



Welcome

Welcome to the second exhibition of the Council's masterplan proposals for Yorke Drive – our vision is to create new homes, facilities and leisure areas for the whole community.

The proposals you see today have been developed based on feedback from estate residents. This is work in progress and will be developed through consultation with Newark & Sherwood District Council's Planning Department, the County Council and other statutory organisations over the coming weeks.

The Council's aim is to further refine the proposals based on your feedback from this exhibition and to submit an outline planning application for the scheme before Christmas 2018.

At the exhibition today, you will see:

- A developed masterplan with a phased approach that responds to resident feedback
- How the area could be transformed by new housing, community and leisure facilities
- Proposals for more flexible use of the playing field area
- Information about rehousing and the planning process





The Council's Vision

The Council commissioned the Bridge Ward Neighbourhood Study in 2011. This came up with the idea of demolition & redevelopment on the estate linked to new homes on part of the playing fields and improved sports and leisure facilities on the remainder.

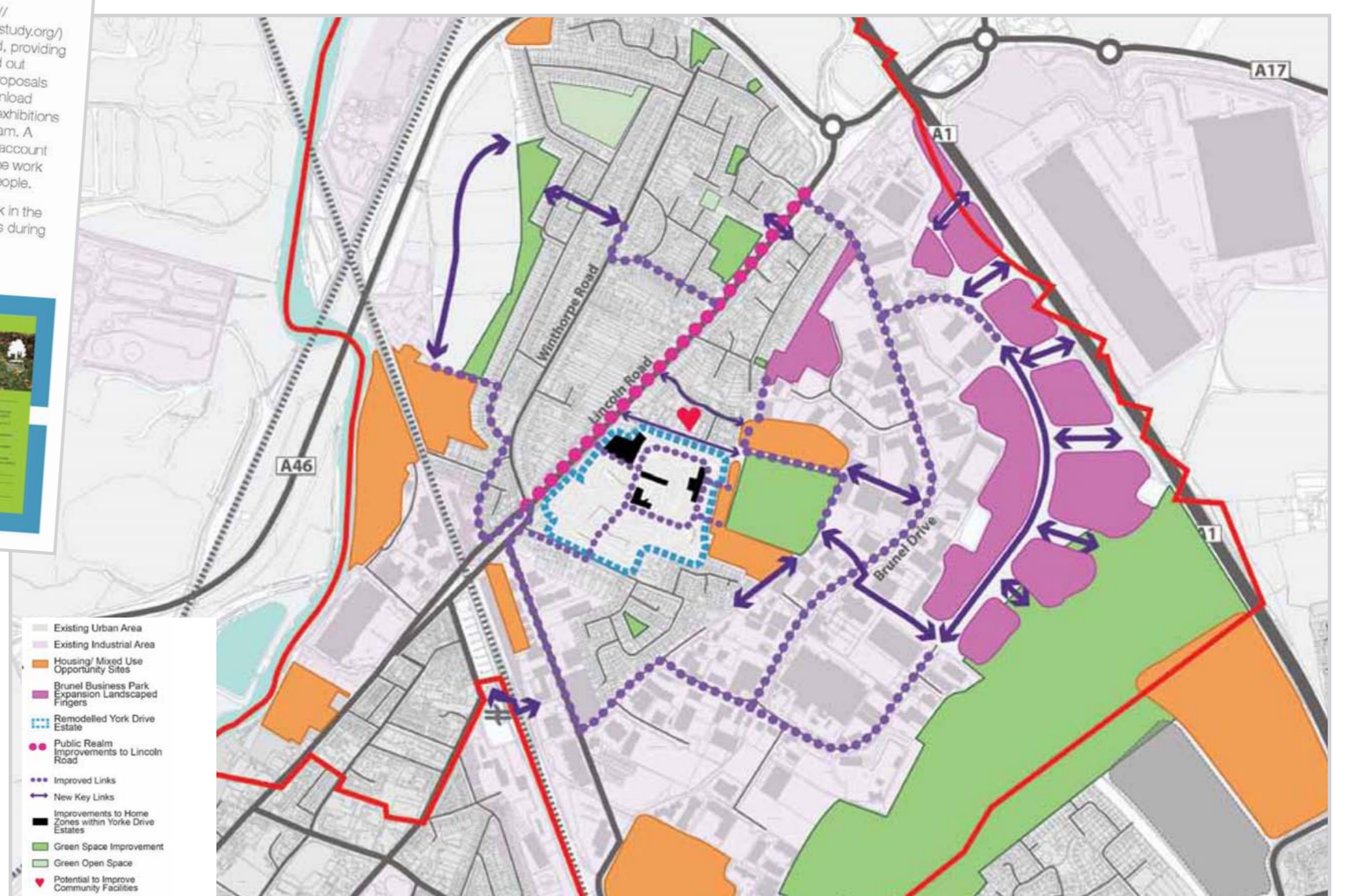
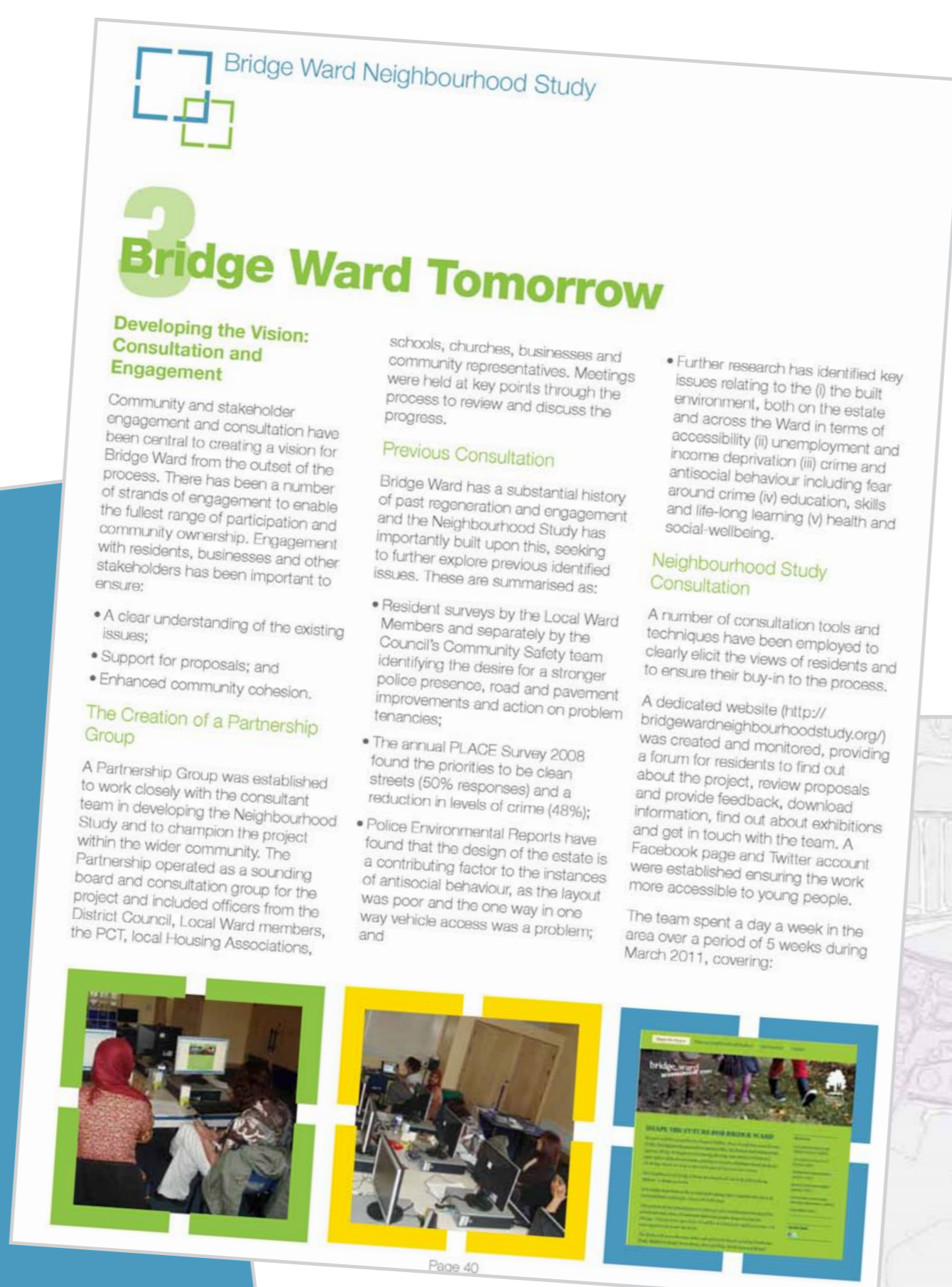
There was no money to take the proposals forward at the time, but in 2017 the Council obtained nearly £1m in Government funding to revive the proposals.

The Council has appointed a consultant team led by regeneration experts Campbell Tickell and architects HTA Design LLP to consult with residents in producing fresh development proposals.

