

September 2018

Masterplan Proposals for Yorke Drive Estate and Lincoln Road Playing Fields:

Frequently Asked Questions & Answers

Q. Is my home in the improvement area?

A. The improvement area covers the area known as the Yorke Drive Estate and the Lincoln Road Playing fields. The streets include Yorke Drive, Beaumont Walk, Stukeley Court, Millennium Court, Asram Court, Fenton Close, Lincoln Road (1-9) Lincoln Court, Rosewood Close and Strawberry Hall Lane (2-48).

Q. What is the masterplan proposal?

A. Through resident consultation, which has been carried out from February 2018 to date, resident feedback on the master plan proposals has been gathered during three workshops and an exhibition in July.

At the July exhibition three master plan options were presented, and feedback firmly indicated that residents chose option 3 as the preferred proposal. Residents did however ask us to look further at some areas, including traffic management and disturbance during the development.

Q. What is Option 3 of the masterplan proposals?

A. Option 3 will provide up to 200 new homes on the Lincoln Road playing fields for social rent and for sale. There will be improvements to the Yorke Drive estate, which will include environmental improvement works and traffic calming. A new road entrance will be created onto Lincoln Road and there will be improvements to the recreational facilities on playing fields and to the sports Pavilion.

Q. How will this be delivered?

A: Resident feedback on Option 3 has been carefully considered, and the revised proposals responding to the feedback will be presented at the exhibition on 21st September. A **phased** approach has been developed, to minimise disruption to existing residents, and this will be fully explained at the exhibition.

Q. How many phases are proposed, and what will be done in each phase?

A. There are 3 phases proposed.

Phase 1 could include new homes and improved recreational and sports facilities on the Lincoln Road playing field.

Phase 2 could include new homes and improved communal space on the frontage of Lincoln Road. This phase would redevelop some of the less satisfactory homes on the estate, and would be linked to significant estate and environmental improvements affecting the central area of the estate, including traffic calming measures.

Phase 3 could include further new homes on the estate and a new central route connecting to the playing field and the new homes.

Q. My landlord is not the Council, does this still affect me?

A. The proposal includes improvements across the estate, with the demolition of some homes; this may include those not owned by the Council. You will be contacted if the proposals affect you directly and arrangements will be made to discuss this in more detail with you.

Q. Will the regeneration go ahead this time?

A. the Council is committed to improving the Yorke Drive estate and Lincoln Road Playing fields. The Council has received nearly £1 million of Estate Regeneration Programme funding to carry out an appraisal and master planning process, and will be pursuing additional Government funding to enable the improvements to happen.

Q. Why do you need to build more houses?

A: There is an evidenced need for more homes in Newark for both rent and for sale at an affordable price.

Q. Will any of the new homes on the Lincoln Road playing fields be for rent?

A: The proposed new homes will be a mix of private sale and social rented homes. At this stage, we cannot yet confirm how many will be for rent or sale. As part of the proposed phased delivery that will be shown at the Public Exhibition on Friday

21st September, we have indicated the numbers of new homes that could be developed in each phase.

Q. Will the improvements to the Yorke Drive estate really take place?

A. The regeneration proposals are aimed at significantly improving Yorke Drive estate and the Lincoln Road playing fields. The proposals have been developed through consultation with estate residents. This is a work in progress, and will be developed through consultation with the Council's Planning Department, the County Council and other statutory organisations. The Council aims to further refine the proposals based on the further consultation, and to submit an outline planning application for the scheme before Christmas 2018.

Q. What are the proposed improvements to Yorke Drive Estate?

A. The Council's vision is to transform the estate through building new homes for rent and sale; providing improved sports and leisure facilities for all, better roads and parking for new and existing homes. By raising the funds to improve the environment on and around the estate the overall aim is to make the area a better and safer place to live, visit and travel through.

Q. Will there be any demolition?

A. It is expected that there will be some demolition of existing homes on the Yorke Drive estate. Any residents directly affected by demolition will be contacted directly by the Council.

Q. What happens if my home is to be demolished?

A. The Council will contact you and provide you with support and help throughout the process. A formal Resident Offer is being developed.

If you are a **Council tenant**, you will be offered another Council home. You will receive a home loss allowance and help with the cost of moving. The home loss allowance is currently set at of £6,100. This amount is reviewed annually so is likely to increase. We will provide information with the applicable home loss allowance at the appropriate time.

If you are a **housing association tenant**, you will be offered another home, which maybe with your current landlord or the Council. You will receive a home loss allowance and help with the cost of moving. The home loss allowance is currently

set at of £6,100. This amount is reviewed annually so is likely to increase. We will provide information with the applicable home loss allowance at the appropriate time.

Q. What if I own my own home?

A. If you **own your home and live in it**, the Council will buy it for the market price and you will receive a home loss payment of 10% of the value of the home. You will receive support with moving and finding a new home. This will be set out in the Resident Offer.

Q. How will I be kept informed?

A. Residents living on Yorke Drive estate will continue to receive regular newsletters and updates. There is also information available as follows:

On the Council's website:

www.newark-shrewooddcgov.uk/YorkeDriveFocus

On Facebook: facebook.com/YorkeDriveFocus

Twitter @YorkeDriveFocus

If you would prefer to be kept informed by email, please let us have your details and we will send you copies of newsletters and other key documents.

Q. English is not my first language, is there translation available?

A. If you need a translator, a language speaker can be provided to explain any of the documents. If we cannot provide a translator, it may be possible to involve another family member or member of the community that can help. There are **Polish** translations of the masterplan proposals available.

- Możemy przetłumaczyć propozycje planu głównego
- Jeśli potrzebujesz PEŁNEGO TŁUMACZENIA, skontaktuj się z harriet.partington@newark-sherwooddc.gov.uk

Q. How can I get more directly involved?

You can attend the next master planning exhibition on **Friday 21st September 2018 at the Bridge Community centre between 10.30 a.m. - 8.30 p.m.** You can speak to the project team and the architects about the proposals.

If you are unable to make it to the exhibition on Friday 21st (above) we are holding a further drop-in at the **Beaumont Walk Centre on Wednesday 26th September, 10am to 1pm.** We will be able to explain the proposals to you in full and answer any questions you may have.

You can join the **Resident Consultative Panel**, which meets with the project team including Newark and Sherwood Homes to discuss the regeneration and housing management issues.

The Panel will be meeting in October to discuss the planning application process.

Further information

If you have any further questions, or wish to get involved or need any further information, please contact:

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