

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 FRONTS TO
STEPNALL HEIGHTS HOMES



EDGE OF HALLAM ROAD ESTATE

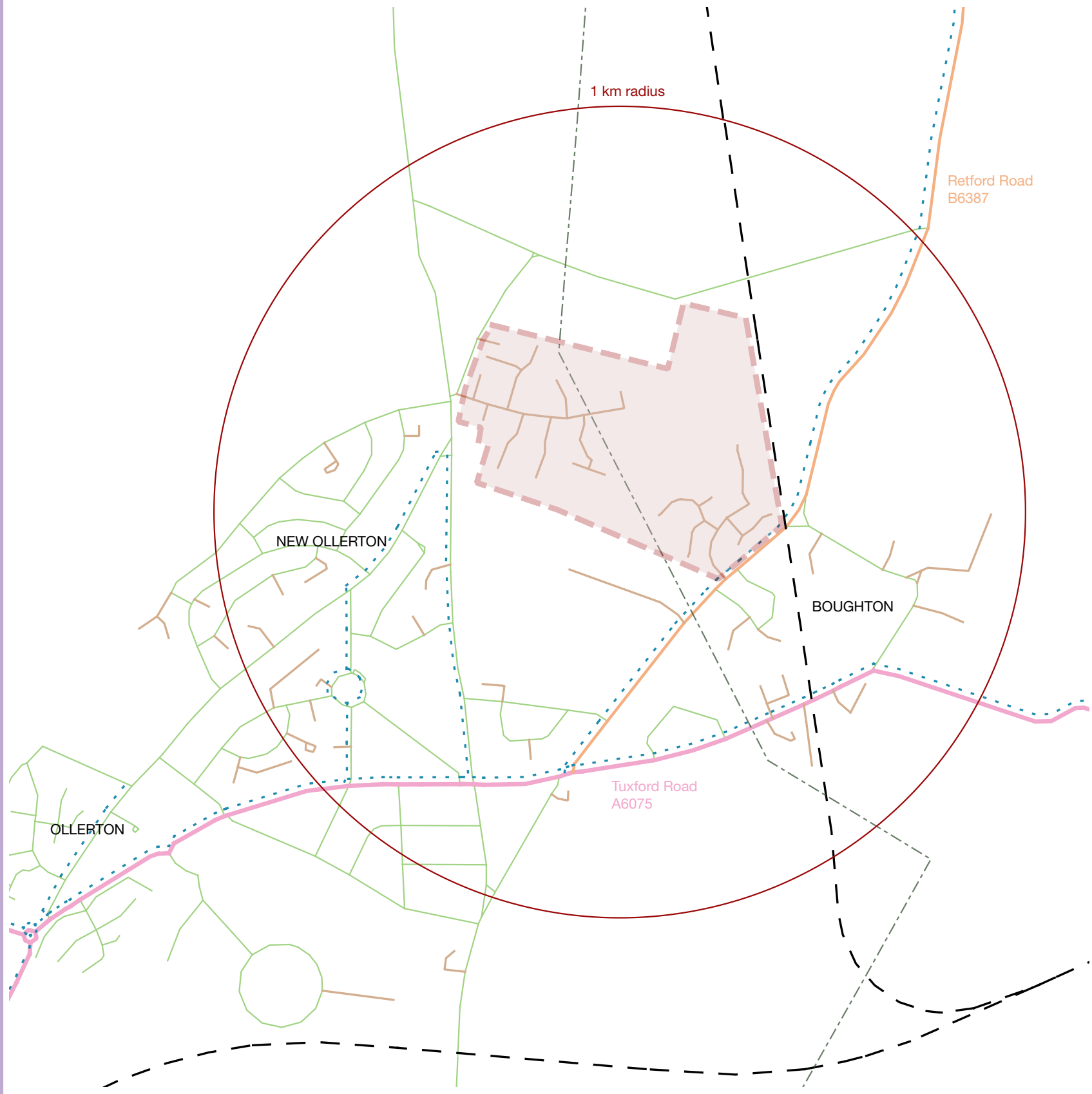
SITE PLAN



OLLERTON + BOUGHTON

NEIGHBOURHOOD STUDY

CONTEXT



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 A-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. 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.