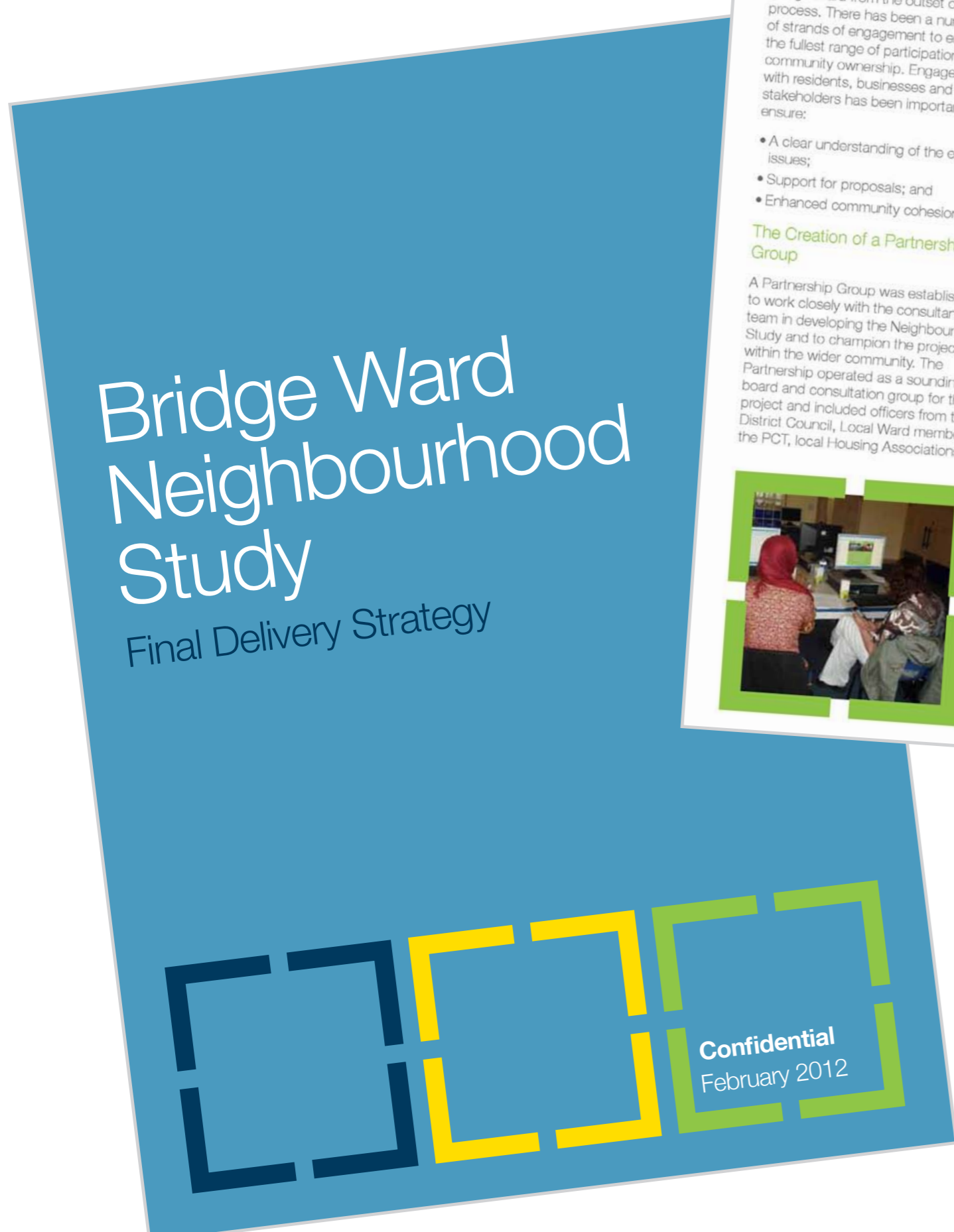
In parallel with developing the masterplan proposals, the Council is pursuing Government funding to enable the scheme to proceed.

The Council's aim is to produce proposals which will transform the area by:

- Building new homes for rent and sale
- Raising money for improvements to the whole estate
- Providing improved sports and leisure facilities for all
- Better roads and parking for new and existing homes
- Making the area a better & safer place to live



Bridge Ward Neighbourhood Study, 2012 - Area Masterplan





Site Analysis

There have been several improvements and investments made to the estate over time, but the design of some homes and external spaces remain poor and create problems for residents.

Full scale redevelopment is not an economic option, but demolition of selected areas and replacement with modern, high quality homes will be considered.

Some areas and house types work well and are well loved on the estate, other areas have homes that are poorly designed and located, with unclear entrances and poorly defined private spaces.

Some homes may also be considered for demolition due to their location, in order to make significant regeneration changes to the estate.



Estate Ownership



Consultation so far

The Council has put in place a consultation programme to keep residents informed and to give the community an opportunity to influence the emerging masterplan proposals. This includes:

- A household survey of estate residents.
- Setting up a customer panel
- Newsletters and flyers for events
- A series of design workshops and public exhibitions
- Drop-in sessions

The survey indicated support for building new homes on the playing field provided the estate benefitted as a whole.

Keep in touch with what is happening...

www.newark-sherwooddc.gov.uk

facebook.com/YorkeDriveFocus

twitter.com/YorkeDriveFocus

You told us you LIKE the following about your home:

- Good neighbours / strong community
- Location on estate
- Generous size of home and/or garden

You told us what you LIKE about your neighbourhood:

- Quiet - depending on location
- Close community, Yorke Drive Life events, proximity to family, good neighbours
- Location - close to town, convenient for work, local shops and schools

You told us what you DON'T LIKE about your home:

- Repairs: perception of damp/mould growth,
- Difficulty getting repairs appointments particularly for shift workers.
- ASB (anti-social behaviour): from youths or neighbours (untidy gardens, noise or aggression, drug-dealing)
- Size of home (too small)

You told us what you DON'T LIKE about the neighbourhood:

- ASB / youths - taunting vulnerable people, damaging vehicles, drugs, litter
- Speeding traffic, mopeds on playing field
- Neighbours who don't look after property, bulky rubbish in some gardens, damaged fencing not repaired, unruly children

Resident consultation so far:

Household Survey – Feb/March 2018 – over 60% of residents responded, and told us what they liked and didn't like about living in the area as well as suggesting what would improve the neighbourhood.

Workshop One
30th May 2018 Master planning process, issues and options – 18 residents attended.

Workshop Two
27th June 2017 - Lincoln Road Playing Fields – 49 residents and 14 stakeholders attended

Workshop Three
15th August 2018 - New Homes – 39 residents attended

Residents suggested locations for new homes, roads and leisure facilities

Residents helped with important information about the existing homes, and provided valuable insight in to residents' priorities.

Public Exhibition – Friday 13th July and Saturday 14th. Overall 70 residents attended

The feedback survey indicated **Option 3** as the preferred choice of the majority of residents attending

Residents raised concerns about the risk of increasing traffic

Residents told us that the layout for the new homes on Lincoln Road playing field needs to provide for flexible amenity space

Residents have asked us to do further work in the following areas:

- Traffic management and car-parking
- How construction traffic will be managed
- The recreational facilities
- The design of new homes

Residents Consultative Panel

Over 20 residents have joined the Consultative Panel. Some attend meetings; others are kept informed through e mails and text messages. The Panel members have mostly attended all the workshops and the exhibition, and provide valuable information and ideas.

The Panel also attend meetings with the wider project team, including senior Council representatives, the architects and the Council's regeneration consultants Campbell Tickell.

The Panel has met and considered the following so far, and will continue to meet:

- 27th March 2018 - Introduction to the Masterplanning process and resident engagement
- 25th April 2018 - Met with Master planning architects HTA; agreed branding and communications plan with Maxmedia
- 1st August - Met with the Council Leader; and received detailed feedback from the Summer Exhibition.

Polish: W naszym panelu dla rozrydek jest 20 osób. Nadal możesz dołączyć do naszego panelu. Skontaktuj się z Harriet Partington pod numerem 01636 655462, jeśli jesteś zainteresowany.

Please see website for frequently asked questions (FAQs) related to this project, and look out for the FAQs bulletin coming soon.

- www.newark-sherwooddc.gov.uk
- You can also follow progress on:
 - facebook.com/YorkeDriveFocus
 - twitter.com/YorkeDriveFocus
- Contact the project team via Harriet Partington 01636 655462 or by email: harriet.partington@newark-sherwooddc.gov.uk



Feedback on Masterplan Options from Exhibition 1

Initial masterplan options were presented at an exhibition in July. 76 local residents and stakeholders attended the exhibition.

Feedback on the emerging options has helped shape the development of the masterplan.

You said...
 ...you preferred Option 3 overall as it could transform the estate...

We have...
 ...continued to develop and improve Option 3 taking into account the key issues and concerns raised at the first exhibition.

Option 1

Option 1 has minimum impact on the estate. New homes are built on the playing fields to enclose and overlook the open space, improving security. This will include improved facilities for play and mixed use of the playing fields. A new road access will be created, and minimal improvement works may be cross subsidised on the estate.

- No demolition on the estate
- Up to 200 new homes on the playing fields
- Enhanced sports facilities

Icons: Traffic calming, Proposed street lighting, Street furniture, Fitness trail, Community room, Children's play area.

NOTE: alternative playing field layouts will be considered

Logos: ct, hta

"Provides little improvement to the existing estate"
20.6% preferred Option 1

Option 2

Option 2 looks at the possibility of introducing a new access road from Lincoln Road to improve connectivity and access. Limited demolition could provide access and some new homes and open spaces with improvement works within the estate.

- A new access road from Lincoln Road
- Up to 200 new homes on the playing fields
- Enhanced sports facilities and improvement works within the estate

Icons: Proposed street lighting, New street lighting, New street furniture, Traffic calming, Community activities, Fitness trail, Children's play area, Street furniture and routes.

NOTE: alternative playing field layouts will be considered

Logos: ct, hta

"Money spent on demolition and not estate improvements"
11.8% preferred Option 2

Option 3

Option 3 looks at the possibility of a new access route through the estate to improve connectivity and access. More extensive redevelopment on the estate will mean that new homes, open spaces and wider improvement works will have a greater impact to transform the area.

- A new access point from Lincoln Road
- Up to 200 new homes on the playing fields
- Extensive redevelopment on the estate

Icons: Proposed street lighting, Proposed street furniture, New street furniture, Traffic calming, Mixed sports and games, Fitness trail, Children's play area, Street furniture and routes.

NOTE: alternative playing field layouts will be considered

Logos: ct, hta

"Creates more traffic adding to existing issues on the estate"
67.6% preferred Option 3



Consultation events with Yorke Drive residents

We have...
 ...proposed a phased approach to construction to minimise traffic increase issues on the estate and respond to other concerns raised.

