



Statement of community involvement

Former Lilley and Stone School, Newark Bildurn

January 2024

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1. Introduction

This Statement of Community Involvement (SCI) sets out the consultation and engagement that Bildurn has undertaken with local residents and other stakeholders on plans for new homes at the former Lilley and Stone School on London Road, Newark.

This document demonstrates how Bildurn has met and exceeded pre-application consultation guidance contained in the National Planning Policy Framework and Newark and Sherwood District Council's SCI.

This SCI gives an overview of all consultation activity undertaken prior to the submission of the planning application alongside outlining how the plans have responded to feedback from the local community and other stakeholders.

Bildurn is committed to ongoing engagement. It ensured the community was made aware of the proposals and had multiple avenues to find out more and share their feedback. It will continue to engage throughout the determination process and beyond.

This report has been prepared on behalf of Bildurn by Meeting Place, a specialist in stakeholder engagement in relation to planning and development issues.

2. Consultation requirements

Community involvement is at the forefront of national planning policy and is noted in the revised version of the National Planning Policy Framework (September 2023).

The revised NPPF highlights that early engagement has "significant potential to improve the efficiency and effectiveness of the planning application system for all parties". It also indicates that good quality pre-application discussion "enables better coordination between public and private resources and improved outcomes for the community".

Newark and Sherwood District Council's Statement of Community Involvement 2015 outlines the council's expectations on how the local community should be involved during the pre-application process.

The SCI outlines how the Council will involve a wide range of stakeholders in the planning process. It sets out the authority's recommendations for consultation on major applications. The Council notes that they expect to see "evidence of meaningful community consultation which may include public exhibitions and meetings, surveys of opinion and consultation with key local groups" as a minimum.

2.1 Our response to the consultation requirements

Bildurn has sought to create new homes for Newark in a manner that adds to the vibrancy of the area. It recognised the importance of involving the community and a wide range of other stakeholders so has provided multiple avenues for engagement.

In response to national and local guidance as well as Bildurn's desire to create the right plans for Newark, activity has included:

- Meetings and ongoing engagement with political and community representatives
- Engagement with local sports and business groups

- Newsletter with an enclosed feedback form sent to local addresses. A further newsletter issued to communicate updates and to demonstrate how Bildurn has responded to community feedback
- Dedicated website with an online version of the feedback form
- Geographically targeted social media campaign
- Engagement with the local media
- Outreach event at Newark Market
- Dedicated email address, freephone telephone number and freepost address
- Monthly email e-newsletters to subscribed residents and stakeholders, providing regular updates on progress and activities on site in addition to updates on how Bildurn have responded to concerns and issues.

These elements and the feedback received are detailed in the following sections.

3. What is proposed?

3.1 About Bildurn

Bildurn is a Nottingham-based developer who has built an award-winning reputation for creative architectural design and for breathing new commercial life into iconic character buildings of the cities of the East Midlands. Nottingham's award-winning modernist Pod development and Lace Market Square are just two of those developments.

3.2 Site location

The site is located off London Road, Newark, a short walk from the town centre. The site is home to the former Lilley and Stone School, which has been sat vacant for a number of years. The site extends southwards to include the former school's playing fields, bordering Harewood Avenue to the south.



3.3 Proposals

Bildurn is bringing forward an application for up to 141 new homes. This will include a new build element, in addition to the renovation of heritage buildings on the site. The plans will also deliver new public open space and enhance walking and cycling connectivity for the local community.

4. Engagement

This section details the extensive programme of engagement with the local community and key stakeholders, conducted by Bildurn since their acquisition of the site in June 2023, and activities conducted prior to this by MLN Land and Properties who were acting on behalf of the former Lilley and Stone School Trustees.

More than 300 feedback responses have been received through the various channels available.

4.1 Engagement prior to June 2023

In June 2023, Bildurn purchased the site was chosen as the development partner for the site by the Trustees for the former Lilley and Stone School.

Engagement conducted prior to June 2023 was done on the Trustees' behalf by and with MLN Land and Properties. All engagement conducted since June 2023 has been conducted by Bildurn on its own behalf, as the applicant.

4.2 Stakeholder meetings

Early meetings were sought during the pre-application process with political and community representatives who have an interest in the future of the site. These meetings sought to introduce these stakeholders to the project team, provide an update on the scheme, and understand their initial feedback. We engaged the following:

- The three ward councillors for Devon ward
- The ward councillors for the neighbouring Beacon and Castle wards
- Newark Town Council
- Newark Tennis Club
- Newark Business Club
- Newark Civic Trust
- Cllr Paul Peacock, Leader of Newark and Sherwood District Council (Labour)
- Councillor Rowan Cozens, Deputy Leader of Newark and Sherwood District Council (Independents for Newark)

A number of other meetings were held following contact from local groups. This included Newark Tennis Club, Newark Bowls Club, and Newark Sports Association. A site visit was also undertaken with members of Newark Civic Trust in September 2023 to provide them with details of the proposals and give them the chance to discuss the plans in further detail.

Two separate meetings were held with residents living in the bungalows next to Newark Bowls Club given that they share an access road and have a direct interest in the results of any discussions had with the Club.

Meetings have also been held with the following local councillors:

- Cllr Paul Peacock, Leader of Newark and Sherwood District Council (Labour)
- Councillor Rowan Cozens, Deputy Leader of Newark and Sherwood District Council (Independents for Newark)
- Cllr Paul Taylor, Devon ward councillor and Portfolio Holder for Public Protection and Community Relations (Labour)
- Newark Town Council
- Cllr Keith Girling, Nottinghamshire County Council (Conservative)

4.3 Community newsletters

4.3.1 October 2022

A community newsletter was posted via Royal Mail to 801 addresses in the immediate area (pictured below) on 6 October 2022. The newsletter provided information on the proposals and invited residents to provide their feedback by completing and returning the enclosed feedback form. It also notified residents of the dedicated project website and invited them to attend the consultation event at Newark Market on 15 October 2022.

A copy of the newsletter and feedback form is available at **Appendix 1**.



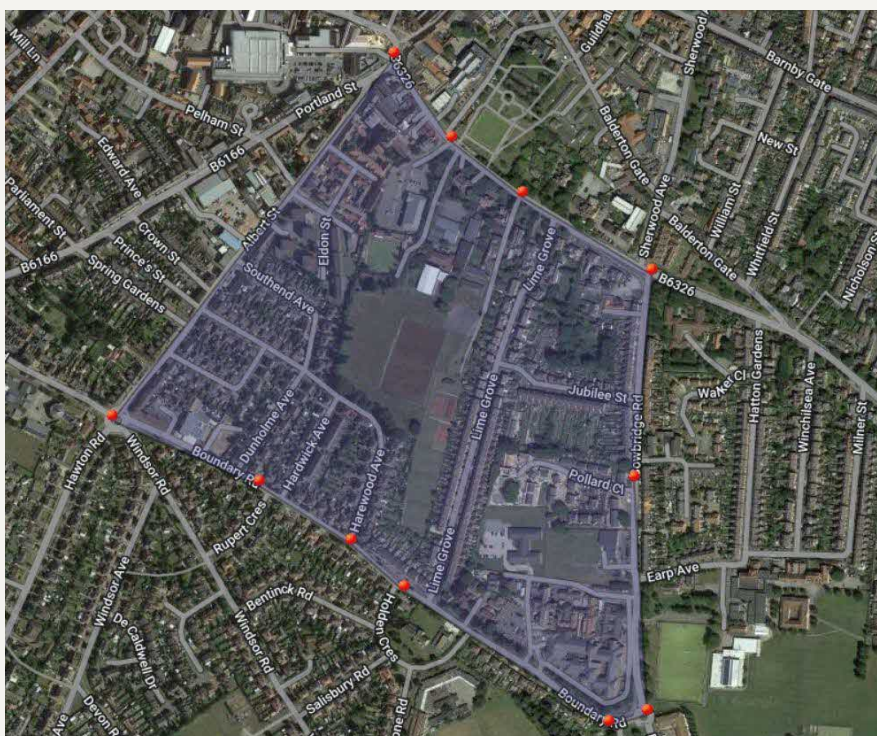
Newsletter distribution area to 801 addresses surrounding the site

4.3.2 August 2023

A further newsletter was posted by Royal Mail on 11th September 2023 to 828 addresses in the immediate area. The newsletter provided information on how the planning application and scheme design had been changed to reflect feedback and address

matters raised, demonstrating a “*you said, we did*” approach. The newsletter also provided details on the informational webinar held in September 2023 and provided a link to allow interested parties to sign up. The newsletter also provided updates on clean up and security activities at the site during Summer 2023, along with contact details for the project team.

A copy of the newsletter and feedback form is available at **Appendix 2**.



Newsletter distribution area to 828 addresses surrounding the site

4.4 Project website

A dedicated project website, www.lilleyandstone-redevelopment.co.uk – was launched to allow the local community to easily access information on the proposals. The website also allows residents to provide their feedback on the proposals via a digital feedback form.

The website was launched to coincide with distribution of the community newsletter. It contained information on the location and history of the site, and some images of what the development could potentially look like. It also provided information on the consultation event held at Newark Market on 15 October 2022.

The website was advertised to the local community via the newsletter, a press release to local media, and adverts on social media. The content of the website has been updated throughout the pre-application process.

At the time of submission, more than 4,000 people have visited the website, with over 9,400 page views. The bulk of the feedback received on the proposals has come via the website, accounting for 263 of the 322 completed feedback forms.

Following the initial engagement undertaken, MLN Land and Properties, who acted on behalf of the Trustees up to Bildurn's purchase of the site in June 2023, created a set of FAQs to be uploaded to the website. This provided answers to some of the most common

questions raised by residents and community groups alike. This included the timescales for the proposals, the access arrangements, and whether alternate uses had been considered.

mln. Land and Properties

Home The proposals Have your say

A new development for Newark

MLN Land and Properties and the former school's Board of Trustees are looking to redevelop the former Lilley and Stone site off London Road, Newark.

The site has been derelict for a number of years and this scheme will help to restore a historic site and maximise previously developed land in the heart of the town. The proposals include the renovation of two listed buildings, as well as new employment space and funding to local services and sports facilities. This will be enabled by a residential development to the rear of the former school.

We want to hear what local residents think about the proposals and you can have your say by clicking the link below and filling out a short survey.

[View the proposal](#) [Have your say](#)

Come and speak to us!

We will shortly be holding a stall at Newark Market, which will provide residents with more information about the scheme and give you the opportunity to ask questions to the project team.

When:
15th October 9am – 3:30pm

Where:
Newark Market, Market Place, Newark, NG24 1DU

Can't make it?
That's not a problem. If you have questions about the proposals or would like to discuss the plans further, you can contact our team using the details below.