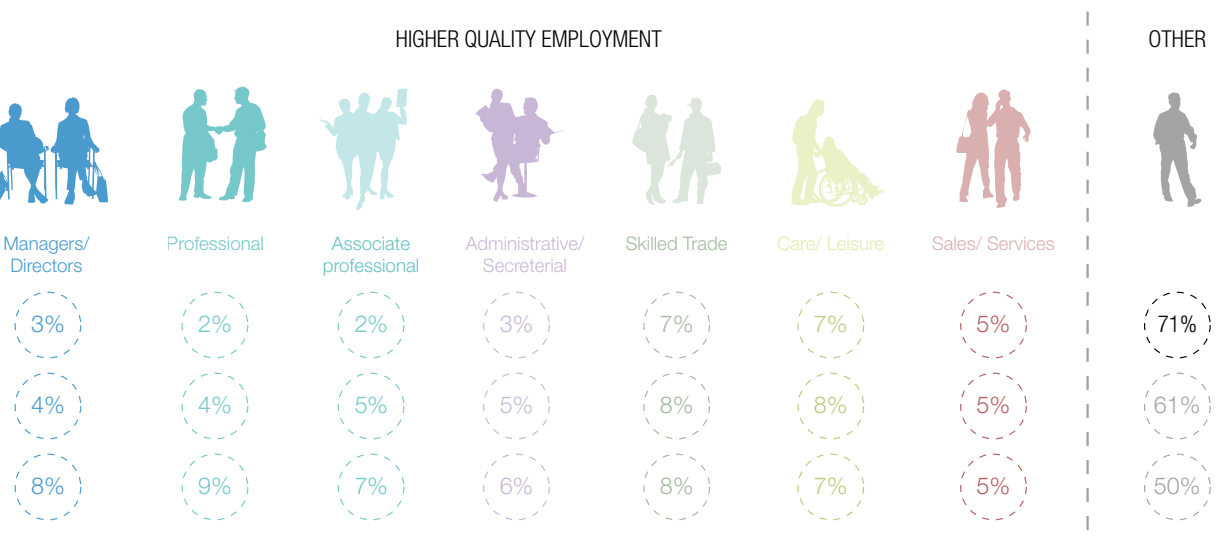
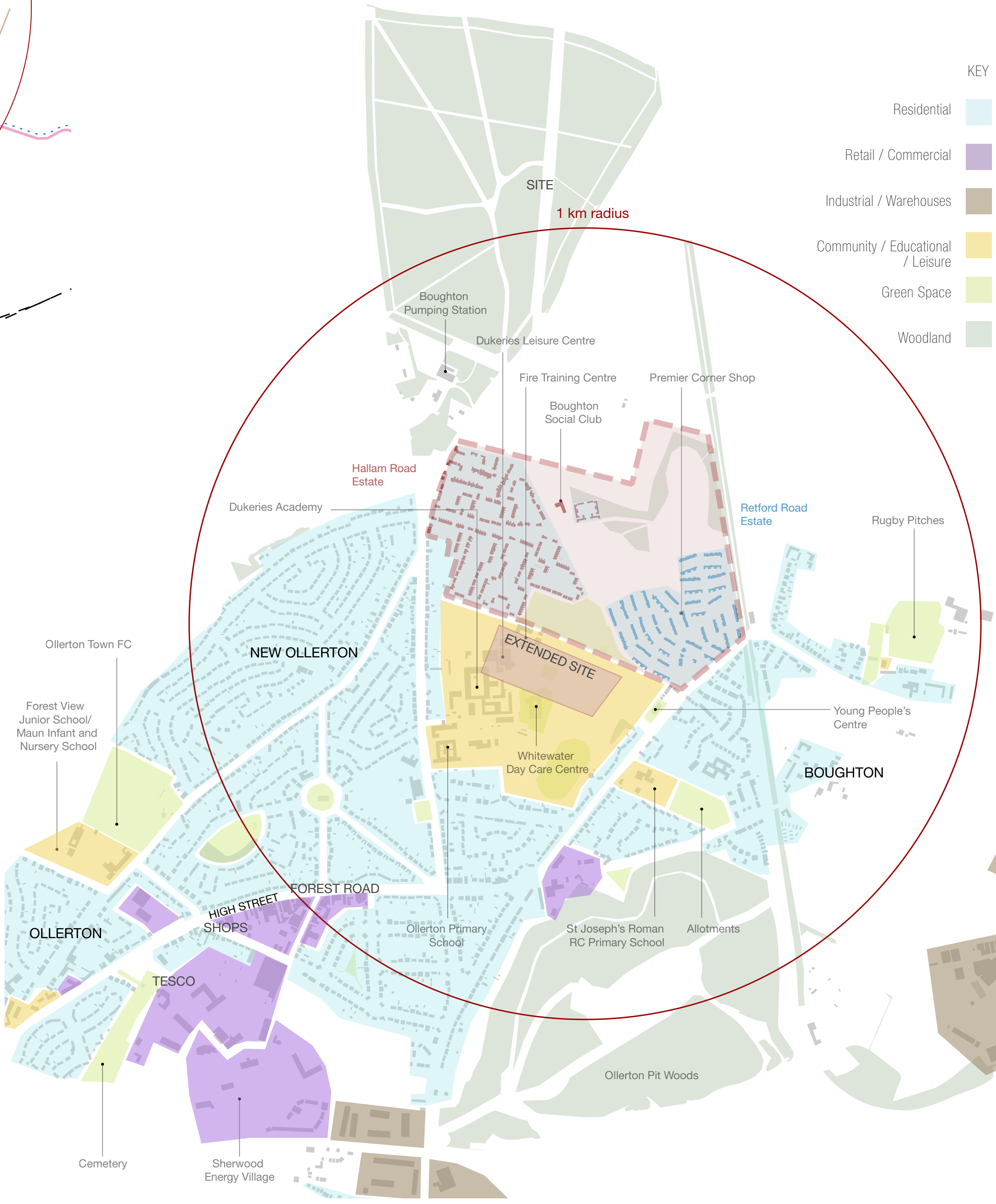
The Inner Study Area contains few amenities except for housing, greenland and woodland, the Premier Corner Shop and the Boughton Social Club.

ACCESS

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.

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



DEMOGRAPHICS

Ollerton and Boughton have a combined population of 9480 people based on the 2011 census. 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.

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 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.

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GETTING TO KNOW THE NEIGHBOURS

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

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

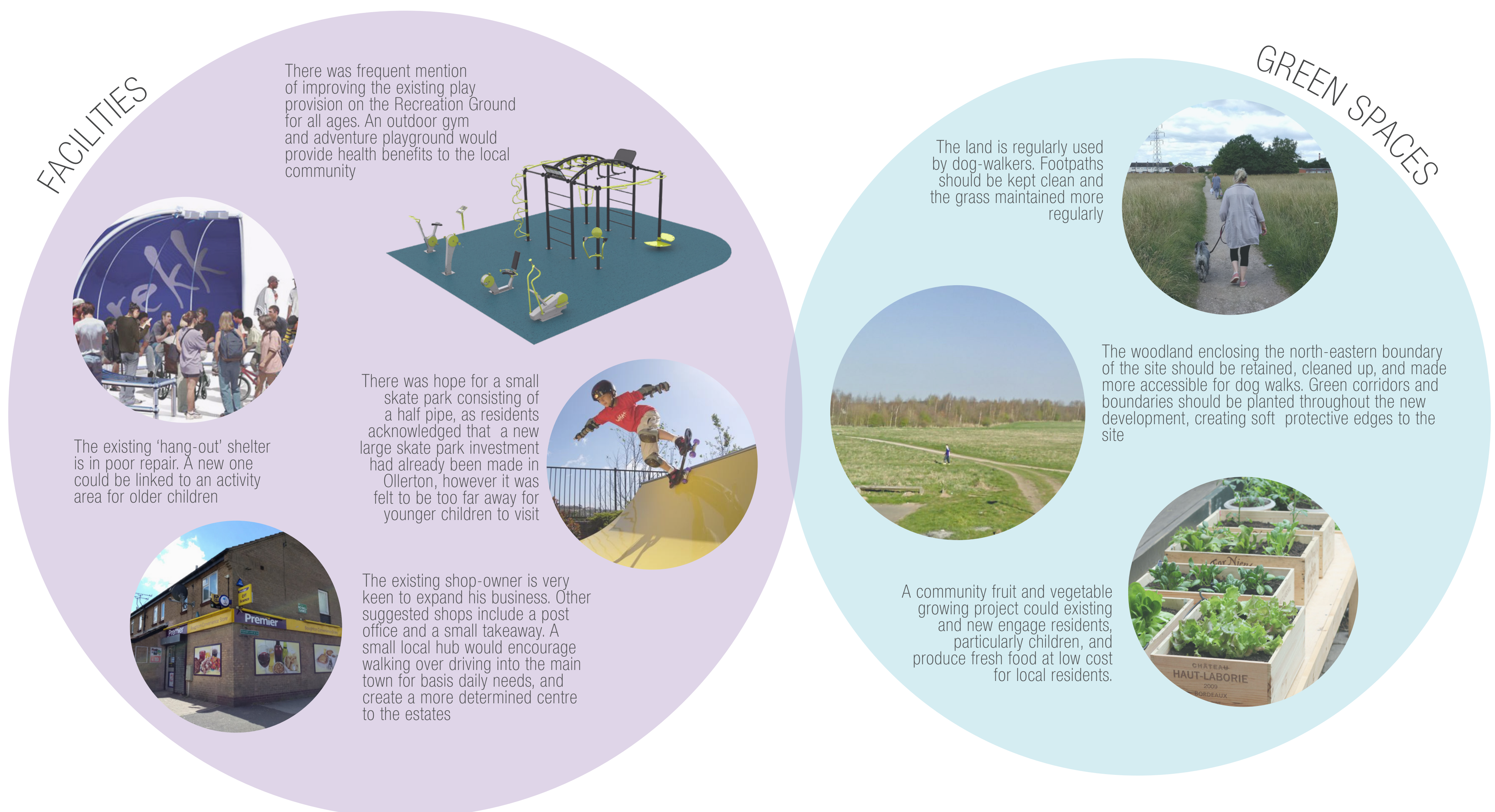
The consultation process involved a visual participative technique which, for the Ollerton & Boughton project, used a 3D model showing the 2 estates and the development site between them, as well as colour coded pre-written and blank “Your Idea” flags to enable residents to put their suggestions and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

