

# Ollerton & Boughton Neighbourhood Study:

## Final Report

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## Ollerton and Boughton Neighbourhood Report

Status: Final Issue

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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. 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.



NOTTINGHAMSHIRE



1



# Place Analysis

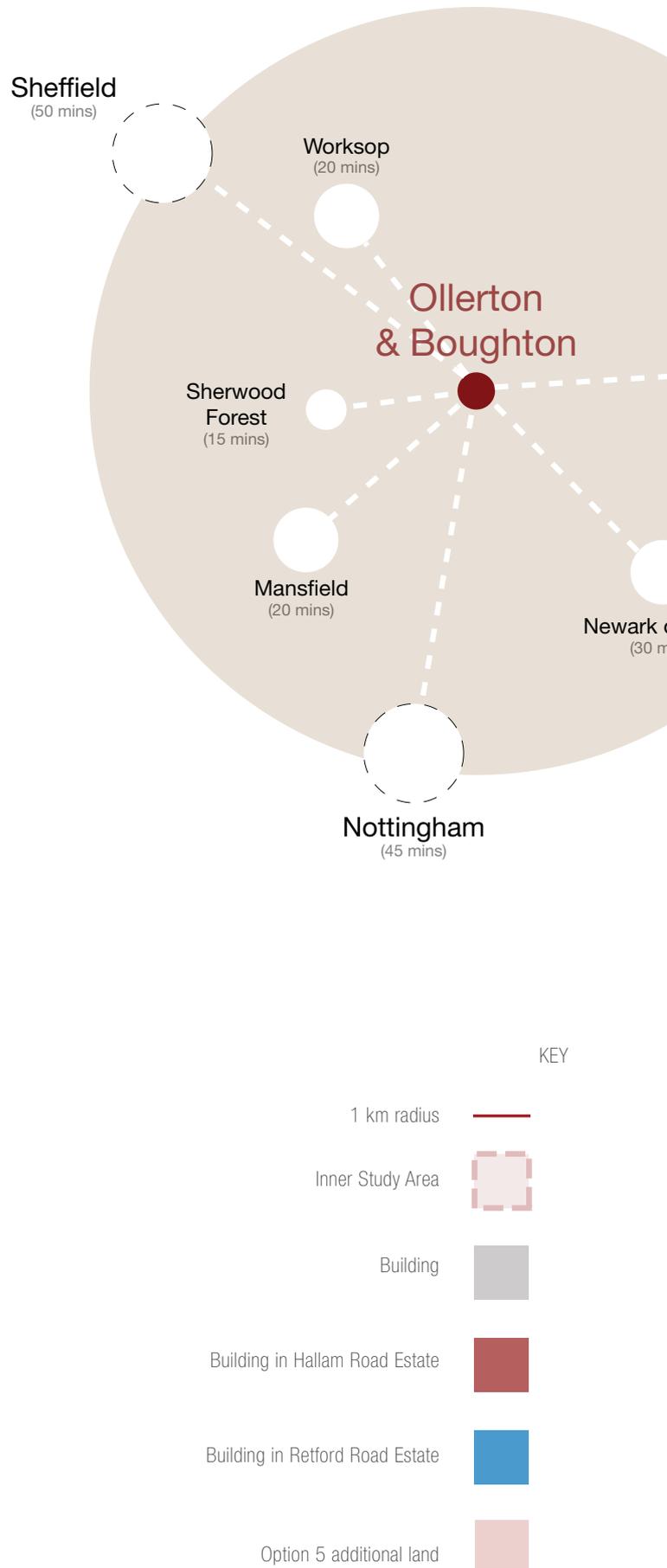
## 1.1 Local Context

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 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).

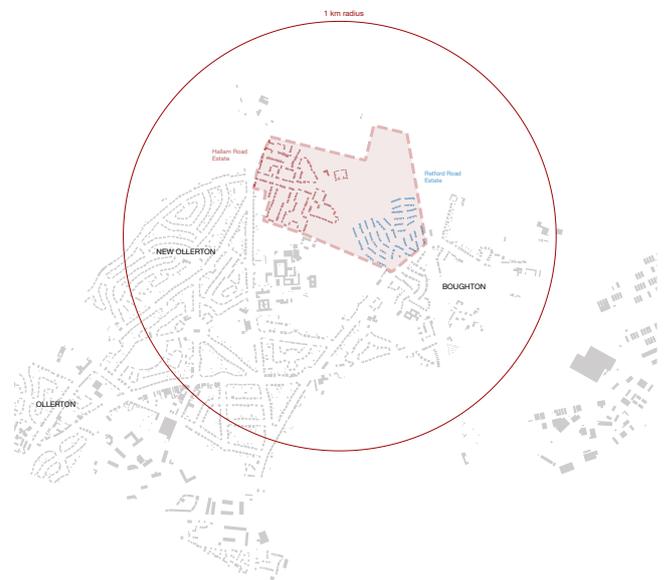
Ollerton continued to expand rapidly throughout the 70s and 80s, which much development northwards, whilst railway connections also improved. The Hallam Road Estate appears within this period. The 1986 BBC Domesday Project recorded 1240 employees at the colliery - of which 70% were local.

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

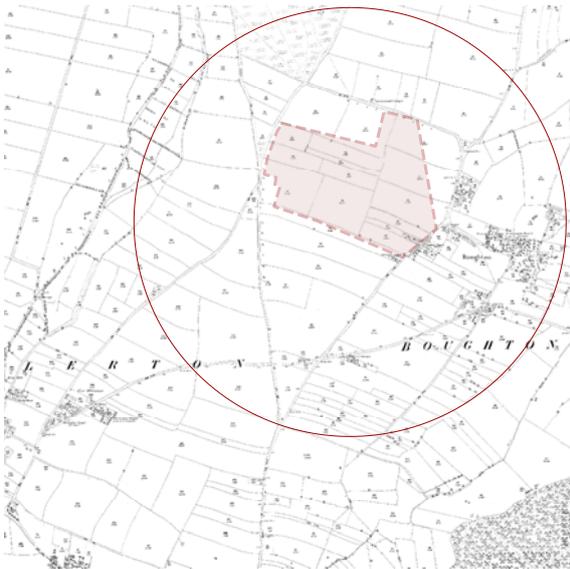
In 1994, the colliery closed. Much of the population of New Ollerton were employed in the mining industry, resulting in substantial increases in unemployment in the towns.

KEY

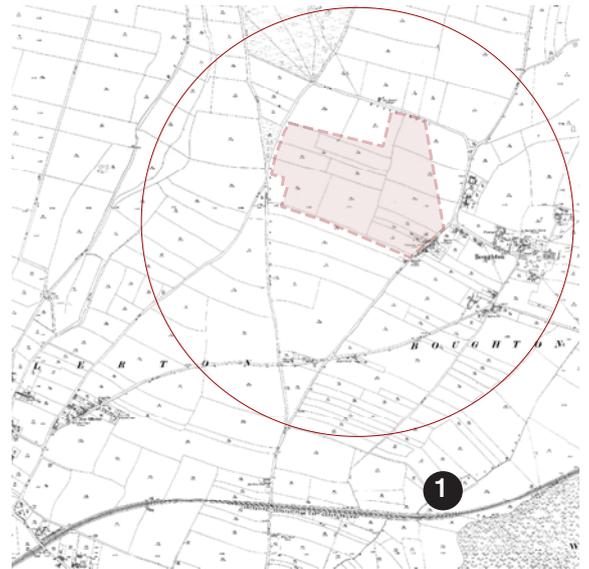
- Railway 1
- Ollerton Colliery 2
- Walesby Lane Linear Development 3
- High Street 4
- Ollerton Pit Woods 5
- Hallam Road Estate 6
- Retford Road Estate 7



PRESENT



1878 - 1889



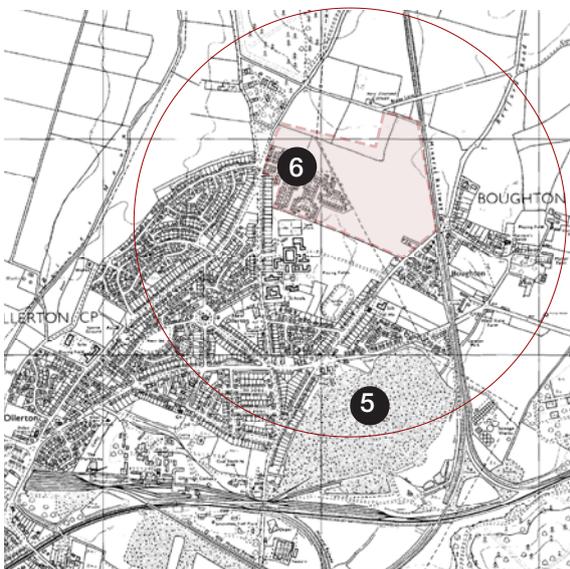
1889 - 1900



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.