Email: info@lilleyandstone-redevelopment.co.uk
Phone: 0800 148 8911
Write: Freepost MPC Consultation (no stamp required)

For more information: 0800 148 8911 | info@lilleyandstone-redevelopment.co.uk Accessibility | Privacy | Cookies
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Project website until June 2023

bildurn

Home The proposals FAQs Have your say

A new development for Newark

The Trustees for the former Lilley and Stone School have brought Nottingham-based developer Bildurn on board to redevelop the site off London Road, Newark.

The property has been unused and derelict for many years. The proposed scheme will restore a historic site and maximise previously developed land in the heart of the town. The proposals include the renovation of two listed buildings and a new residential development of approximately 100 homes. The profit that the Trustees derive from this development will be re-invested into young people's education within Newark.

We appreciate that many residents have concerns about the level of anti-social activity on the site in recent months. Since being brought onboard by the Trustees, Bildurn has worked extensively to secure the site, installing a CCTV system and providing onsite security staff, dog patrols, CCTV monitoring, perimeter boarding and site clear-up.

[View the proposal](#) [Have your say](#)

Sign up for updates

We have recently launched a monthly e-newsletter which we will be using to provide updates on the site. If you would like to receive these updates, please provide your details below.

By providing your details you are opting in to receive future updates about the proposals.

Email:

[Subscribe](#)

For more information: 0800 148 8911 | info@lilleyandstone-redevelopment.co.uk Accessibility | Privacy | Cookies
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Project website as of October 2023

4.5 Social media

Ads were promoted through Facebook and Instagram to promote the project website and to invite residents to provide feedback on the scheme. Using social media increased awareness of the consultation and encouraged more people to engage.

This also helped to reach those individuals who may not typically engage in a more traditional in-person consultation. Ads were promoted to those individuals living in Newark.

4.6 Local media

Newark's local media was engaged to raise awareness of the proposals and the consultation. A media release was issued to the Newark Advertiser at the outset of the consultation, which secured coverage in both the print and online editions of the paper in October 2022.

Engagement with the Newark Advertiser continued throughout the pre-submission process and also included a site visit that resulted in two online stories and another feature in the print edition of the paper in January 2023.

The press release issued to local media in October 2022 is available at Appendix 2 and coverage received throughout the application process is at Appendix 3.

Since Bildurn's acquisition of the site in June 2023, proactive engagement with the local media has continued. Further press coverage was secured in June and July 2023, announcing Bildurn's involvement with an additional update on the actions taken to clear the site and bolster security.

A site visit was undertaken with the Newark Advertiser in August 2023, resulting in a further story providing the community with an update on how the plans have evolved.

4.7 Community engagement events

4.7.1 Newark Market event, October 2022

A community pop-up event was held on 15 October 2022 at Newark Market. The Applicant operated a stall from 9am-3:30pm, which provided residents with information about the scheme, invited them to speak to the project team, and provided them the opportunity to give feedback.

The market stall was chosen as it maximised the opportunity to reach a wide range of residents, including those who would not normally go out of their way to attend a consultation event.

The event had been advertised via the newsletter, project website, and in the media release sent to the Newark Advertiser in order to ensure maximum awareness. Contact details for the project team were also provided in the event that those unable to attend still wished to speak with members of the project team. The banners on display at the event can be found at Appendix 4.

4.7.2 Information webinar, September 2023

An online information webinar was held on 26 September 2023, utilising the Zoom platform. Local residents and community stakeholders were invited to register for the webinar via the community newsletter distributed earlier that month and via the monthly e-newsletter.

The webinar provided people with an update on the site, including Bildurn's involvement, the work to secure the site, and the changes to the plans that came as a result of feedback from the community and local stakeholders.

44 people registered to attend the webinar, with 25 viewing it live on 26 September. A recording of the webinar was subsequently uploaded to the project website to ensure those unable to attend on the night were given the chance to hear from the project team.



4.8 Contact details

Ensuring that people were able to get in touch with the project team to discuss the scheme and ask questions was an important part of the engagement process. All of the consultation material included contact details in the form of a freephone telephone number and dedicated email address. A freepost address was also provided.

This all helped to ensure that all residents, regardless of their access to digital technology, were able to correspond directly with a project team member.

The number, 0800 148 8911, and email address, info@lilleyandstone-redevelopment.co.uk were staffed between 9.00am and 5.30pm from Monday to Friday. Both were answered and managed by a member of the Meeting Place team. The freepost address was also managed by Meeting Place.

5. Feedback

This section summarises the feedback received through the newsletter, website, consultation event, and freephone line.

5.1 Feedback summary

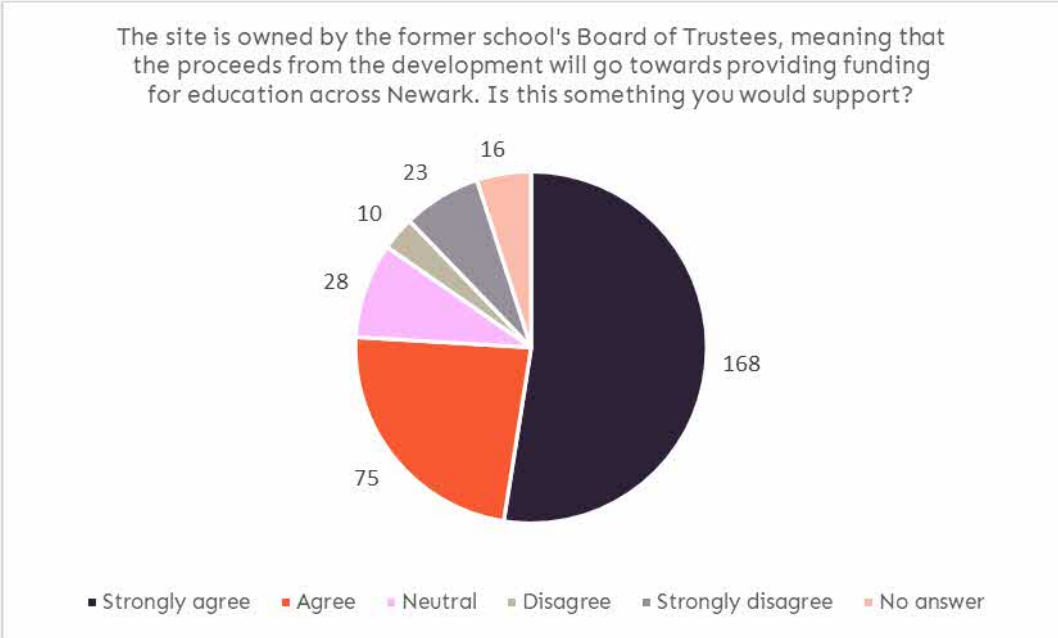
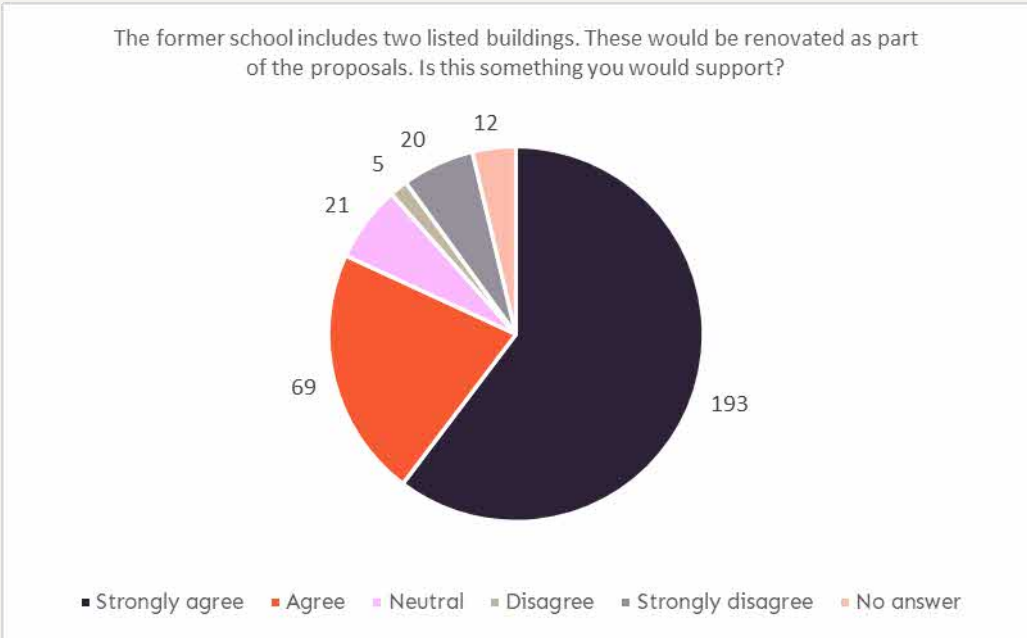
As part of the engagement process, Bildurn prepared a feedback form that asked for residents' thoughts on several key aspects of the proposals. It also provided the opportunity for open comment in the event that people had specific issues that they wanted to bring to the project team's attention.