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

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

TOPICS MENTIONED DURING THE CONSULTATION:

FACILITIES & ACTIVITIES	253
ENVIRONMENT & OPEN SPACE	124
DEVELOPMENT SITE - HOUSING	71
ACCESS & MOVEMENT	60
INFRASTRUCTURE	57
COMMUNITY SAFETY	43
EXISTING HOUSING	24



DAY OF ACTION:
RETFORD ROAD ESTATE



RESULTING ACTIONS

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

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

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CONSULTATION WORKSHOPS

Workshop 1

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

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

- A community building / facility through which a range of activities catering for residents could happen and advice, information and support accessed.
- Much improved and enhanced play provision and activity areas (both formal and informal).
- New shop with Post Office to replace the Premier Convenience Store on Turner Lane
- 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.

Workshop 2

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

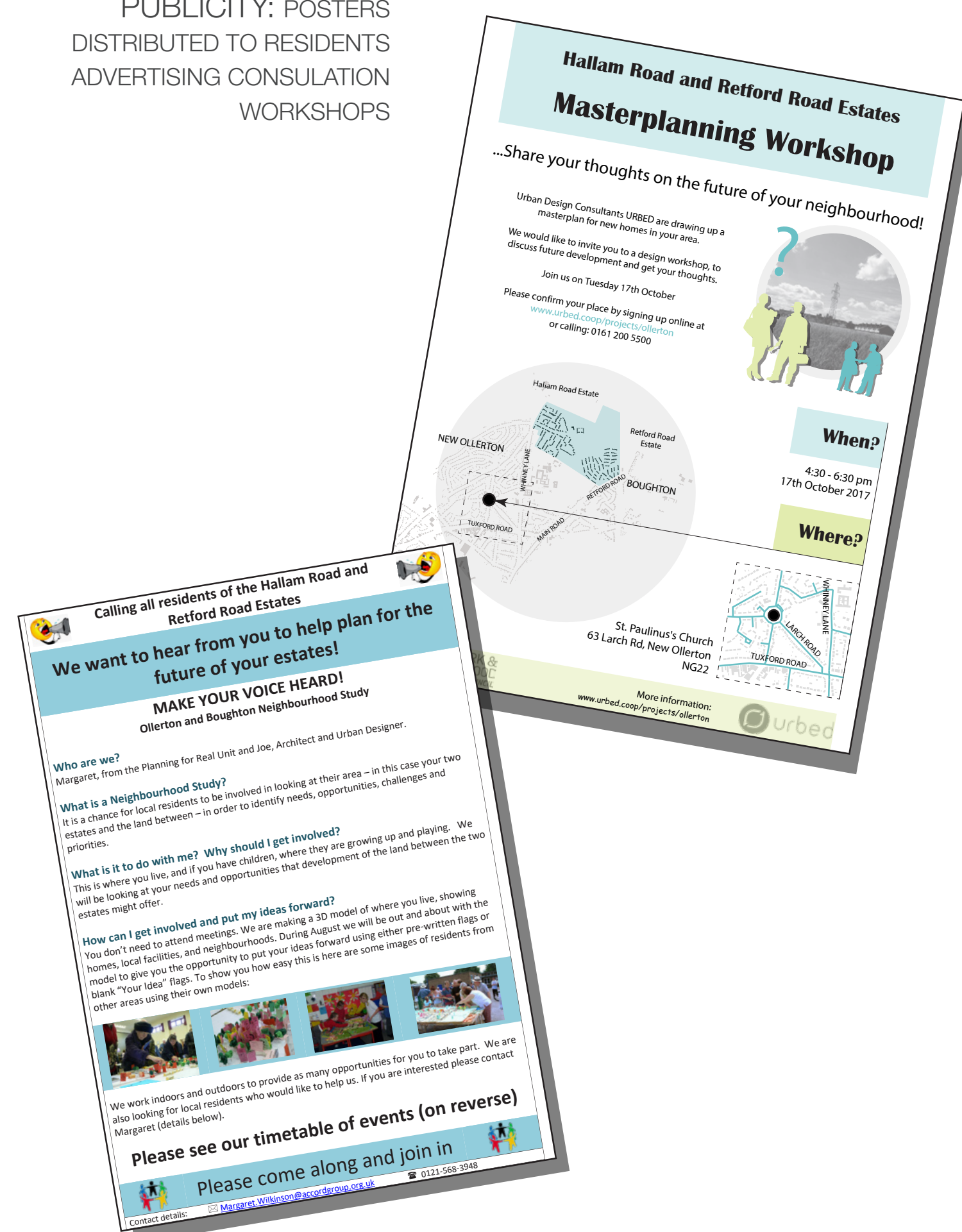
This workshop was structured into three sessions:

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

Workshop 3

The session began with a roundtable discussion about hopes and fears for the development. During the second stage of the evening, three options were presented showing varying street layouts and green spaces, and 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.

CONSULTATION
PUBLICITY: POSTERS
DISTRIBUTED TO RESIDENTS
ADVERTISING CONSULTATION
WORKSHOPS



HOPES AND FEARS
(WORKSHOP 3: 17TH
OCTOBER)

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
- Improved transport: bus routes / cycle paths?

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
- That the new development and facilities improvements will never happen

FEEDBACK



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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.

RED GROUP

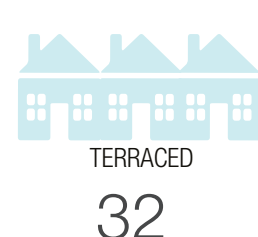
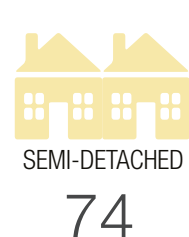


FEEDBACK

- 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
- Too many flats in this scheme - not deemed to be viable in this location

OPTION 1

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



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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 café 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 need, soft landscaping, and paths with seating, lighting and camera coverage.

