

# Newark Future

A SUSTAINABLE URBAN EXTENSION TO THE SOUTH OF NEWARK

## Welcome

Thank you for coming to look at our exhibition. The exhibition has been organised by the Catesby Property Group, who is working in partnership with Newark and Sherwood District Council to deliver the Government's New Growth Point Initiative.

We want your views on how Newark should develop to meet the needs of residents: now and in the future.

Please take a feedback form and complete it as you go around the exhibition.

If you have any questions please ask a member of our project team (look for the badge).



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## Planning for a prosperous future

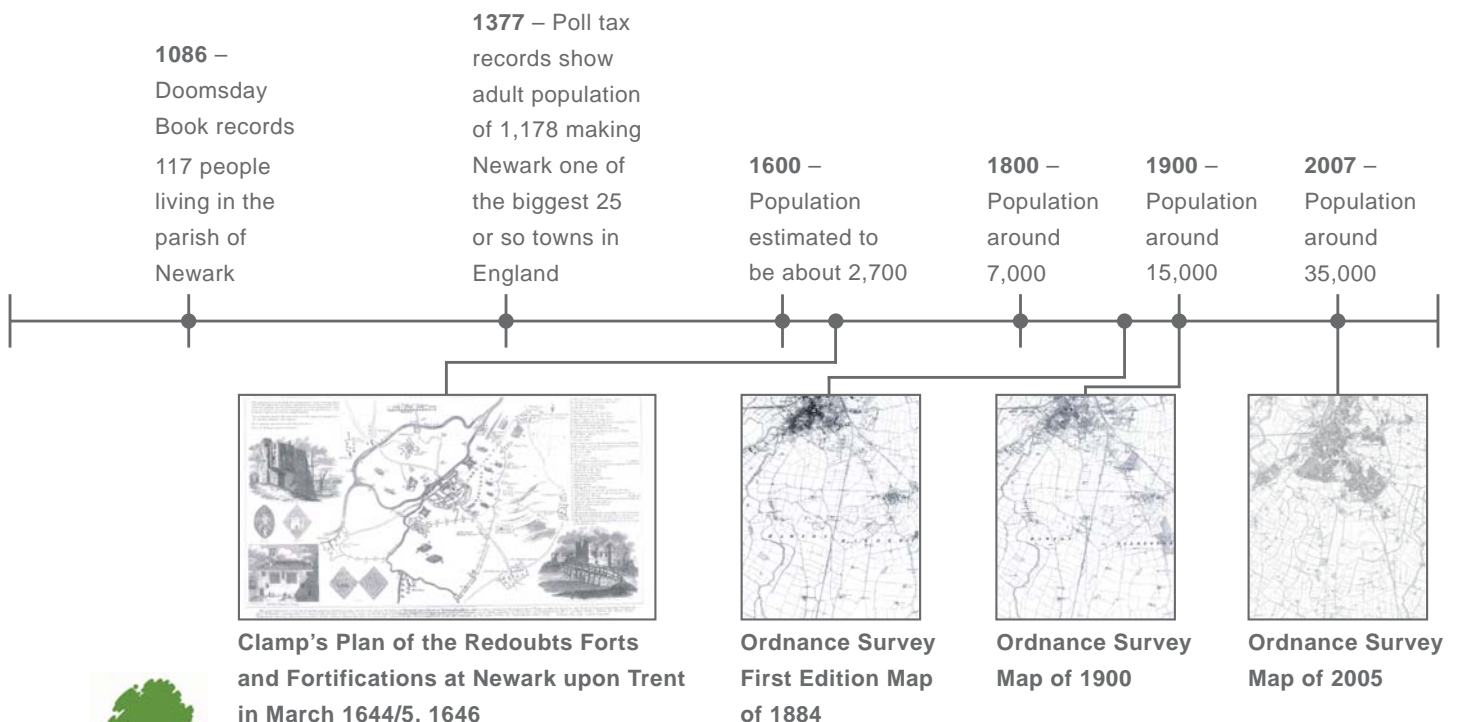
Newark's history dates back at least to Anglo-Saxon times. Since then, the town has changed and expanded many times. At different times Newark's prosperity has been reliant upon the wool and cloth trade, agriculture and manufacturing industries.

Over recent decades, the pattern of employment in the town has changed and, today, more people commute out of Newark each day than commute into the town. Housing in the town is increasingly unaffordable, particularly for young people and key workers (such as nurses, police, teachers). The average house price has risen from £125,641 in 2003 to £170,750 in 2006.

### Where next for Newark?

Newark and Sherwood District Council is committed to securing the long-term future of the town: making sure there are enough homes, jobs and community facilities for local people in the years to come. That is why, in 2006, the Council successfully applied to the Government to become a New Growth Point.