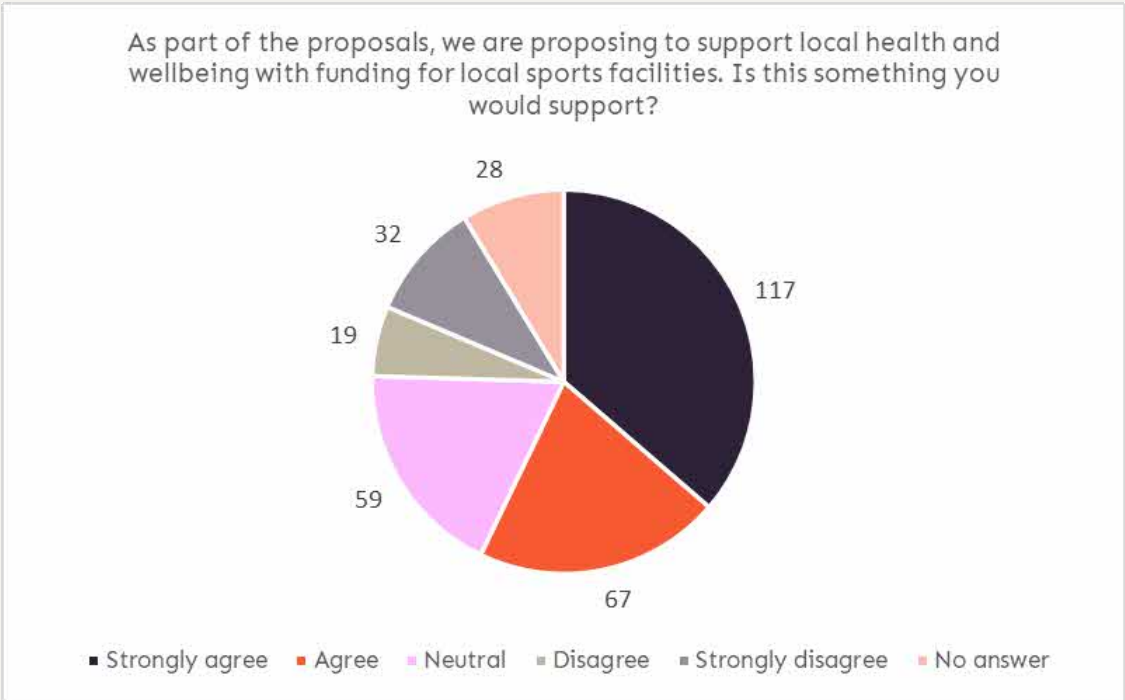
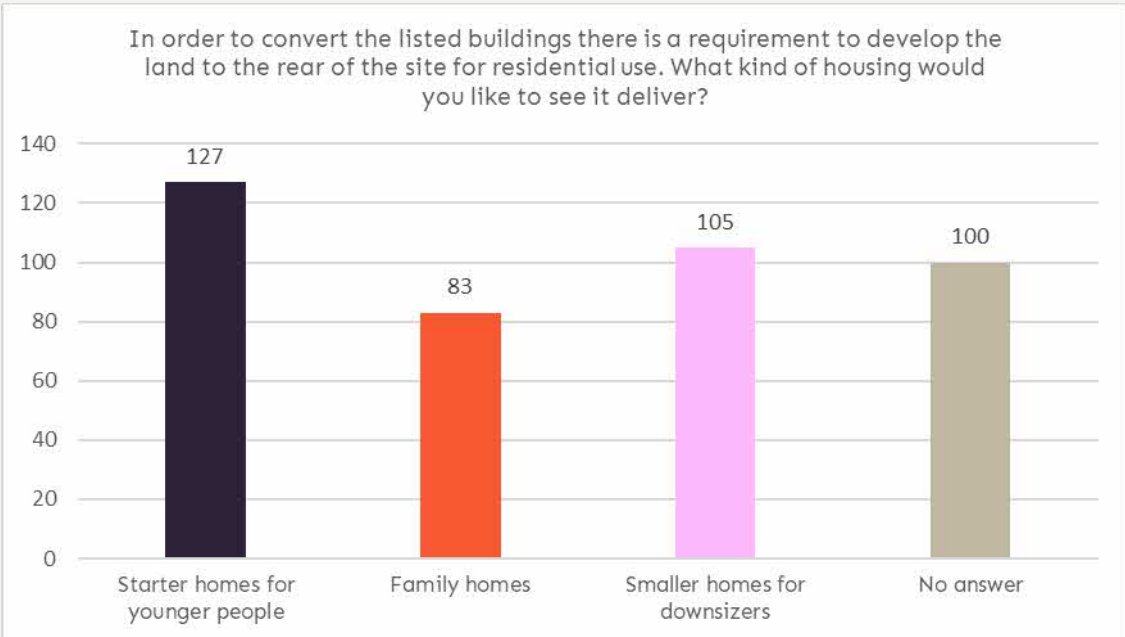
This feedback form was included in the community newsletter, as well as being available at the consultation event and on the project website. In total, 310 completed feedback forms were received. The feedback was generally positive, with a recognition of the need to renovate the listed buildings on site. There was also some noticeable support for the investment of profits into local education.

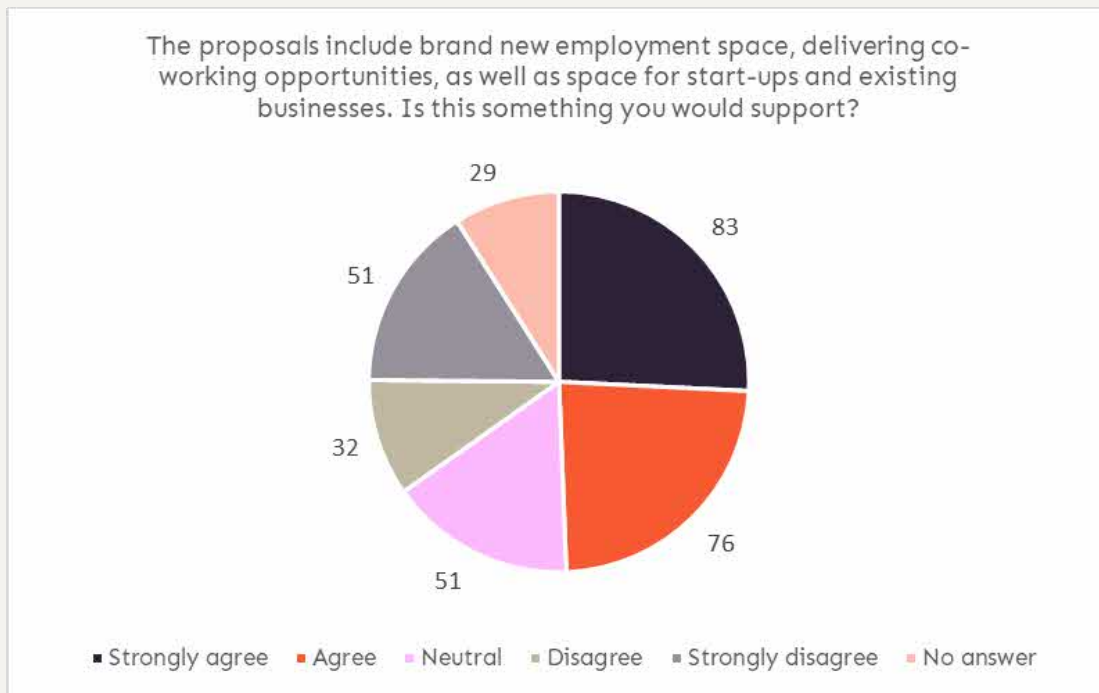
How the team has responded to all the feedback received is included at **Section 6**.

5.2 Feedback form

Below is a summary of the feedback received through all channels throughout the consultation period. Verbatim feedback to open questions can be found at Appendix 5.







5.3 Other feedback

All questions received via email and freephone telephone number were responded to by the project team.

In summary, comments received through these avenues included the potential location of site access, the impact of the proposals on wildlife, the type of housing proposed, and the impact on neighbouring properties. These comments reflected comments received through other channels.

6. Response to key issues

All feedback has been reviewed by the team. This section details how the plans have responded to several key issues that were raised with the team during the consultation.

Key theme	Bildurn's response
Support for the proposals	<p>Bildurn is incredibly grateful for the support which has been shown by local residents for certain aspects of the proposals.</p> <p>82.1% of feedback form respondents stated they supported plans for the renovation of the listed buildings on the site. In contrast, only 7.8% of respondents said that they opposed the renovation.</p> <p>There was also support for other aspects of the proposals. 76.6% of those who responded said that they were supportive of the fact that proceeds from the development will be re-invested locally to help to fund education.</p>

<p>Location of the site access</p>	<p>Some people raised concerns about the access from Harewood Avenue. This ranged from queries about why the entire site would not be accessed via London Road, to more specific concerns about traffic speed and parking along Harewood Avenue and the associated safety implications of an access on a bend.</p> <p>The project team informed residents that this decision was the result of conversations with officers who indicated a single access via London Road would not be suitable.</p> <p>In light of the feedback received the Harewood Avenue access has been relocated in order to provide better visibility and enhance safety. The number of homes using the Harewood Avenue access has also been significantly reduced to address concerns about traffic volume.</p> <p>This change was communicated via the second community newsletter and online webinar.</p>
<p>Development on the rear of the site</p>	<p>Some responses have said that whilst they acknowledge something must be done to the listed buildings, they do not agree with the development of the rear of the site. Some also suggested that there was not the need locally for new homes.</p> <p>The residential development proposed to the rear of the site is necessary in order to enable the renovation of the listed buildings on the site. It would not be financially viable to fund the renovation otherwise. The residential development will also serve to deliver much-needed housing for Newark in a sustainable, brownfield location. The development of the site will also open up what is currently private land to the local community and provide public open space in line with Newark and Sherwood District Council's policy. It will also deliver funding for local sports and recreation, thereby improving the offering across Newark.</p>
<p>Non-educational use of the site</p>	<p>Some residents said that they did not agree with the site moving away from educational usage. Some thought this would not be possible, due to the perception that there is a responsibility on the Trustees to ensure that the site is used for educational purposes.</p> <p>Prior to looking into residential development options and bringing Bildurn onboard, the Board of Trustees explored options for educational use on the site but were unable to find any organisations willing to take on the site. The Trustees were then required to demonstrate to the Charity Commission that the buildings were no longer required for educational purposes. Having satisfied the Commission that these requirements had been met, the Trustees were given permission to dispose of the site in order to raise capital for investment in local education.</p>

	<p>Bildurn subsequently purchased the site in June 2023 and has taken responsibility for bringing forward a planning application on the site.</p> <p>Whilst it is therefore not possible for the site to retain any historical education usage, the development of the site will deliver substantial funding to local education, with proceeds from the scheme being re-invested in Newark.</p>
Impact on existing infrastructure	<p>Some residents raised concerns about the impact of the proposals on existing infrastructure within Newark. They were concerned that this is already under strain and that the proposals would worsen the situation.</p> <p>As is required through the planning process, the Applicant is required to make financial contributions to help fund local services. This will include funding towards highways, education, and healthcare. The exact details of this will be set out in a Section 106 agreement.</p> <p>This site also presents a unique benefit in that in addition to the contributions provided through Section 106, proceeds from the scheme will be re-invested in the local community to fund education.</p>
Co-working provision on the site	<p>One of the issues raised at the outset of the consultation was the potential for the site to provide commercial space in the form of co-working space.</p> <p>Following discussions with Newark Business Club and feedback from the local community, Bildurn amended the proposals to remove any on-site employment provision.</p>
Impact on Newark Tennis Club	<p>Newark Tennis Club raised a number of questions about how the proposals would impact them. This included questions about the location of site access, whether they would receive any parking spaces, and the location of homes nearest to the Club.</p> <p>In light of the feedback received through liaising with the Tennis Club, Bildurn has revised the scheme to include 22 parking spaces for Tennis Club members to use.</p>
Loss of green space	<p>A large number of residents raised concerns that the redevelopment of the site would constitute a loss of green space. There was a perception that there is already a substantial lack of public open space in Newark and that this site should therefore not be redeveloped.</p> <p>It should be noted that this site is not and has never been publicly accessible green space. At present the site is private land that provides no benefit to the local community.</p>

	<p>In response to the feedback received, Bildurn has increased the area of public open space on the site to over 5,300 sqm. For context, that is more than double the combined area of Newark Community Garden and Sherwood Avenue Park.</p> <p>In addition to the new public open space, Bildurn will also be providing funding to mitigate the loss of the former school's sports pitches, helping to enhance recreational opportunities in and around Newark.</p>
Density	<p>A number of residents were concerned about the density of the proposed development and there was a feeling from some that the plans were at risk of overdeveloping the site.</p> <p>Throughout the pre-application process Bildurn has made efforts to strike a balance between delivering new homes and preventing overdevelopment. The plans are actually of a lower density than Government guidance and lower than the surrounding area.</p> <p>In responding to this feedback, Bildurn did make amends to the proposals, reducing the number of larger properties and focusing more on three-bedroom homes. This has helped to reduce the built area of the site and allow for more public open space.</p>
Bungalows	<p>A number of residents expressed the view that there was a need and desire to see bungalows included in new developments in Newark. This view was echoed by several members of Newark Town Council.</p> <p>In light of this feedback Bildurn has revised the scheme to include a number of bungalows.</p>

7. Conclusion

Bildurn is pleased with the response to the consultation. More than 300 responses have been received throughout, which demonstrates the value in a multi-channel approach that seeks to inspire people to engage.