You said...
 ...a new access road would increase traffic issues on the estate...



Phase 1

Following feedback on the masterplan options, a phased approach has been developed to allow transformation of the estate whilst minimising disruption to existing residents.

Phase 1 could include new homes and improved facilities on the playing field. These homes would be a mix of rented and private sale homes and would provide new homes for existing residents affected in future phases.

Up to approx. 180 new homes on the playing field

Improved facilities for the community

New homes for existing residents affected in future phases



Children's play area



New football pitches



A new pavilion



Improved paths

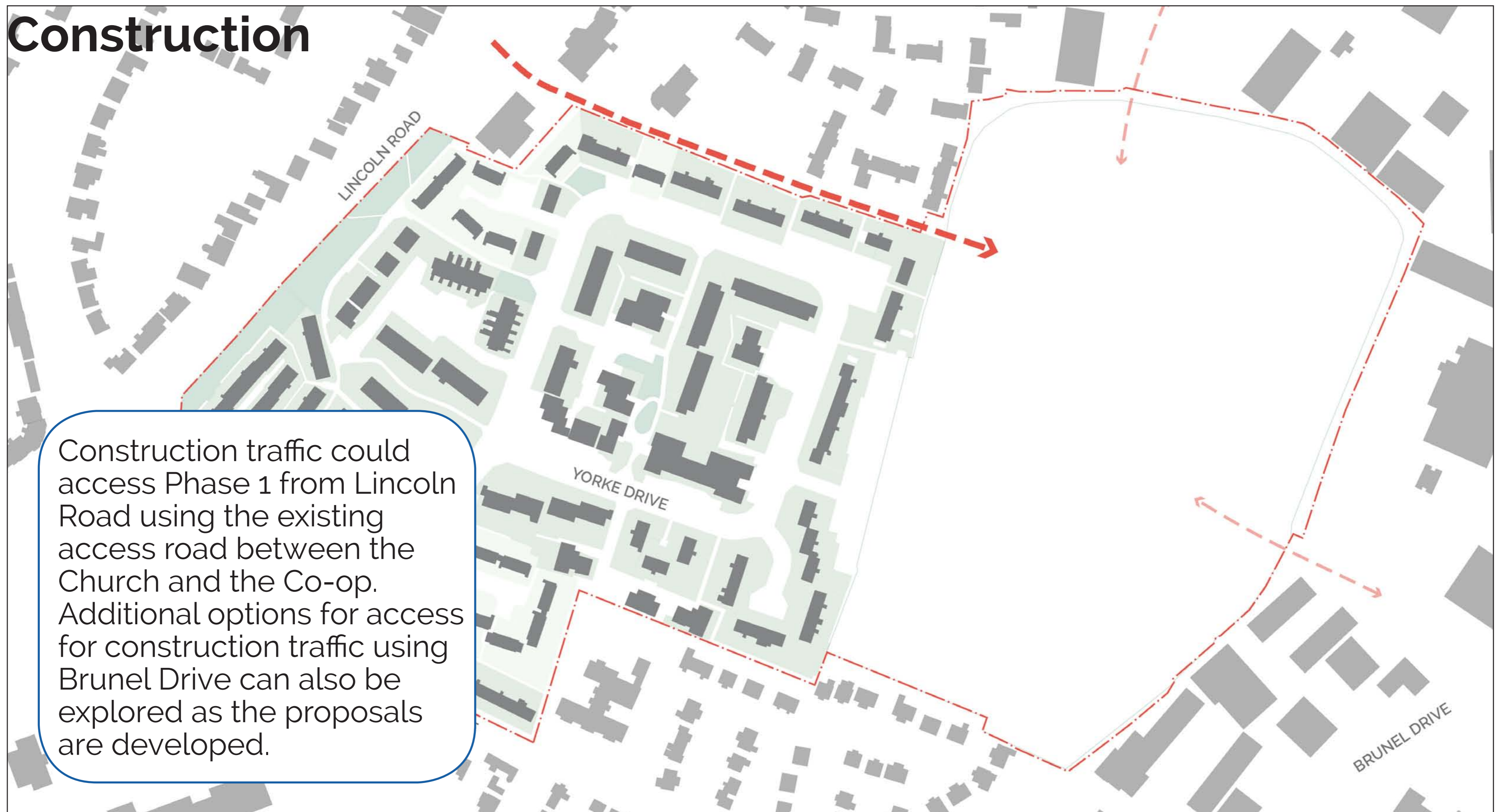


Trim trail



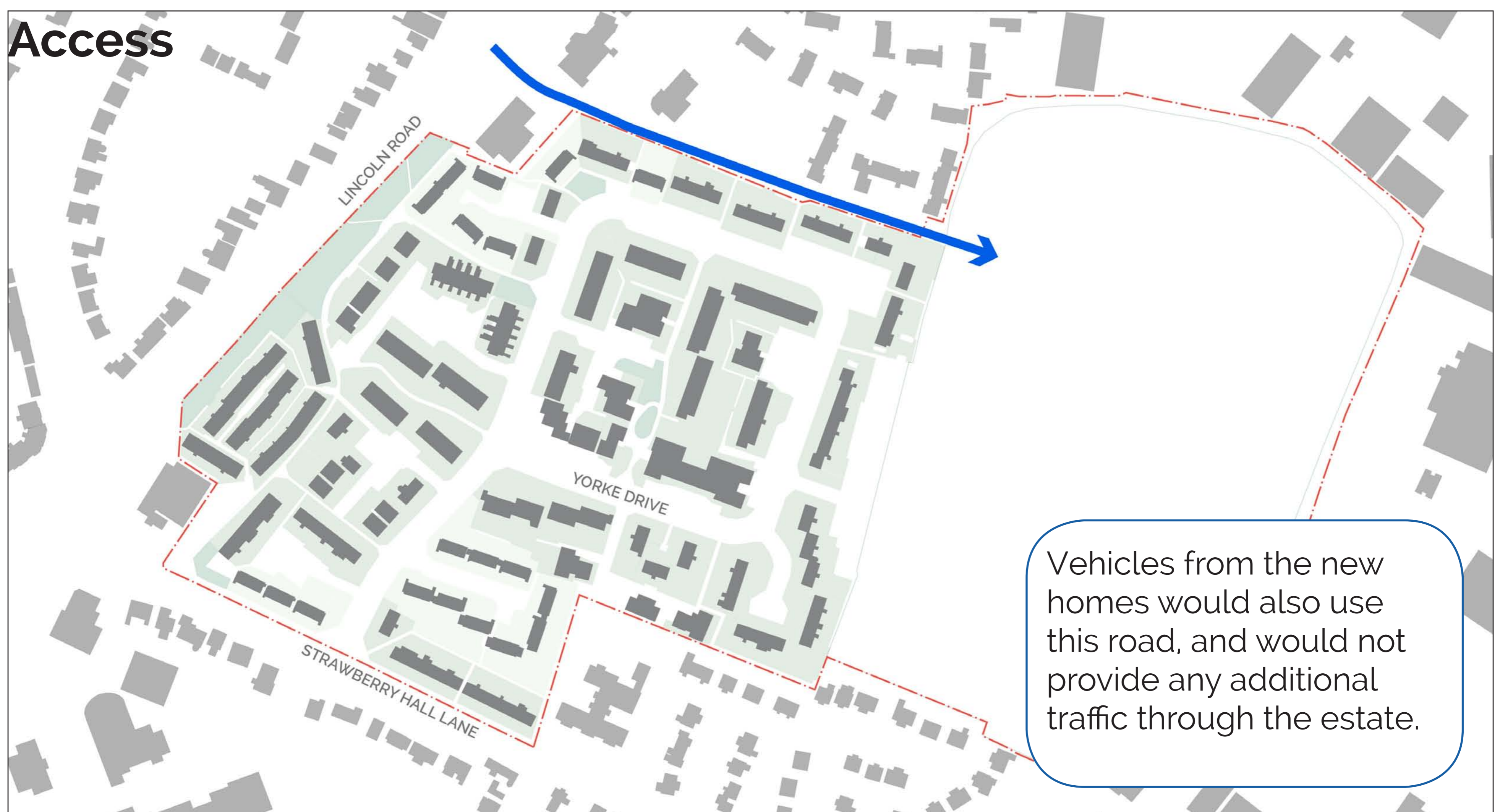
Phase 1

Construction



Construction traffic could access Phase 1 from Lincoln Road using the existing access road between the Church and the Co-op. Additional options for access for construction traffic using Brunel Drive can also be explored as the proposals are developed.

Access



Vehicles from the new homes would also use this road, and would not provide any additional traffic through the estate.



Phase 2

Phase 2 could include new homes and improved spaces on the estate on the frontage of Lincoln Road. This phase would redevelop some of the less satisfactory homes on the estate. It could transform perceptions of the estate giving it a modern profile when seen from Lincoln Road.