YELLOW GROUP

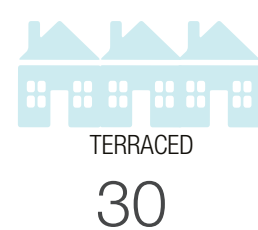
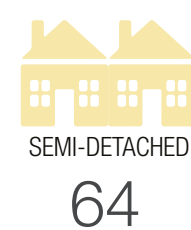


FEEDBACK

- 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
- This option would not produce a viable number of homes to provide social housing or Section 106 provisions

OPTION 2

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



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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. 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.

GREEN GROUP

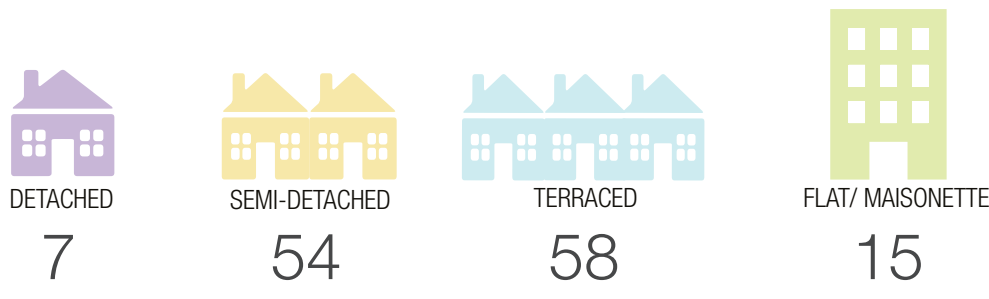


FEEDBACK

- 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)

OPTION 3

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



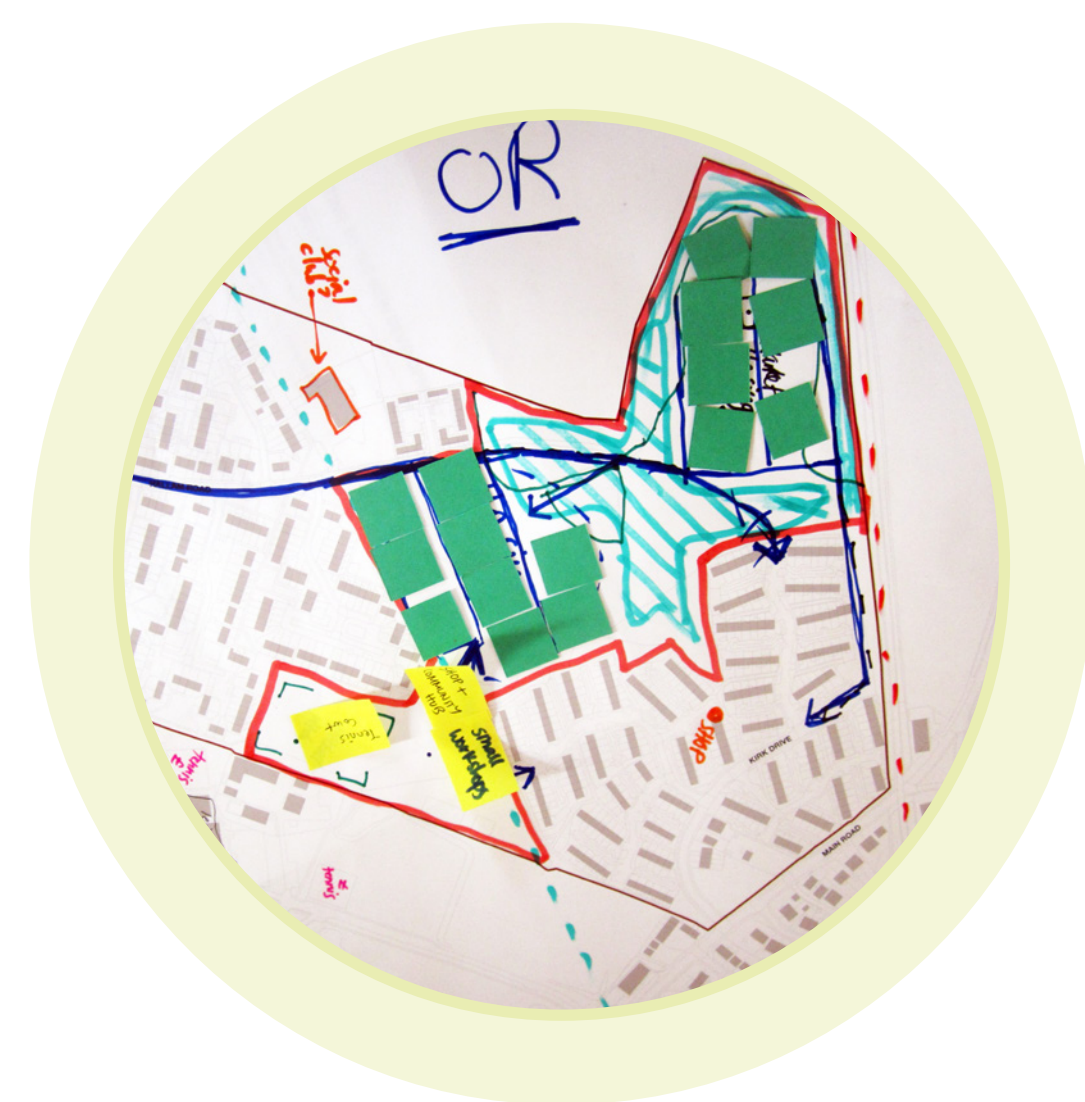
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DESIGN DEVELOPMENT

- 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 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.
- 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

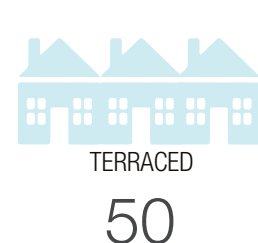
This option contains 139 houses and 32 apartments (171 homes in total)