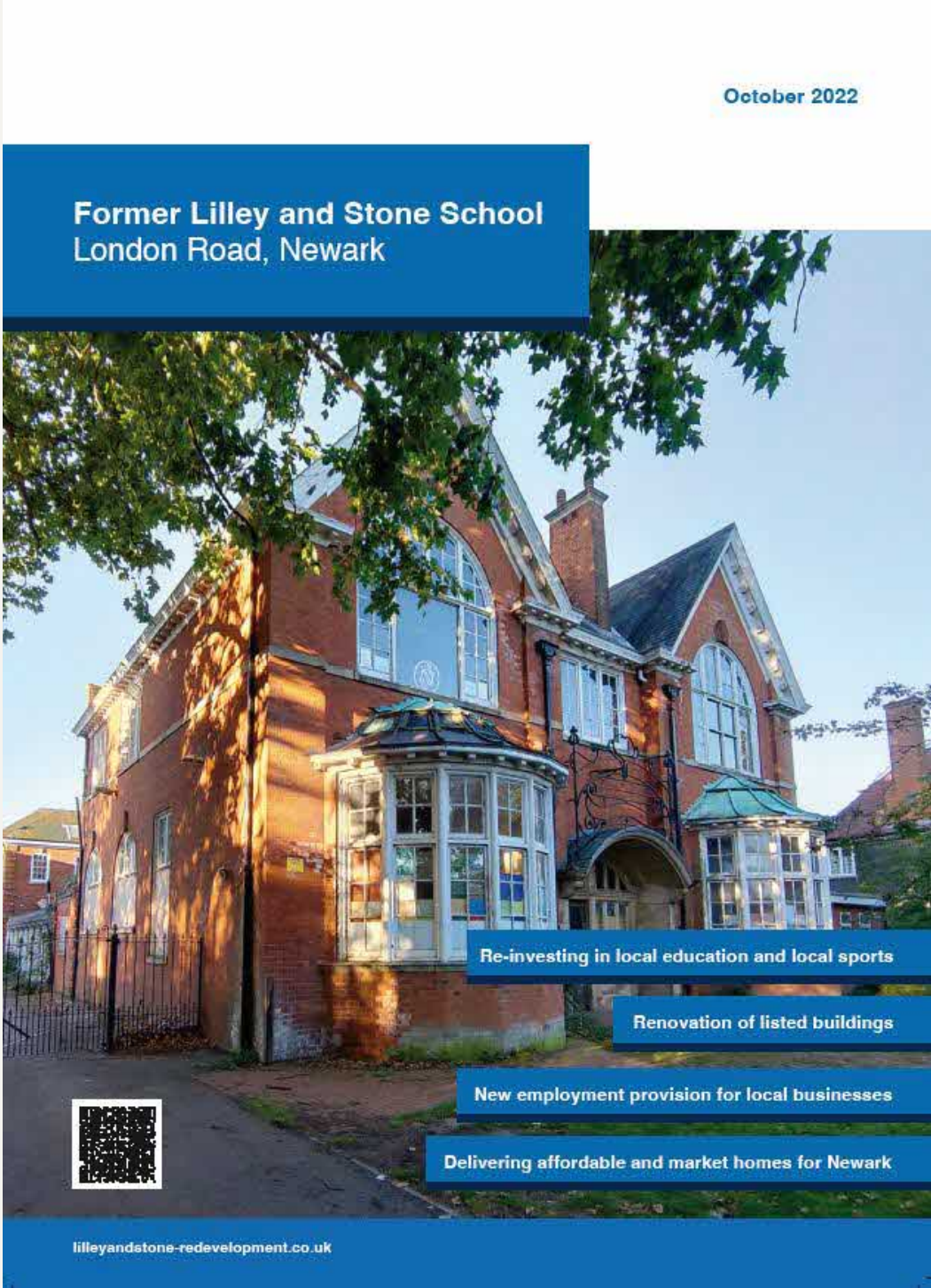
Feedback has been generally positive, with a widespread recognition that the renovation of the listed buildings on the site is desperately needed and support for the reinvestment of funds into local education.

There have however been a number of concerns raised by the local community that Bildurn has sought to address. This includes the access arrangements, particularly off Harewood Avenue, the density of the proposals, the amount of public open space, and the impact on Newark Tennis Club.

Bildurn looks forward to continuing to engage with the local community and other stakeholders as the plans progress.

8. Appendix 1

8.1 Newsletter 1 and feedback form (October 2022)



Newark MLN Land and Properties



Come and speak to us!

We will shortly be holding a stall at Newark Market, which will provide residents with more information about the scheme and give you the opportunity to ask questions to the project team.

When: 15th October 9am-3:30pm
Where: Newark Market, Market Place, Newark, NG24 1DU

Can't make it?

That's not a problem. If you have questions about the proposals or would like to discuss the plans further, you can contact our team using the details below:

-  Email us at info@lilleyandstone-redevelopment.co.uk
-  Call us on our dedicated freephone line 0800 148 8911
-  Write to us at **Freepost MPC CONSULTATION** (no stamp required)

Event Date

When:
15th October 2022

Time:
9am – 3:30pm

Where:
**Newark Market
Market Place, Newark,
NG24 1DU**



Newark MLN Land and Properties



Come and speak to us!

We will shortly be holding a stall at Newark Market, which will provide residents with more information about the scheme and give you the opportunity to ask questions to the project team.

When: 15th October 9am-3:30pm
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-  Email us at info@lilleyandstone-redevelopment.co.uk
-  Call us on our dedicated freephone line 0800 148 8911
-  Write to us at **Freepost MPC CONSULTATION** (no stamp required)

Event Date

When:
15th October 2022

Time:
9am – 3:30pm

Where:
**Newark Market
Market Place, Newark,
NG24 1DU**





October 2022

Have your say

We are keen to hear what local residents think about the proposals. Please fill in the feedback form below and let us know what you think:

Name: _____

Postcode: _____

Email: _____

1. The former school includes two listed buildings. These will be renovated as part of the proposals. Is this something you would support?
 Strongly Agree Agree Neutral Disagree Strongly Disagree
2. The site is owned by the former school's Board of Trustees, meaning that the proceeds from the development will go towards providing funding for education across Newark. Is this something you would support?
 Strongly Agree Agree Neutral Disagree Strongly Disagree
3. In order to convert the listed buildings there is a requirement to develop the land to the rear of the site for residential use. What kind of housing would you like to see it deliver? (Tick all that apply)
 Starter homes for younger people Family homes Smaller homes for downsizers
4. The proposals include brand new employment space, delivering co-working opportunities, as well space for start-ups and existing businesses. Is this something you would support?
 Strongly Agree Agree Neutral Disagree Strongly Disagree
5. As part of the proposals, we are proposing to support local health and wellbeing with funding for local sports facilities. Is this something you would support?
 Strongly Agree Agree Neutral Disagree Strongly Disagree
6. Do you have any further comments?

This information is being collected on behalf of MLN Land and Properties and the former school's Board of Trustees and will be shared with the project team and Newark and Sherwood District Council. All responses will be anonymised before being shared, securely stored and destroyed at the end of the project. For further information on how we hold and use any data you provide and your rights under General Data Protection Regulations, please visit www.lilleyandstone-redevelopment.co.uk

8.2 Newsletter 2 (September 2023)

bildurn

September 2023



Update on the former Lilley and Stone school

Following our consultation on the redevelopment of the site last year, we are getting in touch with an update on how things have progressed and what the future may hold.

The feedback we received during that consultation was greatly appreciated and we would like to thank everyone who got involved at the time.

The responses highlighted a number of issues and this has resulted in several changes to the proposals.

Benefits of the proposals

-  Profits to be re-invested in local education
-  Redevelopment of listed buildings, helping to combat anti-social behaviour
-  Homes in a range of sizes to meet local need
-  Funding for local sports facilities
-  A sustainable location within walking distance of essential services
-  Financial contributions to local services

Sign up for our webinar

We are holding an online webinar to update the community on the plans. This will be a chance to find out about the changes to the plans, meet the project team, and ask any questions you may have.

Date: **26 September 2023**


Time: **7pm**





If you would like to attend, please scan this QR code or register via the website below.
bit.ly/lilleyandstoneschool-webinar

Can't make it?

That's not a problem. If you have questions or would like to speak to the team, contact us:

 info@lilleyandstone-redevelopment.co.uk

 0800 148 8911

 lilleyandstone-redevelopment.co.uk

Update on the former Lilley and Stone school

| You said, we did

Our consultation last year resulted in feedback from over 300 people. These responses covered a range of issues, all of which were greatly appreciated.

This has helped us in developing the plans for the site and we wanted to provide people with an update on how the scheme has evolved in response to feedback from the local community.



1 Access road changes

People were concerned about the safety and volume of traffic accessing the site from Harewood Avenue. In response, we have greatly reduced the number of homes using the Harewood Avenue access, and have moved the access to improve visibility and safety.

2 Lower density

In response to concerns about overdevelopment we have worked hard to lower the site's density. The new build area will be of a lower density than a standard residential development and substantially lower than the surrounding area.

3 New Tennis Club parking

During the consultation there were questions about how these plans would impact the Tennis Club. Under the latest plans the club will retain their London Road access and have a dedicated car park with 22 spaces.

4 Green space increased

Residents were concerned about the availability of green space in Newark. The latest plans have increased the areas of public green space to over 5,300m². For context, that is more than double the combined area of Newark Community Garden and Sherwood Avenue Park.

5 Increased back-to-back distances

Residents on Lime Grove raised concerns about the back-to-back distances between their homes and the new properties. As a result, we have increased this distance to at least 24m. This far exceeds the recommended distance of 15-20m.

September 2023



Update on the former Lilley and Stone school

September 2023

Our work so far

Since being brought on board earlier this year, Bildurn has instituted a comprehensive site security plan to address anti-social behaviour. This includes providing onsite security staff, dog patrols, CCTV monitoring, and perimeter boarding.

Bildurn has also undertaken work to clear the site of rubbish and waste. This was done in consultation with the emergency services to reduce the risk of vandalism, theft and fire-risk.

More recently, Bildurn has been working to repair the roofs of the listed buildings to prevent water damage.

Who is Bildurn?

Bildurn is a Nottingham-based developer with extensive experience of working with historic buildings and complex regeneration sites. Recent developments include Nottingham's award-winning modernist Pod development, Lace Market Square and 11 Station Street.

Next steps

We are hoping to submit an application for the site in the next few months. We would expect a decision to be made on whether to approve the proposals in early 2024.



