

OLLERTON & BOUGHTON NEIGHBOURHOOD STUDY

1.0 Purpose of Report

- 1.1 Further to the completion of the Ollerton & Boughton Neighbourhood Study this report is seeking budget approval to enable the submission of a planning application for the allocated site (OB/MU/2) between the Stepnall Heights and Hallam Road estates, subject to a viable development option.

2.0 Background Information

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

Delivery Model

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

Step 1: Baseline Report

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

Step 2: Interim Report

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

Step 3: Final Report

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

3.0 Ollerton & Boughton Neighbourhood Study

3.1 At the meeting of the Economic Development Committee on 11 September 2019 it endorsed the final draft of the Ollerton & Boughton Neighbourhood Study, which followed the methodology set out in Section 2 above.

3.2 The Ollerton & Boughton Neighbourhood Study examined two geographies:

A. Outer Study Area - Ollerton & Boughton:

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

B. Inner Study Area - Ollerton & Boughton:

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

3.3 The outcomes of the Neighbourhood Study were based on a range of 'People' and 'Place' activities informed by local resident and stakeholder consultation, the details of which were reported in full to the Economic Development Committee.

People

3.4 In terms of the 'People' actions the Economic Development Committee noted that a review of the action plan is being undertaken in the context of the recently approved Community Plan (CP) to particularly explore its relationship with the following CP objectives:

- Reduce levels of deprivation in target areas and remove barriers to social mobility across the district
- Improve the health and wellbeing of local residents, with a particular focus on narrowing the gap in healthy life expectancy and other health outcomes
- Increase participation with the Council and within local communities

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

Place

3.6 For 'Place', the Study puts forward five master plan options for the future development of the allocated land (OB/MU/2) between the Retford Road and Hallam Road estates, as shown at **Appendix A**.

- 3.7 The first three options were an outcome of the engagement workshops with local residents and stakeholders. The final two options were prepared by the consultant URBED taking into account all feedback and the potential opportunity of utilising additional land currently within the boundaries of the Dukeries Academy in order to enhance the recreational and amenity offer to local residents, which is a key theme from the Study. Following approval by this committee on 28 June 2018, the Business Manager - Asset Management & Parking Services is now progressing the acquisition of this land with the Academy and Nottinghamshire County Council, and therefore a budget of £70,000 needs to be added to the Capital Programme in order to progress the purchase.
- 3.8 As part of the Study a headline viability assessment has been undertaken for each of the options, this concluded that Option 5 has the potential to deliver a viable scheme based on a range of property types, though planning contributions are reduced from the stated policy requirements. The explanation for which is detailed in the main body of the Neighbourhood Study.
- 3.9 All master plan options were presented for feedback at a public exhibition on 2nd October 2018, with Option 5 identified as the 'preferred option' based on the outcome of the viability work.
- 3.10 As emphasised to all residents and stakeholders involved in the Study, for acknowledgement by the Committee, Option 5 is the emerging preferred option and based on a desk top assessment only. This is reflected by URBED who were commissioned to compile the Study, who state:
- 'At a desk top level this has been tested in terms of practicality with regard to the site constraints, viability and also been subject to public consultation. All of this work gives us the confidence to recommend that the scheme should progress to more detailed feasibility and technical work.'*
- 3.11 Due to the scope of the Study and allocated budget no technical studies have been undertaken to establish any constraints that may exist on the land that could impinge on the design and number of units that could be delivered. Once such activity is undertaken this would then inform an updated financial appraisal to assess the viability of any future development proposal.
- 3.12 The Study also provides commentary on the approaches to develop this land, advising that the Council will need to consider and appraise the options available. This matter will be explored in further detail as work is progressed to prepare and submit a planning application, pending the necessary approvals.

4.0 Proposal

- 4.1 The Economic Development Committee at its September meeting considered the narrative at paragraphs 3.6 – 3.12 and approved that in consultation with the Chairman, Vice Chairman and opposition spokesperson, and any appropriate community engagement, the preparation for and submission of a planning application for the allocated site (OB/MU/2), in the Housing Revenue Accounts ownership, between the Stepnall Heights and Hallam Road estates. This will be subject to the identification of a viable development option, informed by undertaking detailed feasibility work.

4.2 In this respect the proposal is for the Committee to allocate a budget of £300,000 to undertake the necessary detailed feasibility stages leading to the submission of a planning application.

5.0 Equalities Implications

5.1 According to the 2011 National Census Ollerton and Boughton is a relatively homogenous community. Of a population of 9840, 9640 people classified themselves as White, British. The next largest ethnic group was White other (99 people). 7 people identified as White Gypsy or Irish Traveller. The Census recorded 46 people who have been resident in the UK for less than 5 years.

5.2 Within the 'Inner Study Area', a markedly younger population was identified. Any agreed option emanating from the study will be subject to equality reviews, including equality impact assessments and there is opportunity therefore to positively impact on younger people as part of this development and regeneration proposal.