DETACHED
25



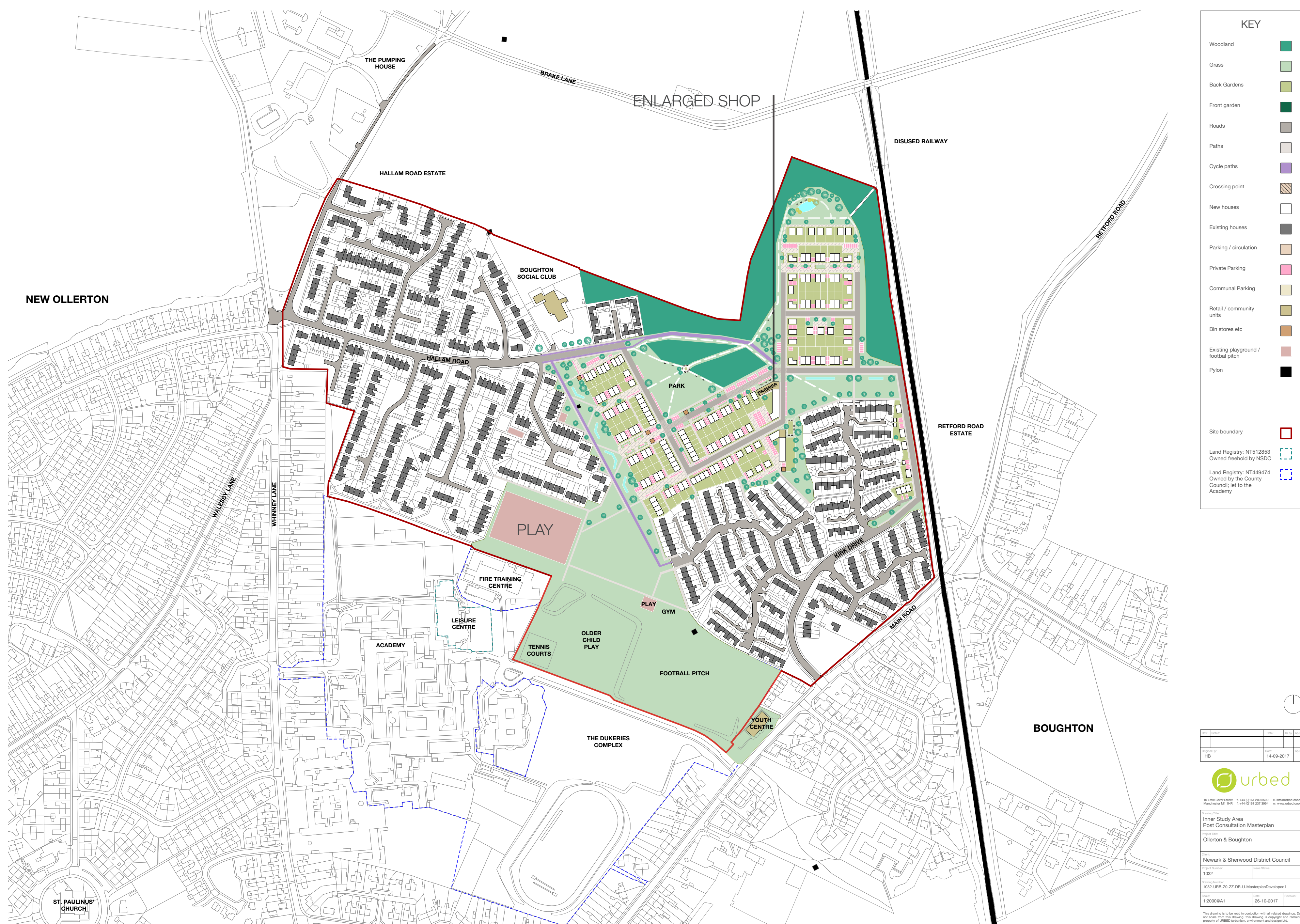
SEMI-DETACHED
64



TERRACED
50



FLAT/MAISONETTE
32



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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

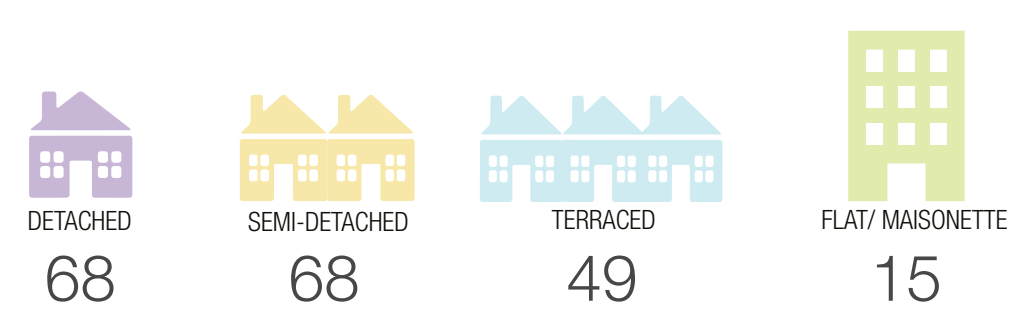
The viability of delivering a new housing development in Ollerton and Boughton has been considered in terms of the Options and understanding that recent major residential developments in the area have failed to deliver affordable housing and provided reduced Section 106 contributions.

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.

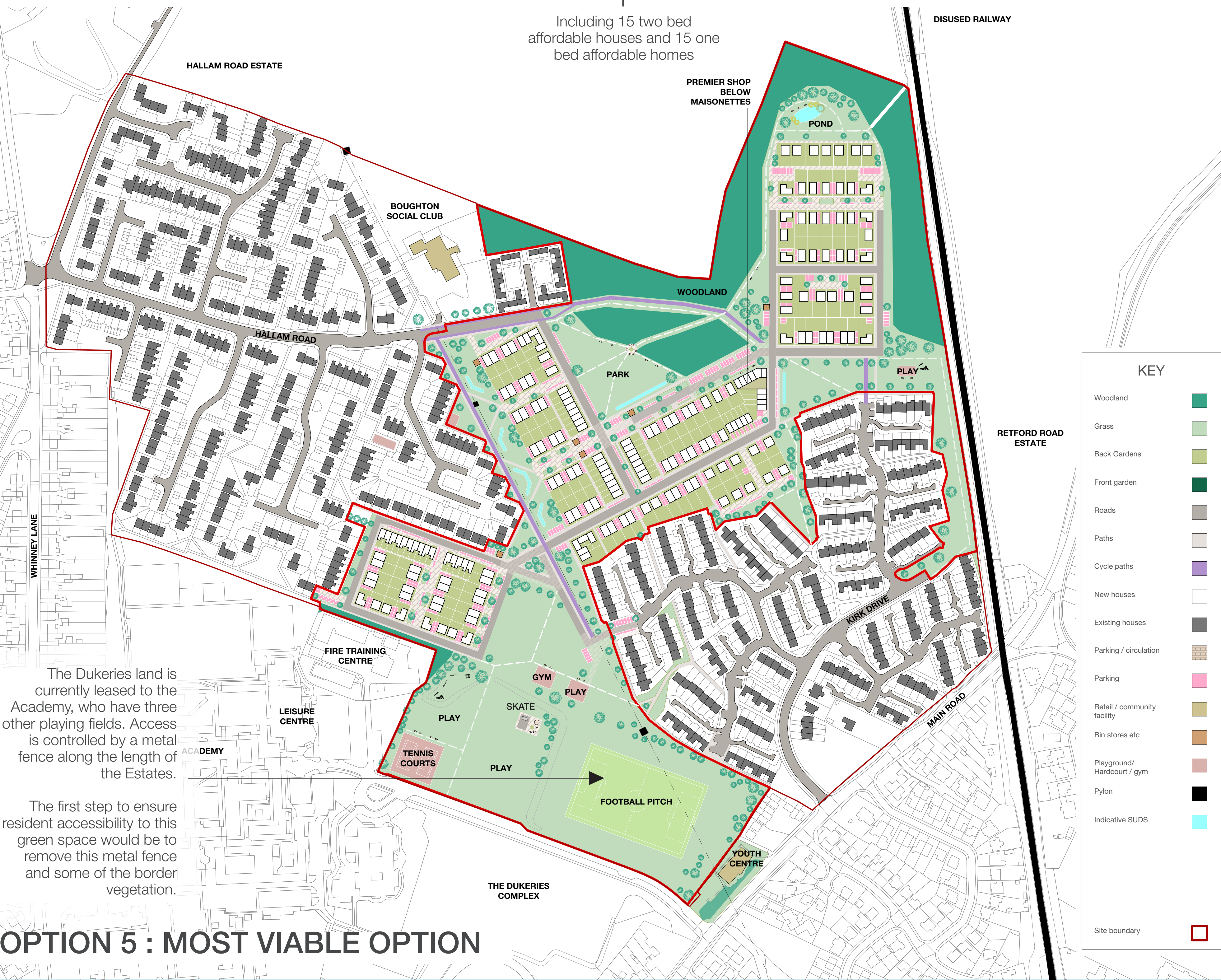
The emerging preferred design (Option 5) at a head line level is viable. It can provide 30 affordable homes and additional contributions that would benefit the areas leisure and recreational facilities.