Register for updates

We recently launched our monthly e-newsletter that provides the latest information on how the plans are progressing. If you are interested in joining our mailing list you can do so by visiting our website:

lilleyandstone-redevelopment.co.uk

Contact us

✉ info@lilleyandstone-redevelopment.co.uk

☎ 0800 148 8911

🌐 lilleyandstone-redevelopment.co.uk



9. Appendix 2

9.1 Press engagement

9.1.1 October 2022

The Redevelopment of Former Lilley and Stone School

11th October 2022

Plans have been announced to redevelop the former Lilley and Stone School off London Road, Newark. The proposals include the redevelopment of two listed buildings, as well as new employment space, providing opportunities for co-working, start-ups and businesses to grow and thrive. This work will be enabled by a residential development to the rear of the site.

The site has been derelict for several years and has recently been the subject of anti-social behaviour. The former school's Board of Trustees has brought in specialist regeneration developers Bildurn to help prepare a planning application for the site.

Because the land is owned by the former school's Board of Trustees, the redevelopment will result in profits from the scheme being re-invested into the community to fund education in the local area. The development will also deliver funding for local sports facilities and services.

A spokesperson for the applicant said: "This is an exciting opportunity for Newark to see the restoration of beautiful, historic buildings in the heart of the town. We are acutely aware of the anti-social behaviour experienced on the site in recent months and this development will help to ensure that the site is put to good use.

"The site is situated in a sustainable location within walking distance of essential services. The development will deliver a number of notable benefits, including the redevelopment of local heritage assets and brand-new employment space to boost the local economy. We are also delighted to confirm that profits from the scheme will be re-invested in education within Newark.

"We are keen to ensure that this is a development that works for new and existing residents of Newark. We look forward to receiving feedback on the plans from local residents and encourage people to come to speak with us at Newark Market on 15th October."

Residents can learn more about the plans by visiting the website www.lilleyandstone-redevelopment.co.uk or calling 0800 148 8911. The Applicant will also be holding a stall at Newark Market on 15th October, providing residents with opportunity to find out more about the plans and provide their feedback.

10. Appendix 3

10.1 Press coverage

10.1.1 October 2022

Long-awaited plans to redevelop Newark's former Lilley and Stone School in the pipeline, providing homes and employment space

By Dan Churcher - [REDACTED]

Published: 16:00, 13 October 2022 | Updated: 16:02, 13 October 2022



10.1.2 January 2023

What you don't see happening at Newark's Lilley & Stone School walking down London Road - theft, destruction and risk

By Dan Churcher - [REDACTED]

Published: 15:26, 25 January 2023 | Updated: 15:28, 25 January 2023



Lilley & Stone trustees have their say on the prize asset, a former school that is being trashed and the necessity to do something about it

By Dan Churcher - [REDACTED]

Published: 08:00, 26 January 2023 | Updated: 10:11, 26 January 2023

10.1.3 June 2023

Nottingham firm Bildurn announces Lilley and Stone School in Newark as latest acquisition

By Dan Churcher - [REDACTED]
Published: 13:34, 09 June 2023 | Updated: 14:10, 09 June 2023

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10.1.4 July 2023

Roof repairs to take place at former Lilley and Stone School, Newark, as debris is shifted by development partner Bildurn

By Dan Churcher - [REDACTED]
Published: 11:21, 19 July 2023 | Updated: 09:05, 20 July 2023

Developer Bildurn pledges greater amount of green space in proposals to re-develop former Lilley and Stone School site on London Road, Newark, but will it be enough to satisfy campaign group Lilley & Stone Site in Peril Community Organisation (LASSIPCO)?

By Dan Churcher - [REDACTED]
Published: 10:35, 08 September 2023 | Updated: 12:50, 08 September 2023

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11. Appendix 4

Redeveloping the former Lilley and Stone School

Help us shape proposals for new homes in Newark.

Profits to be re-invested in education within Newark.

“
Tell us what you think - visit: www.lilleyandstone-redevelopment.co.uk or scan our QR code (above)
”







Redeveloping the former Lilley and Stone School

MLN Land and Properties and the former school's Board of Trustees are looking to redevelop the former Lilley and Stone site off London Road, Newark. The site has been derelict for a number of years and this scheme will help to restore a historic site and maximise previously developed land in the heart of the town.

- Profits to be re-invested in education within Newark
- Redevelopment of listed buildings, helping to combat anti-social behaviour
- A sustainable location within walking distance of essential services
- Delivering affordable homes and market homes
- Funding for local sports facilities
- New employment space, providing opportunities for co-working, start-ups and existing businesses

“
Tell us what you think - visit: www.lilleyandstone-redevelopment.co.uk or scan our QR code (above)
”

12. Appendix 5

Do you have any further comments?

- Do not cram houses onto the site. More options needs. About point 3 - "In order to convert the listed building there is a requirment to develop the land to the rear of the site for residential use" This does not mean build houses. This is a profit led decision. Not a community led decision. No. rethink this please. I moved to the area a year ago and have invested in the area. What I can clearly see if that Newards needs a community hub (not for profit). If houses are to be built it must be for the most vulnerale and not for profit. The council must guarantee the security of the site. There should be no access created for vehicals on the Harwood Avenue and parking included in any proposal.
- As a residnet of harewood avenue I am concerned about the access for vehicals exiting onto Harwood Avenue onto a corner wich is already a 'blind spot' and which has many parked vehicals around it already.
- Really need to see these buildings renovated asap as they have looked eyesore for so long. Developing the land for residential use also would be recommened, however with the extent of current housing developments in Newark and the surronding areas it is a real necessity that our hospitals and medical services are upgraded as a priority to be able to cope with the increased pressure which will obviously be put upon them.
- Empty units already all over the town, fill these first. To the rear of the site numerous wildlife live in those trees. Please be mindful of this if possible keep green space avoid a concrete jungle.
- Renovation of the 2 listed buildings needs to be carried out at the same time as construction of the new homes. Otherwise we could end up with a robin hood hotel fiasco again. Where will the road access be?
- It's the traffic build up that is concerning. More Housing, more traffic. The street is like a car park as it is. People from the post office park down here as there is no place for them to park.
- I hope the houses are built eco friendly and have solar panals on the roof. Also the starter homes for the younger generation are affordable and have reasonable gardens.
- There is a need for smaller homes for people to downsiz. New employment should be on industrial estates not residential areas. There appears to be enough funding for local sports however, the council builds over sports facilities reducing green sports for fututre generations to use. The funding should be used for increase of town infrastructure as lack of access to hospitals, GP'S etc. Will eventually impact on the town over time.
- The tennis club requirements should be considered in particular access from the road. Housing should be no more than 2 stories high, so they do not overlook exisiting homes. Trees should be allowed to reaim for the sake of wildlife, birds in paticular.
- I am in total agreement the buildings such as these should be renovated glory. Given a new life.
- The site is a prime location for development. I would like tobe assured that a fair mix of hosuing types will be built. Not just those that will maximise profit. There are many businesses in Newark standing empty. I would like to know what the plan is for this location to ensure that any business premises will be sustainable. To prevent a rat run there must be vehicl access through the site from London Rd to Harewood Ave.

- Would be better to use the existing spaces in the town centre for start ups and co working space and fill those empty buildings. Downsizers would create a community in a community area to access what Newark can offer.
- Enough family homes in town. Not enough downsizing. Other developments (M+S, Vicnalist) are doing work spaces for small business and co working. Is more needed? Even better leave the green space for the town. A park with access from London Rd and Harewood Ave
- I live very close to the property site and unused buildings. I have often thought how nice it would be to see these restored. I am very pleased with the proposal plans and look forward to seeing the end result.
- I live high up in the castle brewery building and have watched over the last 12 years this site becoming a scary looking site. I look forward to seeing the building work develop into a lovely place to live in our beautiful town. Thank you
- Where is the entrance. Stop cars racing through for a shortcut
- Please model the impact on traffic flows. ASDA has made bad enough already more would be a major pain. I'd rather see money spent on sports facilities.
- the space is used for tennis purposes currently so if that can be maintained for public use that would be great for the community.
- Please design new buildings with eco credentials eg high levels of insulation solar panels and heat pumps. This would be a fantastic opportunity to show how sustainability is done. The future of students to benefit from proceeds from this development depends on it.
- Demolish the buildings they should never have become Grade Listed. Clear the site and building A prefer estate with a proper entrance. Road off London Rd simple. Your contribution to local sports etc is no doubt the allowed option in place of providing any social house.
- We strongly disagree with the proposal to put on access road onto Harewood Av/ The surrounding streets are very narrow with parked cars either side, preventing two cars from passing at once. A lot of motorists already use that road as a cut through to Albert Street and an increase in traffic volume in this area will only exacerbate the problem. Neighbours cars have been clipped and wing mirrors taken off and increase the likelihood of road traffic accident. Also we oppose cutting down any of the established trees that border along Harewood Ave. We can only accept this proposal if no access is given on Harewood Ave and none of the established trees are cut down.
- I live at number 40 Lime Grove. The reason I bought my home in 2018 was because there are no houses behind it. I do not want houses directly behind my house as I will lose privacy and the sun which bathes my garden all day in the summer
- I support the health and well being funding as long as it is on sight. This is an education facility and should therefore only be renovated for sports and recreational or education purposes. I do not support buildings that already exist. The tennis courts make this an excellent site for recreational development. Stop destroying Newark's green space.
- Could 2 small sections be left either side for wildlife. After being left wild for so many years is now a vital wildlife corridor to & from other green spaces. It would be fenced to manage AS. It would also help maintain privacy for existing dwellings. The town is crying out for more allotment space. Could there be a section where veg. & fruit

cultivation is taught? The questionnaire only allowed for a choice of one type of housing. Why not have a mix?