5.3 The engagement techniques undertaken as part of the study were delivered to ensure as far as is feasible that there is a gender, ethnicity and age balance, along with being accessible for people with physical and learning disabilities.

6.0 Financial Implications (FIN19-20/5251)

6.1 The Economic Development Committee approved a budget of up to the value of £48,000 to undertake the Ollerton & Boughton Neighbourhood Study. The Study has been completed within budget at a final spend of £43,127.

6.2 It is proposed that the Council undertakes work to prepare and submit a planning application for the allocated site. This activity would include the commissioning of external consultants including but not limited to an architect, planning consultant, cost consultant, valuer, engineer and further technical roles to complete the necessary site investigations.

6.3 £70,000 is available within the Capital Provision for the land acquisition.

6.4 It is estimated that a budget of £300,000 will be required for the activity set out above and it is proposed that the necessary budget provision is funded through the Change Management Reserve. By contributing this £300,000 this would leave the balance of the Change Management Reserve at £6,314,280.

7.0 Comments from the Business Manager – Planning Policy

7.1 As noted earlier in this report the land between the Retford Road and Hallam Road estates is allocated in the Allocations & Development Management DPD (July 2013) for a mixed use scheme with 120 dwellings and enhanced open space. The allocation policy envisaged that a master planning exercise be undertaken involving the local community to guide future development.

7.2 The Neighbourhood Study has addressed this element of the allocation policy by providing a comprehensive assessment of the potential for development of the site. This approach

has resulted in a preferred option, which not only delivers more housing than envisaged but secures enhanced open space and community benefits.

8.0 Community Plan – Alignment to Objectives

8.1 The relevant objectives of the CP are referenced at paragraph 3.4, in addition to the supporting action to:

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

- *Well researched and well utilised Neighbourhood Studies;*

and the objective to:

Accelerate the supply of new homes including associated facilities;

with the supporting action of:

Direct delivery of homes:

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

9.0 RECOMMENDATIONS that:

- (a) a budget of £70,000 be added to the Capital Programme, financed by the Capital Provision in order to purchase the land in front of the Dukeries Leisure Centre; and**
- (b) approval be given to the allocation of £300,000 from the Change Management Reserve to enable the submission of a planning application for the allocated site (OB/MU/2) between the Stepnall Heights and Hallam Road estates, subject to the comments of the Economic Development Committee at paragraph 4.1 and detailed feasibility work and identification of a viable development option.**

Reason for Recommendations

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

Background Papers

Nil

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

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Ollerton & Boughton Neighbourhood Study: Development Options

Option 1:



- 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

Option 2:



- 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

Option 3:



119 houses and 15 apartments (134 homes in total)

Parking provision at 233%

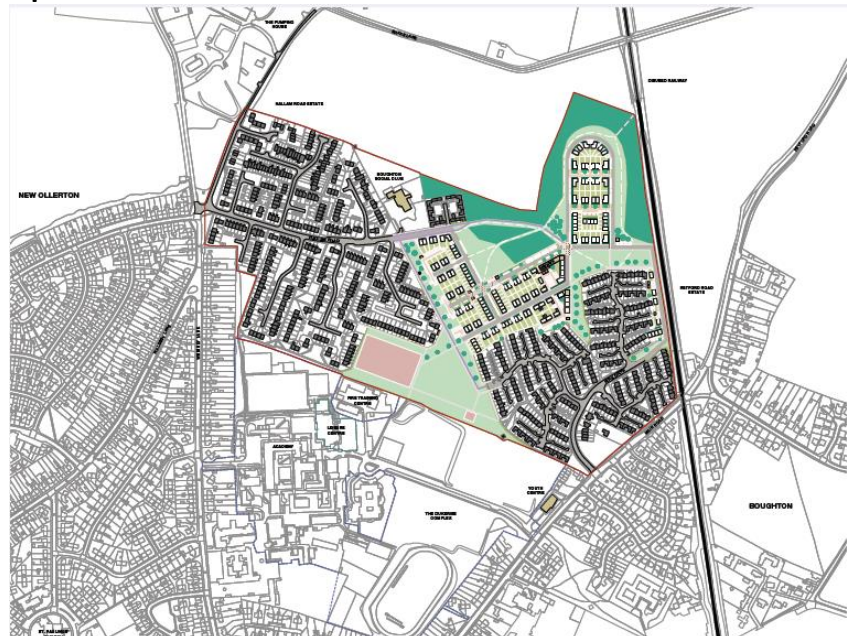
A new road linking Hallam Road to Kirk Drive and Bentinck Close

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

Option 4:



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

Option 5:



Option 5 retains the Option 4 layout with 30 additional homes facilitated by the addition of Dukeries Land, which is protected and enhanced for recreation and open space.