This exhibition sets out what a New Growth Point is, how it will benefit the town and how it can be delivered. We are only in the early stages of the project and many decisions have still to be made. Your views, and those of other local people, will be crucial in helping decide what Newark's future will look like.



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## Context of Newark's Growth Point plan

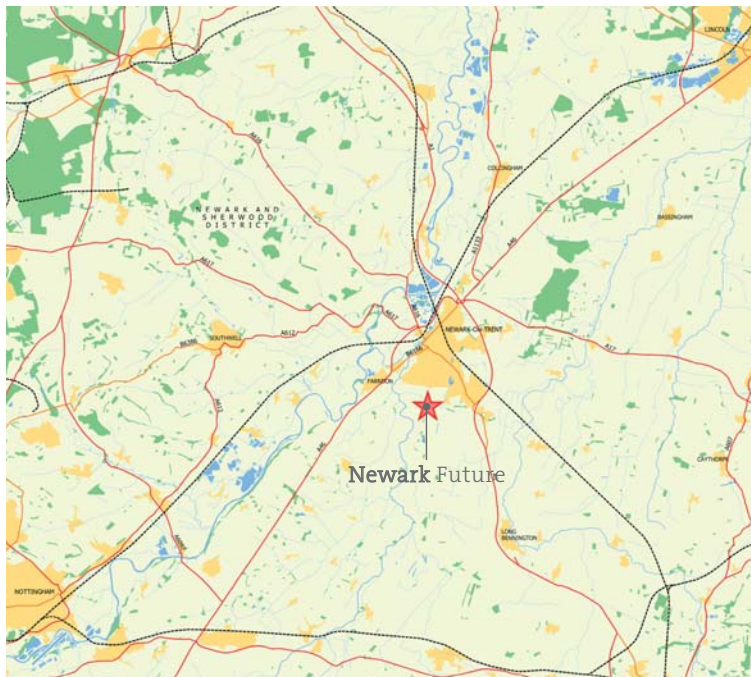
Newark is one of 29 New Growth Points across the country, which will help meet the increasing demand for new homes in England. Between them they are intended to deliver over 400,000 homes across England by 2016 contributing to the Government's target of building 3 million homes by 2020.

Each New Growth Point will receive government money and other support to deliver its plans. Proposals within each area will be subject to Regional and Local Planning considerations.

The most significant part of the Newark Growth Point plan involves a sustainable urban extension to the south of the town. This element of the New Growth Point plan is known as **Newark Future**.

Newark Future will:

- Boost the local economy;
- Bring opportunities to reduce town centre congestion;
- Create a new road linking the A1 and A46 south of Newark;
- Improve Newark's infrastructure: providing new schools and community facilities;
- Deliver new homes, including affordable homes;
- Provide good quality jobs that are attractive to local people;
- Enhance the local environment; and
- Enhance Newark as a community for the future.



*"This is about strengthening the economic potential of communities, driving forward urban regeneration, delivering homes and jobs hand in hand with the necessary infrastructure and raising environmental standards higher than ever before."*

*Rt Hon Ruth Kelly MP, Secretary of State for Communities and Local Government, June 2006*

*"Our vision for Newark on Trent is to enhance and build upon the quality of its urban environment in the form of a sustainable urban extension of the town. Newark provides an excellent location for accelerated growth, which will benefit local regeneration goals and result in the delivery of substantial affordable housing and new infrastructure for new and existing residents and businesses."*

*Cllr Roger Blaney, Portfolio Holder for Sustainable Development and Regeneration, Newark and Sherwood District Council, 2006*

*"I am sure that land to the south of Newark offers the best opportunity for future development in a sustainable manner and yet on the substantial scale necessary to meet the town's accepted potential for growth."*

*J. L. Gray, Newark & Sherwood Local Plan Inspector's Report, July 1997*

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## Our vision for Newark

We want to provide new homes, new jobs and new community facilities in a sustainable way to help secure the long-term future of Newark as a successful town.

*We need your help to get this right. Please give us your comments with your feedback form once you have finished looking through the exhibition.*

Below are a few examples of the type of place we are seeking to create.



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## Issues and opportunities

### Understanding Newark

Using local knowledge, developed through consultation with local residents and local studies of the area's character, we will look to promote a number of key opportunities:

- Community facilities (education, health care, leisure and other local facilities);
- Open spaces (children's play areas, country park); and
- Highway infrastructure (Southern Link Road, public transport, pedestrian and cycle routes).



