Reason for Recommendation

To update Members on Commercial activity undertaken by the Commercialisation and Major Projects Business Unit.

Background Papers

Nil

For further information please contact:

Deborah Johnson, Business Manager - Commercialisation and Major Projects on ext 5800

Natalie Cook, Projects Officer - Commercialisation and Major Projects on ext 5275

Sanjiv Kohli

Deputy Chief Executive/Director – Resources

Forward Plan of Economic Development Committee Decisions from 1 October 2019 to 30 September 2020

This document records some of the items that will be submitted to the Economic Development Committee over the course of the next twelve months.

These committee meetings are open to the press and public.

Agenda papers for Economic Development Committee meetings are published on the Council's website 5 days before the meeting <http://www.newark-sherwooddc.gov.uk/agendas/>. Any items marked confidential or exempt will not be available for public inspection.

Meeting Date	Subject for Decision and Brief Description	Contact Officer Details
Sept/Nov 2019	Update on Digitisation of Archive Material at Resource Centre	oliver.scott@newark-sherwooddc.gov.uk
20.11.19	Presentation by Welland Procurement – 'local procurement'	matt.lamb@newark-sherwooddc.gov.uk
20.11.19	Progress against the DMP for Sherwood	richard.huthwaite@newark-sherwooddc.gov.uk
20.11.19	Beacon Update	steven.syddall@newark-sherwooddc.gov.uk
20.11.19	EV Chargepoint – Additional Sites Identified	steven.syddall@newark-sherwooddc.gov.uk
25.03.20	Promotion of Tourism Update 2019/20	richard.huthwaite@newark-sherwooddc.gov.uk
25.03.19	Adoption of new Green Spaces Strategy	phil.beard@newark-sherwooddc.gov.uk
TBC	Review of Industrial Estate	steven.syddall@newark-sherwooddc.gov.uk
TBC	Possible report on Legionella Compliance Programme	steven.syddall@newark-sherwooddc.gov.uk
TBC	Town Centre Regeneration Masterplan	To be confirmed
TBC	Ollerton & Boughton FINAL Neighbourhood Study and Next Phase	rob.main@newark-sherwooddc.gov.uk

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted