

# Ollerton & Boughton Neighbourhood Study:

Final Report

# Contents

Introduction	3
<b>1 PLACE ANALYSIS</b>	<b>4</b>
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
<b>2 PEOPLE REPORT</b>	<b>20</b>
2.1 Getting to know the Neighbours	22
2.2 Early Workshops	24
2.3 People Report Summary	28
<b>3 MASTERPLAN DEVELOPMENT</b>	<b>32</b>
3.1 Developing Options	34
3.2 Hopes and Fears Workshop	38
3.3 Options Appraisal	40
3.4 Viability Assessment	44
<b>4 RESOLVED MASTERPLAN</b>	<b>46</b>
4.1 Design Principles	50
4.2 Zones	52
4.3 Housing Mix	54
4.4 Area Schedule	56
<b>5 DELIVERY</b>	<b>58</b>
5.1 Next Steps	60



**Ollerton and Boughton  
Neighbourhood Report**  
Status **DRAFT FINAL V3**  
**August 2018**

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

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# 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, looking at options for a new housing development between the Hallam Road and Retford Road Estates.

The land 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.

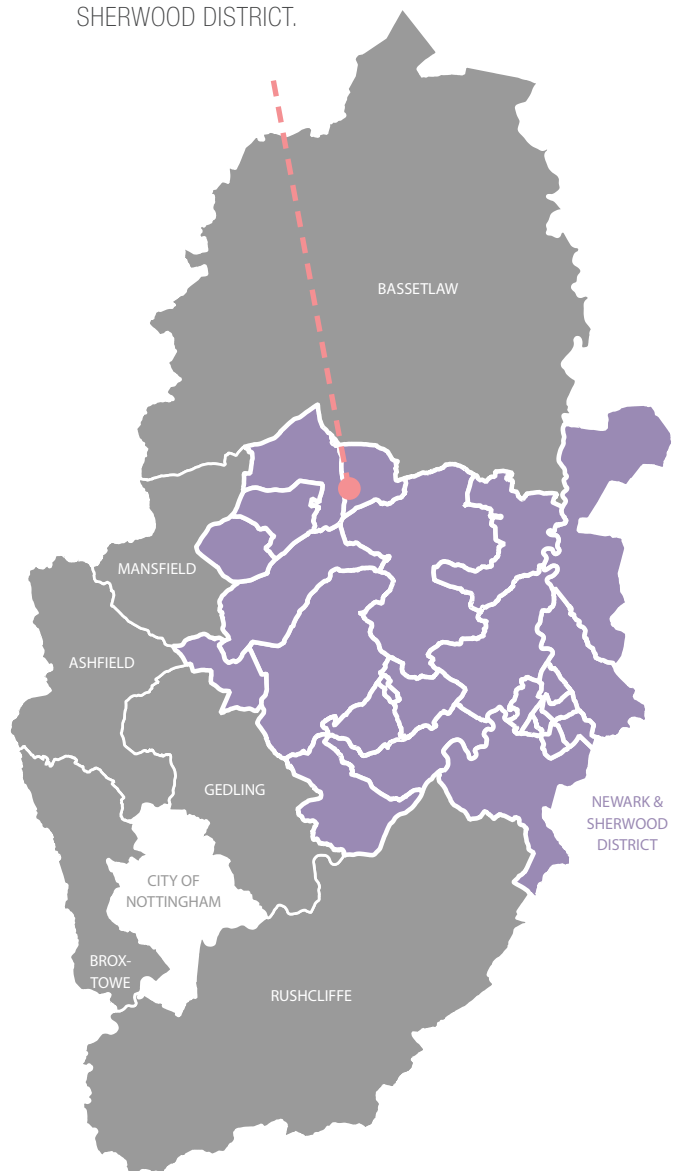
The Council wish to bring forward a high quality development of new homes, which enhances and improves connections to both the Hallam Road and Retford Road Estates.

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 has been to take on board local people's comments and views of the new development and draw 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.

As the project progressed, new land became available to the south of the site, enlarging the original scale of the scheme, and providing the opportunity to increase recreational amenity.

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



NOTTINGHAMSHIRE



1



# Place Analysis

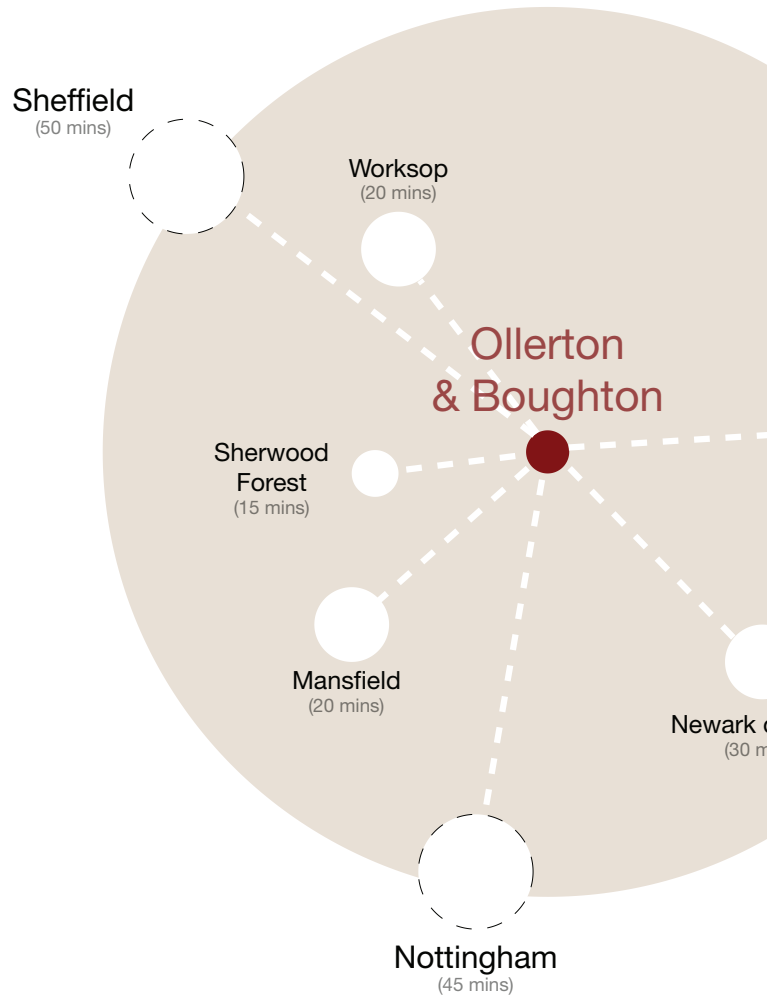
## 1.1 Local Context

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 recreational purposes part way through the course of the study, altering the scope of the development, which becomes apparent in Chapter 3: Masterplan Development.



KEY

1 km radius

Inner Study Area

Building

Building in Hallam Road Estate

Building in Retford Road Estate

Option 5 additional land

DISTANCE BY CAR TO NEIGHBOURING TOWNS

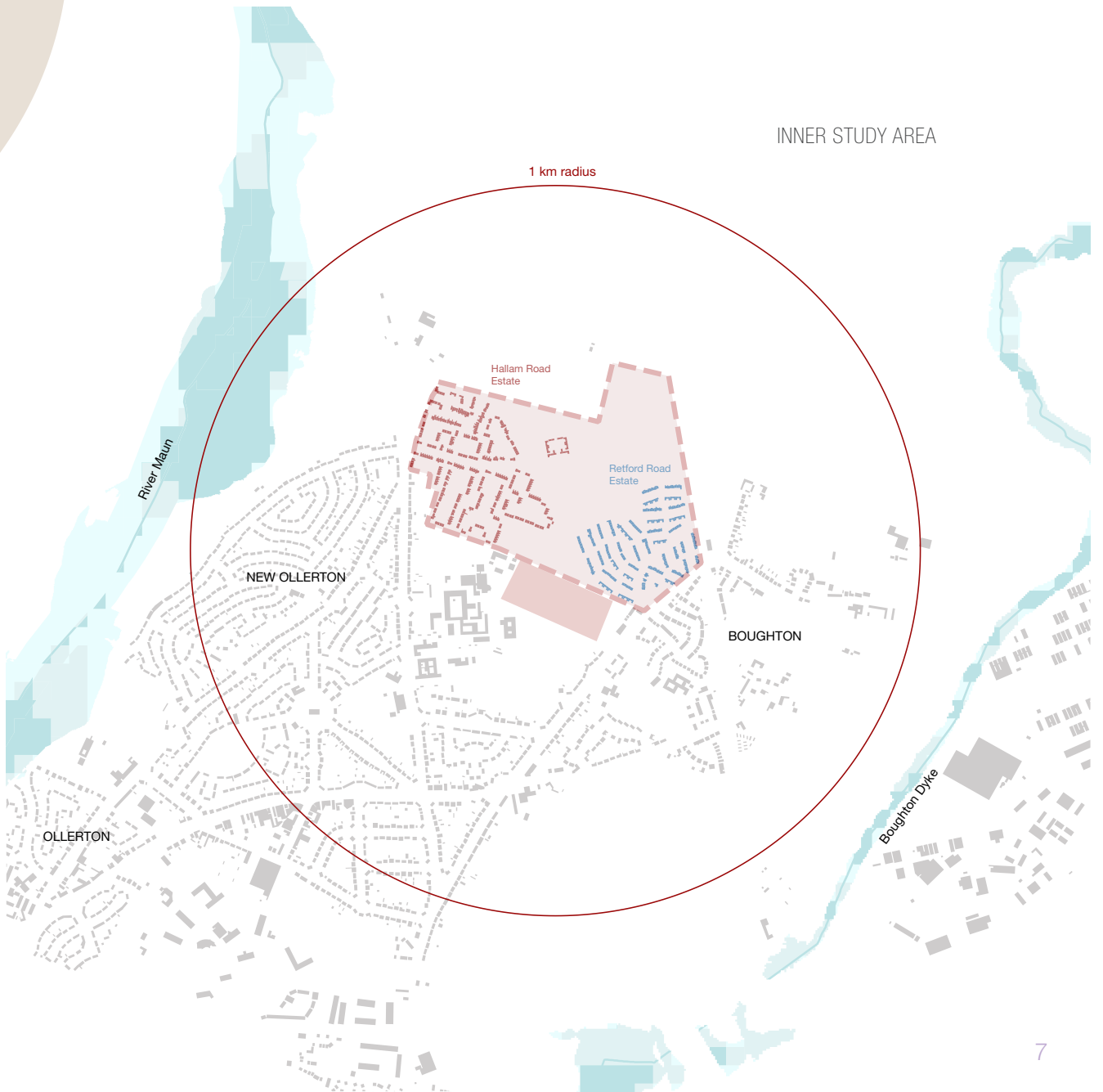


Lincoln  
(50 mins)

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.

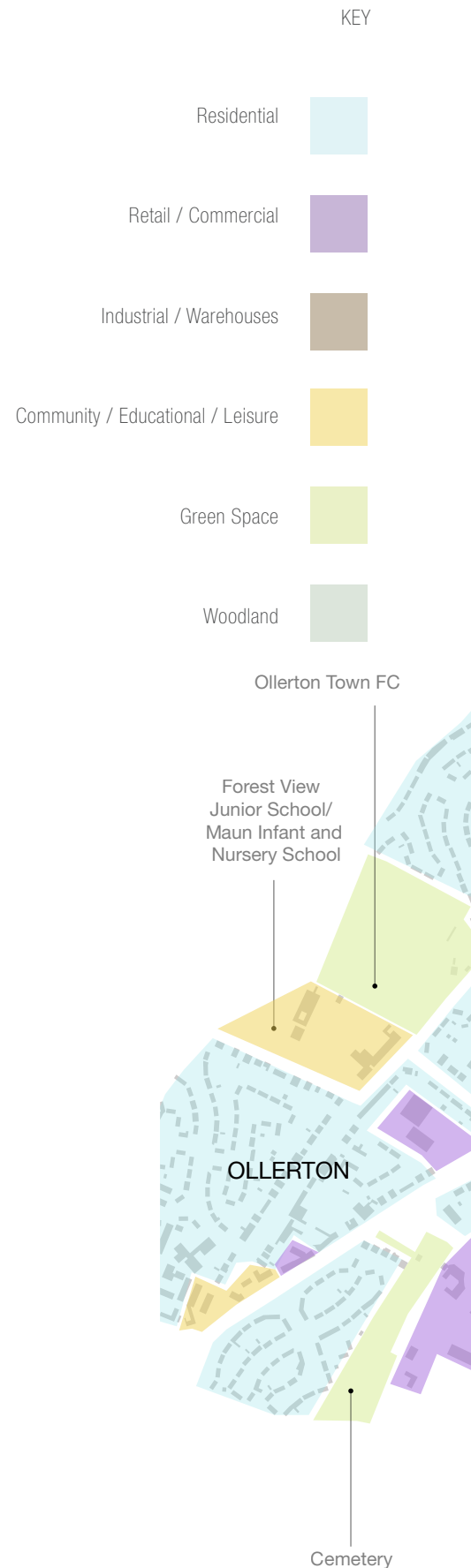
The Inner Study Area is towards the north of the settlement, and is bordered by a large zone of community facilities known as the Dukeries to the south. This area consists of amenities such as Dukeries Complex Recreation and Leisure Centre, Dukeries Academy, Dukeries Riding Centre, Ollerton Registration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

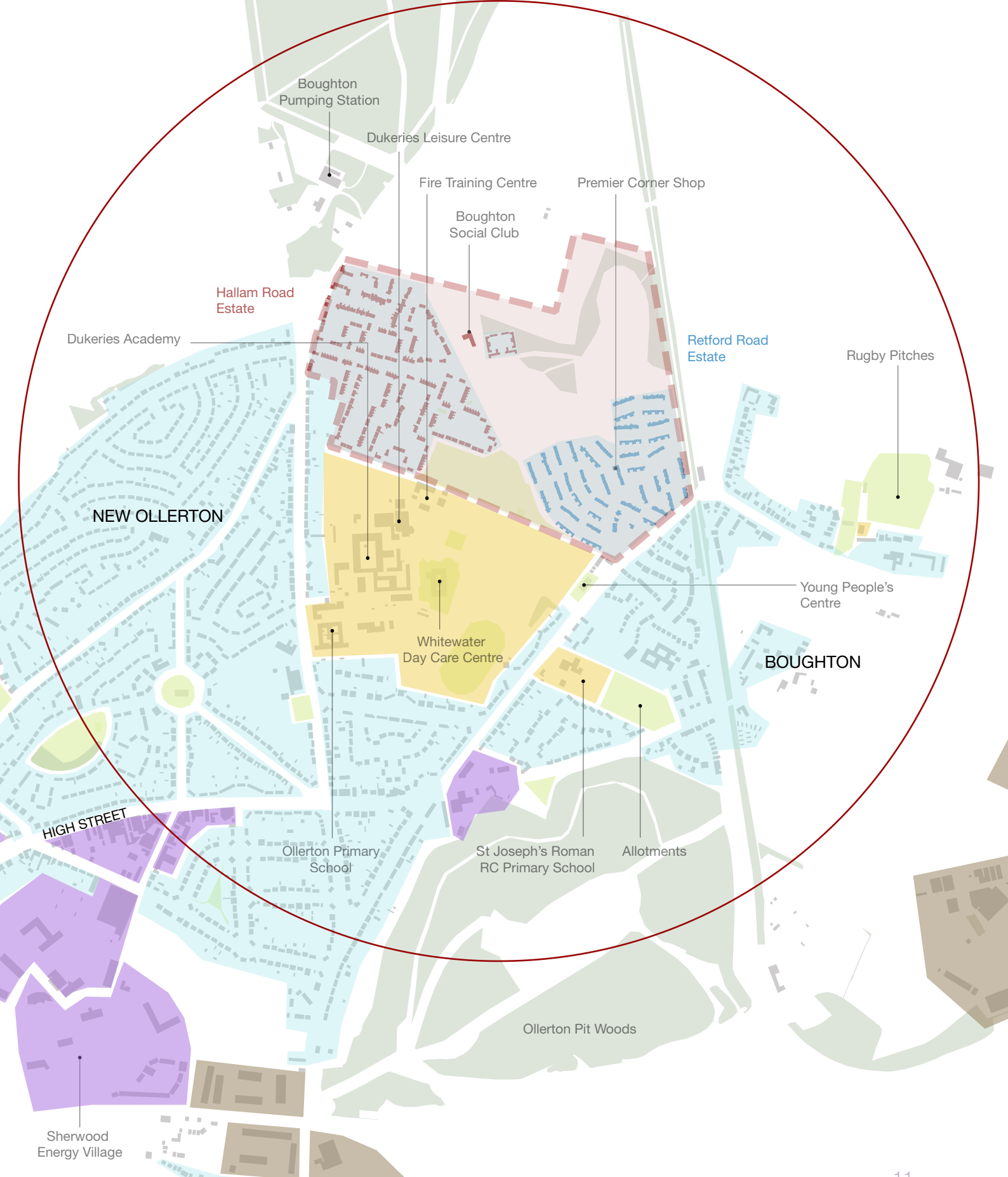
The northern conservation area contains Boughton Pumping Station whilst the Church of St. Paulinus, St. Matthew's Church, and Boughton Village Hall are all listed buildings within Ollerton and Boughton.

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.

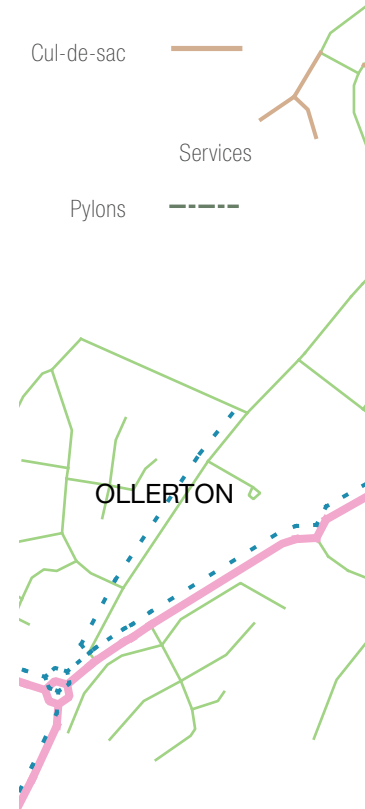
There is a prevalence of cul de sacs in residential areas, deterring connections between neighbourhoods. This is particularly obvious within the Hallam Road and Retford Road Housing Estates in the Inner Study Area, where every road meets a dead end.

### 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.



ROUTES AND CONNECTIONS

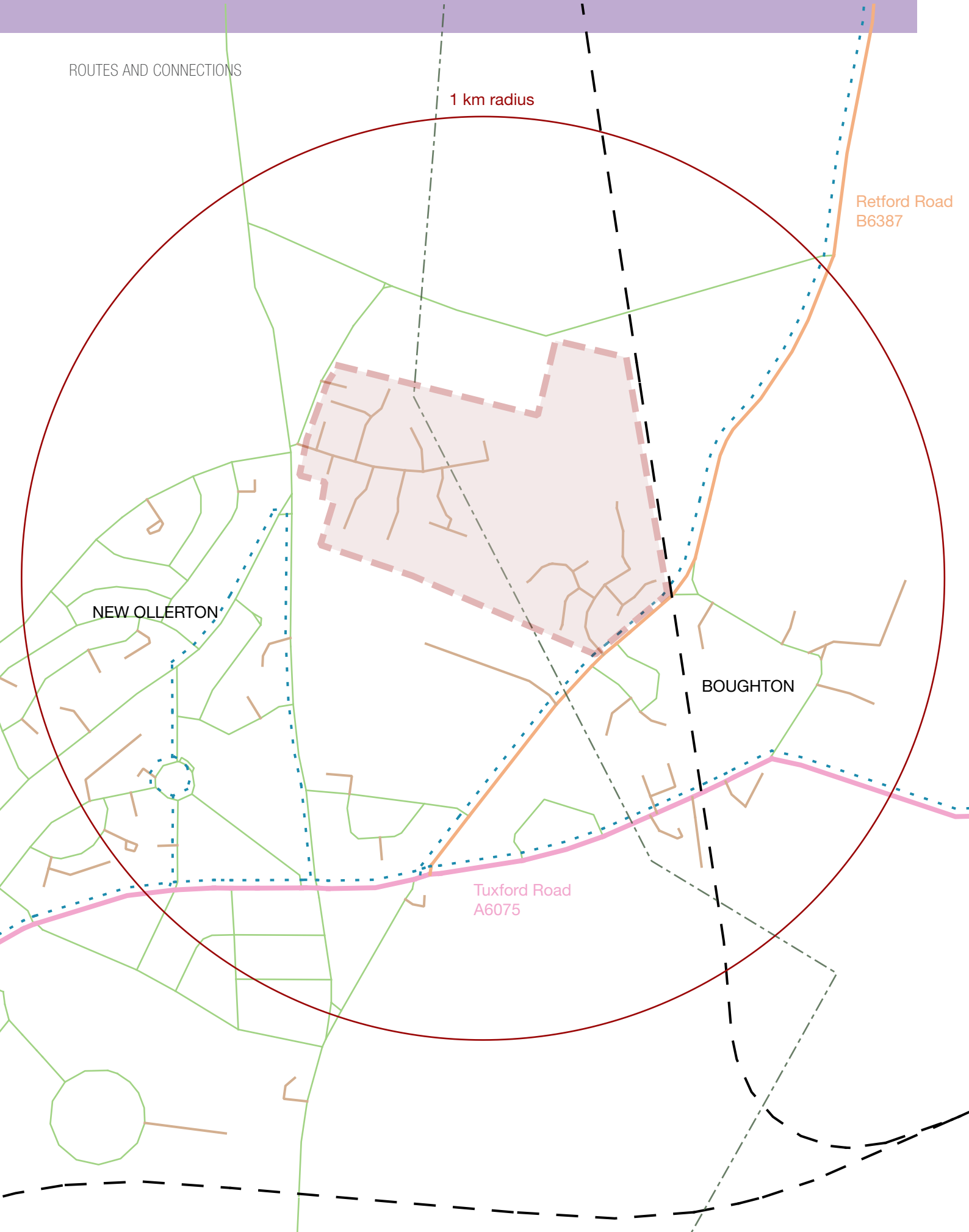
1 km radius

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

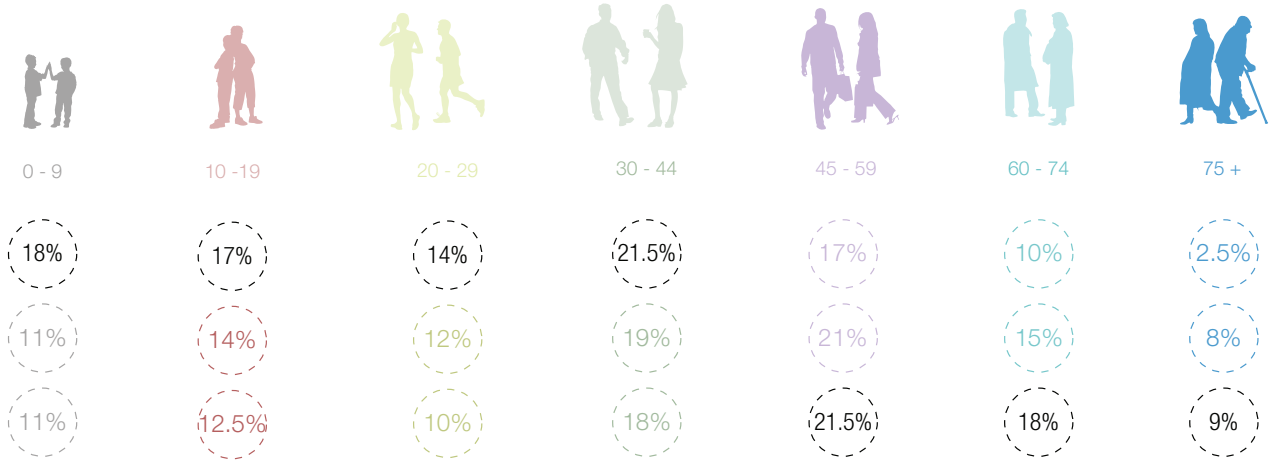
Inner Study Area  
(Hallam Road & Retford Road Estate)

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.

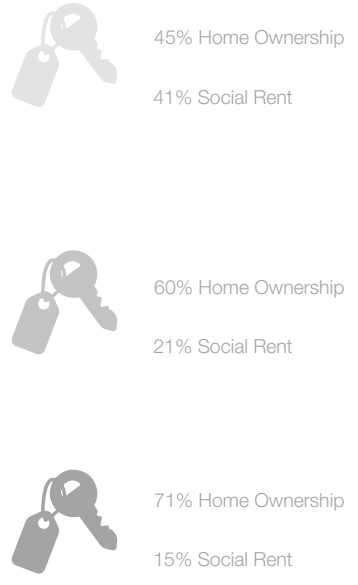


HIGHER QUALITY EMPLOYMENT

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' adopted in March 2011 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

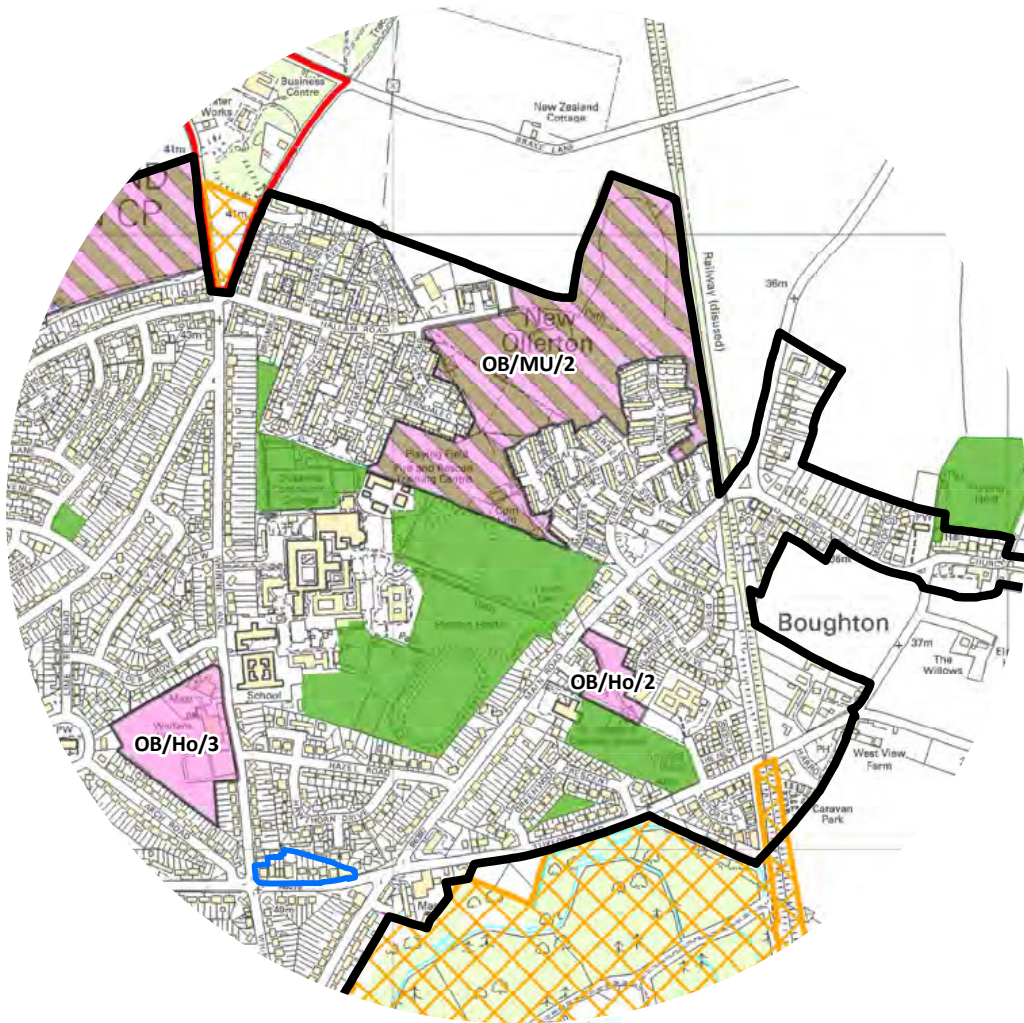
The River Maun to the west is shown to present a high flood risk in the immediate vicinity, whilst Boughton Dyke is shown to be prone to more moderate flooding.

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

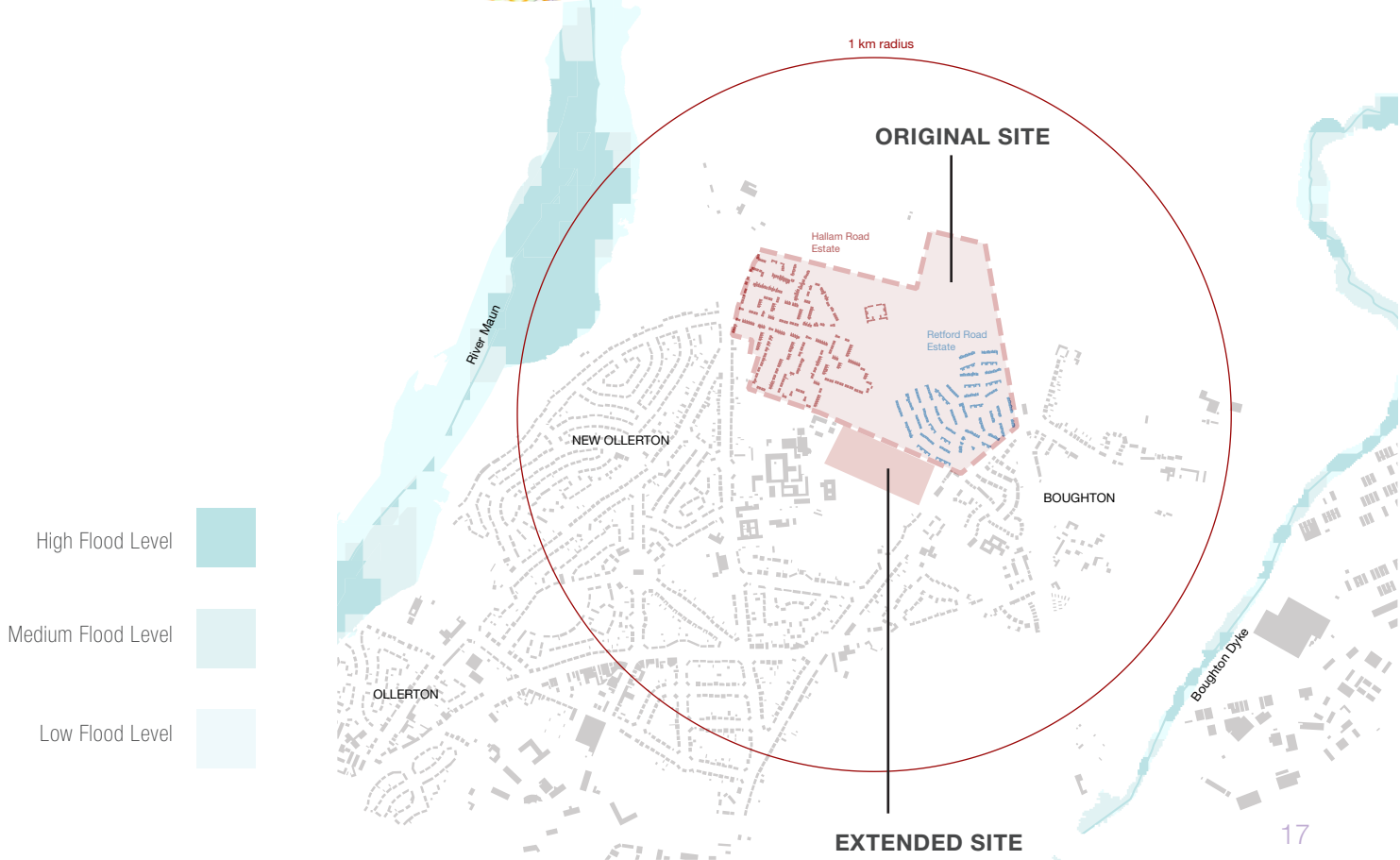
### Extended Site

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 increasing the leisure and recreational facilities provision for the estates.



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

### 2.1 Getting to know the Neighbours

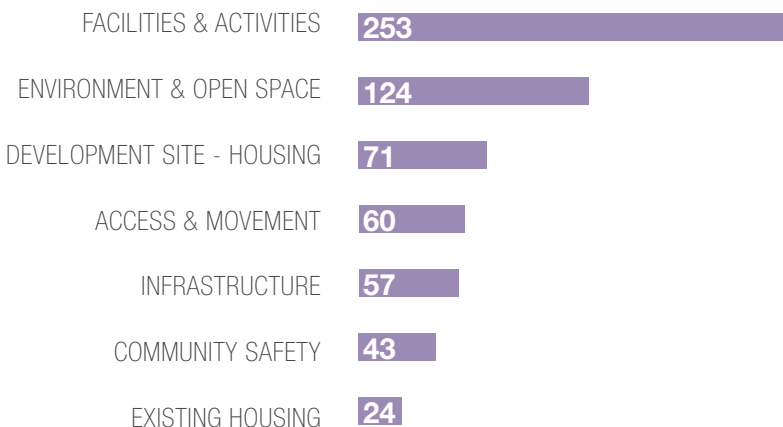
Planning for Real carried out the People Report aspect of the study, engaging with local residents and businesses to hear their initial thoughts and ideas on what they liked about the estates, any issues and improvements and what they thought about new housing being delivered close-by.

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.

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:



#### 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 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 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.

### 2.2 Early Workshops

**Workshop 1** was organised by Planning for Real and took place on Tuesday 12th September. The workshop followed on from the eleven August consultation events, and asked participants to examine the 632 suggestions put forward by local people and put them in priority order. This Action Planning session was attended by residents, members of the Ollerton & Boughton Neighbourhood Partnership, and a number of Ollerton and Boughton Town Councillors.

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

#### Related to the new development:

- 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.



#### Related to 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.

**Workshop 2** was then held on Wednesday 20th September, 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.

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. CONSULTATION

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.



### 2.3 Workshop Outcomes

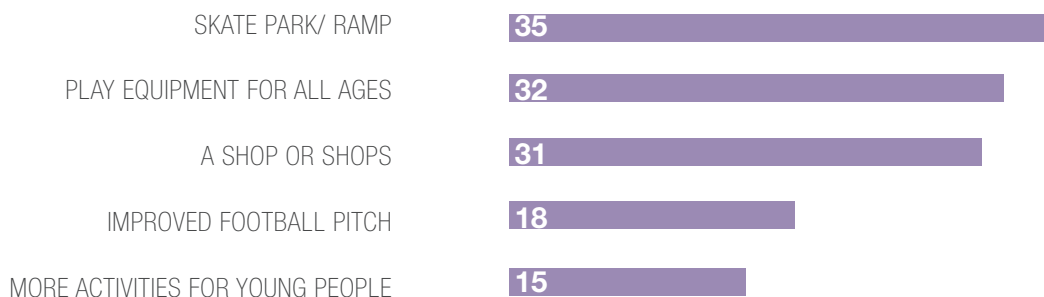
#### Facilities & Activities

Many of the residents who participated looked to the development site to meet their needs for extra community facilities and outdoor activity and play provision for their children and young people.

There was strong support for a local shop(s) incorporating a Post Office which would replace the existing convenience store on Turner Lane (Retford Road estate). The owner of this shop indicated his strong desire, if possible, to build a larger shop as part of any new development citing that the Turner Lane shop was one of his smallest premises yet was the busiest and he needed room to expand.

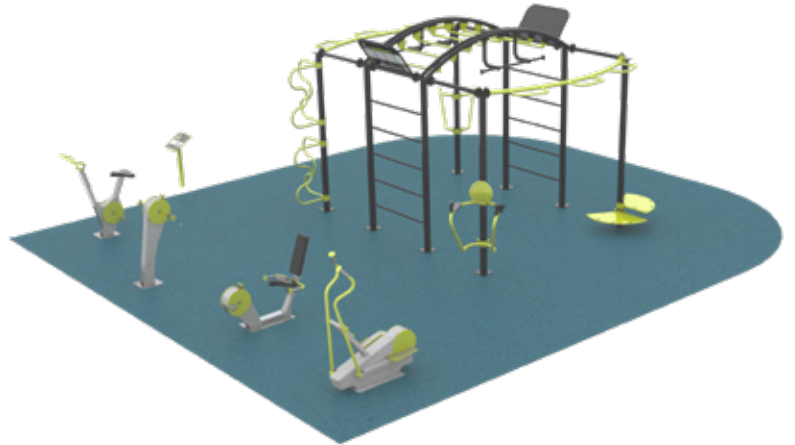
There were numerous requests for a Community Centre / Hub / House / Room where residents could meet, hold activities, and support each other.

#### TOP 5 REQUESTS





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



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



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



The existing shop-owner is very keen to expand his business into a unit of approx. 250sqm. Other suggested shops include a post office and a small takeaway. A small local hub would encourage walking over driving into the main town for basis daily needs, and create a more determined centre to the estates

### 2.3 Workshop Outcomes

#### Environment and Open Space:

This theme received the second highest number of suggestions (124) representing 20% of the total number of suggestions.

#### The existing Housing Estates:

There were suggestions for clean ups and community rubbish collecting days (domestic and open space), and a best garden competition to encourage better environmental upkeep.

Whilst there were a number of comments that some of the shrubbery needed pruning and trees cutting back, there were also requests for more trees to be planted. Lighting of the estates was mentioned with requests that this be improved and all lighting should be LED.

#### Development Site:

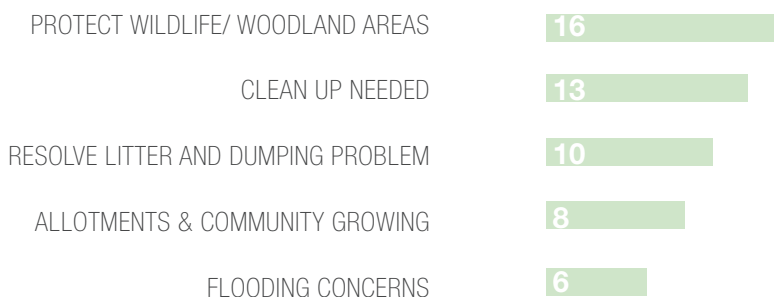
The open space which presently forms the development site is a valued asset by residents of all ages and the footpaths across this site are well used.

Important to local residents was the protection of the existing wooded areas and the wildlife that presently inhabits these areas – it is believed that newts are present in the field and a Red Kite was observed flying over the woodland. We were also made aware, however, that the wooded area nearest to Hallam Road also suffers from a dumping problem. Houses which overlook woodland and grassland areas may help with surveillance issues.

There was support for new allotments, as long as they served new and existing residents and did not go to outsiders already on the waiting list. It was also suggested that there could be a community fruit and vegetable growing project which could engage residents, particularly children, and produce fresh food at low cost for local residents.

At present many local residents walk their dogs on the open land and did not wish to lose the ability to do so because of the development therefore space specifically for dog walking was proposed.

#### 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



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 as 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 viable scheme, which could be taken forward to next stages of design

# Option 1

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
<b>TOTAL</b>	<b>31086</b>	<b>32</b>	<b>74</b>	<b>6</b>	<b>54</b>	<b>166</b>	<b>360</b>

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
<b>TOTAL</b>	<b>24378</b>	<b>30</b>	<b>64</b>	<b>11</b>	<b>18</b>	<b>123</b>	<b>296</b>



Option 3 is based green group's scheme. This option seeks to connects 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
<b>TOTAL</b>	<b>28796</b>	<b>58</b>	<b>54</b>	<b>7</b>	<b>15</b>	<b>134</b>	<b>299</b> 15 Communal



### 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)

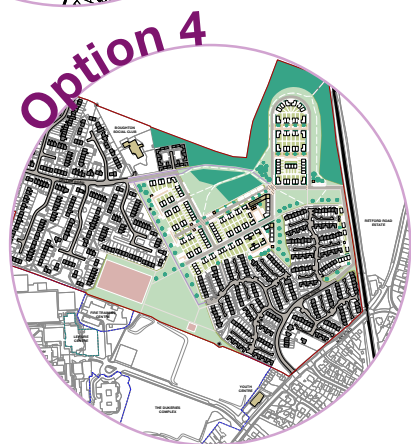
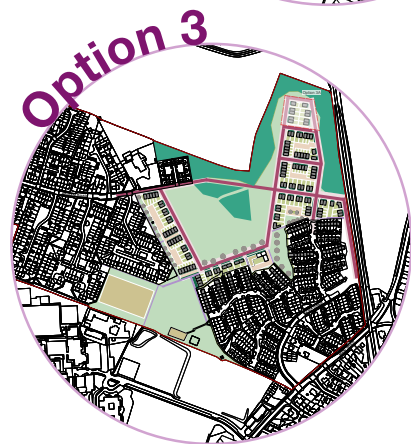
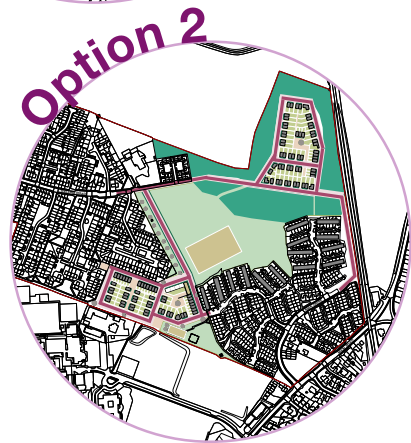
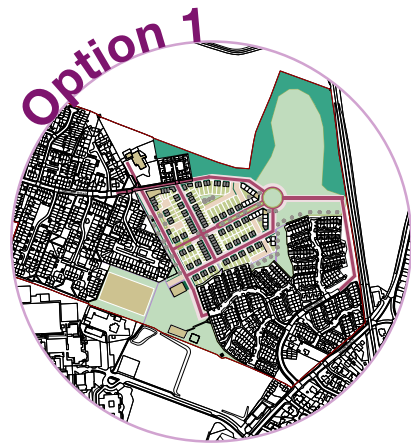
### 3.3 Options Appraisal

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 District Council and the team expressed a preference towards options 1 and 4, stating 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.

