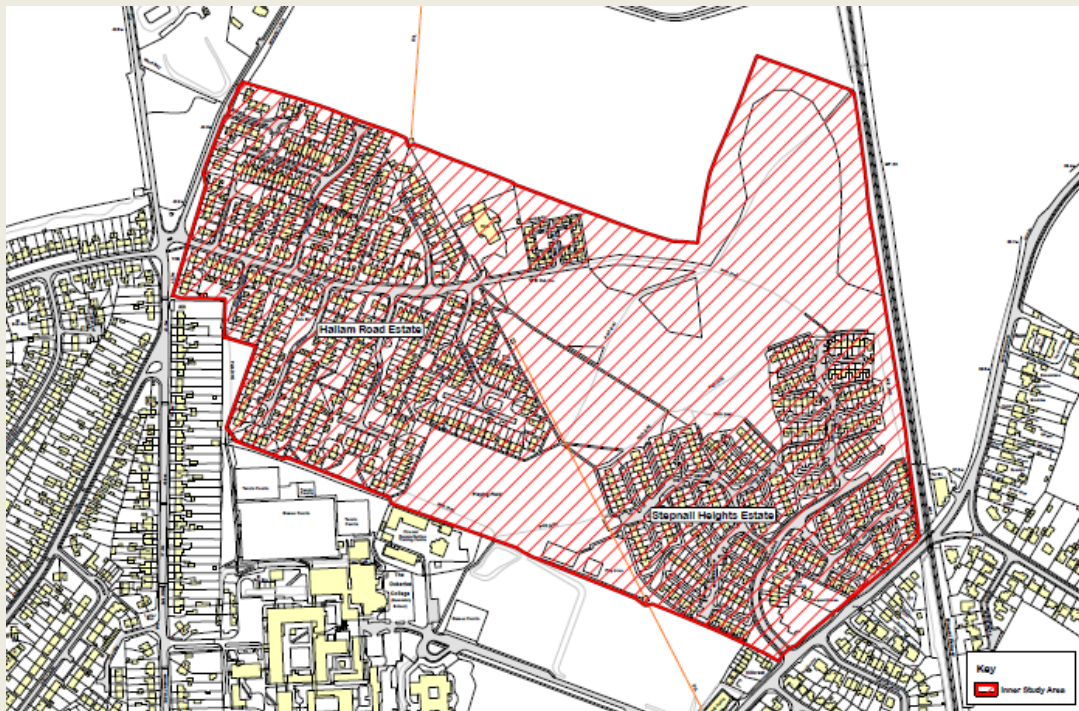


Ollerton & Boughton Neighbourhood Study

**FINAL DRAFT “People’s” Report & Updated
Action Plan March 2018**



Produced by the Planning for Real Team

Ollerton & Boughton Neighbourhood Study – Draft FINAL People’s Report

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Executive Summary

As with other Neighbourhood Studies that the Newark & Sherwood District Council has undertaken, for the Ollerton and Boughton Neighbourhood Study two geographic areas have been identified:

- a) **Outer Study Area:** This is the whole town and the Study will consider wider strategic and physical issues through a desktop study, consolidating the existing Council and Stakeholder knowledge base.
- b) **Inner Study Area:** This is the area around the Stepnall Heights and Hallam Road estates, including the allocated site OB/MU/2 (HRA land). The Study will focus on “People” (socio-economic) and “Place” (built environment / master planning) opportunities and challenges, with a significant element of community engagement. The estimated size of this population is 1,427 and is predominantly Council housing (Housing Revenue Account – HRA).

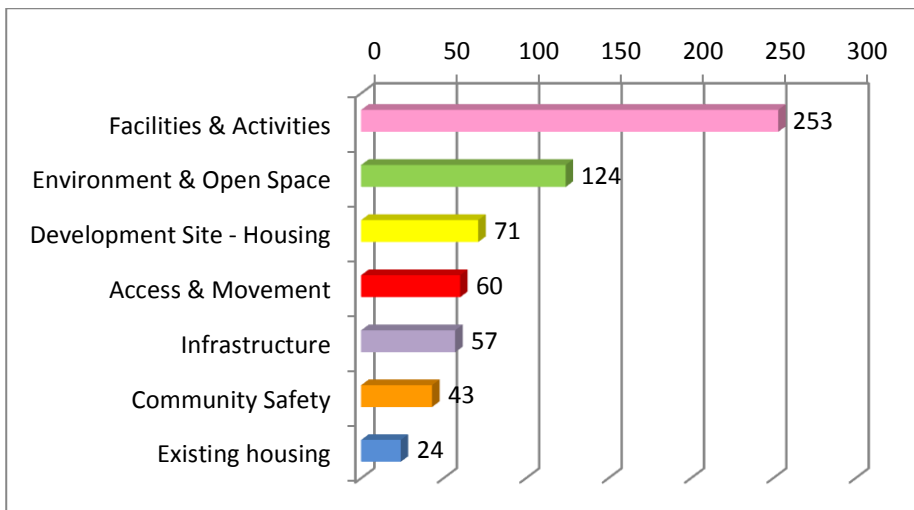
The focus of the Planning for Real Unit’s work on the “People” element (Work Package 1) of the Ollerton and Boughton Neighbourhood Study was the Inner Study Area of Stepnall Heights and Hallam Road estates with a two fold aim:

- Identify the community needs of the residents of the Hallam Road estate and the Stepnall Heights estate (also known by local people as the Retford Road or Boughton estate);
- Gather residents’ views about the development for housing and improved open space of the land between the estates (allocated development site) in order to help inform the master plan being produced by consultants, URBED under the “Place” element (Work Package 2).

With community engagement at the heart of our work, we used the well-known community planning process known as “Planning for Real” which is visual, participative and interactive, and which encourages the participation of residents of all ages and abilities.

11 engagement events were held over two weeks during August (including Bank Holiday Monday) with all but two of the events held outdoors under a gazebo in various locations around the two estates. Through this way of working we reached 190 residents who put their suggestions and concerns forward using a 3D model of the two estates and the land between.

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



An analysis of these views reveals the following key points in terms of community need – “People” element:

- 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 when it is needed most.

Residents looked to the new development as an opportunity to provide them with a community building/facility to replace the one 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 through which 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.
- 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.

The following are the key points which came out of the initial consultation in relation to the allocated development site – the “Place” element:

- 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.

Residents, members of the Neighbourhood Partnership, and Ollerton & Boughton Town Councillors participated in the two follow-up Workshops: Workshop 1 Prioritisation and Action Planning and Workshop 2 developing a strategic proposal for the new development with the intention that this should inform the work of URBED in the subsequent “Place” element of the Neighbourhood Study.

Identified as HIGH priorities (with differing timeframes – SHORT, MEDIUM, LONG term) to meet Community Needs were:

To be met by facilities provided as part of the new development and improved open space:

- A 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 (this is something that the owner of the Turner Lane shop would also like to realise).
- 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.

To meet wider Community Needs:

- Smarten up, improve the appearance and cleanliness of the estates with improvements happening before new development starts.
- Tackling crime, anti-social behaviour, the problem of off-road motorbikes and quad bikes, speeding cars, and drug issues.
- Outreach Children's and Young People's worker to organise and support activities.
- The setting up of a Community Project to organise activities and support residents along the lines of the community project that used to be based at 56 Hallam Road.
- Address residents' concerns about the Dukeries Young People's Centre in terms of the perception that it is always closed (crucially during school holidays when it is needed most) and the need for it to cater for a younger age range as well.
- More activities for young people including school holiday activities/play schemes.
- Address the expressed need for activities to be free or affordable.
- Address the issue of the closure of the swimming pool by investigating the possibility of a new pool with improved play equipment.

The work undertaken by residents, Neighbourhood Partnership members, and Ollerton & Boughton Town Councillors through Workshop 2 resulted in three different layout and access options for the proposed development of new housing and improved open space on the allocated site and these have been passed to URBED (the "Place" element consultants) to help inform their work.

Update to Wider Community Needs Priorities:

A multi-agency "Day of Action" took place on the Retford Road estate on 21st February 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. Also, around 1 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 involving arts and crafts, climbing walls, a film show and they also got involved in the litter picking. Health and Wellbeing checks were offered. Agencies involved included Newark & Sherwood District Council (ASB/Waste Management/Environmental Health), Police, NSH, Ollerton and Boughton Town Council, the Furniture Project, Dukeries Academy and the Nottinghamshire County Council's Youth Services.

Recent work undertaken by Newark & Sherwood District Council, the Police and Agencies has reduced levels of anti-social behaviour. The Police, with A4T Sports Development Staff from the Dukeries Leisure Centre, have developed a programme of football activities on a Friday evening at the Dukeries Academy which includes 6 weeks of football training ending with playing a match against the Police. The Dukeries Academy are supportive of this initiative and if the Dukeries Leisure Centre can continue to provide the Sports Development staff then they could provide the astro turf for use during the Summer Holidays and potentially other facilities during term time if there were gaps in the Academy's programme of use.

The problem of off-road motorbikes 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.

A "101 Report It" campaign is to be 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 and Sherwood Homes suggest that action needs to be taken to follow up on tenancy agreements when drug issues are reported.

A football project, which will be free to attend, has been developed by the Police with Active4Today. Active4Today have secured funding from SBAP to deliver activities within school time and signposting to Dukeries Leisure Centre and other community groups, with support from a Sports Coach. Nottinghamshire County Council's 3 year revenue funding grant has closed and will not be open for bids for another 3 years.

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

Newark & Sherwood District Council have commenced a project reviewing leisure options in the West of the District which includes reviewing swimming pool provision. An Options Appraisal is currently being developed and will be shared with the Council's Committee.