There are many additional issues which affect where new homes, businesses and community facilities can be located. These are being considered in detail and include:

- River Devon and the Middle Beck: making the most of the local rivers and their tributaries;
- Flood risk and drainage;
- Preserving significant remains: including those relating to the Civil War;
- Road links: providing safe and convenient access;
- Links into Newark: making it easy to travel to, and from, the development especially via public transport, walking and cycling;
- Heritage, including conservation areas and listed buildings;
- Relationship with existing built-up area;
- Utilities: location and capacity;
- Ground conditions;
- Noise issues;
- Agriculture: land quality and current farming regime;
- Air quality;
- Microclimate;
- Ecology: preserving and enhancing important habitats and protecting wildlife;
- Tree preservation orders and historic hedgerows;
- Landscape: visual and physical; and
- Sustainable building design.

*Can you think of any other matters that we need to consider? Please use the feedback form to tell us about issues you think are important.*

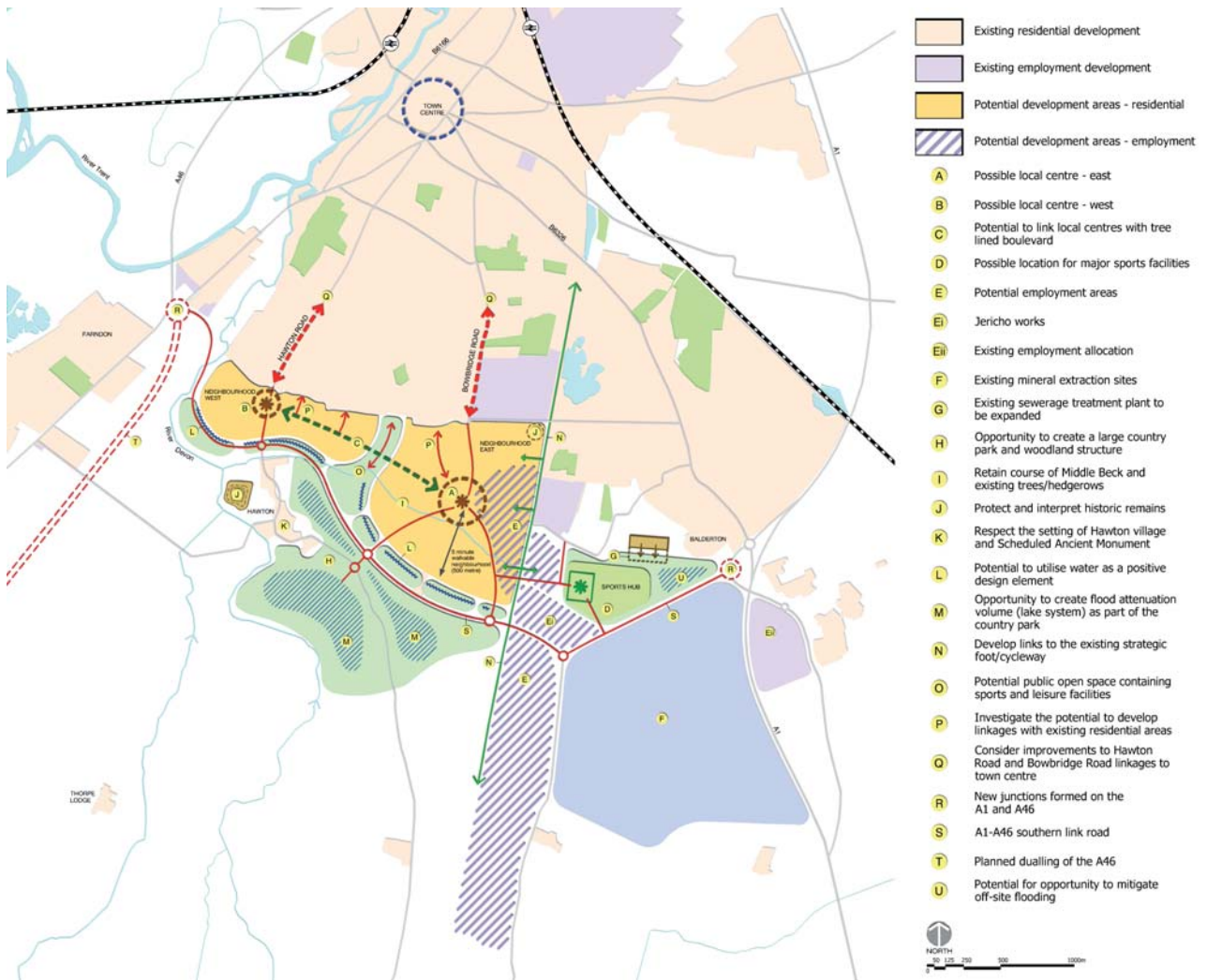
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## Proposed land uses

### Key considerations

- A46-A1 link road;
- Improved Balderton A1 junction;
- Location of housing;
- Location of employment space;
- Increased school capacity;
- New sports facilities;
- New community and health facilities;
- New public open space and country park;
- New homes;
- Transport plan; and
- Water bodies and attenuation.