Gathered stakeholders acknowledged the financial benefits of delivering a denser scheme with more houses on the site than the minimum requirement of 120 homes, whilst acknowledging the need to protect community rights to green space.

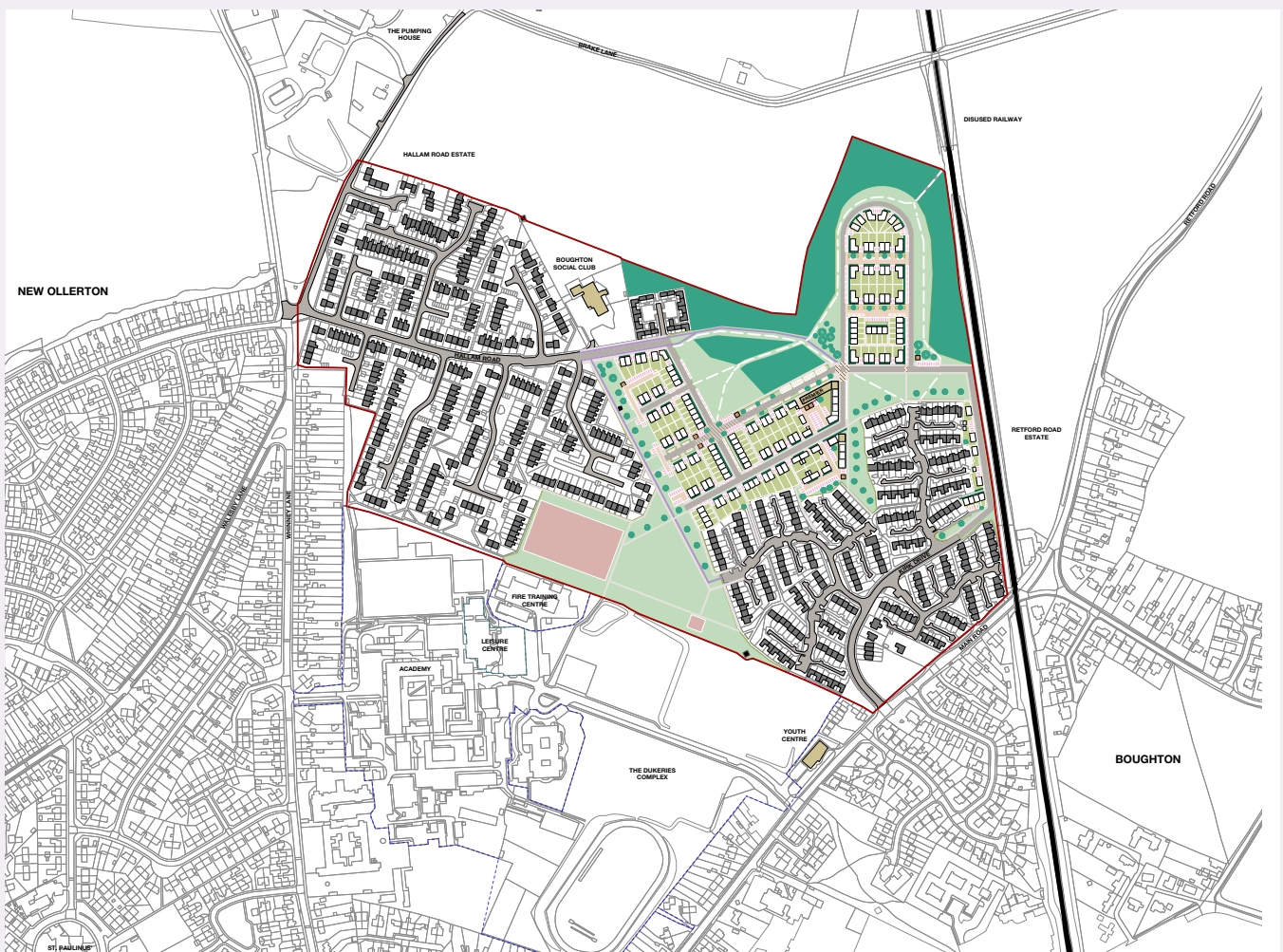
The additional land used within Option 5 (which follows), helped to meet both of the above requirements, substantially enhancing upon sports and recreational facilities, whilst delivering a viable number of homes.



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	8	12	28
I	1463	4	0	4	0	8	11
Communal	410						30
<b>TOTAL</b>	<b>31899</b>	<b>50</b>	<b>64</b>	<b>25</b>	<b>32</b>	<b>171</b>	<b>326</b>



### 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 has become available adjacent to the allocated site. This has 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 do not 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	<b>30</b>				<b>170</b>	
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 options. This has included a financial assessment of the development options. An analysis of the local property market has been undertaken which researches 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.

The options testing has considered the levels of affordable housing and other planning gain 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 the likely non-viability due to 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:

- Financial appraisal of Options 1 to 4 on the basis of complying with the Affordable Housing policy requirement at 30%, plus Community Infrastructure Levy and other S106 costs.
- 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 below 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
<b>Affordable Units</b>			
1 Bed House	50%	58	58
2 Bed House	50%	70	70
	<b>100%</b>		
<b>Market Housing</b>			
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
	<b>100%</b>		

## Viability Assessment

The first stage of the financial modelling has been undertaken for Options 1-4, and are indicative viability assessments based on a range of assumptions, and modelled on a 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 (or shortfall) 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 reducing the level of S106 contribution

By adjusting these elements, the cross subsidy which is provided by the development of housing for market sale increases and thus the affordable housing provision and S106 contribution can be sustained, though be it at a reduced level.

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 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 S106 is required. It must also be noted that schemes delivered elsewhere in Ollerton and Boughton, by private sector developers do not provide any affordable housing, along with negotiating reduced overall S106 contributions. Indeed across this part of the District the maximum affordable housing level provided has been in the order of 15%.

	Option 1	Option 2	Option 3	Option 4	Option 5
<b>Tenure Mix %</b>					
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%
<b>Total No. Units</b>	<b>166</b>	<b>123</b>	<b>134</b>	<b>171</b>	<b>200</b>
<b>Non-Affordable S106 Contributions</b>	£1,622,864	£1,202,484	£1,310,023	£1,671,746	£500,000
<b>CIL( Retail units)</b>	£27,900	£27,900	£27,900	£27,900	£27.900
<b>Viable</b>	No	No	No	No	Yes

BOUGHTON  
SOCIAL CLUB

HALLAM ROAD

WHINNEY LANE

FIRE TRAINING  
CENTRE

LEISURE  
CENTRE

PLAY

TENNIS  
COURTS

ACADEMY

4





# Masterplan: Resolved

# Preferred Masterplan



## NEW OLLERTON

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. 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.