OPTION 5

This option contains 200 houses / masionettes and no flats



Including 15 two bed affordable houses and 15 one bed affordable homes



The Dukeries land is currently leased to 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 ensure resident accessibility to this green space would be to remove this metal fence and some of the border vegetation.

KEY

Woodland	[Green square]
Grass	[Light green square]
Back Gardens	[Light green square]
Front garden	[Dark green square]
Roads	[Grey line]
Paths	[Light grey line]
Cycle paths	[Purple line]
New houses	[White square]
Existing houses	[Dark grey square]
Parking / circulation	[Brown square]
Parking	[Pink square]
Retail / community facility	[Yellow square]
Bin stores etc	[Orange square]
Playground/ Hardcourt / gym	[Red square]
Pylon	[Black square]
Indicative SUDS	[Blue square]
Site boundary	[Red outline]

OPTION 5 : MOST VIABLE OPTION

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ZONES AND FACILITIES



Central Zone

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

The zone breaks into 5 separate grid lined blocks, with a retail unit (Premier) under one-bed maisonettes along the eastern edge, the pylon wires and cycle path bounding the western edge, Retford estate to the south and a public park with woodland to the north, which is the focal point within this zone.

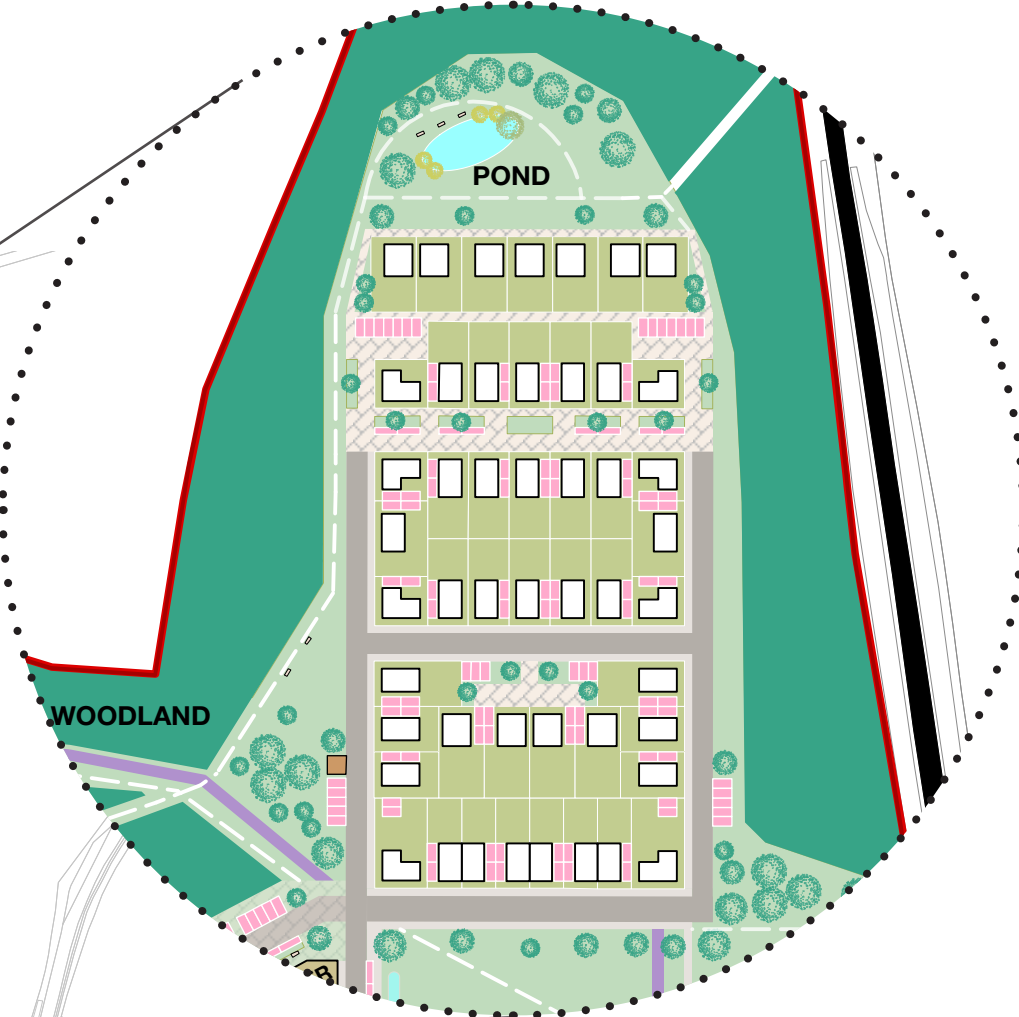
The park would be overlooked by new housing, deterring anti-social behaviour. Including the dark green wooded area, this park space would be roughly a hectare in size. While large, this space would be easier to maintain and light than the current meadows. Seats could also be provided to make this a more social space.

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.

The surrounding woodland verge will not be removed for housing - this will remain accessible to all residents, whilst the new overlooking housing should provide natural surveillance to deter fly-tipping. The woodlands should be cleaned up as part of the development proposal.



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.

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.



