

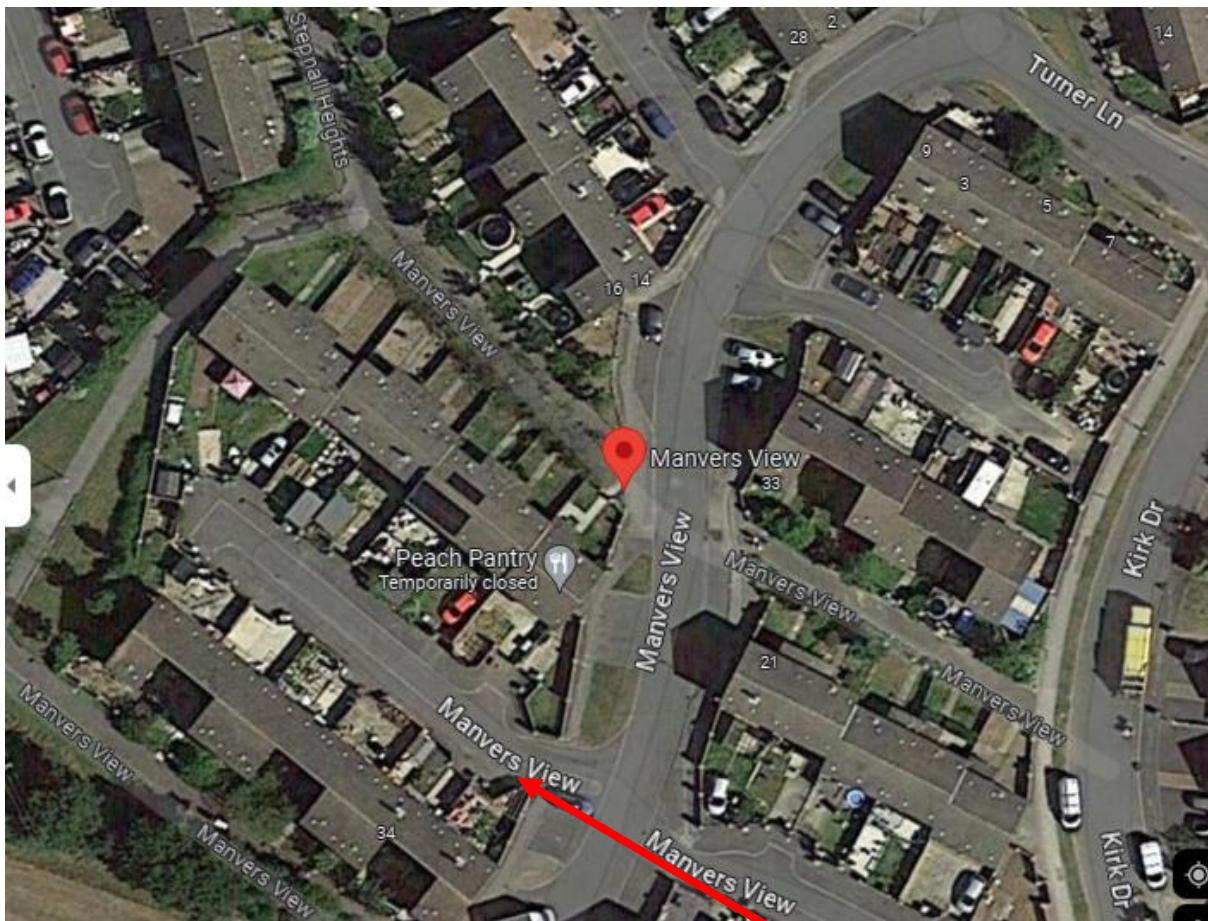
**Newark and Sherwood District Council – Support document in relation to the planning application to enable the change of use of a 3 bed roomed end terraced property at 34 Manvers View, Boughton into a community hub.**

**Introduction**

This supporting information is provided in relation to 34 Manvers View, Boughton, NG22 9HJ. It is provided to give an overview of the site and proposed activities of a community Hub for use by local people.

**The existing site**

The property comprises three bedrooms and two downstairs rooms, bathroom and kitchen. It is situated at the end of Manvers Views.



*Picture 1. Ariel View, Retford Road Estate, Boughton.*

34 Manvers View – Proposed site.



*Picture 2. Rear View of 34 Manvers View.*



*Picture 3. Side View of 34 Manvers View.*



*Picture 4. Front view of 34 Manvers View.*

### **Proposals for the change of use**

The Retford Road Estate in Boughton has been classed as a highly deprived area. According to the income deprivation scale (2019) Boughton LSOA is among the 10% most deprived neighbourhoods in the Country. In terms of deprivation that affects children the area is among the 5%

The proposals will change a three-bed house into a DDA compliant hub. The Hub will provide a base for initiatives to grow, to tackle local issues in partnership with the Police, Community Safety Teams, Housing Services and Waste Management, NHS, Credit Union, CVS, CAB, Inspire and several other agencies. It will also provide enhanced community capacity building with support from local colleges/schools and both statutory and non-statutory agencies. It will feed into the Council's digital strategy.

During operation it is hoped that services will seek to

- Improve health and wellbeing of residents
- Reduce crime and anti-social behaviour and increase feelings of safety in our Communities
- Create vibrant and self-sufficient local communities where residents look out for each other, and activity contribute to their local area.

The change of use will not impact upon local parking as there is adequate parking bays adjacent to the building as well as on road parking along Manvers View. The nature of the hub is that people will just drop in, especially locals from the estate. Agencies will use the



car parking but again this will be on an adhoc basis as they visit the hub. There is further car parking identified in the map below.



### Uses

The community hub will be used for both daytime services provision and some daytime and evening meetings and training. It is envisaged that a normal day will be between 9-5pm week days. However, due to the nature of the project, there may be times when activities for families are held in the evening and some weekends. The weekend activities will last no longer than 6pm and will be adhoc. Evening meetings will be held with staff and or Management Group volunteers and residents on the estate, again not every evening but adhoc and will finish before 9pm. The meetings will be provided to hear views, have coffee mornings and some fundraising activities. The purpose of the hub will be to bring together tenants and residents in one place to provide one voice to encourage them to become involved in improvements locally. **It is not** envisaged that there will be significant meetings over the week outside of the 9-5pm time slot, and all meetings will be conducted in a respectful manner taking into account, noise levels and the close proximity to neighbours.

The Hub will also encourage people to get involved in educational activities such as digital and online training.

The hub would comprise a large meeting space on ground floor with a small kitchen and DDA compliant bathroom. Upstairs will be a partnership room in the larger bedroom and a housing/ASB/Police office for sensitive discussions. Finally, a small meeting room in the smaller bedroom for agencies to discuss joint initiatives or for general meetings not exceeding 3 people.

It is anticipated that the maximum occupancy of the hub would not exceed 20 people, that being either in the office areas or in the communal downstairs meeting space.

The Community Hub will meet all current building and fire safety regulations including any applicable DDA requirements.

### **Flood risk assessment for change of use**

Very low risk of flooding by rivers and sea and surface water. Does not require flood risk assessment.

## **Flood risk summary for the area around:**

**34, MANVERS VIEW, BOUGHTON, NEWARK, NG22 9HJ**

### **Rivers and the sea**

Very low risk

▶ [More information about your level of flood risk from rivers and the sea](#)

The Environment Agency is responsible for managing the flood risk from rivers and the sea.

[View a map of the risk of flooding from rivers and the sea](#)

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### **Surface water**

Very low risk

*Image 1:* [Your long term flood risk assessment - Check your long term flood risk - GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](#).