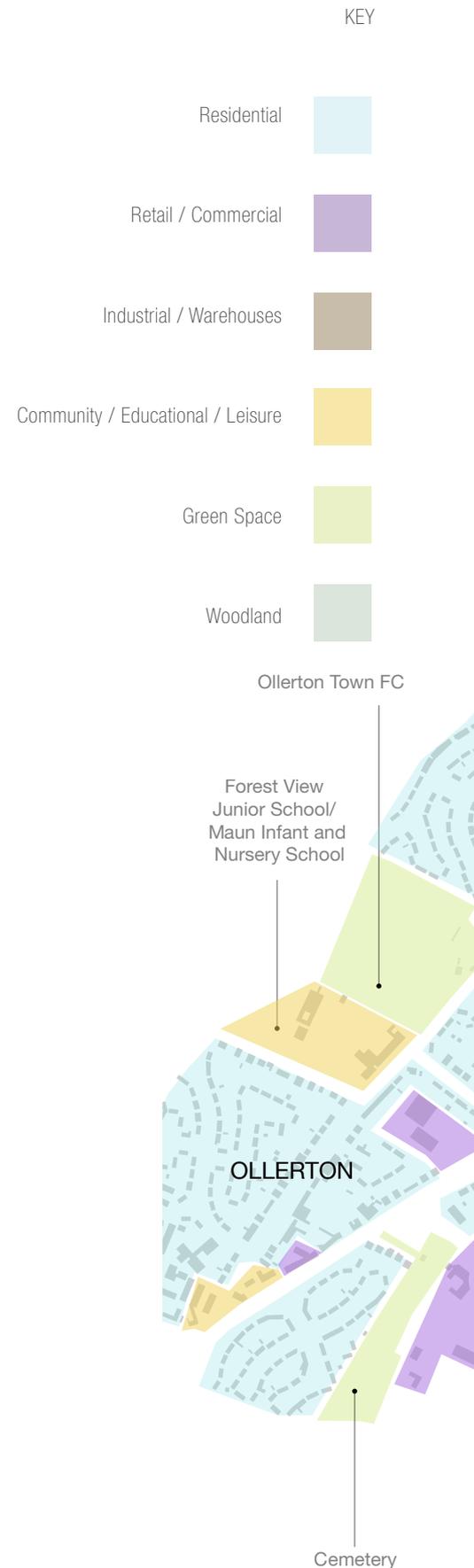
The Inner Study Area is towards the north of the settlement, and is bordered by a large zone of community facilities known as the Dukeries to the south. This area consists of amenities such as Dukeries Complex Recreation and Leisure Centre, Dukeries Academy, Dukeries Riding Centre, Ollerton Registration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

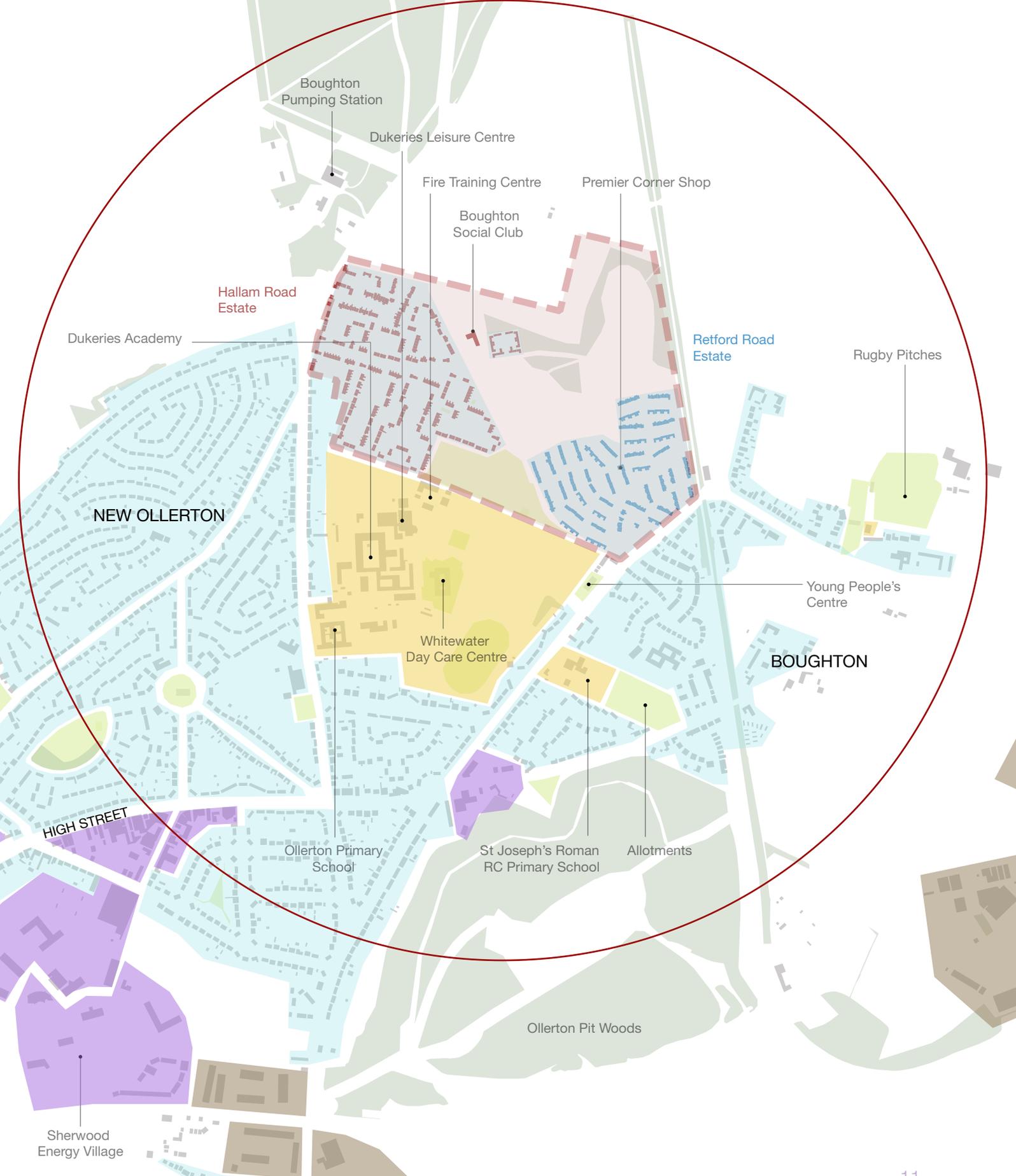
The northern conservation area contains Boughton Pumping Station whilst the Church of St. Paulinus, St. Matthew's Church, and Boughton Village Hall are all listed buildings within Ollerton and Boughton.

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.

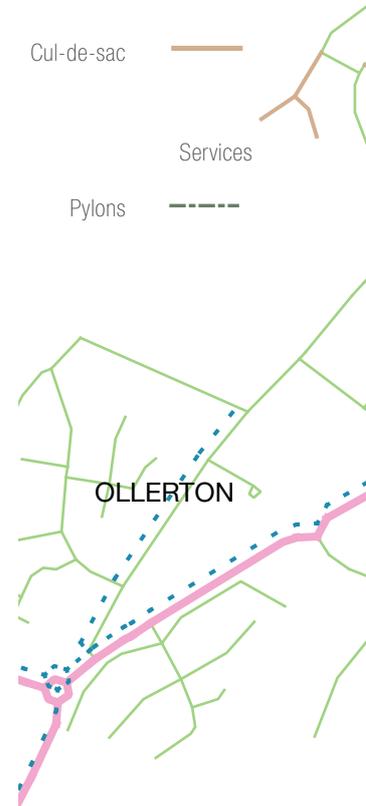
There is a prevalence of cul de sacs in residential areas, deterring connections between neighbourhoods. This is particularly obvious within the Hallam Road and Retford Road Housing Estates in the Inner Study Area, where every road meets a dead end.