What do you think of our ideas for the land uses? Please give us your suggestions

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## Improving the local transport network

Newark has excellent transport links. The East Coast Main Line, A1 and A46 provide good rail and road routes to the rest of the Midlands and beyond. But at peak times some of Newark's roads can become congested.

### New roads and improved access

A new link road between the A1 and A46 will reduce congestion in the centre of town. It will also give access to and from the A1 and A46 to the new homes and employment areas. Improvements to the A1 junction in Balderton are also proposed.

Travel by all modes is important to encourage sustainable travel patterns. 'Travel Plans' will be produced to encourage people to use environmentally-friendly and sustainable transport, such as buses and trains as well as walking and cycling. Incentives – such as concessionary bus fares and bicycle discounts – will be considered as part of the Travel Plans.

Newark Future will include high quality bus routes, endorsing direct links to key locations such as schools, employment areas, Newark Town Centre and the railway stations. Guidance states that every new home should be no more than 400m from a bus stop.

### Walking and cycling

Dedicated footways and cycleways will be provided as part of the development, providing direct and safe links to the town centre, employment areas and links to public transport services. As well as links to local amenities and the surrounding rural areas for leisure purposes. Facilities to encourage the use of bicycles will be provided such as the provision of safe and secure bicycle storage throughout the site.

*Do you have any thoughts or suggestions on this matter?  
Please use your feedback form to let us know.*



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## New jobs for Newark

*“There is a clear flow of out-commuting from Newark and Sherwood, with around 19,000 people travelling out of the area each day, compared to approximately 11,000 coming in.”*

Land South of Newark: Economic Impact – Draft Report (produced by DTZ for the Catesby Property Group, August 2007)

**We want to provide new opportunities for Newark’s residents to work in the town.**

On land to the south of Newark, up to 100 hectares (approximately 250 acres) is being earmarked for new employment space. This could provide more than 5,000 new jobs in Newark over the next 20 years.

A variety of business units and commercial space can be considered, including space for small start-up businesses and larger, well-established firms.

### **Where will the employment areas be?**

We aspire to provide a mix of employment uses throughout the development area – this will help to ensure local shops are as viable as possible and help to boost sustainability right through the site.

*What kind of businesses and jobs do you think Newark needs?*

*What should Newark Future do to attract them?*





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## Delivering much-needed new homes

There is a shortage of affordable housing in Newark (as illustrated in the New Growth Point Submission: Initial Outline Bid to the DCLG for New Growth Point Status, June 2006). This presents particular difficulties for young families and first-time buyers who cannot afford to buy their own homes.

As part of Newark Future, up to 5,000 new homes could be provided on land to the south of Newark. It is proposed that approximately 30% of these homes would be 'affordable' and therefore suitable for key workers and those wishing to get on the property ladder through shared ownership schemes, as well as those needing a home as part of a socially rented scheme.

We think there should be a mix of types and sizes of home, to suit a wide range of people. This would include:

- First time buyers;
- Key workers (doctors, teachers, firemen, nurses and other essential members of the community);
- Elderly residents;
- Disabled people; and
- Those on the Council's housing waiting list.

### High quality... modern facilities

Environmental standards will be at the top of the design agenda. All homes will be energy efficient and will meet the Government's latest environmental requirements, in response to growing awareness of the issue of climate change.

### High quality modern facilities

All homes will be built to Secure by Design standards, as agreed with the Police, which will help to protect homes from crime and anti-social behaviour. A number of homes will also be specifically designed to meet the needs of elderly and disabled people.

*Do you have any comments on the type of housing that is needed in Newark?*



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## New facilities for the local community

Newark will need new facilities for the residents of the new homes. We think Newark Future will need to provide:

- New primary and secondary school places (in consultation with the Education Authority);
- Health care facilities (in consultation with the Primary Care Trust);
- Playgrounds and playing fields;
- High quality sports facilities;
- Community facilities;
- Local shops; and
- Country park.

These facilities will also benefit the wider community.

We will of course need to speak to the Council and relevant bodies on many of these issues, but we also want your views.