- No to residential properties, the land should be dedicated to sports, health and well being. Build a stadium for Newark FC along with suitable cricket pitches and expand the tennis courts as they have been taken away at kelham hall and at the leisure centre
- Newark has a number of single persons both male and female living in dire circumstances (some on the streets with all their worldly goods). We need supported living for these people not just flats, and employment assistance on site. Speak to Newark Emmaus on Northgate.
- I don't think we need any more houses!
- Very excited by this development
- Consideration will need to be given to traffic congestion as having the only entrance to the site on London Rd will cause problems. Certainly DO NOT want more traffic lights in this location. Also, it would be good if the site linked to Harewood avenue to at least allow a thoroughfare for pedestrians.
- Meeting rooms for up to 60 to lease out cheaply with interactive white board ,hearing loops etc as could use London Road car park for people attending. Meeting places in newark either too small, too expensive or lack parking nearby
- Some of the residential units for services veterans after they have served their country let's be a bit innovative here not just big homes for families
- Roads are already congested in that area, develop the existing buildings and then create a green space for all to use.
- It is not the correct place for business on the old playing field and Newark finds it hard to attract businesses anyway even on appropriate sites.
- We have enough building work going on at Fernwood and Middlebeck - we don't need more housing.
- Turn it into a nature reserve/recreational green space it please do something with the old school buildings. It breaks my heart every time I walk passes it as old students work is still hanging on the windows 🥺
- While I support the development of education and opportunities for children in the area I don't believe the site is ideal for further housing. The increase in traffic and vehicles accessing the site and leaving the site on London road would catastrophic. It is far to difficult now to get out on to London road from the sea court hotel to the Asda petrol station junction. It would be a poor decision to add to this traffic mayhem!
- What are the plans for the site, how much green space will be lost to housing, how will you finance local sporting facilities etc. It all seems a bit vague; where is the detail?
- Very little info about the proposed residential element, and a somewhat biased question model
- As a former student i wouod love the site to be re developed. Are there plans to keep the tennis club? Or havw somthing for kids in this area. Keep a football pitch or something that reinvests for children rather than just more homes . Also thered no statement or plans for what you wosh to do with the site

- I am concerned that this renovation and redevelopment will lead to the destruction of a major heritage building a loss of a big green space (lung) in Newark town centre close to a very busy road with associated pollution. I would like to see the L&S school building renovated and used for any kind of educational purposes with perhaps, depending on space available, some studio and one bed flats for young people to buy or rent. The green space SHOULD NOT BE used for housing development. We have a deficit in green space per head of population in Newark and this space should be used as a public park and public sports facilities as is found in Sconce and Devon park. The plans should be for the future of Newark and there is already NOT ENOUGH park and sports facilities for the population.
- It will be good to bring this site back to life before the dereliction becomes so extensive demolition is the only viable option. The residential developments should focus on the proximity to the town centre facilities so building smaller houses that will appeal to downsiders and those starting out, who perhaps don't have their own transport, will help. Particularly aiming at the more elderly who still want to retain their independence but can no longer drive.
- Newark Town Football Club now has 27 teams and are running out of space for our expanding club. Having another 11v11 football pitch and smaller pitches available would really support the club, and others in Newark. We would be interested in partnering to use this land as our 2nd home.
- We already have an abundance of sports facilities with the new YMCA facility only 5 minutes away and also The Magnus and Newark Academy. We have many empty shops and buildings around town that could be repurposed for employment training etc. The priority should be for affordable housing.
- The land at the back of the site, which backs onto Harewood Avenue, has been allowed to grow for some time now and has become a haven for wildlife. There are many animals living in there, the plants are thriving and self-seeded trees are growing strong. It would be a shame to build on this land, putting in more houses and losing even more space for the wildlife in the area. In addition, the streets around this area (Albert St, Boundary Rd, Harewood Ave) are regularly used as a rat run by fast cars, and as a cut through from town to Hawtonville. The area is already far too busy and far too congested, additional housing will only exacerbate this issue.
- Why do we need yet MORE houses on open space? Fernwood is doubling in size, middlebeck is an enormous development that is still expanding.
- Newark DOES NOT have the infrastructure for more people & families moving to the area. I cannot get a doctors appointment for myself let alone my children (both under 3) for weeks on end so have to sit and wait at the hospitals urgent care - not what it should be used for when antibiotics or general health checks are required.
- We already have new modern sports facilities, we don't need any more. What we do need is more doctors/dentists/better hospital (although they're always brilliant at urgent care).
- We need more open green spaces for people to enjoy, to be able to get outside and walk or meet people, take in nature, de stress, watch the wildlife - NOT NOT NOT more housing!!! I can't stress it enough...don't take more of my childrens future and green space!!! We need the plants and trees to help continue to clean the air and reverse the damage we've already caused to our wonderful area/world!!! But the voice of the people won't be listened to again - it never is! It's all about greed and making the rich the richer. Shame on the council again...

- Newark needs bigger houses. Not more sports provision given the YMCA, Newark Sports Centre and Tennis Courts are close by. High spec, high end large homes please! And be prepared for a battle if you do anything involving green space..I'm all for it but there are a small minority who will kick up and make a big fuss if you do anything on a piece of green space..I'm sorry to say!
- I think a doctors surgery would be a good ace card to do what you liked with the rest. Newark needs another one.
- While more housing is needed in Newark, we need to look at increasing our hospital, and services it offers first we have a lovely hospital but we can only use it for a certain amount of time for emergencys or we have to go over to King's Mill, we also need to look at more GP services as well.
- There's some great sports facilities there that the town desperately need especially football pitches. It would be great to see that space being used again
- Just get this built, the place is run down.
- Indicative layout plans should be included as part of the consultation. No vehicular access should be made onto Harewood Avenue as the highway infrastructure is insufficient to accomodate increased traffic flows
- The listed properties should be renovated and the land left as a green space for local people and wildlife. There are plenty of empty shops in the town for new start ups. The police, doctors, fire service and hospital are struggling to cope with the amount of residents already, this needs addressing before any more properties are built!
- Arrange a school reunion in the space
- I think the whole space should be kept for educational purposes as was intended by lily and stone! I think spaces should be rented out for sports clubs dance schools etc and reasonable rates for these clubs to keep fees low for the under privileged children. We do not need more houses as we have not got the facilities to accommodate more people in Newark.
- Appalling idea no more housing. Newark needs green space, a permanent home for Newark FC. No more housing unless we get a hospital & infrastructure to support more residents.
- I feel that the existing green space / former playing fields should be respected in the development and sensitively integrated. That is; retaining existing trees and new planting, creative use of grassy areas within the development etc.
- Get on with it been empty too long !
- The land to the rear should not be built on, it's a haven for wildlife, turn into a small country park, convert or redevelop the area that already has buildings on it but leave the green spaces alone, you can see from the aerial shot it's the only major green space in that area, the questions are misleading as it I'd just about development , nothing to say leave alone, the main building left to deteriorate by the trustees whilst they been doing this , they should be held responsible for allowing it to get into such bad shape
- There are a lot of points missing from this, are the existing facilities on the site going to be incorporated? Is there Provision for parking? Is there any Green space? But would be keen to see full proposals for the site incorporating the two buildings and other facilities on site

- As with all developments, the modern homes need to sit comfortably alongside the listed buildings. Not necessarily replicating their design features, but complimenting and having a strong design identity of their own.
- Would love to see the main building restored. As a former pupil of the school it's an amazing building and would love to see it brought back to use. Full support any plans to restore the building.
- I've lived quite close to the site for several years and my only concern is where would the access roads to the site be located? I've noticed traffic congestion, especially on weekends, on London Road down to Beaumont Cross has increased significantly over the last few years, especially with the location of Asda Petrol Station. A lot of junctions already flow onto London Road in this area, I imagine getting in and out of the site on a weekend would take ages and further congest traffic on London Road. An access road to the rear of the site would need to be provided to alleviate some congestion however the streets at the rear are extremely narrow. In addition quite a lot of local houses without parking use the slip road down to the bowls club to park their cars, without this we would have nowhere to park in town close to our homes for free. Will ample parking be provided? What would happen to this access road, as it previously provided access to the old school car park. That car park could be opened up to provide additional parking, for local permit holders possibly. Having said all this it's exciting to see something finally happen to this location as I used to attend the school myself and it's a shame to see it left to ruin. It would also be nice if the housing development is actually affordable for first time buyers.
- We don't have the infrastructure to support any more new homes in Newark, plus we have many empty buildings that could house start up businesses
- I agree something needs to change at the site of the school, as a very local resident looking over the playing fields of the former school from our driveway I would much prefer the playing field land to stay as a sports field in its entirety,. Newark as a town currently has a football team playing its home games at Collingham because there are no facilities in the town to support a football team at that level of the national football league & with Newark football heritage that is a crying shame. This playing field would be a perfect and probably the last chance to bring that level of football back into Newark on Trent town. Only this Saturday 08/10/2022 a crowd of 214 people paid to watch a game against Loughborough Students, travelling student supporters that visited Collingham that could of been visiting Newark.
- Use of school original site for a museum like that of the Millgate Museum now closed down. Ideal for children to revisit the recent past with its shops etc and printing facilities. This will not compete with the Civil War Centre and Newark Museum Established there.
- This area is already very busy with traffic, being the main route into town and also with the petrol station so a concern would be the increase to traffic congestion in this area.
- Another Green space being used for housing with nothing to replace green space elsewhere, I totally agree with the restoration of the front of the old school, the green space to the rear, should be used for sports purposes (ie, a state of art new stadium for sport clubs to use) something different to the Y.M.C.A, which is now struggling to find space to extend.
- Please use the site to bring back Newark mens football to the heart of the community
- As a resident living in Hardwick Avenue I feel that the space should be converted into a community open space ie a small garden or play area , if there is a need to save the listed old school then so be it convert that part of the proposed development into flats

but to be fair every little bit of green space in Newark is being built on for housing without considering it's existing residents that have bought their properties in a quiet residential area . Green spaces in Newark for the community are disappearing fast and there are developments just outside ie middlebeck that can be grown without disturbing the residential areas in Newark

- With the amount of housing in the area another school or a sports college facility would be better use then more housing especially when the land built on will be used for profit for the developers, enough housing is in the area, there are not enough facilities for families like doctors, dentists or a local a and e that is suffice for the amount of residents newark currently has!
- This site if it is to be redeveloped should be affordable housing for the elderly giving them the opportunity to be close to the town so they can walk to local shops. The new development on lord hawk way is far to expensive for most older people downsizing. Include a large family leisure pool with slides (like Water Meadows in Mansfield), our current pool is too small for the population of Newark and not very exciting and it will be close to the bus routes.
- I say no no no to general housing as there are too many new developments already in the town.
- This should NOT be turned into housing/housing estate. The site could be put to better use eg school again, learning/educational centre, sports centre something of use to the town and community
- Newark needs facilities for young people more than it needs new homes. Sports facilities are great, but no-one is offering free activities and 'hang-out' space for older children and young people. Sports at ymca and the leisure centre are too expensive for many children, and of course not all young people enjoy sport. What can the Trust do for them? How about converting part of the building into a youth community centre? As you say, it's easy to access by public transport or bike, so an ideal solution.
- This is a fantastic opportunity to develop a site that has for many years been left empty and has become a target for anti social behaviour. Reading some of the comments on your Facebook post is rather disheartening as the usual NIMBYs are out in force not wanting more housing when the country has a housing crisis. I do share some of the concerns regarding local infrastructure and there a number of mature trees on the site and hopefully the majority of these can be preserved, you are likely to get a very vocal group of protestors if that isn't the case. It would also be good if the green spaces could be enjoyed by all and not just residents. Finally will access be opened up between Harewood Avenue in order to cross the site to the town centre.
- Please do not build any more houses. There are not enough doctors and dentist to cope with the population of Newark as it is. Maybe use the site for doctors and dentist surgeries would be slightly more logical. But then when has the council ever used logic in any of its decisions.
- It is unclear whether your proposal enables the survival of the flourishing Newark tennis club. The outline plan of the site shows no dedicated vehicular access to the club. This would be highly detrimental to the club and if parking needed to be on nearby streets detrimental to the new residents.
- What research has been done to assess whether these proposals meet with the needs of the local population?
- Yes we need things for people with additional needs for example an indoor or outdoor sensory area