### 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.



ROUTES AND CONNECTIONS

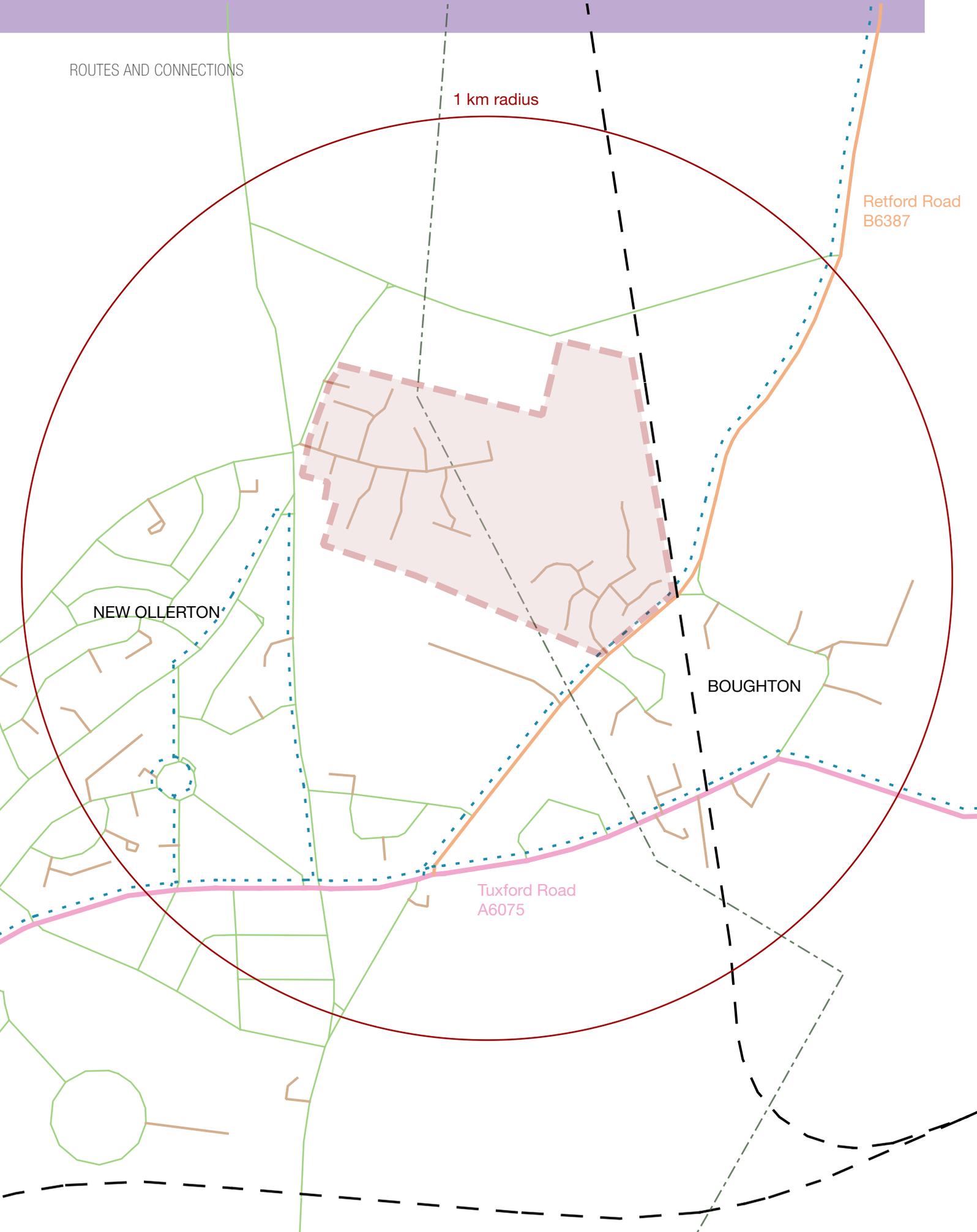
1 km radius

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.

### 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

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.

### DEMOGRAPHICS: EMPLOYMENT

Inner Study Area  
(Hallam Road & Retford Road Estate)

Outer Study Area  
(Ollerton & Boughton)

Newark and Sherwood District

### HOUSING STATISTICS

Inner Study Area  
(Hallam Road & Retford Road Estate)

Outer Study Area  
(Ollerton & Boughton)

Newark and Sherwood District



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

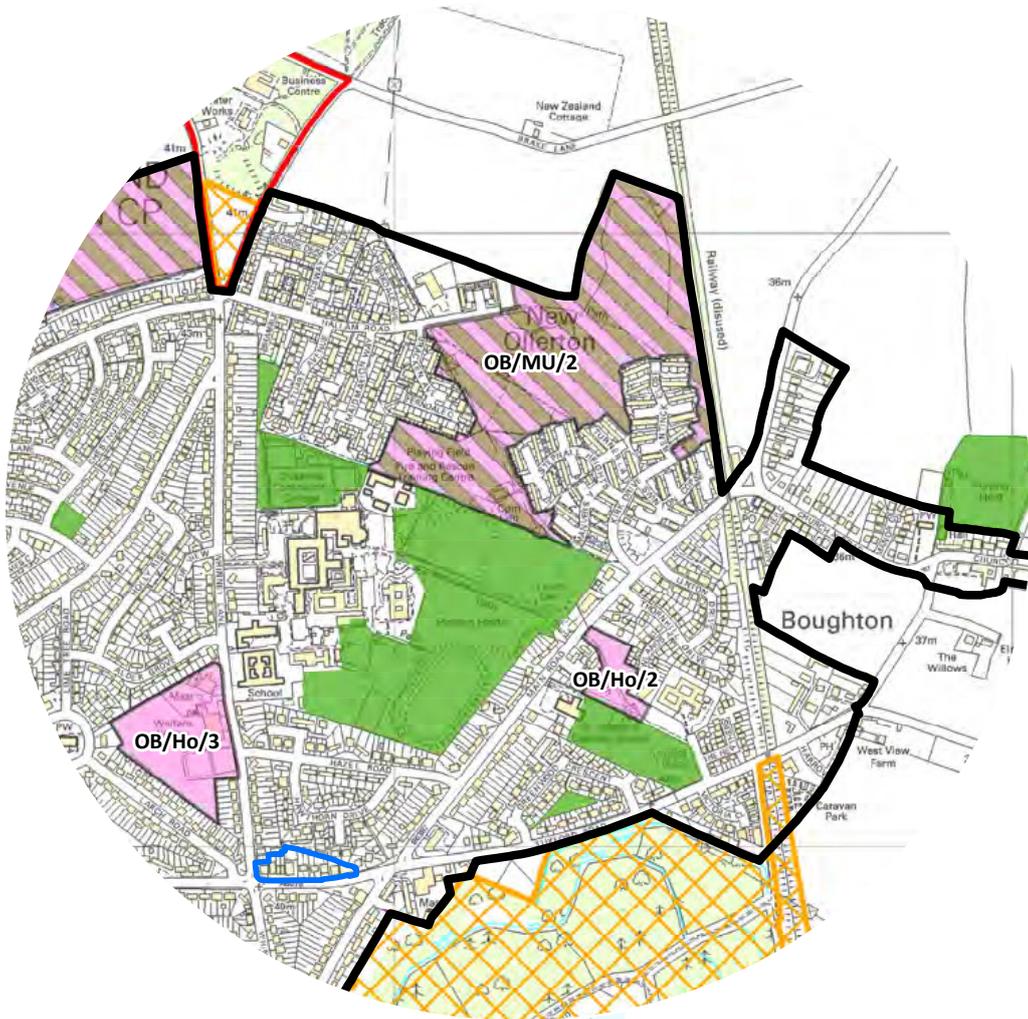
The River Maun to the west is shown to present a high flood risk in the immediate vicinity, whilst Boughton Dyke is shown to be prone to more moderate flooding.