**KEY**

- Woodland
- Grass
- Back Gardens
- Front garden
- Roads
- Paths
- Cycle paths
- New houses
- Existing houses
- Parking / circulation
- Parking
- Retail / community facility
- Bin stores etc
- Playground/ Hardcourt / gym
- Pylon
- Indicative SUDS
- Site boundary



Drawn	Checked	Date	Dr: 20	AD: 10
Original By:	HB	Date:	14-09-2017	Ap by:

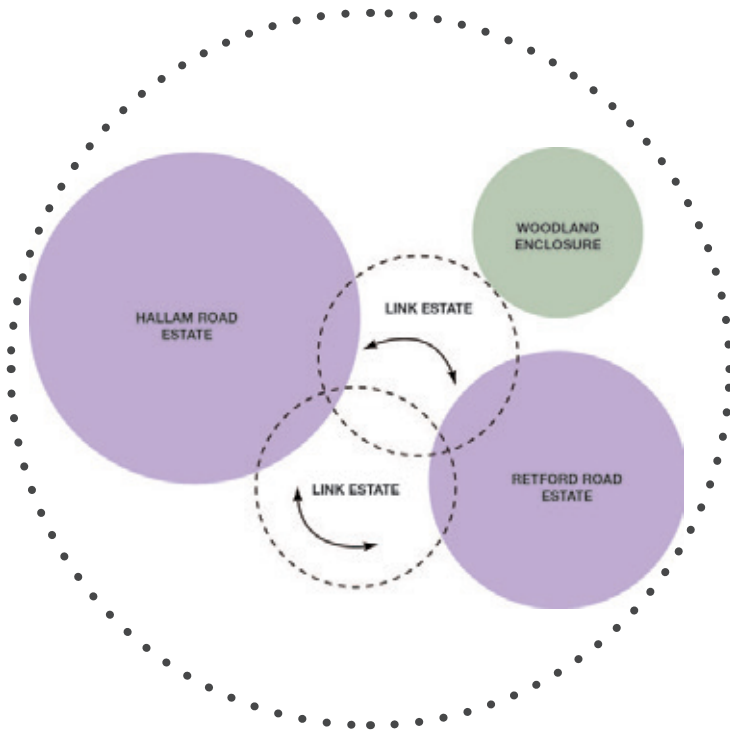


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Drawing Title:		
Inner Study Area Preferred Masterplan		
Project Title:		
Ollerton & Boughton		
Client:		
Newark & Sherwood District Council		
Project Number:	Issue Status:	
1032		
Drawing Number:		
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Scale:	Date:	Revision:
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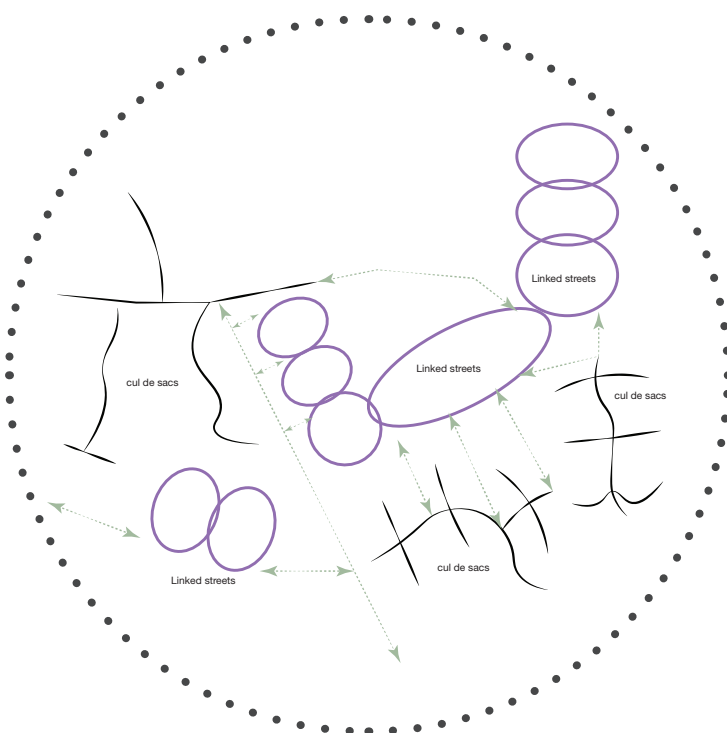
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### 4.1 Design Principles



#### 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



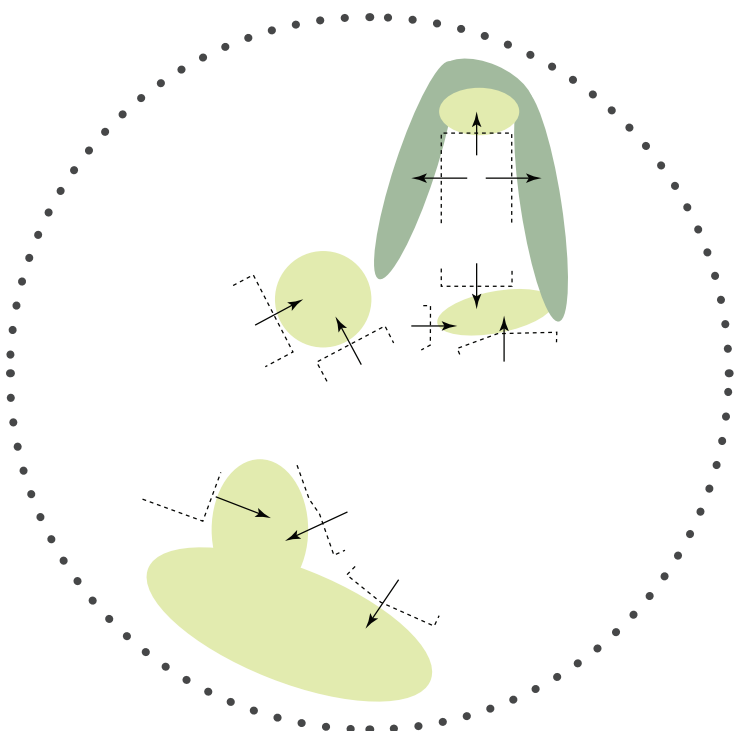
#### 2. STREET DESIGN: LINKS AND CUL-DE-SACS

- 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 a retail unit (Premier) under one-bed maisonettes along the eastern edge, 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
- Retail facilities are located in the central most accessible zone