- This shouldn't be redeveloped into anything other than more educational spaces, especially not any kind of residential development! We need more sports facilities, more space for youth, and more school provision, which is what it was originally!
- This site is desperately needing the renovation proposed, it really is a waste and should not be left to end up in the way that other historic buildings had in the local area.
- Can we please have shops or cafes (whatever businesses you are proposing to have on the development) affordable ones? No more poncy clothes shops like we have in town. A lot of people can't afford those places. No more ridiculously expensive coffee shops. We have more than enough of those in town. And also no more charity shops. Yes they're amazing and I personally use them, but nobody wants their town to look like Bridlington (have you ever been to Bridlington? It's an experience I tell you) we need affordable to the everyday people. Yes Newark is classed as an up and coming town. Its transport links to London mean that SOME people live in this area and work high paying jobs in the city. However the majority of people in this town are and always have been working class who have just a few quid left over at the end of the month and can't afford to shop in their own town because of the influx of high end boutiques and poncy coffee shops that even when they can afford to sit and have a coffee they're not entirely comfortable in those places. Take a look at the businesses that have always survived in the town and focus on recreating those businesses in your own image. Harry's (formally roccos) little cafe. Wetherspoons. Zizzis. Morrisons. The old post office. Strays coffee shop. All local and businesses that have been in Newark for years and survived a LOT of changes Newark has gone through. And also take a look at The Tambo Lounge in town. A new business within the town that has been absolutely booming.
- It is so important that buildings such as this, my old school, should enjoy a new lease of life in furthering opportunities for the young people of Newark while retaining its original dignity.
- Why not develop the land at the back for a space for kids to go to? Maybe some play areas. Ask the local kids what they would like to see there for them. Unless the homes are for first time buyers, why build more houses when we are lacking Hospital and GP facilities. For once look at this opportunity to help Newark not to make money.
- Keep the listed buildings but also keep the green open space for wildlife. No more buildings please!
- Please don't build more houses / buildings on green land! Fill the existing empty buildings in Newark with business before building more. And please don't put homes there, Middle Beck and Fernwood surely fill this requirement.
- Please, restore existing buildings but don't destroy the green spaces!!
- Don't build on the green space to the rear! Support local sports facilities by using it. Newark FC or Newark HC. We already have two new towns being built around Newark.
- I think the sports barn from the old school should be used by Newark tennis club. I also think that some of the site should be kept quite wild for the birds and animals that all ready use this site. I do feel that a donation to local sports facilities is a cop out. There is all ready a great sports facility on site that could be altered and enhanced. Local football does not need any further investment. I think as the school was in trust for the education of young people, that it should also help in other education areas, not just sport. How about a special teaching place for local children who are dyslexic? This is an area that is severely under funded by the schooling system.

- The site is currently a haven for wildlife. I would support a scheme that would be respectful and considerate of the existing natural profile, such as creating a hedgehog highway with access points under fences for uninterrupted roaming, and the retention of mature trees at the current boundaries.
- Can we please have shops or cafes (whatever businesses you are proposing to have on the development) affordable ones? No more poncy clothes shops like we have in town. A lot of people can't afford those places. No more ridiculously expensive coffee shops.
- There is a long established and successful tennis club to the rear of the existing buildings. Providing coaching for children and adults, social play and competitive play for all members.
- Will this facility be protected
- I'd rather the site not turned into houses as the area is far to full off properties currently and the market prices are too high for people to buy anyway
- I think space for artisan style craft workshops, to develop places for young people to learn a real skill whether it be wood working, stone masonry, iron works, artisan baking, furniture restoration , brewing, musical instrument restoration and so on. Crafts that are strong within the local Newark area history, where age old skills can be passed onto a new generation.
- The site should include a doctors surgery and dentist to ensure there is enough to sustain more new housing. There should also be adequate green space retained. It is a shame that it won't be a secondary school because Newark also needs more school places but a doctors would be crucial otherwise it simply adds to the problem for money so means little when reinvesting in the local area.
- I cannot see any mention of green space or ensuring that your proposals won't destroy any wildlife habitats, which is a major concern.
- I also note that social or affordable housing was not listed as an option and feel essential given the cost of living crisis that we are going through.
- The proposal are vague about the types of sporting facilities, I would only support these if they are affordable and accessible and don't compete with existing community sports facilities.
- Finally, I would not support the development of office space unless research has been done and evidence provided that there is actually a need for this in Newark, which already contains a lot of empty buildings in the town centre.
- This site shouldn't include more housing. Newark has focused on building more properties at every opportunity. It would be nice to see an additional school which focuses on outstanding education.
- No I do not support building on the rear of the old school. This needs to be developed for outdoor play areas and field. We absolutely do not need more housing on this area and yet more potential green spaces overrun by crammed in houses. A back hand deal to put money towards sport when building on green spaces for sport, is another way to try and justify a money making scheme that has no consideration to the community. This is only to profit developers with no care for making spaces which support our community needs. But this is a curupt system as has already proved time again that Newarks planning department are unfit for purpose.

- It's a ridiculous place to have increased traffic in and out of. That road is busy-enough near there. It would be a shame to have very expensive housing, especially as those able to afford it probably wouldn't want to live there, anyway. Family homes are needed and not just shoe-boxed sized ones, at that. It's a shame that we can't have another school. I also worry about the green spaces being lost and the negative impact on the wildlife in that area.
- The sports and workspaces sound like something similar to the ymca, it would be nice to see the site developed
- No
- I'd like to see that the money raised does go to local education. In the recent past some 'deals' seem to have happened eg with the sale of the old registration office and I believe that there was some corruption. I don't trust these kind of deals and I don't trust developers not to fleece the public
- I disagree using it for business ,please can we have something for the youth of today,crafts,learning ,youth clubs,games rooms,confidence building activities etc .
- We have enough new builds under construction, middle beck, fern wood, we Don't have the infrastructure in Newark, not enough doctors, a cottage hospital, we have lost sports fields Flowserve, Elm Ave, turn it into a play area for kids to play
- This feels like a fairly biased survey that is designed to elicit the desired outcome. The plans for the redevelopment are, rather crucially missing. Without those it's rather hard to judge.
- There's a lot of green space in the area, packing it with high density housing would not be desirable. There is also a thriving local tennis club that needs parking and access.
- Re the business potential: would this be in the listed buildings or would they be used for offices for the sports facility and/or residential.
- I feel there are plenty of empty buildings in Newark town centre which could be used for the business side of things; presumably the owners of those could be contacted with the suggestion of lower cost rents, secure but shorter term leases with option to continue, for start up schemes
- I think the space could be utilised for the people visiting the site for sports as well as the public by for example toilets, cafe/restaurant, cyber hub
- I am in full agreement with the development of the two existing buildings. However, as a resident of Lime Grove, I recently noticed that a gate adjoining one house is marked 'Newark Tennis Club'. Does this mean that the existing access- from London Road- will no longer be in use? If so, what parking facilities, if any, will be provided? With regard to any new homes being built on the site, I once more agree with the desperate need for affordable AND social housing. Will these dwellings once again be the same type of boring, unimaginative homes we see cropping up elsewhere in and around Newark, or will they be designed with some thought for design? Europe can do it- why can't we??
- Don't lose this green space, maybe a solar farm would be a compromise and any money gained from this used to renovate the buildings
- Proposals don't seem to offer car access for tennis club. Also, grass snakes, fixed, hedgehogs and sparrow hawks are on the fields there. Not enough green space as it is.

- The questionnaire is worded as if the development is a forgone conclusion and as such the questions are leading people to agree with it. Newark needs the listed buildings refurbishing but not at the expense of losing another green space to another housing development. There are too many houses being built in the Newark area with no thought given to the loss of green spaces, the overloading of our public services and the breakdown of our infrastructure. Please stop this illegal development immediately as the covenant on the land and buildings is being broken.
- How much of the proceeds from the housing development will go to public services, education and sports facilities? To whom will the money go - YMCA? or an actual public service that offers affordable activities? What other options are available for residents to comment upon? Your questions are deeply biased so I look forward to a more meaningful consultation about this important urban site and green space
- This site needs to be developed into a football ground for our Town team the existing sports hall could be reused for indoor training & other sports. Newark needs infrastructure for the current growing numbers of residents before more housing is built. We have few doctors, have been stripped of our hospital etc. etc. We need to stop chopping down ancient established trees & building houses on every green space in the town.
- More doctors and schools are needed
- No
- I object to this proposal for the reasons given by others:
- It will consume one of Newark's few central green spaces.
- Whilst I support the redevelopment of the former Lilley and Stone buildings, Newark is already struggling under the weight of the overpopulation of houses compared to its services. We need investment in building more schools,
- dentists, doctors and support in bolstering our hospital before more houses are built in Newark.
- The green space should be opened up to the public, helping to address inequalities in access to green space across Newark to maximise the health and well-being benefits of nature in our town.
- This space could become once again, a multi-sport playing field, a new community orchard, new woodland, an eco-graveyard or Forest Schools / Outdoor Education Centre?
- Keeping this green space protected will aid in improving Newark's noise reduction and supporting biodiversity - including the family of foxes regularly spotted here.
- Exposure to green space benefits health by reducing mortality and morbidity from chronic diseases, improving mental health and pregnancy outcomes, and reducing obesity (EEA, 2020).
- By involving the local communities in the design and management of this green space, it can foster a sense of ownership and promote its use in bringing people together, supporting mental well-being and exercise and social opportunities.
- Sadly across the planning proposal, enhancing the green space and improving it for nature is nowhere to be seen. We would also lose mature trees and crucial habitats for existing wildlife.

- In 2010, Newark and Sherwood District Council published their Green Space Improvement Plans. It reported deficiencies in good green space to serve the local population, defining green space as amenity green space, provision for children and young people, other sports facilities, parks and gardens, allotments and cemeteries. Since this report, our greenspace and nature areas have been stripped away at an alarming rate, with no sign of slowing down. This should not be one of them.
- Your survey does not give me the opportunity to state that the beautiful building needs preserving and renovating. The land SHOULD NOT be developed for housing. I am aghast at this proposal. We are being surrounded by a massive housing estate on the south side of Newark meaning all the villages either side of Newark will be joined together. We are under attack from development and we need to start preserving our vital green spaces urgently. We are in a climate and nature crisis. There must be many options available to wisely use this land for education (as per the covenant) and for wildlife.
- Difficult to complete this survey as although I agree to the renovation of the building, I strongly disagree with any development of the land. How many more houses do we need in addition to the march of Newark Growth Point? We should be saving our green spaces not covering them with yet more concrete. This green site needs preserving and not built on.
- This questionnaire is so unfairly written. You take it for granted that the person filling out this document is in agreeance.
- There are already too many unused office and commercial spaces. We need more green spaces in the town.
- Important to recognise that another green space in the centre on town is being developed.....why?
- So many news homes on fernwood and middlebeck already! Keep it green!
- This form has questions and options clearly worded to get you the answers you are looking for. There is no opportunity to object to the proposals so it will look as if everyone is on the developer's side. Please produce a fair survey otherwise you'll find you're in for a fight. Newark needs to keep its green space for a multiple of excellent reasons. More housing is not needed and the existing infrastructure cannot support it.
- This survey seems to be biased towards using the site for housing, with no consideration to other uses? Why is the site in such a rundown state when the trustees should be maintaining it? Why can't the original field be used for sports instead of housing?
- 24 hrs hospital doctor surgery dentist free thing for kids to engage in all year round
- More homes in a town that does not have the infrastructure to support the current homes that are being built? Redevelop it as a school like it used to be, or a free green space/park. The field is perfect for green space.
- This is an utterly biased survey. Much of the funding described is an obligation for developers. What is needed is the retention of the green spaces for recreation.
- I went to school at this site and would like to see the old buildings restored to their former beauty
- Please use it for something in the community NOT housing!!!