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

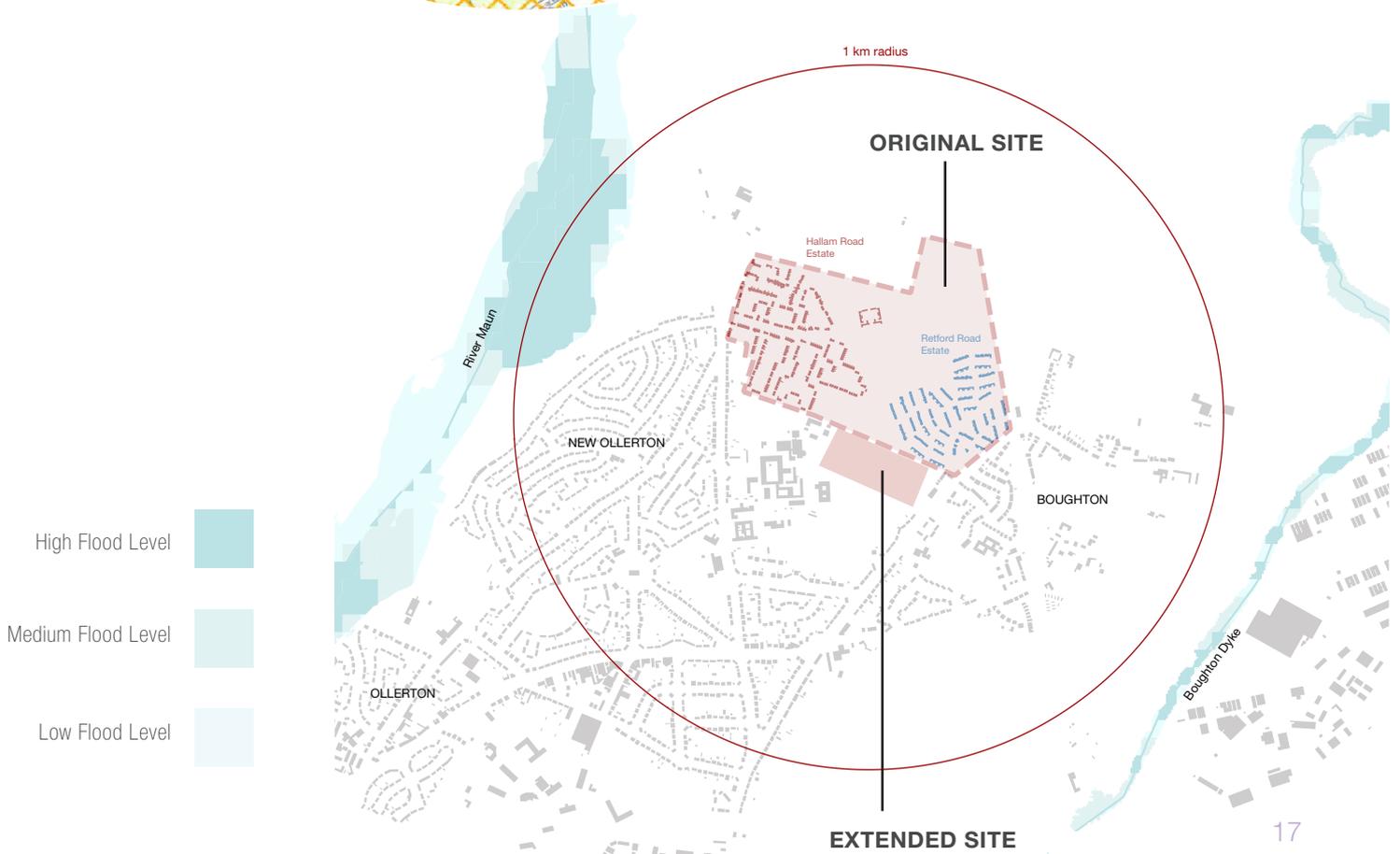
### Extended Site

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



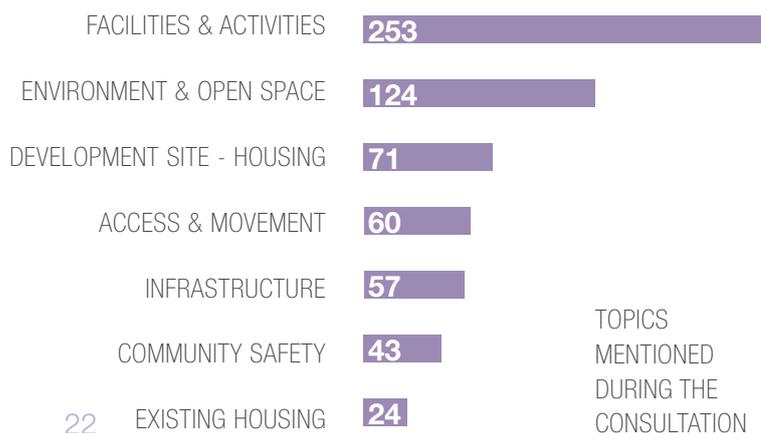
# People Report

### 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 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 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.

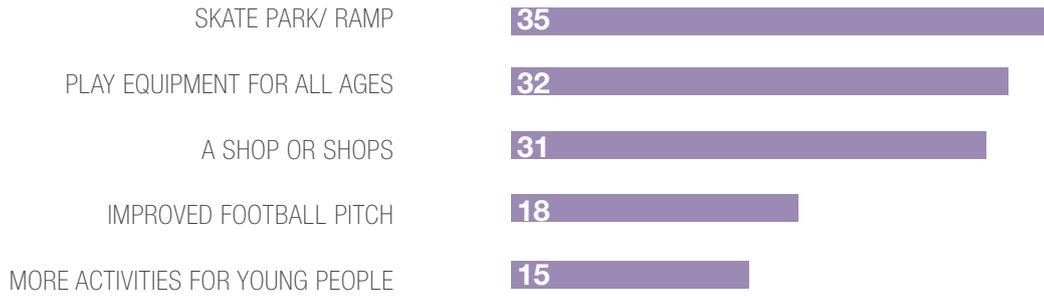
#### Facilities & Activities:

- 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.

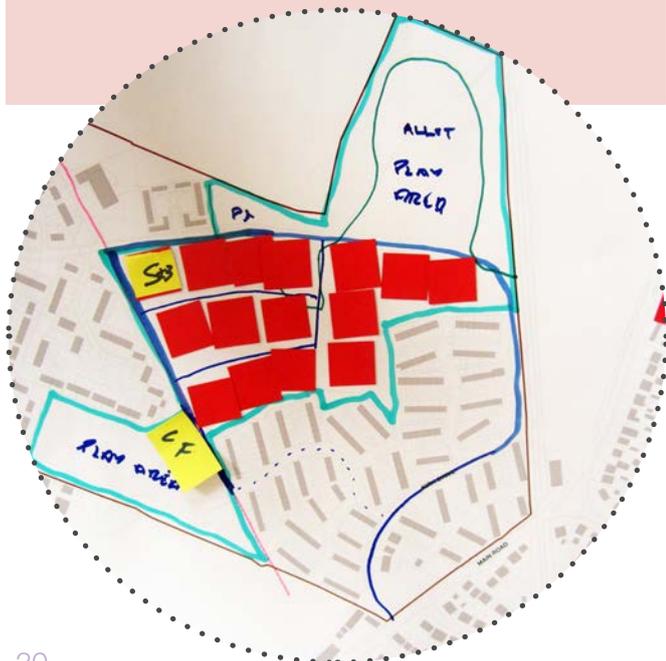


## 2. RESIDENT ENGAGEMENT: PROCESS & OUTCOMES

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
<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 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
<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

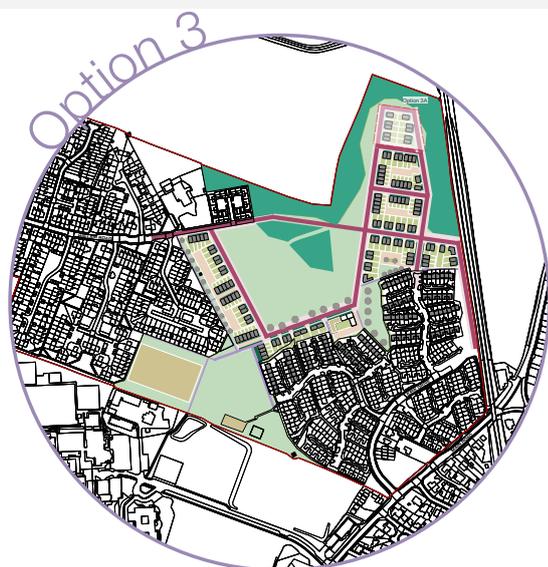
## FEEDBACK



- 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

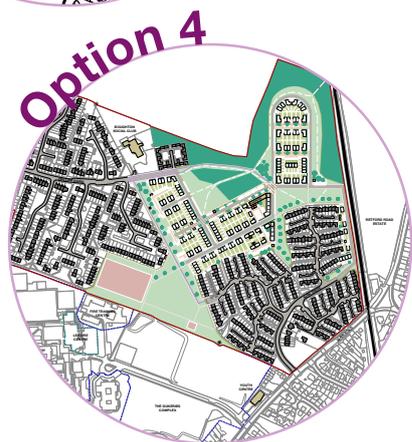
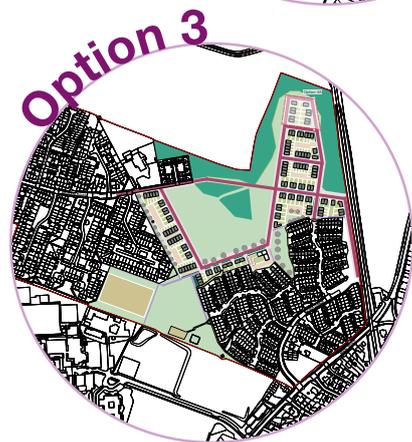
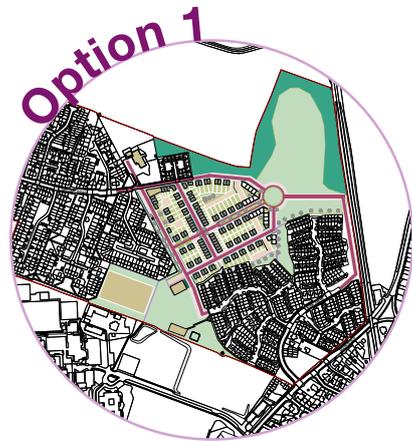
Following feedback from the hopes and fears workshop, URBED drew up a fourth hybrid option (shown opposite) which combined option 1 and option 3, providing more development in the north eastern corner, but cutting back on development in the centre, to provide more greenspace here. This responded to feedback 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 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.