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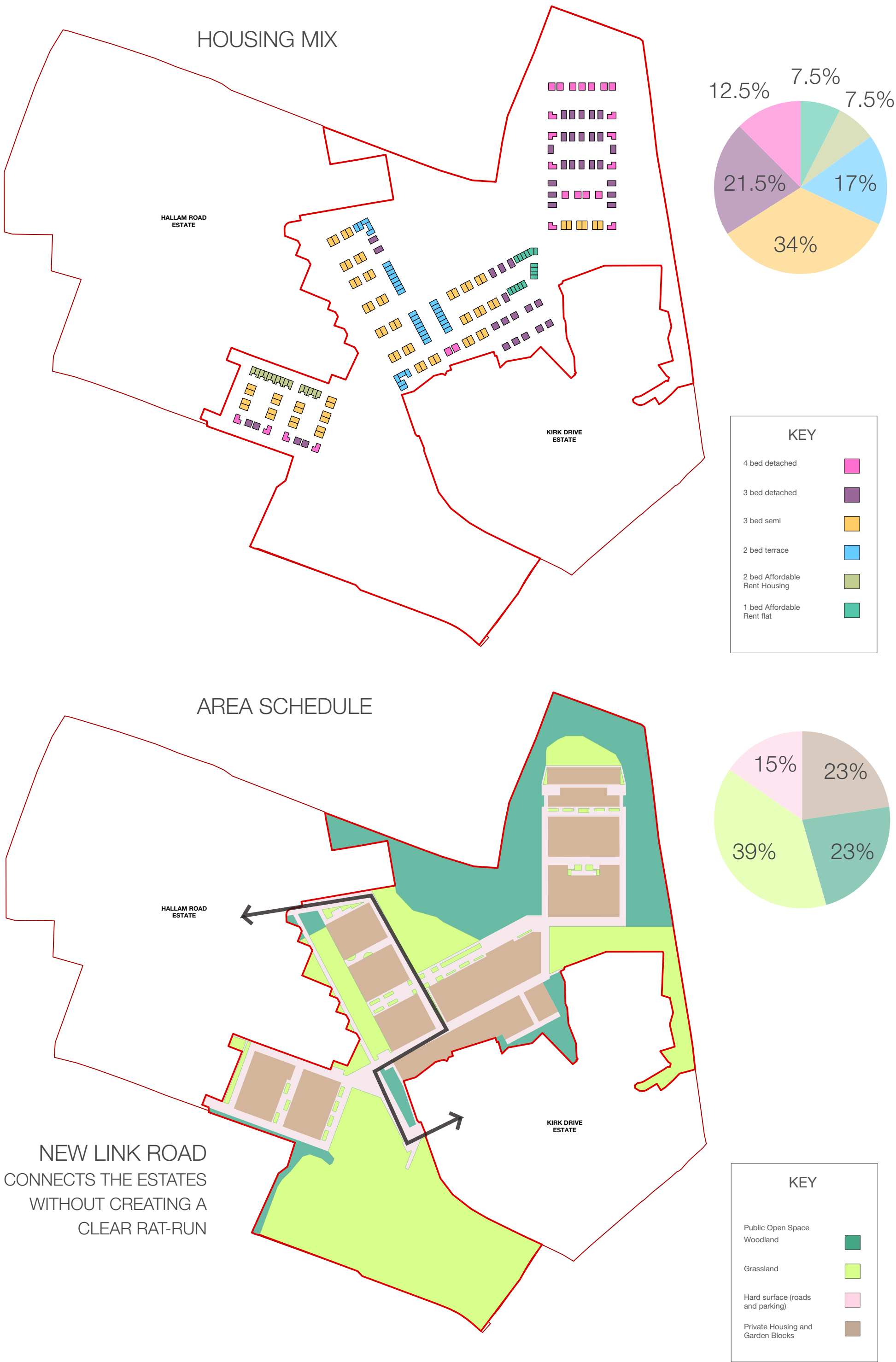
The overall area comprises 38% developed land and 62% open green space scattered around the site.

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
- 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 represents 15% of the total housing.



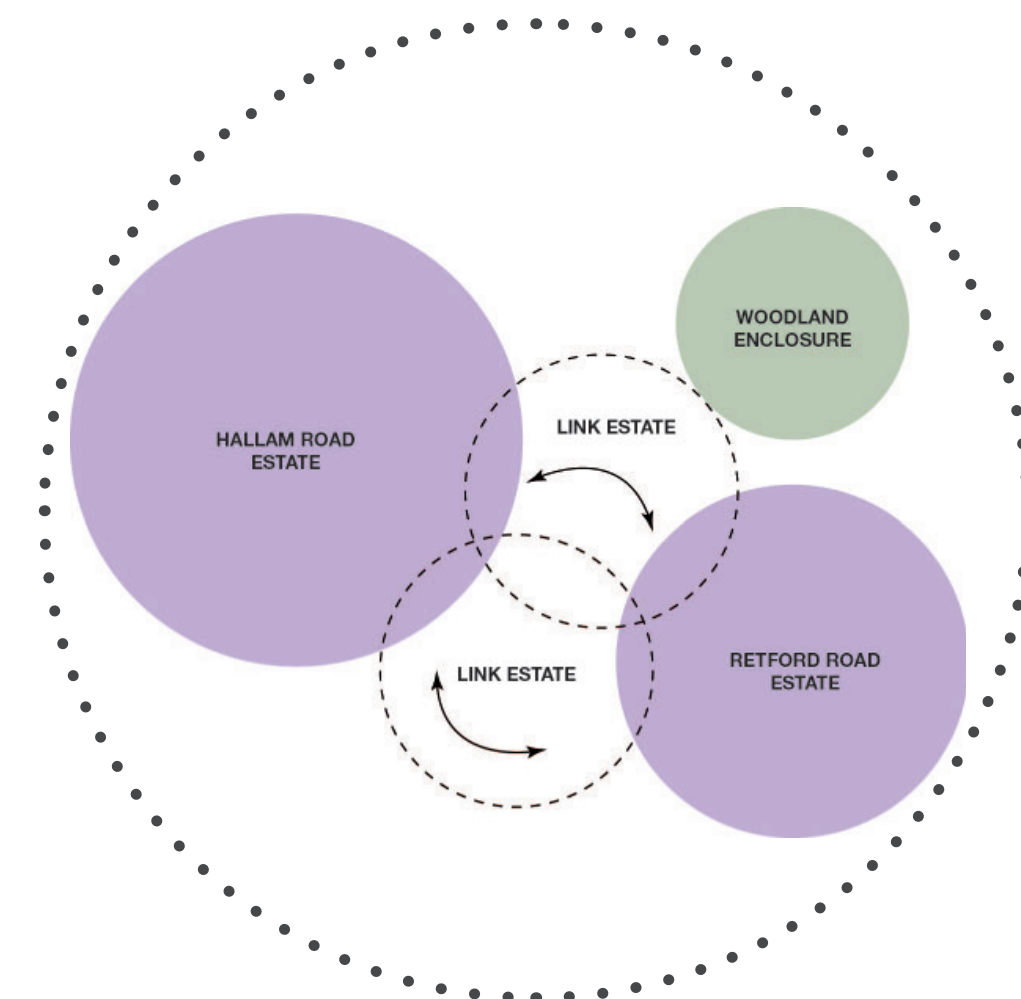
DESIGN PRINCIPLES

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.