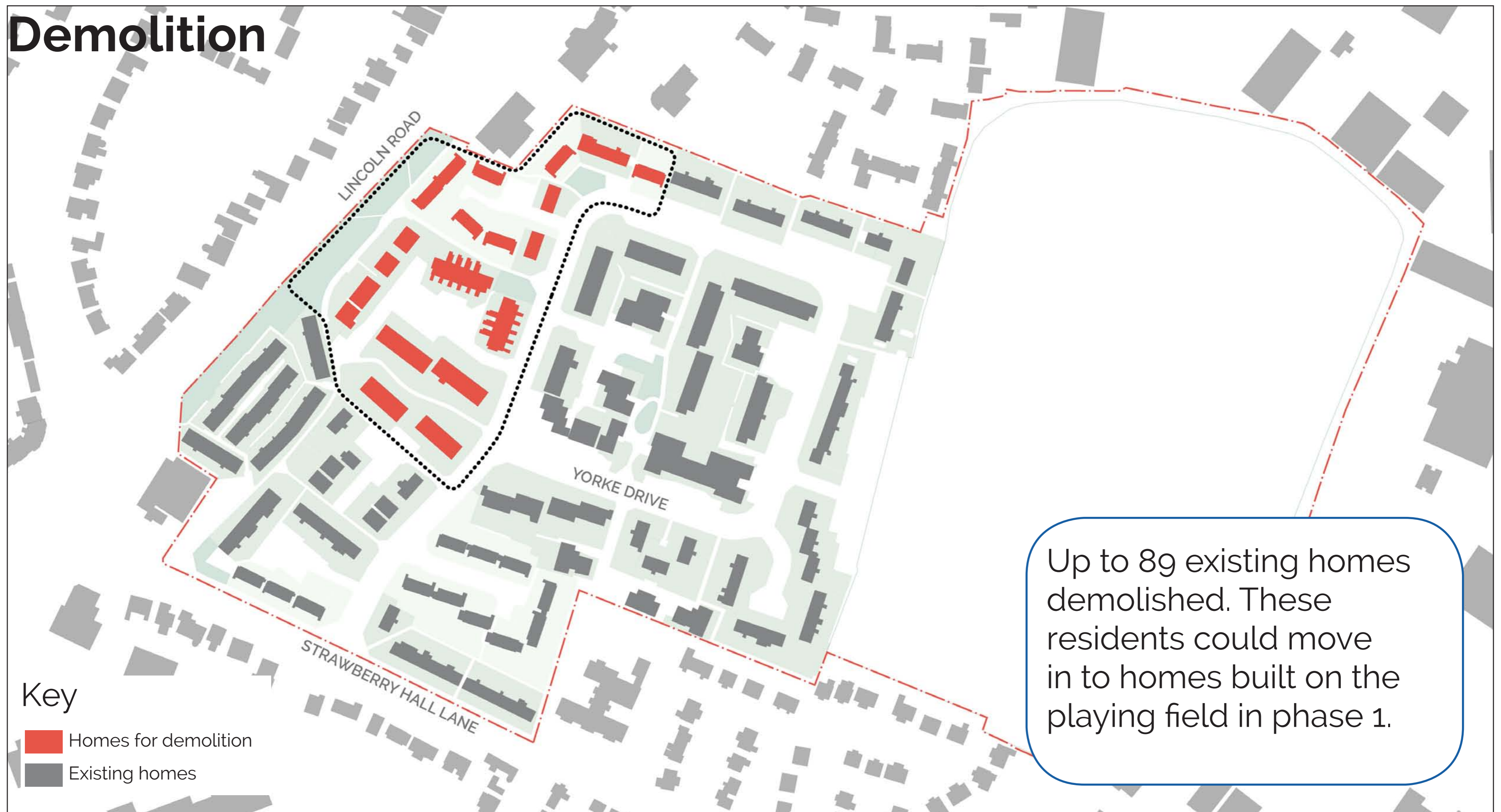
This phase would be linked to significant estate and environmental improvement affecting the central area of the estate, including traffic calming on the circular route.





Phase 2

Demolition



Access





Phase 3

When completed, Phase 3 would include new homes on the estate with a new central route connecting to the playing field and the new homes.

This phase could transform the face of the estate and improve connectivity through the area. The road will be designed to accommodate the additional traffic that will be generated by traffic from the new homes on Phase 1.

Further estate improvements will be carried out as part of this phase.

Up to approx. 80 new homes on the estate

New routes and connections with estate improvement works

New homes for private sale



Traffic calming



Improved parking



New open space

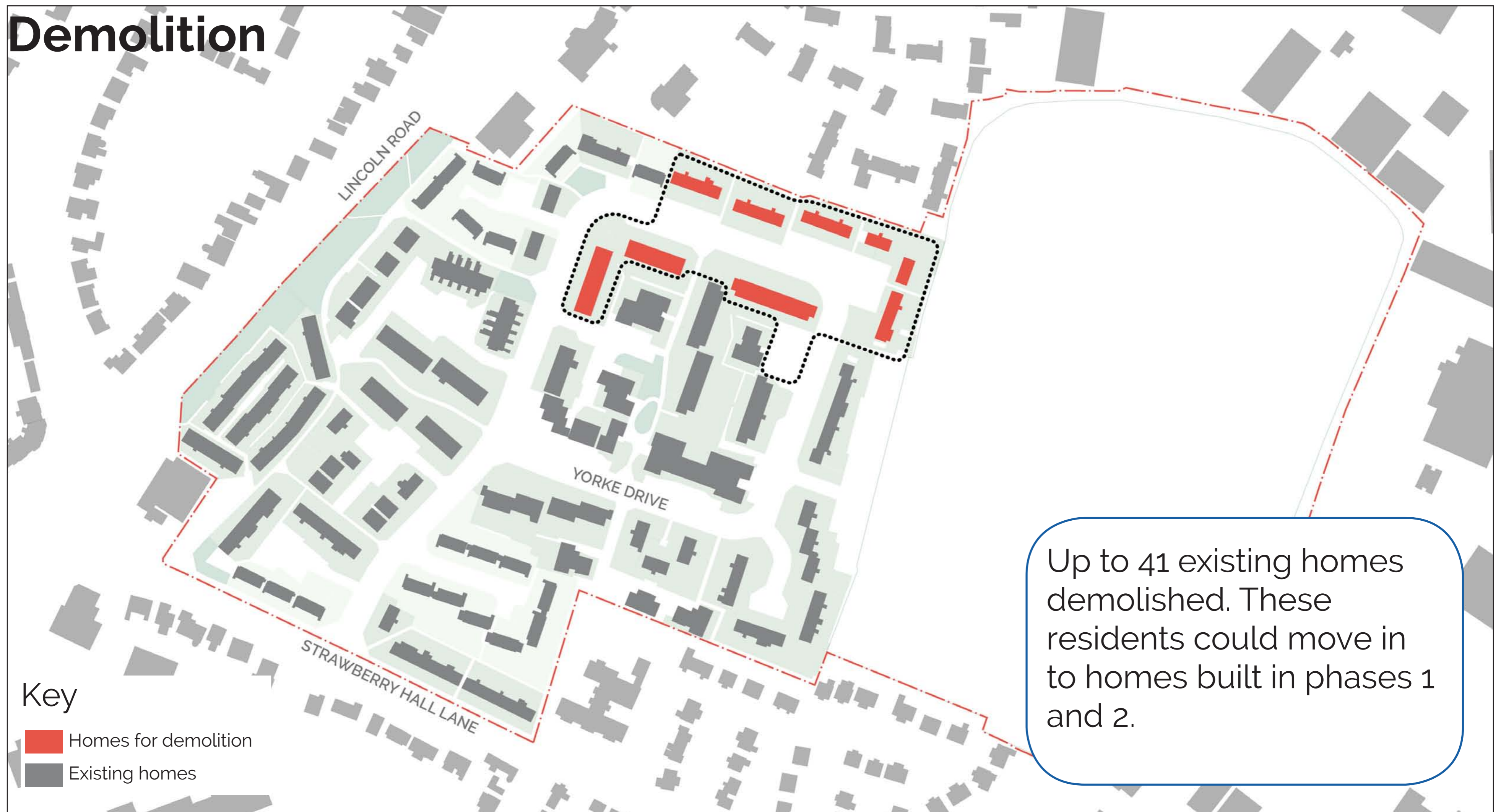


Improved boundaries

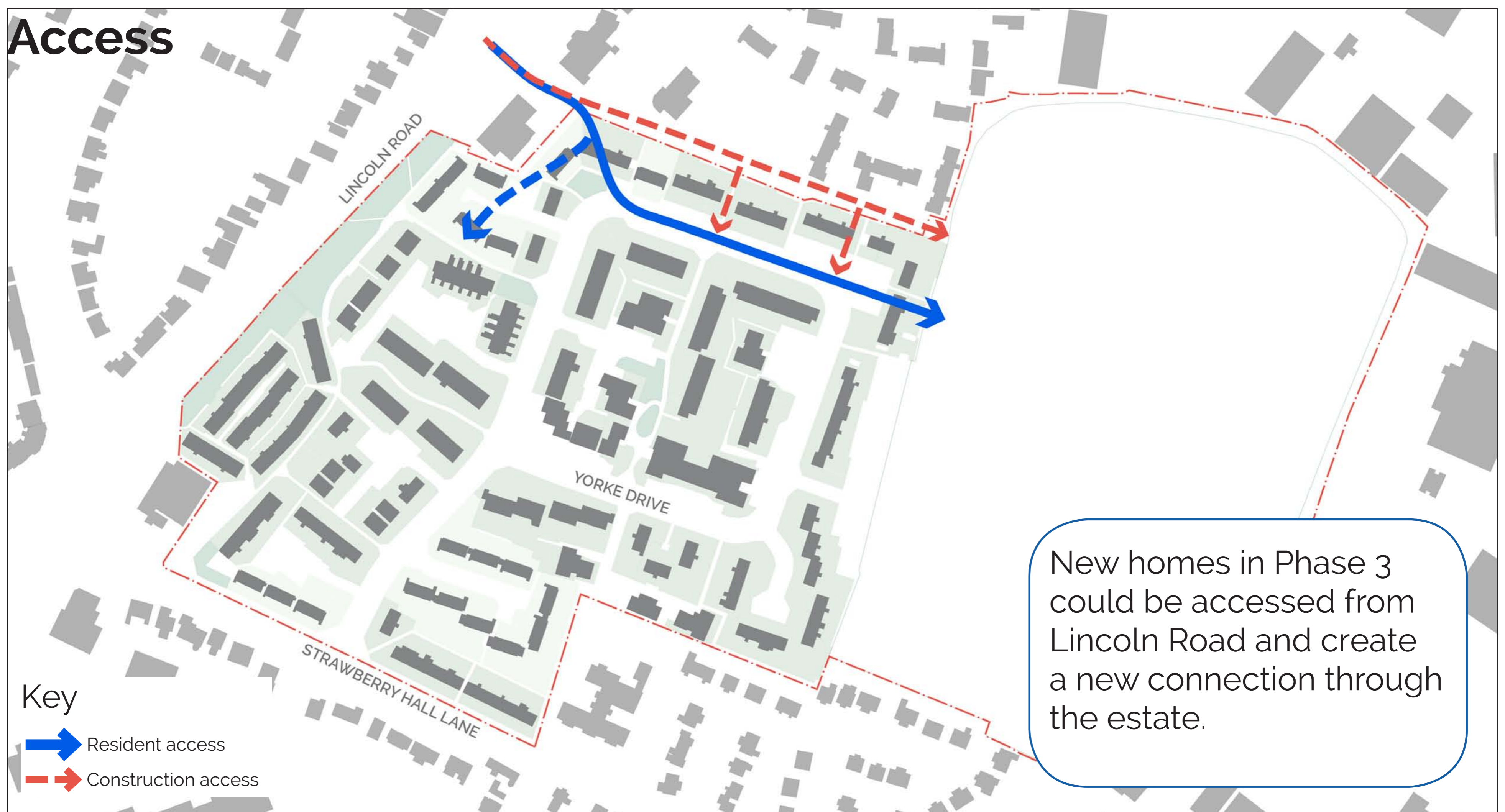


Phase 3

Demolition



Access





The Vision



These sketches illustrate a new access and frontage to Lincoln Road.