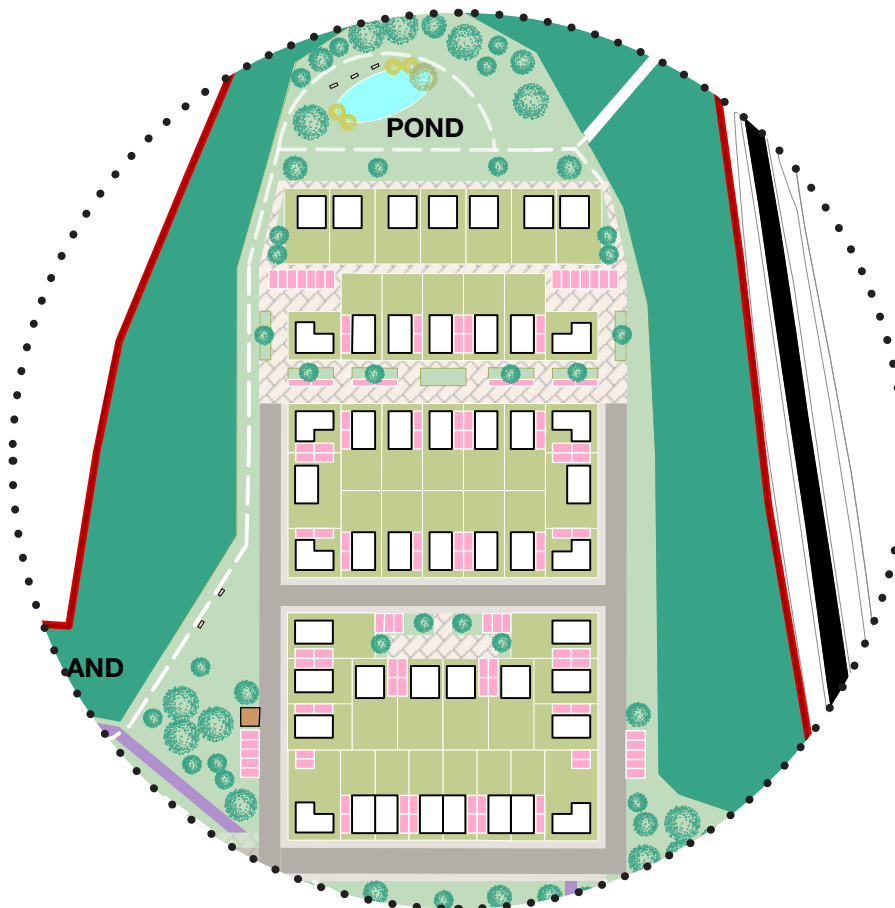
### Turner Lane Park

- 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

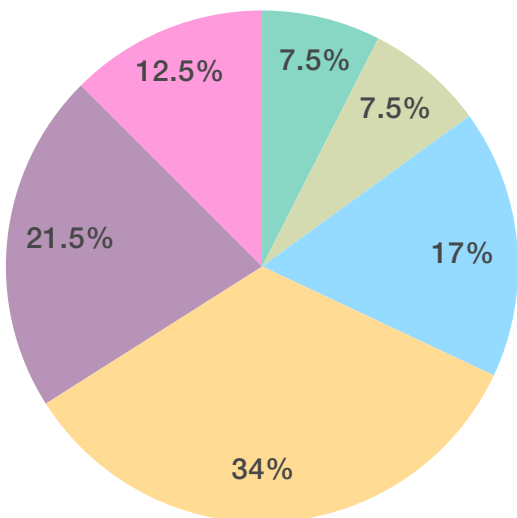
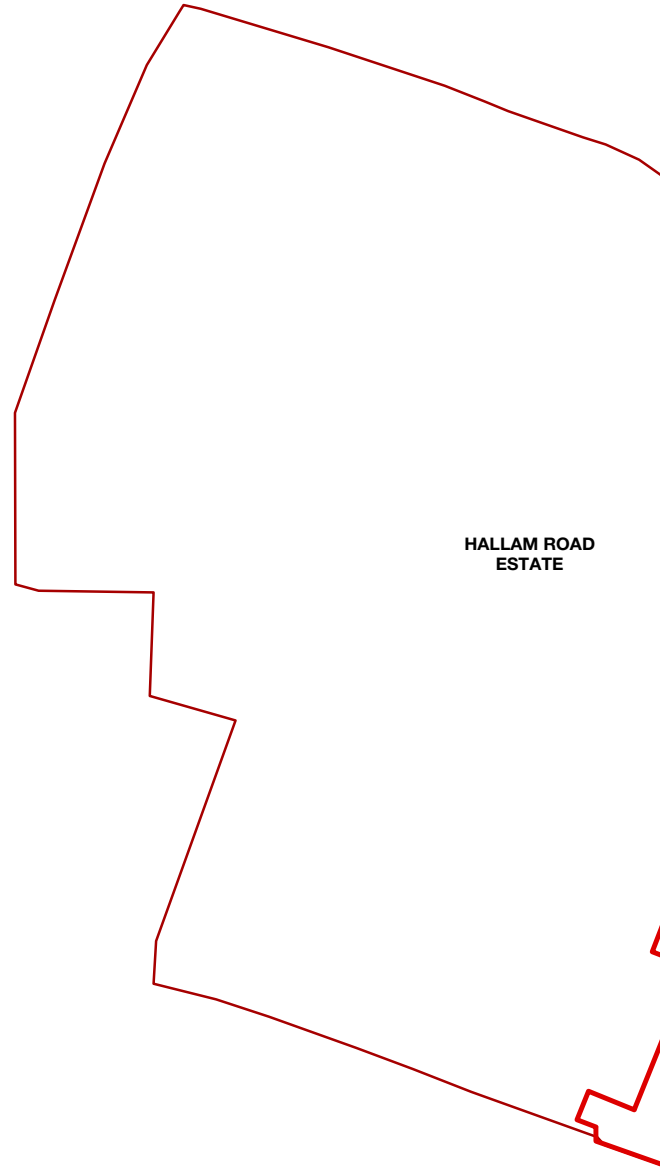
## 4.3 Housing Mix

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	<span style="display:inline-block; width:15px; height:15px; background-color: #ff69b4; border: 1px solid black;"></span>
3 bed detached	<span style="display:inline-block; width:15px; height:15px; background-color: #800080; border: 1px solid black;"></span>
3 bed semi	<span style="display:inline-block; width:15px; height:15px; background-color: #ffa500; border: 1px solid black;"></span>
2 bed terrace	<span style="display:inline-block; width:15px; height:15px; background-color: #6495ed; border: 1px solid black;"></span>
2 bed Affordable Rent Housing	<span style="display:inline-block; width:15px; height:15px; background-color: #8fbc8f; border: 1px solid black;"></span>
1 bed Affordable Rent flat	<span style="display:inline-block; width:15px; height:15px; background-color: #3cb371; border: 1px solid black;"></span>



KIRK DRIVE  
ESTATE

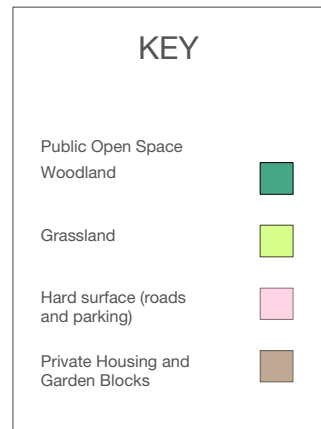
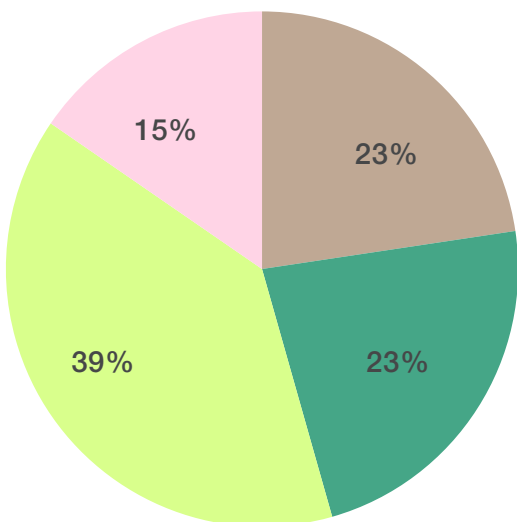
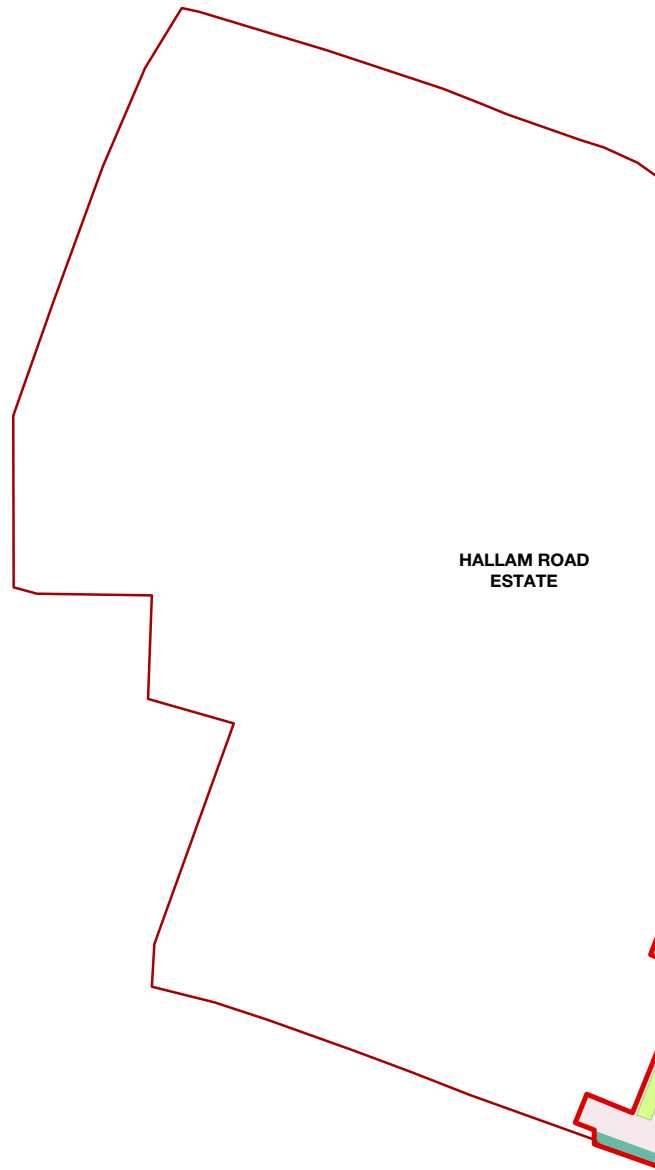
## 4.4 Area Schedule

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



Delivery

### 5.1 Next Steps

This concludes the feasibility study for the area of land between the Retford and Hallam Road estates. Whilst a preferred option has been selected, a further comprehensive study including in depth market appraisals and detailed design would be required before this project could be submitted as a planning application.

This study has proven that the site is viable for development, and could host up to 200 homes, whilst providing a marked improvement in public green space, supported by Section 106 contributions from the new housing. It has been useful to speak to local residents, and record their hopes and fears for a new development, and the results of the People Report should be implemented within any future site development.

The council shall continue to discuss how best to proceed with this site, and will keep residents informed of decisions as they arise.