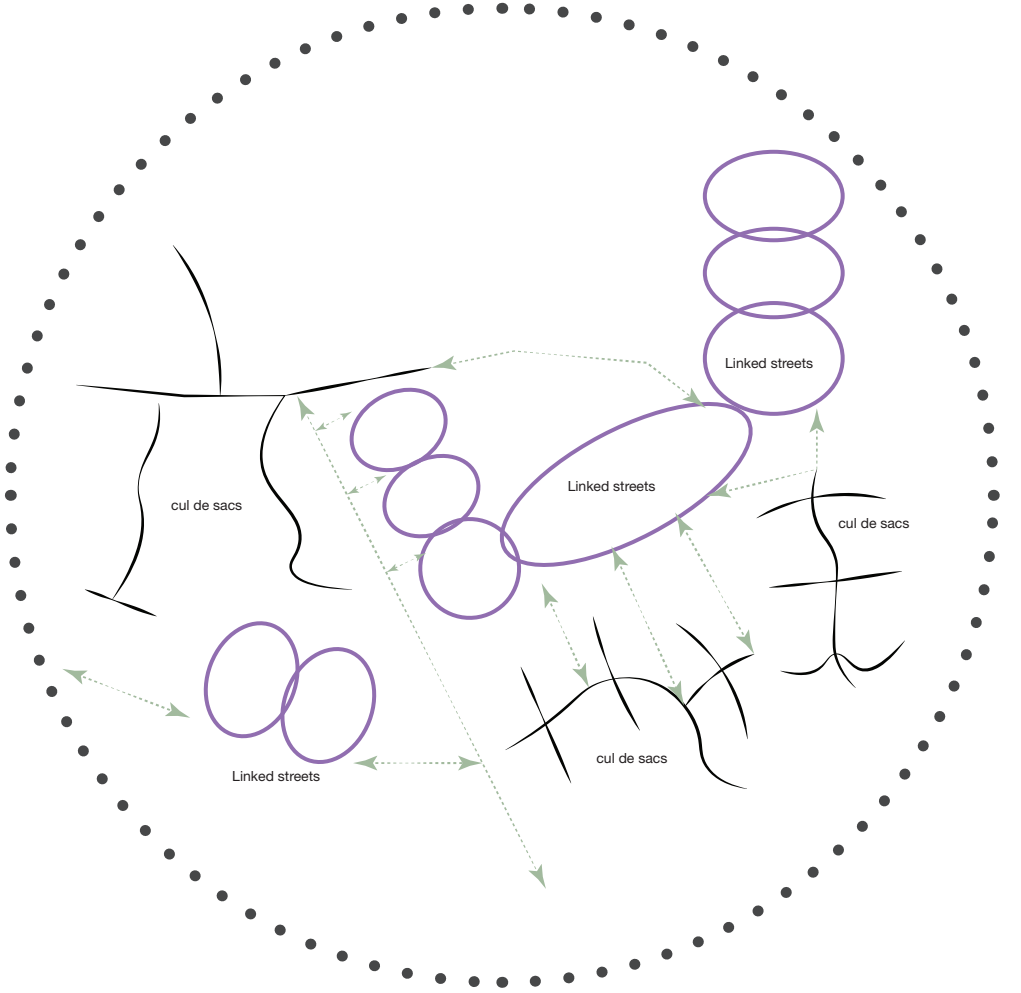
Meanwhile the 'Woodland Enclosure' could form the third side of the surrounding triangle of homes, sitting slightly removed within the trees.



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.



3. 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.

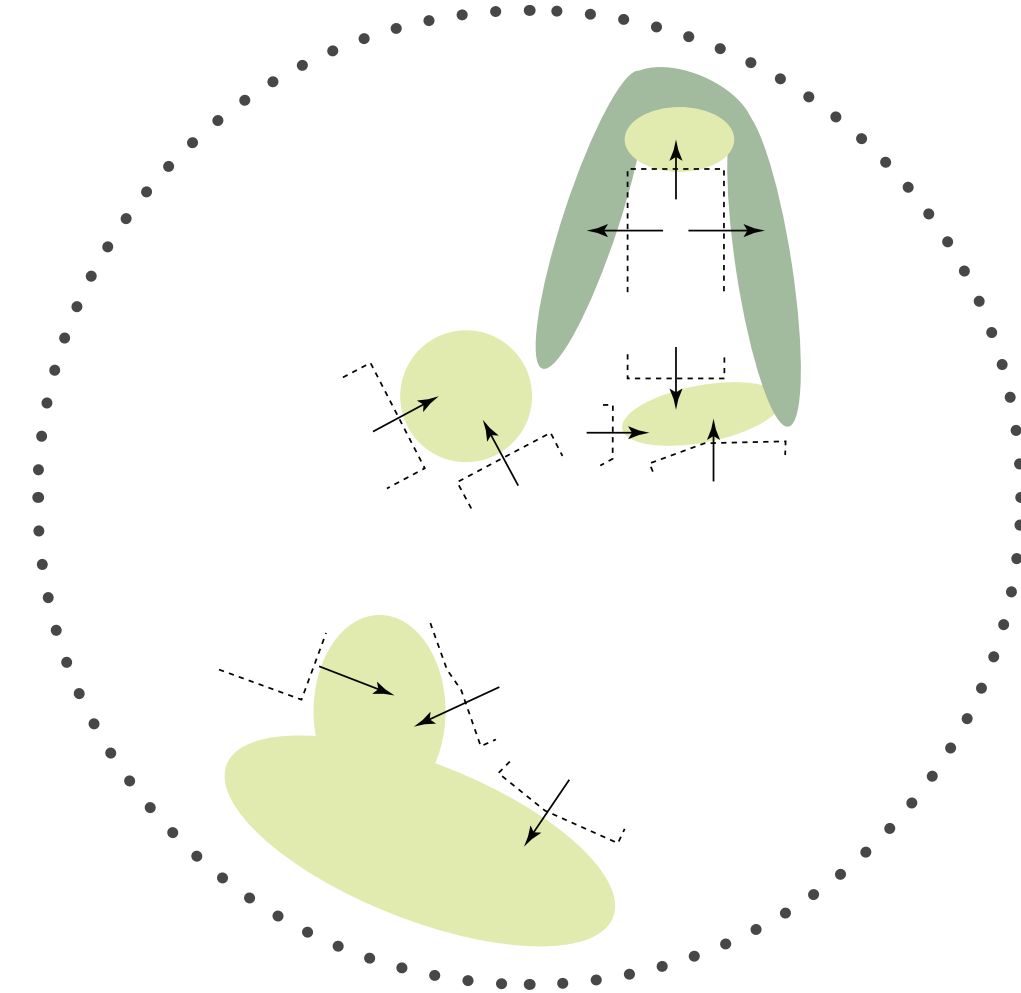


4. SAFER GREEN SPACES

Currently arson, dumping and quad-bikers threaten the large unkempt 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.



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.