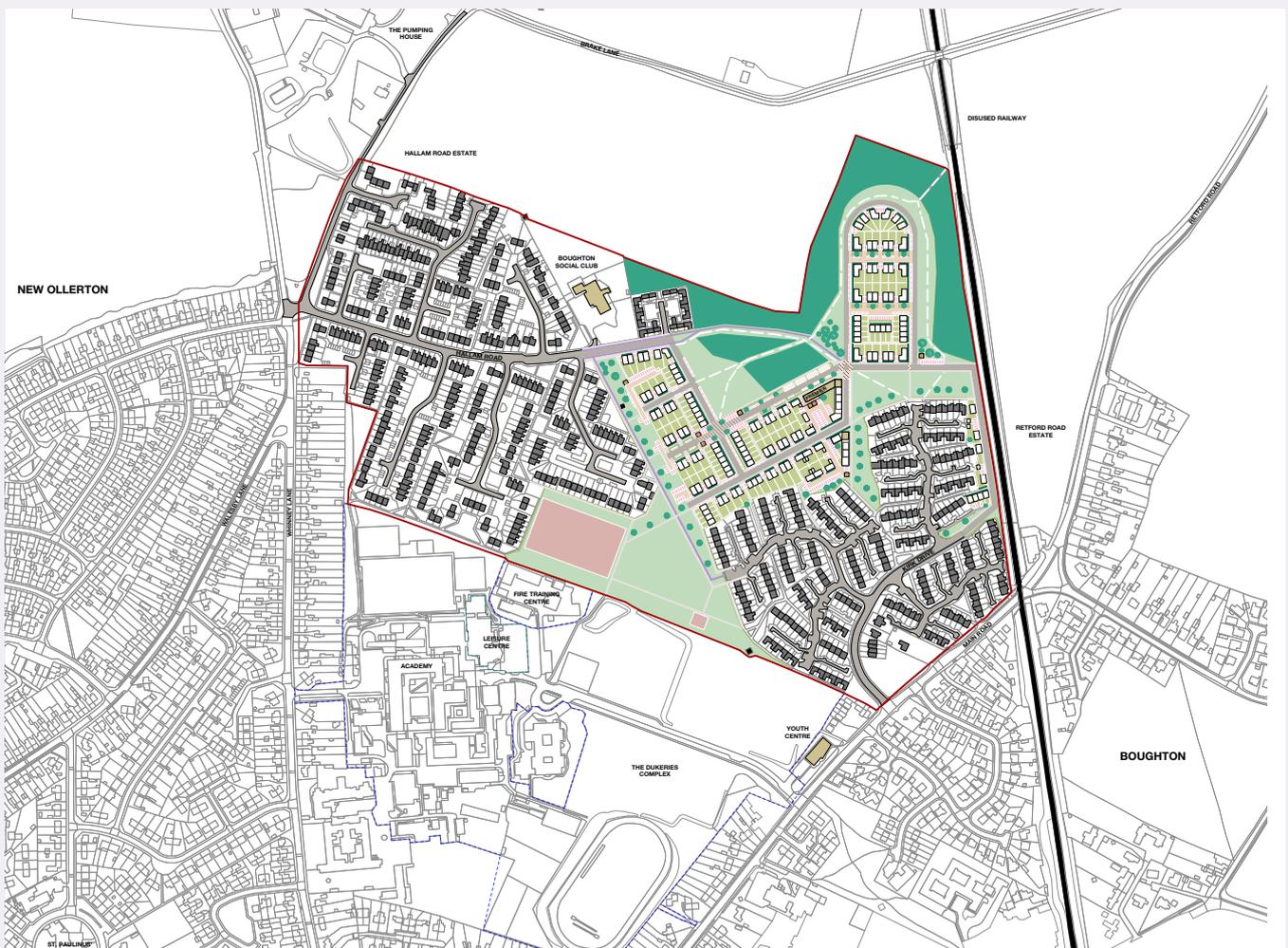
A further desktop study explored Option 5 (which follows on pages 42 -43), in which additional land is used, helping to meet both of the above requirements by substantially enhancing upon leisure and recreational facilities, whilst delivering a more viable masterplan proposal.



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	8	0	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 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 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 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
<b>Affordable Units</b>			
<b>1 Bed House</b>	50%	58	58
<b>2 Bed House</b>	50%	70	70
	<b>100%</b>		
<b>Market Housing</b>			
<b>2 Bed Terraced House</b>	20%	75	70
<b>3 Bed Semi-Detached House</b>	40%	84	84
<b>3 Bed Detached House</b>	25%	93	93
<b>4 Bed Detached House</b>	15%	106	97
	<b>100%</b>		

## 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
<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 CIL( Retail units)</b>	£1,622,864	£1,202,484	£1,310,023	£1,671,746	£500,000
	£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



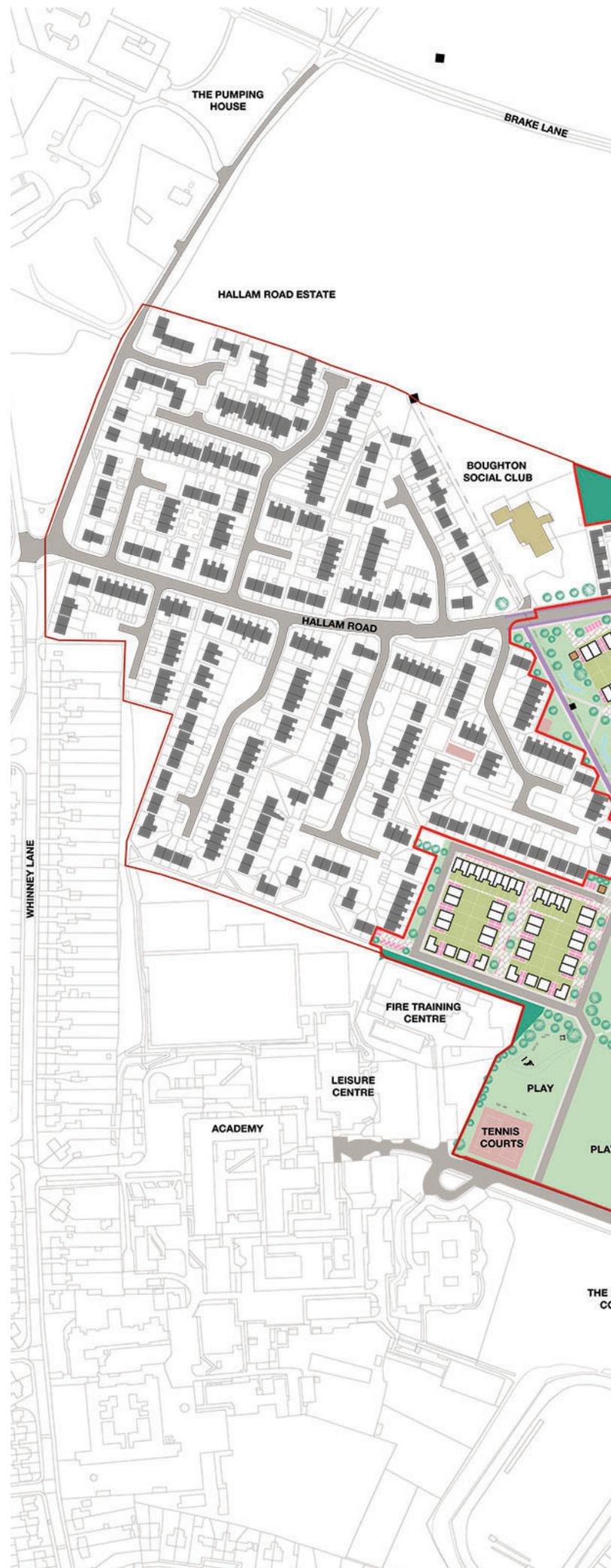
# Masterplan: Resolved

# Preferred 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.

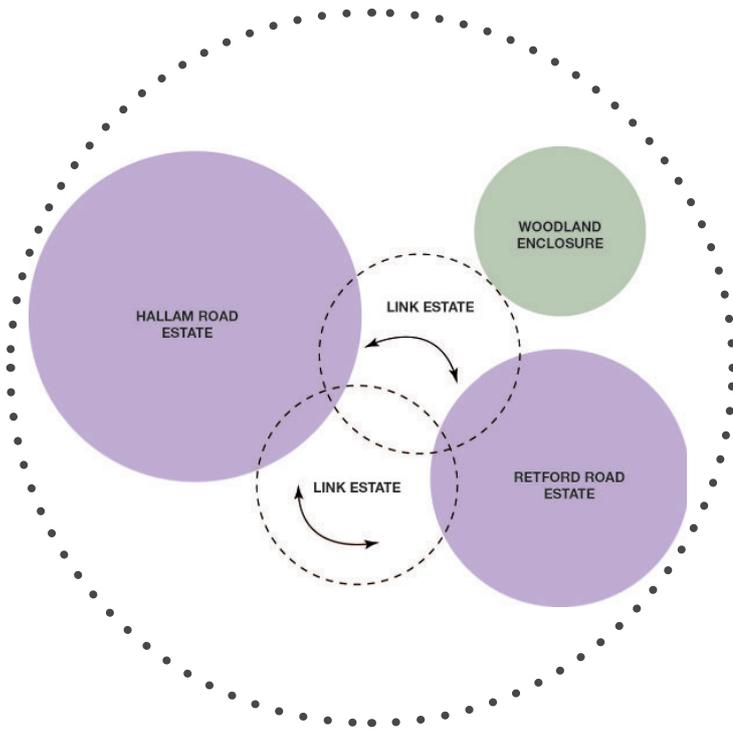




### KEY

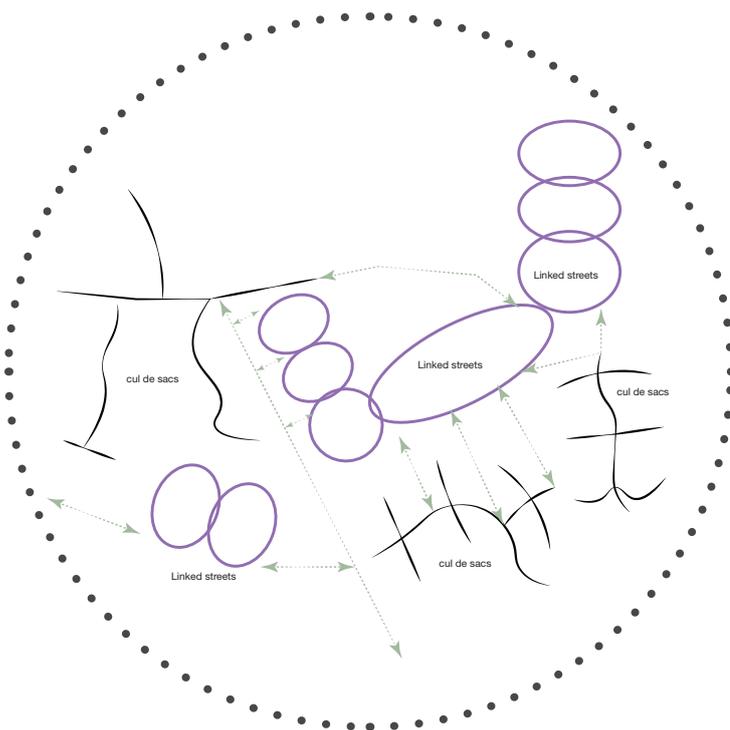
Woodland	
Grass	
Back Gardens	
Front garden	
Roads	
Paths	
Cycle paths	
New houses	
Existing houses	
Parking / circulation	
Parking	
Retail / community facility	
Bin stores etc.	
Playground / Hardcourt / gym	
Pylon	
Indicative SUDS	
Site boundary	

### 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



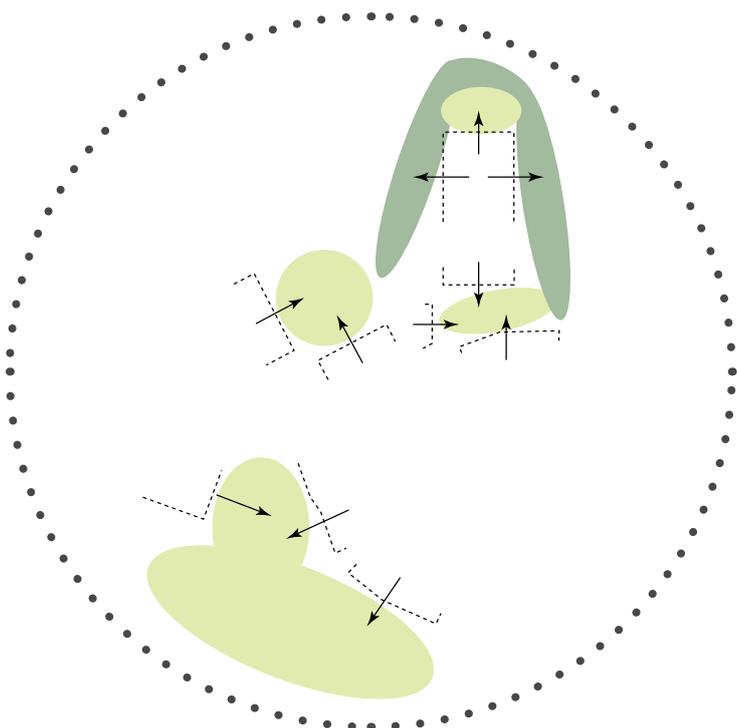
#### 2. STREET DESIGN: LINKS AND CUL-DE-SACS

- 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

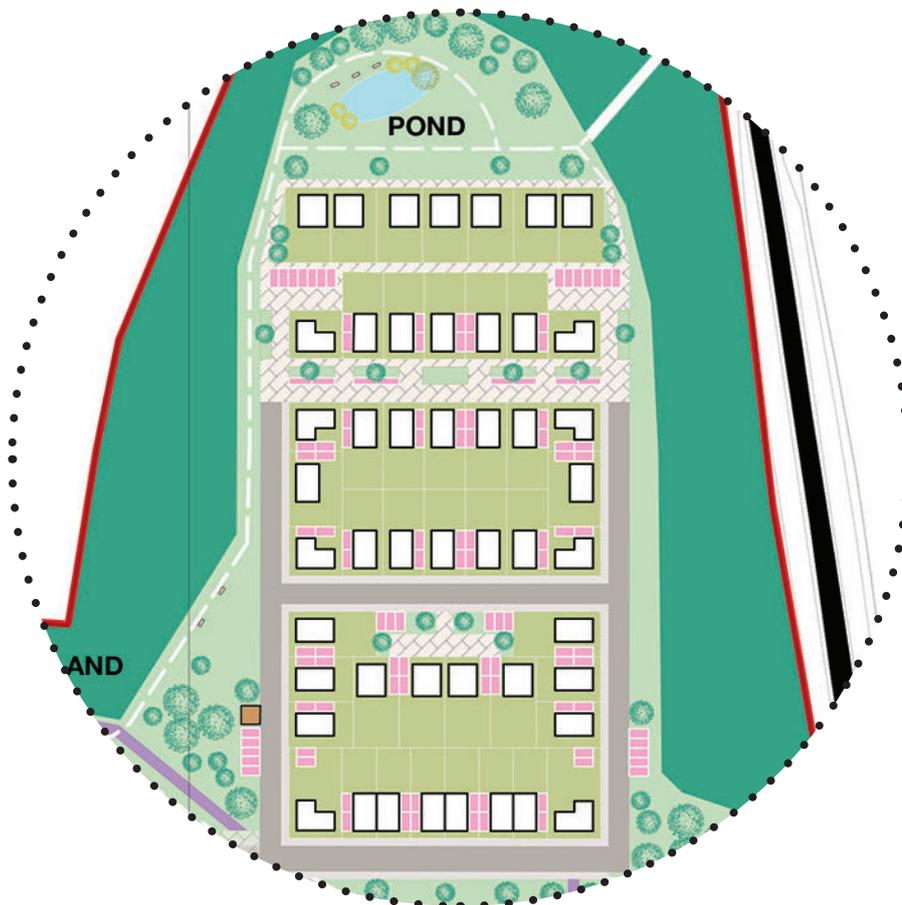
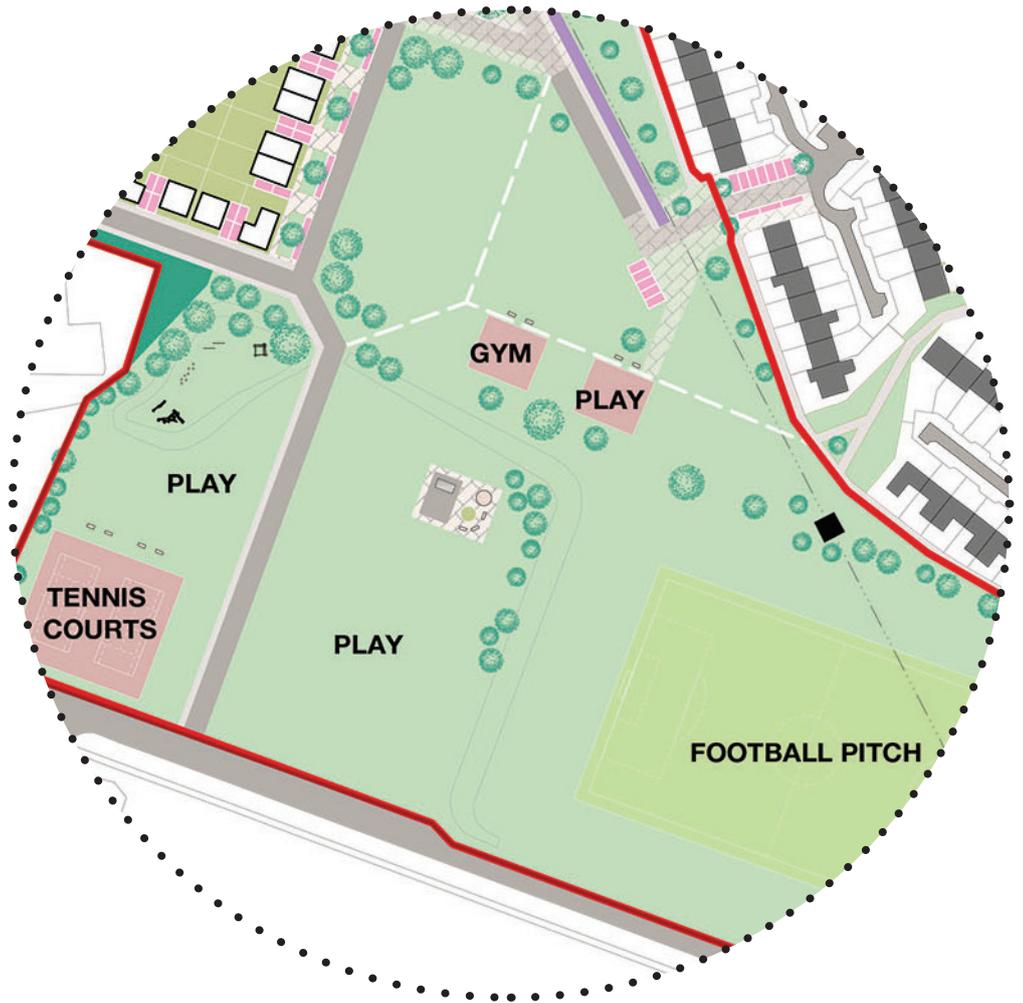
### Turner Lane Park

- 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

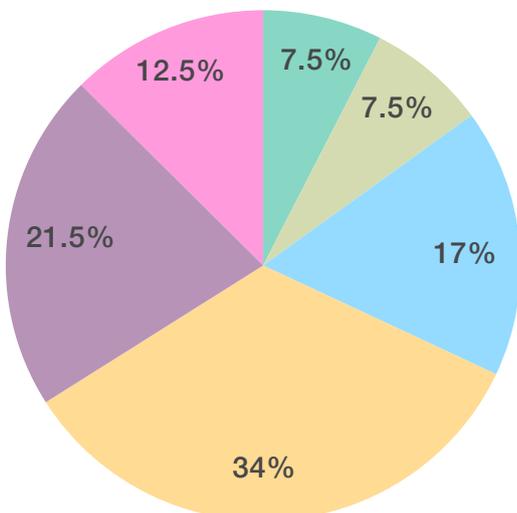
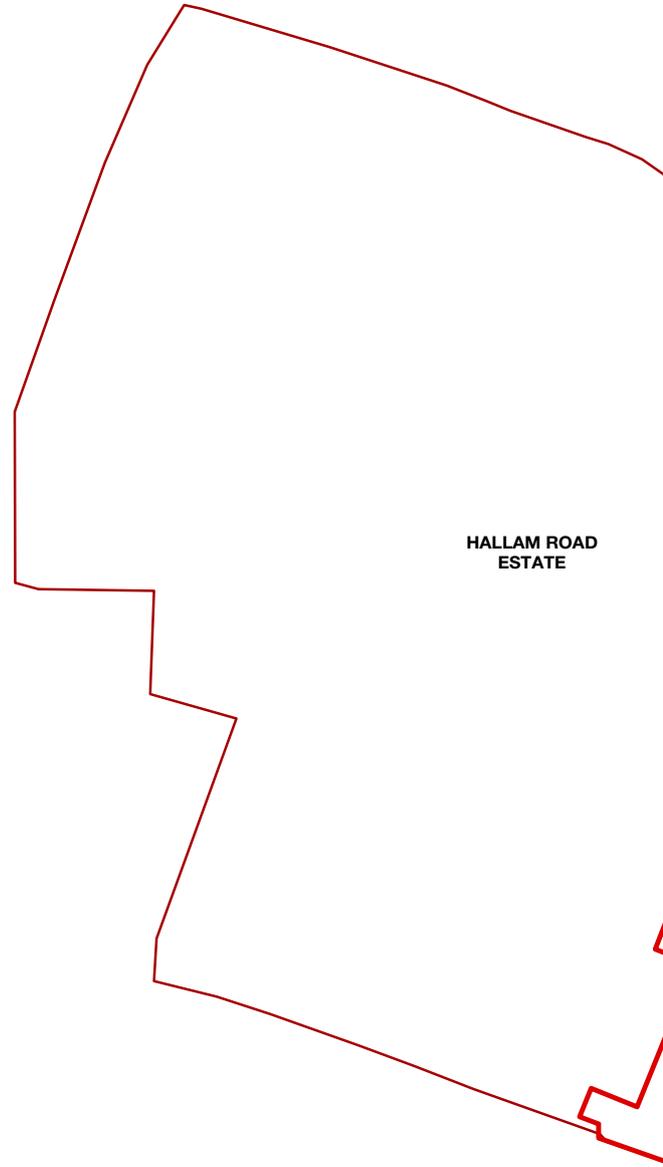
## 4.3 Housing Mix

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

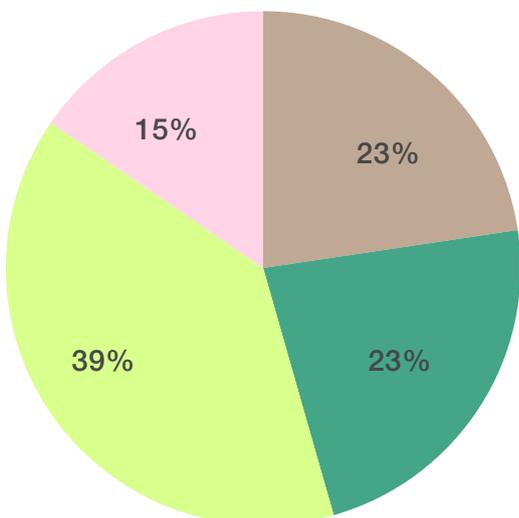
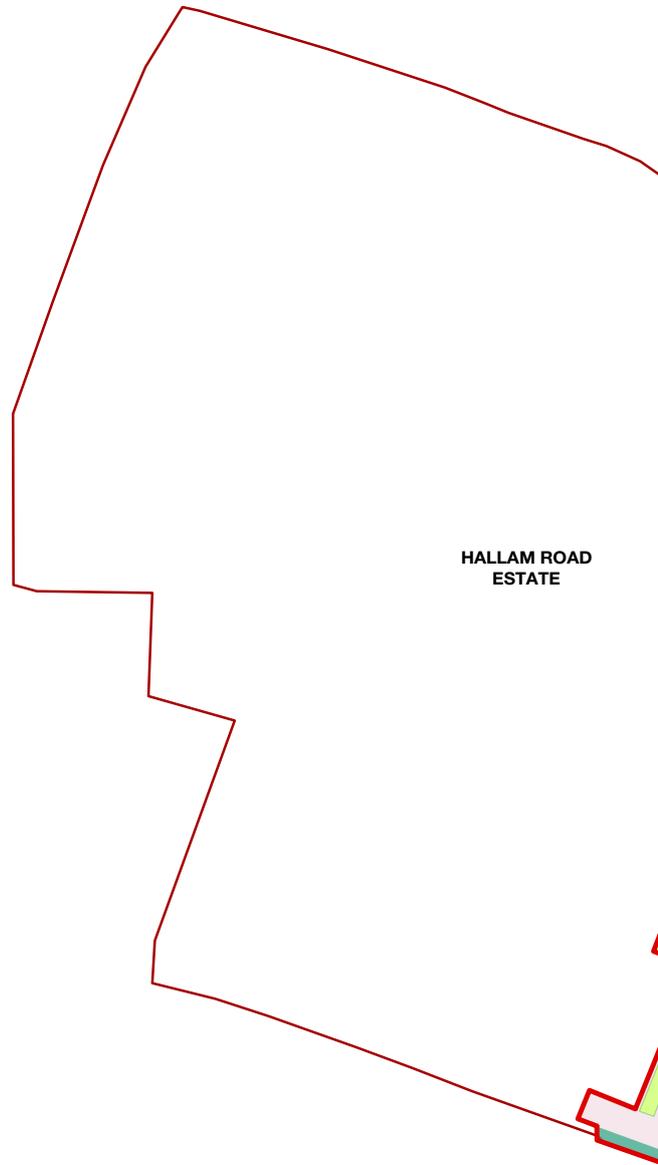
## 4.4 Area Schedule