New homes give a presence to Lincoln Road and transform the entrance sequence to the estate around a new open space.

3 storey homes front Lincoln Road, key corners and open spaces, with new 2 storey homes closest to existing houses.





The Vision

These sketches illustrate new homes and improvements on the playing field.

New homes overlook the playing fields to increase overlooking and security.

A new pavilion and play area are located at the heart of the community for new and existing residents.

Football pitch use is retained whilst pathways, fitness trail, play and planting enhance the playing field for other uses.





Playing Field Uses

The Council aims to find a balance between the continued use of the playing fields for football, the use of the green space to provide increased leisure facilities for local residents and the development of much needed new homes. We want our proposals to make the green space safer and more secure than it is at present and encourage a wider range of uses throughout the whole week.

We propose to provide a range of new football pitches and facilities which will meet the current needs of Fernwood Foxes and the local community. We would like the green area to be capable of flexible use so that it can be used for other sports,

children's play and dog walking. We are looking at incorporating a new pavilion and car parking which will encourage a wider range of leisure and community activities. We are consulting with key stakeholders in developing these proposals

Our consultation has indicated interest in a wide range of possible leisure uses. In the previous exhibition, residents gave feedback on priorities for uses and facilities, which are represented below:

You said...

... the football pitches are only used on Saturdays and for the odd tournament...



Retain existing football use



Children's play area



Varied planting

You said...

... the pavilion is used for some activities and youth clubs but is not fit for purpose...



Existing sports pavilion



Community room



Community activities

You said...

... the existing field does not feel like part of the estate...



Existing playing field



Formal paths and routes



Outdoor gym / fitness trail



Playing Field Proposals



- 1 - Playing fields and flexible open parkland
- 2 - New neighbourhood play area
- 3 - Tree planted boundary
- 4 - Native woodland buffer
- 5 - Wildflower meadow
- 6 - Existing connection retained
- 7 - Perimeter path and outdoor gym trail
- 8 - Community centre
- 9 - Neighbourhood square
- 10 - Car parking for playing fields & community centre

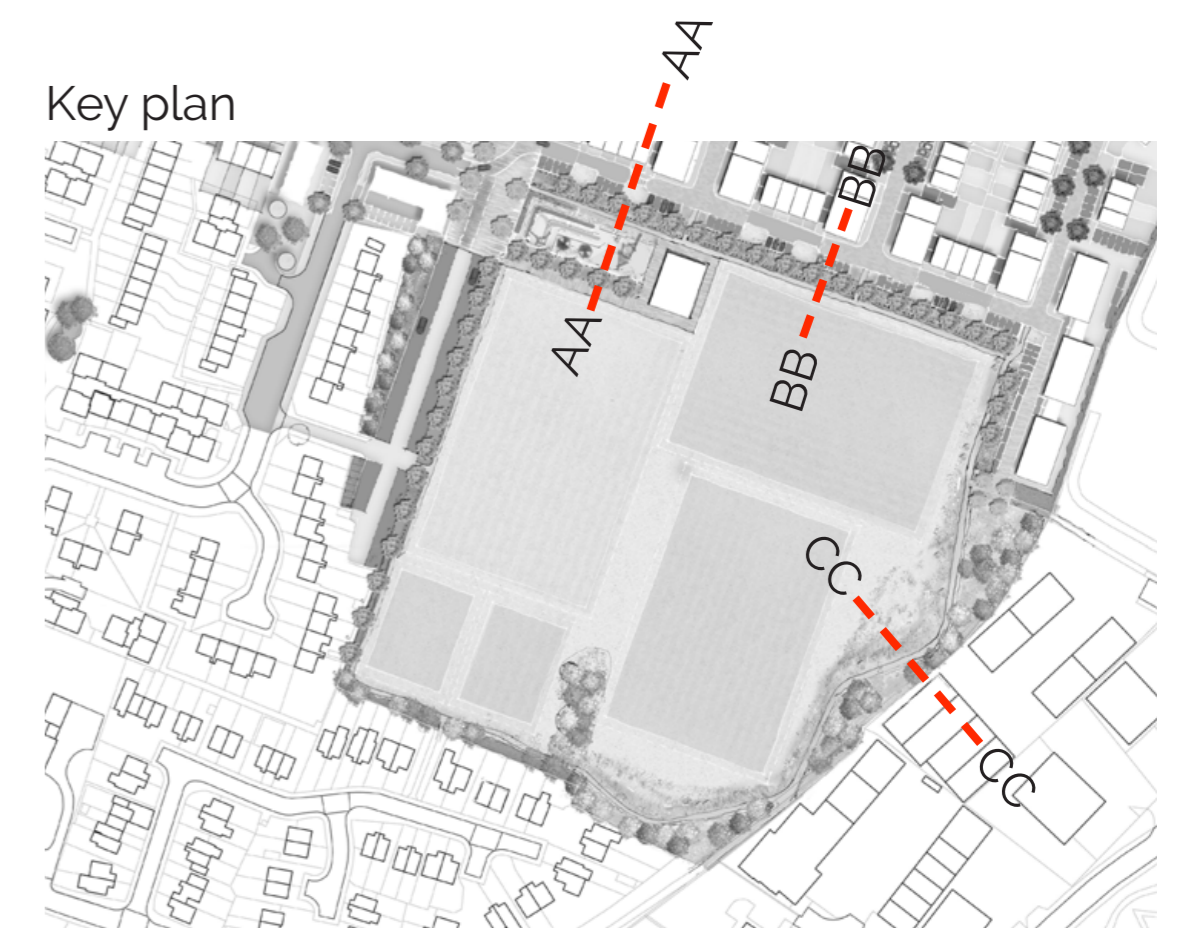


Playing field with active and planted edge



Playing Field Proposals

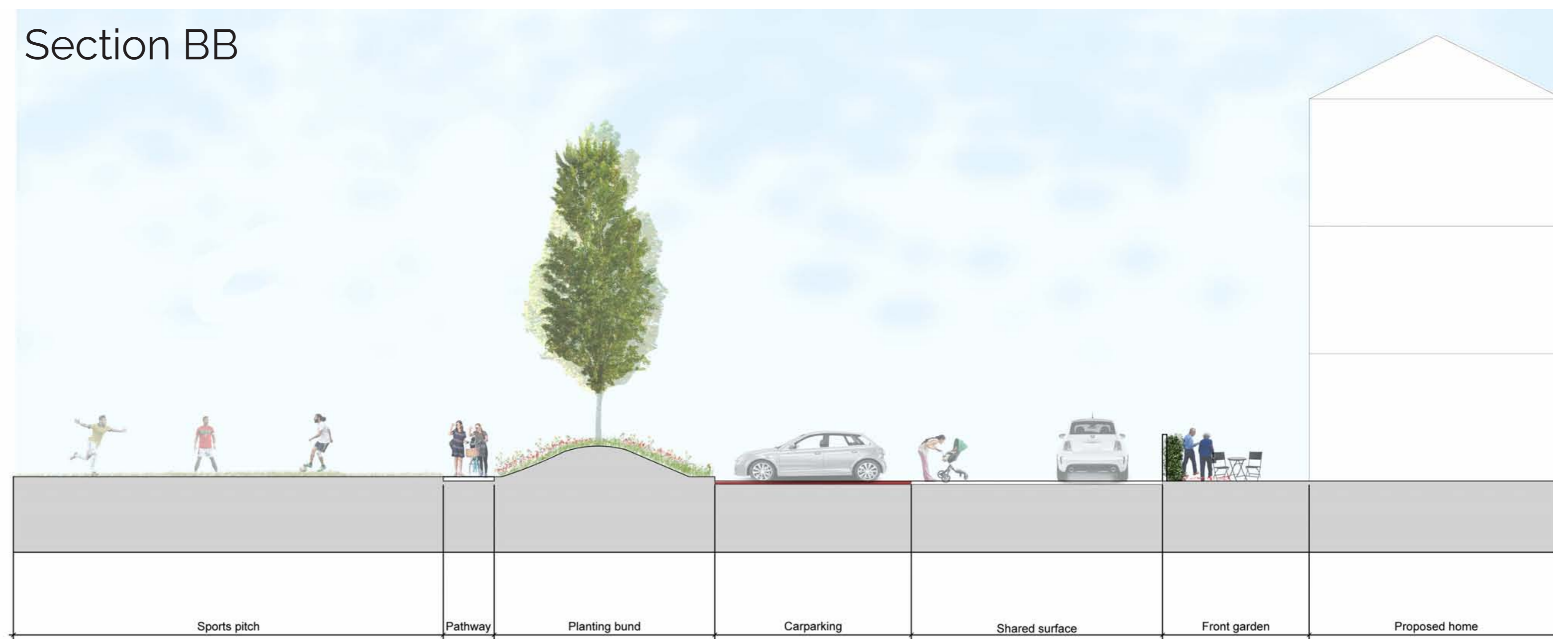
The playing fields will have an active edge with amenities for residents to use. The north and west edges are more formal with tree planting in raised bunds, and south and east edges are more natural with a focus on biodiversity and wildlife.