*What else do you think will be needed? What kinds of sporting facilities does Newark need? Please let us know*



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## Enhancing the environment

### River network and water issues

The River Devon and the Middle Beck are two of Newark's key assets and we want to use them and their tributaries in a positive way on this site. Using the latest flood mitigation and drainage technologies, we can deliver a technical solution to this issue and provide a number of positive benefits for the area. In this sense, water can fulfil a number of positive functions in the scheme:

- Engineering – area drainage solutions, flood mitigation;
- Amenity – country park, water sports;
- Visual – high quality public realm and attractive setting; and
- Ecology – enhanced habitats for animals and plants.

### Flood protection

Working with a site of this scale offers a unique opportunity for a strategic solution to flood management so that flood risk in one area can be mitigated through the use of other land under Catesby's control. Examples of such mitigation include the creation of a balancing lake and drainage systems using the latest technology.

No floodplain storage will be lost as part of the Newark Future proposals. If anything, the proposals bring the opportunity to reduce the threat of flooding in other parts of the town.

Any proposed development will be carefully scrutinised by the Environment Agency which has to approve any proposals before building can commence. Effective flood management is an essential part of the Newark Growth Point. The Council and its partners are therefore working closely with the Environment Agency to ensure highly effective and sustainable measures are implemented.

### Wildlife

Throughout the scheme, we will be looking at ways to promote wildlife and increase ecological value. A nature reserve could be considered as part of the country park that could serve as an attractive recreation and educational area.

*How would you like to see the development respond to the existing water features? Do you have any views on flood management?*



Sustainable Urban Drainage System at BedZed

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## The project team

The Newark Future team is being led by the Catesby Property Group working in partnership with Newark and Sherwood District Council. A number of private sector planning and design experts are helping the Council to deliver the optimum scheme for the area. These include town planners, urban designers, landscape designers, highway consultants, flood risk experts, ecology specialists, archaeological professionals and sustainability consultants.

### Who is The Catesby Property Group?

Founded in 1996 and based in Stratford-upon-Avon, Catesby is a development and regeneration company that owns much of the land to the south of Newark. It has developed attractive projects around the UK, including the business park Firstpoint in Doncaster and Vantage Point in Birmingham.

### Who is Green Issues Communications?

Green Issues is a community consultation company that is helping the Council and Catesby to consult with Newark residents over the plans. The Green Issues team has been closely involved in organising these exhibitions and other events over the course of the design period.

Many other organisations are involved and have been or will be consulted, including:

- East Midlands Development Agency
- East Midlands Regional Assembly
- English Heritage
- Environment Agency
- Government Office for the East Midlands
- Highways Agency
- Local schools
- Natural England
- Newark Area Internal Drainage Board
- Newark Business Club
- Newark Chamber of Commerce
- Nottinghamshire Teaching Primary Care Trust
- Newark Town Council
- Nottinghamshire County Council
- Nottinghamshire Fire and Rescue Service
- Nottinghamshire Police
- Nottinghamshire Wildlife Trust
- Parish Councils
- Severn Trent Water
- Sherwood Forest Hospitals Trust
- Sport England

*If you would like any further information about the project team, please contact Green Issues Communications on 0121 632 2600.*



NEWARK &  
SHERWOOD  
DISTRICT COUNCIL

THE CATESBY  
PROPERTY GROUP

GREEN ISSUES  
• COMMUNICATIONS •

BARTON  
WILLMORE  
Planning Design Delivery

DTZ

WSP



Waterman CPM  
Environmental Planning & Design



NEWARK &  
SHERWOOD  
DISTRICT COUNCIL

THE CATESBY  
PROPERTY GROUP

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## What happens next?

Thank you for visiting the exhibition. We want all of Newark's residents to take part and play a role in shaping the future of the town.

### Feedback forms

Please complete your feedback form before you leave. We will look at all the comments you make and review them with the design team and, where possible, feed ideas into the plans. We will then produce a report with details of what people told us and how we plan to respond, which will be made publicly available.

### Workshops

In November 2007, we will host a number of workshops. These provide an opportunity for residents and the designers and planners from the development team to sit down and discuss specific topics regarding the proposals. The workshops will be held on Saturdays and, due to their detailed nature, will last much of the day.

Please note that places for these workshops will be limited so make sure you return your feedback form to us as soon as possible.

If you would like to register your interest in taking part in these workshops, please tick the relevant box on the feedback form.

### Later this year and 2008

After the exhibitions and the workshops, we will review all comments as we work towards finalising plans for the site. We will publish news on our web site ([www.newarkfuture.net](http://www.newarkfuture.net)). If you do not have access to the Internet and would like any further information, please contact Green Issues Communications on 0121 632 2600.

*Once again, thank you for visiting the exhibition.*

*If you would like any further information please contact Green Issues Communications on 0121 632 2600.*