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**

# 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

## 1

### 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.

EDGE OF TURNER LANE HOUSES, ONTO FIELDS

FOOTPATH CONNECTING ESTATES

WELL MAINTAINED FOOTPATH TO STEPANALL HEIGHTS HOMES

EDGE OF HALLAM ROAD ESTATE

## 2

### 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 with 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.

#### 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 Plumer Corner Shop and the Boughton Social Club.

#### ACCESS

#### 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 45, 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.



# 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.
- 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.

#### OPTION 1

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

6	74	32	54

5

#### FEEDBACK

- Preferred by two groups, who did not have separate vision panels.
- The design of the centre - could be chosen as well as proposed.
- The road layout was preferred in the areas adjacent to the existing woodland, although traffic impacts/movement could be reduced.
- Professionals noted the existing trees in the landscaped areas - for some areas the trees were 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 conjunction 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.

#### OPTION 2

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

11	64	30	18

6

#### FEEDBACK

- The groups felt this option provided a sense of separation and detachment from existing developments.
- All agreed that the development within the woodland area could be more desirable for private residential.
- A community centre should be considered and the number of units considered in the scheme.
- The option would not produce a viable number of housing units to justify housing or public transport.

## 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.

#### OPTION 3

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

7	54	58	15

7

#### 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 desirable as a link cut.
- The development delivered this location in the workshop in the workshop in October 2017.

## 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.

#### OPTION 4

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

25	64	50	32

8

+

## 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

The Dukenes land is currently owned by the Academy, who have three other playing fields. Access is controlled by a metal fence along the length of the Estates.

The first step to enable resident accessibility to the green space would be to remove the metal fence and some of the hedges and vegetation.

## OLLERTON + BOUGHTON NEIGHBOURHOOD STUDY

10

### ZONES AND FACILITIES



#### Central Zone

This 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 one side and a second unit on the other side. The zone also includes a cycle path bounding the western edge. Football pitches to the south with a public park with woodland to the north, which is the focal point within 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.



#### Turner Lane Park

The masterplan proposes that the current football field on Turner Lane would become a major recreational neighbourhood consisting of two blocks of mixed tenure housing.

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 walkways for the integrated neighbourhood.

This area is currently undeveloped, and the Dukenes 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 Dukenes Complex and Hadden Road Estate would better integrate this excluded neighbourhood into the wider Ollerton and Boughton communities.



## OLLERTON + BOUGHTON NEIGHBOURHOOD STUDY

11

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

### ACCOMMODATION SCHEDULE

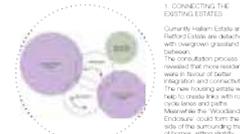
The scheme contains 200 units, with an indicative housing mix:

- 15 1-bed affordable rented units
- 15 2-bed affordable rented terraced houses
- 20 2-bed market sales terraced houses
- 10 3-bed market sales semi-detached houses
- 40 3-bed market sales detached houses
- 20 4-bed market sales detached houses

Affordable rented housing represents 15% of the total housing.



### DESIGN PRINCIPLES



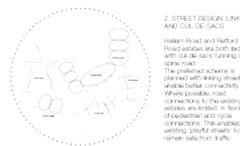
**1. CONNECTING THE EXISTING ESTATES**

Community Hadden Estate and Hadden Road Estate are detached with no green or shared boundary.

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 part of the boundary between the two estates, being slightly recessed when the fence is removed.



**2. STREET DESIGN LINKS AND CYCLE LINKS**

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

The preferred scheme is planned with walking routes to create better connectivity between the two estates. Where possible, new connections to the existing estate are included in form of pedestrian and cycle connections. The existing walking paths are shown to remain safe from traffic.



**3. GREEN EDGES**

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

The preferred option is split into a series of interconnected green strips between and around the housing blocks to create a rich response to existing green boundaries and create a level of privacy.



**4. SAFER GREEN SPACES**

Current green, dumping and land-use issues. The larger green spaces are not safe for children.

Creating a series of more manageable green spaces (green strips) will help to create a safer environment. Many of the new houses would be two stories, helping to create a level of privacy and increase their appeal to homeowners.

### 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.

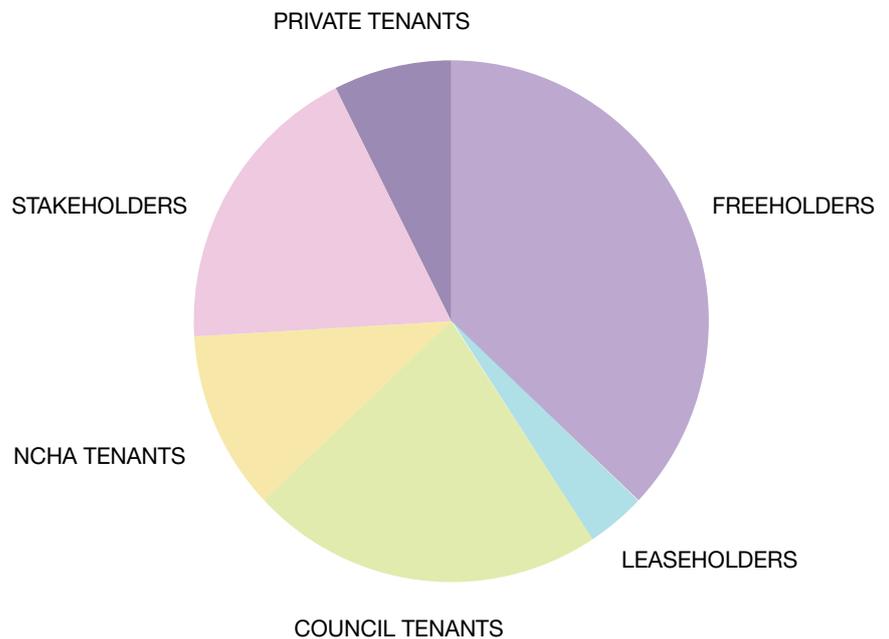
The following pages analyse the feedback given.

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.

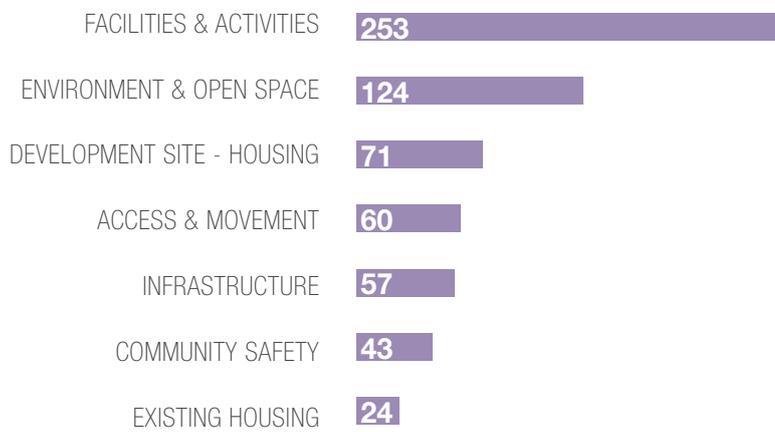
This suggests that the preferred design addresses these issues most successfully, whilst issues such as community safety and access and movement are still of concern to attendees.

Breakdown of attendees to the Public Consultation



TOPICS MENTIONED IN THE PEOPLE REPORT:

TOPICS MENTIONED DURING THE CONSULTATION:



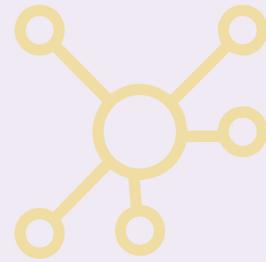
ISSUES THAT ARE STILL A CONCERN:



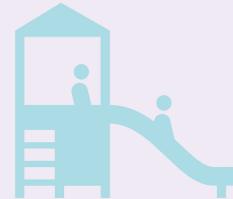
BIGGEST CONCERNS



COMMUNITY SAFETY



ACCESS & MOVEMENT



FACILITIES/ ACTIVITIES



INFRASTRUCTURE



EXISTING HOUSING

LESSER CONCERNS



ENVIRONMENT / OPEN SPACE



DEVELOPMENT SITE: HOUSING

## 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

## 5. NEXT STEPS

Are there any other comments you would like to make?

### COMMENTS FROM THE PUBLIC EXHIBITION



## 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.