Section AA



Section BB



Section CC





Estate Improvements

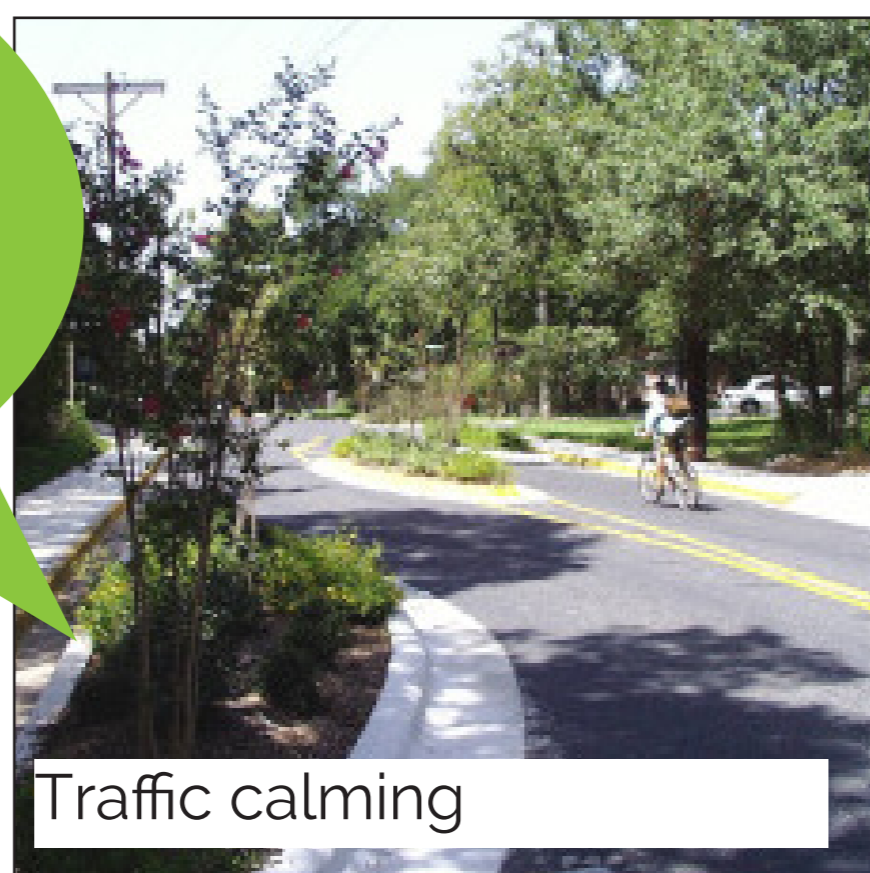
From our consultation with local residents, we know there are a range of potential improvements to be made across the estate.

The extent and range of improvements will be dependant upon the amount of funding available from the sale of new homes.

Phases of redevelopment would be linked to significant estate and environmental improvement affecting the central area of the estate, including traffic calming on the circular route.

You said...

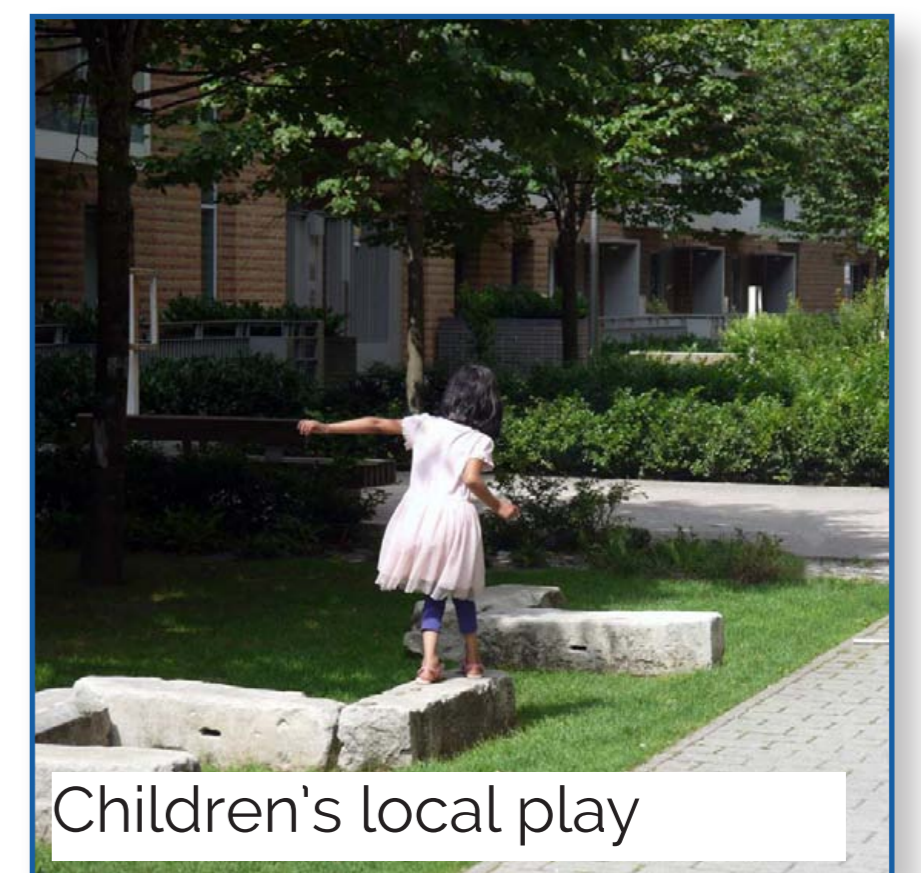
... There is anti social behaviour with speeding traffic...



Traffic calming



Improved parking



Children's local play

You said...

... there is a problem with commuter parking to Brunel Drive...



Existing parking court



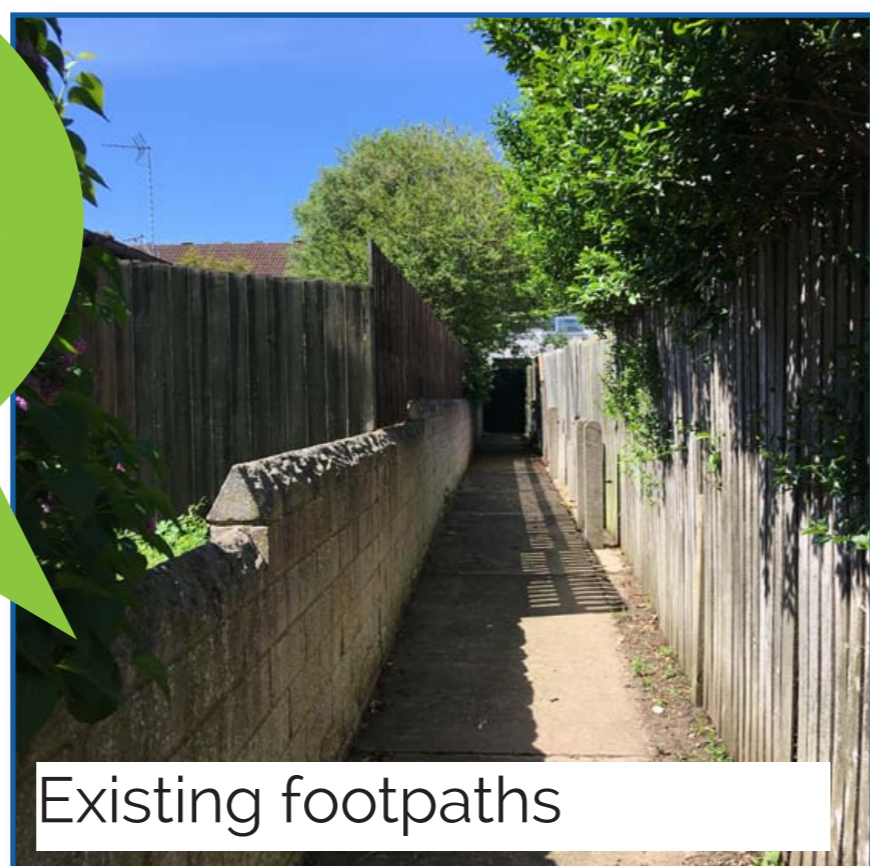
Controlled parking



New open spaces

You said...

... footpaths are difficult to access and unsafe...



Existing footpaths



Improved street lighting



Improved footpaths



Transport

The Council is considering how the proposals will affect local highways. This involves looking at existing conditions and connections to the highway network, safety and traffic flows.

A Transport Assessment will be prepared with the planning application and will assess new access junctions, proposed roads, parking for new homes and traffic impact on the wider area.

The Council is assessing how the new homes will affect local highways.

- New homes in **Phase 1** could create 85 additional car journeys in AM peak hours and 76 additional car journeys in PM peak hours
- Extra homes on the estate in **Phase 2** could create 11 additional car journeys in AM peak hours and 10 additional car journeys in PM peak hours
- Extra homes in **Phase 3** could create 14 additional car journeys in AM peak hours and 12 additional car journeys in PM peak hours

We want to provide adequate parking with priority for new and existing residents. We can consider a controlled parking scheme.

New homes will have a mix of parking on plot and on street.
 Flats - 1 parking space
 2 bed house - 1-2 spaces
 3+ bed house - 2 spaces.

An automatic traffic count is being carried out on Yorke Drive. This will survey the amount of traffic generated by existing homes at Yorke Drive.

Traffic calming will be provided on existing and proposed roads throughout the phased developments to improve safety on the estate.

Links to existing and proposed pedestrian and cycle routes are also being investigated. We are seeking advice from the charity Sustrans.





New Homes Priorities

Homes for sale are needed to help pay for new rented homes and estate improvement works. New homes will be designed to create a mixed tenure community and complement the existing housing.

New Council homes for rent will be provided to meet the needs of all displaced tenants who wish to remain in the area.

The outline planning application will not contain detailed designs for new homes, but the new rented homes will be designed to spacious

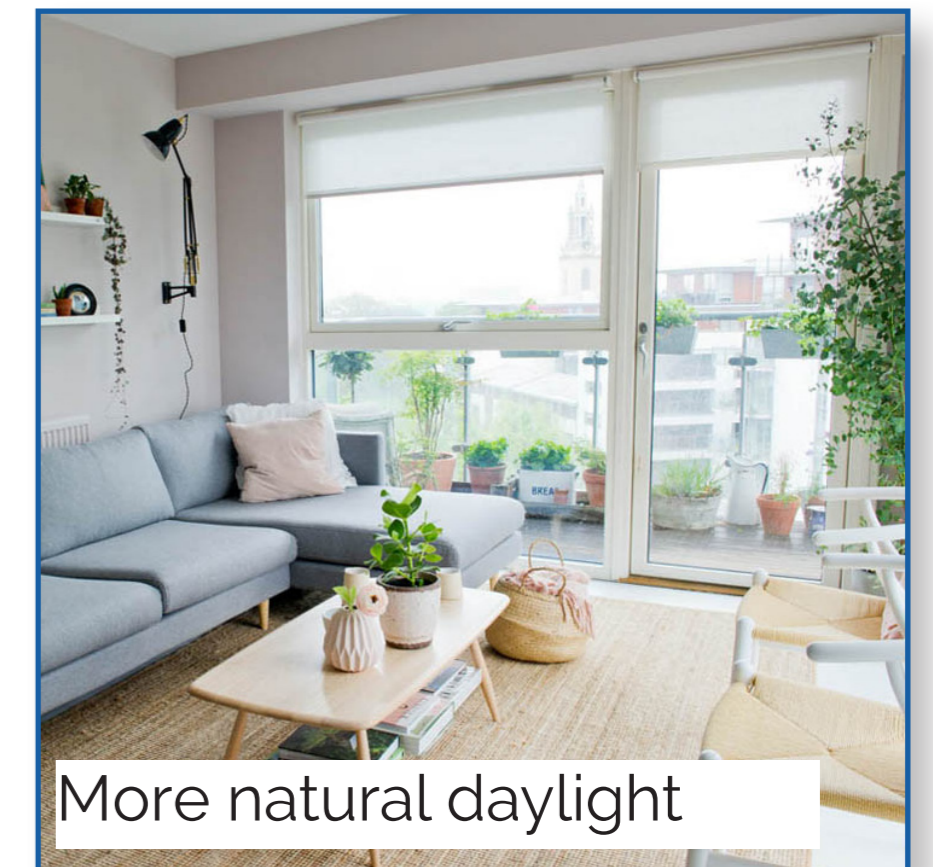
standards to meet residents' needs. There will be further consultation with residents on the design of the new homes.

Yorke Drive residents attended a consultation workshop about new homes. This provided important information about the existing homes on the estate and resident's priorities for new homes.

Resident feedback and the top priorities for new homes are listed below...

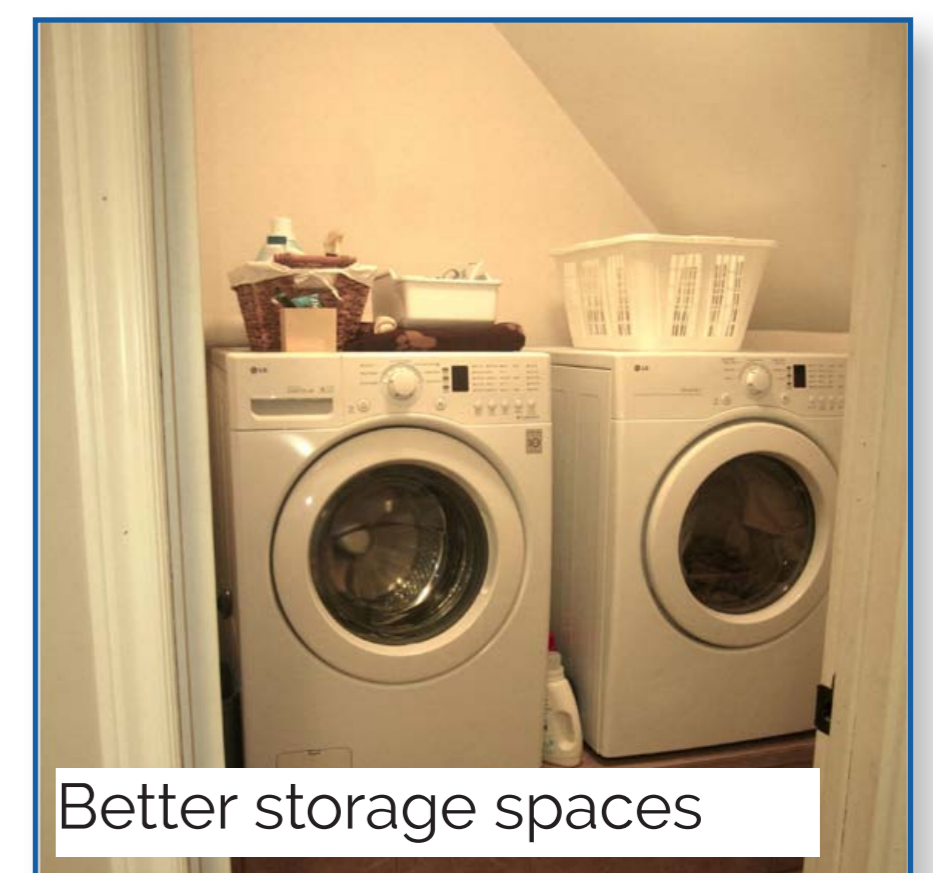
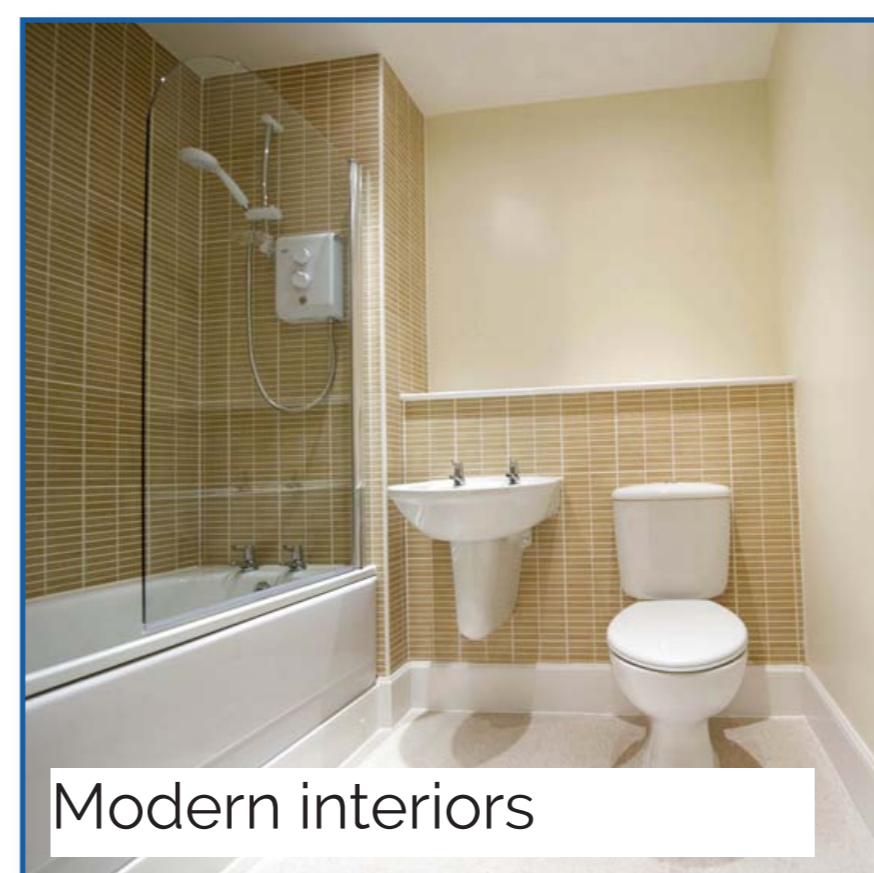
You said...

...existing homes on the estate are too small...



You said...

...good size private gardens were a key priority...



You said...

...you liked traditional brick and pitched roof exteriors...





Rehousing

The Council recognises that rehousing will be a concern for residents whose homes are affected by demolition. If proposals that require demolition are agreed by the Council, it intends to work with Newark & Sherwood Homes to develop a **Resident Offer** providing rehousing and financial support to residents whose homes are directly affected by redevelopment.

For **Council tenants** this will provide for rehousing into a new rented home in Yorke Drive or an existing rented home elsewhere. Tenants will also receive financial compensation to help them move.

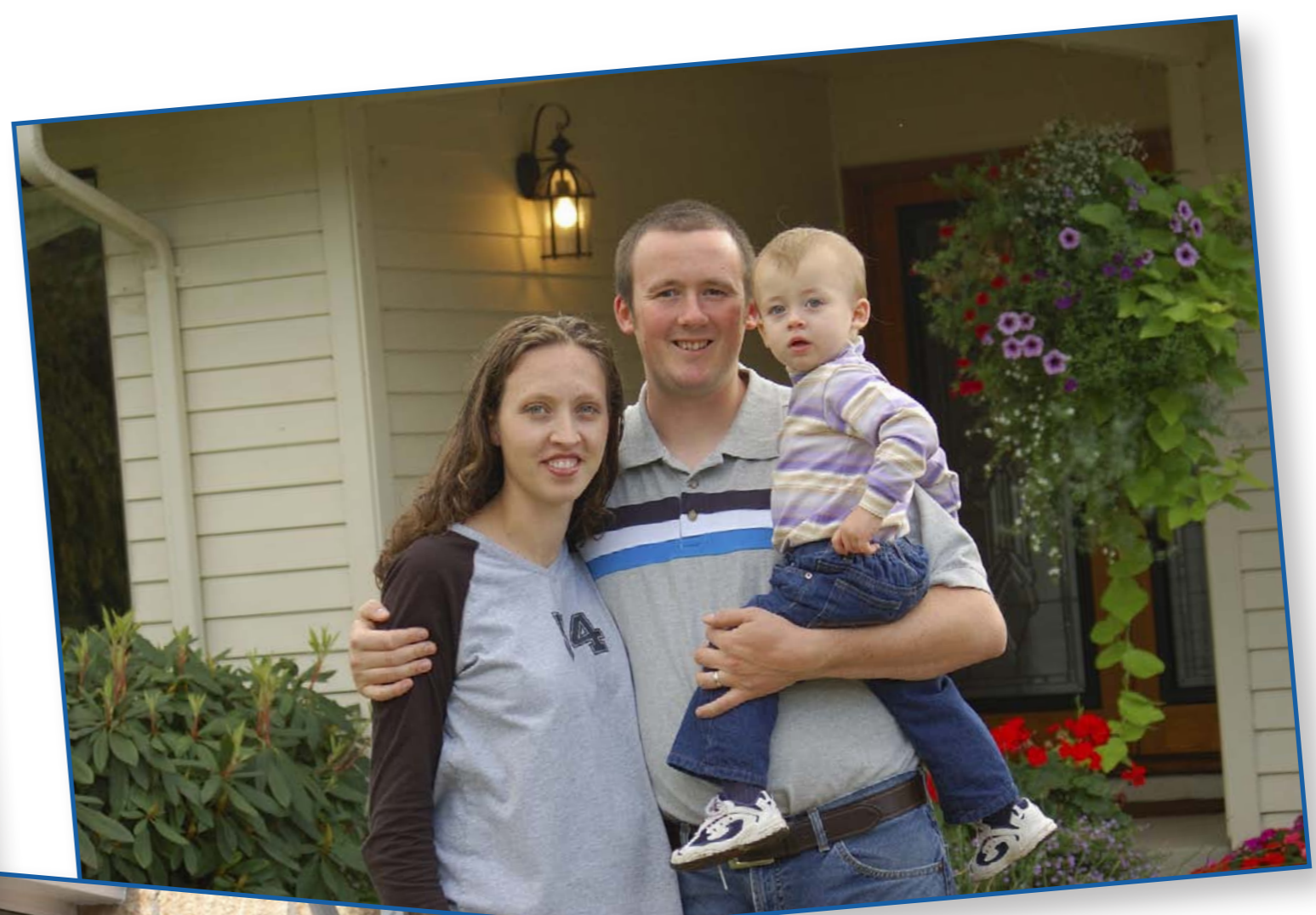
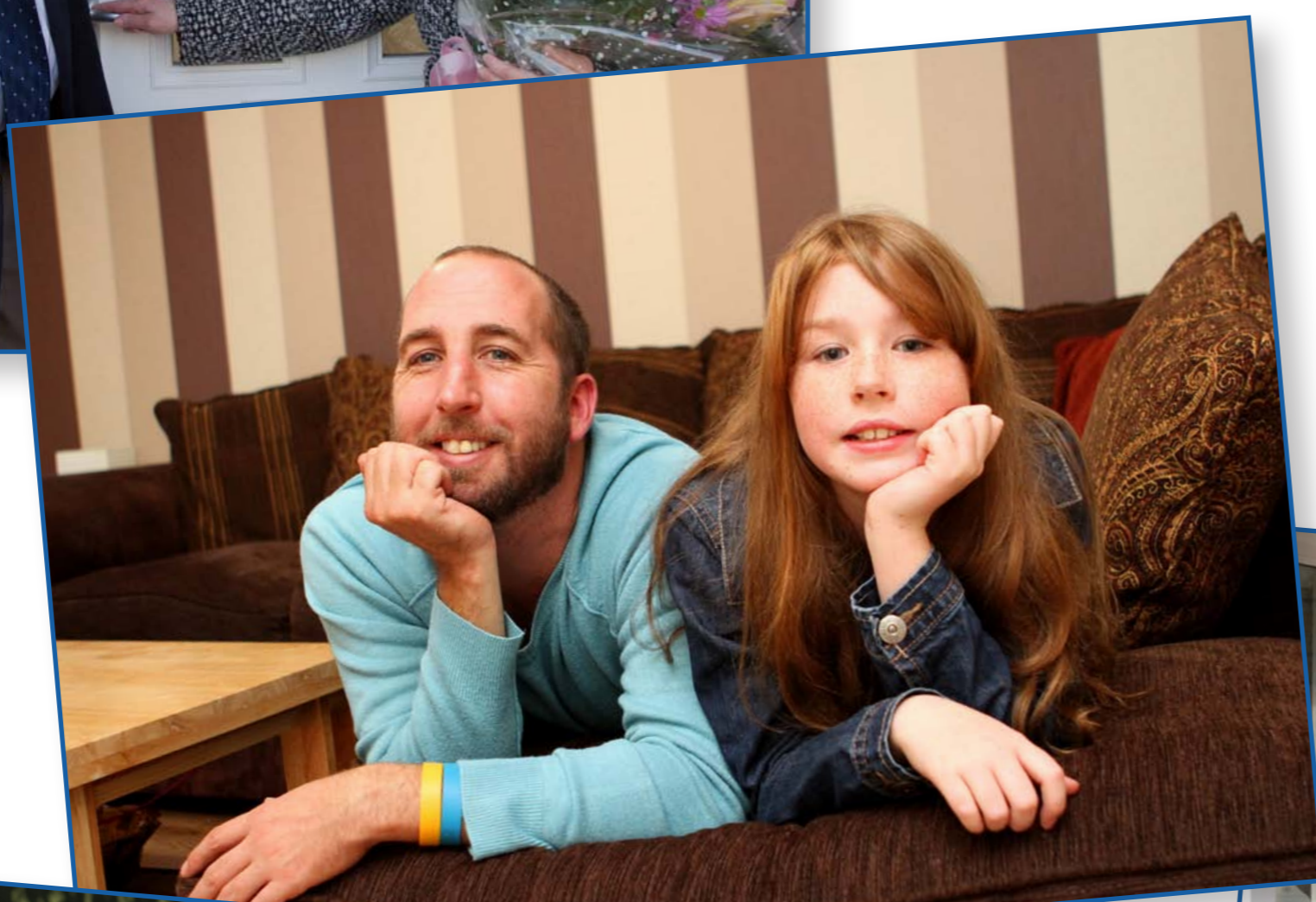
Owners will receive full financial compensation for their property equivalent to the market value of their homes plus a home loss payment. There will

also be options for owner occupiers to help them move to a new home in Yorke Drive or elsewhere.

A Resident Offer will also see a commitment from the Council and Newark & Sherwood Homes to provide ongoing practical help to any residents needing assistance to move, along with arranging individual discussions with potentially affected households to understand their needs.

The Council will be consulting with the Residents Panel over the details of the Resident Offer before it is agreed.

Please let us know if you would like a meeting to discuss any concerns related to how demolition might affect you.





The Planning Process

What is an outline planning application?

An outline planning application establishes a 'framework' for overall development of a large site that will need to be developed in phases over a number of years. It shows the scale of the proposed development and demonstrates how it meets the overall planning requirements of the local authority. It will include the following information:

- Number of homes;
- Location of access roads;
- Location and amount of open space;
- Improvements to playing pitches; and,
- Phasing

It will also include detailed technical studies as required by the Council to support the planning proposals.

Will NSDC consult residents about the outline planning application?

Once the application has been submitted NSDC will undertake a consultation exercise in response to the outline application, giving existing residents and businesses the opportunity to have their say on the proposals.

You will usually have 21 days in which to submit your comments. The Council will also seek comments from other statutory organisations, such as the County Council.

The council intends to submit an outline planning application by Christmas 2018

If the outline planning application is granted, will you be able to start building?

No. The Council can only start to build on Yorke Drive once it has secured further planning approvals to detailed plans for each phase, called 'reserved matters' applications. These have to be consistent with any outline planning consent.

The detailed plans will include information on the design and layout of the buildings, roads and open spaces, in addition to the size and appearance of homes. The masterplan images you have seen today are for illustrative purposes and do not provide sufficient detail for detailed applications.

The Council intends to consult with residents through the development of detailed proposals in the same way that it has consulted over the masterplan.



Next Steps

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 making any changes to the masterplan and developing the planning application proposals.

We will feed back on the outcomes from this Exhibition and any changes that flow from your comments in the form of a detailed edition of the next Yorke Drive Focus Newsletter in October.

We will continue to work with local residents involved in the Residents Panel as the planning application process progresses, and there will be other information or consultation events in which residents can seek information or share views. The Council will be happy to arrange individual visits with any resident of Yorke Drive who wishes to discuss their position.

The Council is pursuing bids for Government funding to help ensure that the project can proceed. We are also consulting with key stakeholders such as Sports England and the County Council who will have a significant influence on whether the project proceeds.

Once outline planning consent has been obtained, it is likely that the Council will seek to identify a developer partner with whom it can work to take detailed proposals forward. Any developer partner will need to share the same ethos of consultation and resident involvement as the Council.

We will keep you informed of progress on these and other issues as we move forward.