- The funding of education or sporting initiatives is a bit vague. It's akin to when a company says they are socially responsible and donate their profits to good causes, until you find out the amount is minuscule and a token gesture at best. Why not focus on those people who were failed by the school system, or people who lost their way at a young age and failed to appreciate the importance of gaining an education?
- This might include people who are homeless or long term unemployed. There is a hostel behind the Asda petrol station across the road. Find out why those people are in the situations they are in and tailor your funding support on permanently helping those people. If the development offers working space and starter homes, it could equally help those people too. That would be a real legacy from this site.
- If the listed buildings cannot be renovated without building new houses, then leave the site derelict until something that actually benefits the community can be built.
- Happy to restore the listed buildings but not happy about the loaded questions in the rest of the survey. As a resident of Harewood Avenue I STRONGLY oppose the building of a large number of houses with access from our quiet residential street. I will vociferously oppose this plan.
- I think these questions are weighted towards a 'yes' response to the construction of residential housing on the site. I am opposed to this. The green space could be of great value in a highly built-up area and the town's infrastructure and traffic management are already inadequate for the current population.
- The council have recently shown their lack of interest in environmental matters by proposing to cut down mature and handsome trees which enhance the nearby area around the library; Balderton Lake and its wildlife are under threat from the potential granting of permission for motorised boats to use this tranquil green space in another highly built-up area; and the proposal to build on the former sports fields surrounding the old school is another depressing project which should be rejected out of hand. It is entirely out of step with residents' views on enhancing rather than destroying what's left of the natural environment in the town centre.
- Once again, one of the few central green spaces in Newark is to be used for housing. Can no-one think out of the box for this space other than more housing which this town and surrounding area already have plenty of. It could be made into the home for Newark football club and provide the club with the football facilities to enable them to offer tournaments and a stadium which is currently unavailable to them locally as once again housing was put on the site on Bowbridge Road earmarked for this. Facilities have been lost at Flowserve and Elm Avenue to housing we do not require any more housing in the town. Or let's have a green park in the town. Remember if nature cannot survive then neither can we. The questions and wording on this form are very biased to get the answers you are looking for. There are already enough vacant shops and workshops that are currently empty or due to be developed so again we do not need any more.
- I feel like I have just been conned by that survey. Completely bias way of gathering the information you need. A complete mockery . Of course no more to comment!
- No
- I would prefer to see a eco retirement housing for the elderly/disabled with green spaces for walking around the listed buildings could be a dentist or doctors practice
- The area should be retained for sports and leisure and not redeveloped into more housing. Newark needs facilities not more housing.

- Yes I do! Where do I start. Your question about housing does not allow anywhere for people to object to it and has made the assumption that housing is wanted/needed when it 100% is not! There is more than enough housing already being built in Newark. What we do need are more doctors, a fully functioning hospital, more school places and I cannot emphasise this strongly enough. The site is a wildlife haven and a perfect place for a community orchard or similar project. It is a disgrace the site has been left unattended for so long and neglected but I believe that may have been a ploy to allow developers to say well anything is better than it currently is. And don't get me started on the increase in traffic which would be pouring in and out of Harewood Avenue on a dangerous bend when the street is already used as a rat run from/to Albert Street/Boundary Road. I am incensed at the apparent stupidity of this idea. Has no one looked at the traffic aspect? I absolutely do not support this proposal
- Make it a green space, for wildlife, trees and the countless number of foxes, we need green not greed.
- To say housing is needed to redevelop the building is barbaric !
- As an old girl of the school, I believe the main responsibility of the trustees is to provide ON THE SITE an educational and cultural centre for the young people of Newark. The 2 listed buildings should be refurbished, along with more of the original old school buildings, to accommodate a centre of excellence which the town is sadly lacking. And at a time when green spaces have never been more vital, the playing fields should be turned into parkland, providing a tranquil oasis for local residents and a much needed green corridor for wildlife. I do NOT support the proposed plans for the development of a housing estate and shall continue to object in the strongest terms.
- I would prefer to see this developed as a green space for the community. The town does not currently have the infrastructure to support even more housing
- As a 2007 leaver of the Newark high school and knowing the amazing buildings and potential this site has, I believe it's such a shame to see the site turned into houses and business spaces. The children and young adults of Newark and surrounding areas (due to its easy access location) are seriously missing out. It could house some amazing services helping our children of Newark grow and develop more. The site is HUGE it could house a little bit of everything and support all our children and young people.
- All those statements are worded so any sane person would agree with them. However underneath all that camouflage it's going to be a housing estate that gives nothing back to the community but provides the council more taxable living spaces. Take heed dear views of that "artist impression" of the site because it will look nothing like it. How about a school that actually gets a decent Ofsted review.
- I would like to see a space for young people to be able to come together with strong emphasis on mental health.
- Please can you leave the rear as it is as a green space. There are too few green spaces in Newark due to over development. There is Fernwood and Middlebeck so we don't need a massive new development. Let's help nature a bit
- What a ridiculous survey! An attempt to rig the results by the limited choice options.
- NO, we do not need more housing in the town centre. Infrastructure is at breaking point, not enough Dr's, Dentists, school places, traffic is dreadful.
- There are already huge satellite towns on the outskirts, Fernwood and Middlebeck..stretching everything even further. This area is already densely populated. To the right of the picture you can see another small pocket of land on Jubilee st which

is currently being built on, more housing The land off Bowbridge Rd formerly The Bearings has just had a new estate built on it last year. To try and justify this proposal preventing anti-social behaviour is tenuous at best. Newark ranks very poorly for green spaces nationally. We need more green space for the community not more housing in the town centre..

- This is a very leading survey. I understand that you want to build houses on this site and possibly some office space and in return will invest a portion of money at a different location for education and sport.
- This site should not be turned into housing, retail or offices. It was a community space and should remain one, sporting facilities or an art space with plenty of green space would be more in keeping.
- The traffic is very heavy in the vicinity and housing should therefore not be considered.
- There are plenty of empty retail units nearby which could be used for office space, so neither office space or retail is needed.
- Central Newark needs something that enhances the community. Use the existing buildings. Provide something that will add to newarks appeal to the community and visitors.
- Your survey is biased. The land should be used for educational purposes only. Your proposals have too many houses with very little parking, not enough sports facilities, reduced access to the tennis courts, no parking for the tennis courts. I object strongly to this going ahead
- I would appreciate being able to view the plans. 2 iPads that were in Newark today were totally useless, so many people , so many questions. You need to have a meeting in the town centre rather than a market stall so that people don't have to wait behind those who have pages of issues. Bigger screens or paper plans would be great.
- Yes! These questions are terrible and do not allow for true reflection of people's thoughts or feelings, just what you want to get them to say! On the question about what type of houses/ dwellings we would like... families, young people. Where was the option to convert the building only and allow the land for green space. But oooohhh no you'd rather con us to say 'put money back for sports facilities.... you mean bung YMCA money to develop on other green space whilst you steal this green space!
- Please don't put retail units on there-they sit empty. Also if there's housing can parking be considered-most homes have / need 2 cars and that's why new build developments end up looking like car parks because it's not properly considered.
- Will the road infrastructure be improved to cope with all the extra traffic these house will bring, newark is losing any green area to houses and nothing being done to provide doctors, dentist or a hospital to cope with all the extra people. The town is out growing it's capabilities, shops in the market even becoming housing rather than shops to bring people to the town
- Development on this site is well overdue, good ideas.
- We need to prioritise low cost housing for young people and families, coupled with creation of working opportunities. I think that using available space close to town for housing is more sustainable than developing farmland and green spaces on the periphery. We need better public transport, fewer cars.

- Newark area is very limited for bungalow housing for an increasing ageing population. The location is very well situated for the elderly in relation to town centre ,hospital and other medical facilities .
- No new homes at all are needed with the amount that are already going up & around Newark. A dentist would be amazing . A few doctors surgery is needed. Plus some nice green space.
- I support the redevelopment of the existing properties, however the land at the back must be preserved. Newark is already over populated for its amenities and infrastructure as well as lacking in green space. Any building on the land would destroy trees and the habitat of wildlife.
- I strongly disagree with the site being used for new housing development, which would result in yet another loss of urban green space, which Newark is sadly lacking in. There are two huge housing estates being built on the outskirts of town, Fernwood 2 and Middlebeck, plus a recent housing estate on Boundary Road. Newark doesn't have the infrastructure to support these, let alone any more housing. The roads around Newark are frequently gridlocked. It is impossible to get to see a doctor or dentist and we do not have a hospital to deal with any emergencies.
- By all means develop the existing buildings and let them be used for business and educational use. The area at the rear should be used for the community and could be used for environmental studies or sport, but certainly nothing that results in loss of green space and mature trees
- There are many questions that need to be answered in relation this ill conceived building project ! A green space being used for housing for profit (which, despite the PR pitch , is what this proposal is all about) is extremely problematic. Firstly the general infrastructure of Newark has not got the capacity to cope with the ongoing expansion of the town . One obvious example is local NHS services ..currently under extraordinary pressure which will only be exacerbated by the increase in population. Further Newark hospital no longer has an A and E facility..despite the significant increase in Newark and Sherwood population.. ..a factor which is already causing many problems but is not being addressed in any coherent way by the health authority or the council.
- Indeed lack of coherence in planning generally seems to be a common feature of the local Council . The need for open green creative spaces in a town that registers 320th out of 360 for lack of Green space speaks for itself (or should!) It is clear that there has been little or no consideration of creative ways in which the whole of this space could be used for the benefit of the wider community which includes maintaining and indeed enhancing open green space ..supporting and protecting the wildlife already there ! For example the colony of bats (protected species I might add !)
- Certainly the area in question has a lot potential for creative development ..educational, sporting and environmental...housing for profit on the scale proposed ..absolutely not ..an ill thought out easy option ..
- Just don't let it stand derelict while you have a full refurbished the back for housing that Newark does NOT need. It could be green space, a decent park, anything for kids why why oh ehy more housing!!? A wasted space.
- I am very concerned by the loss of green spaces in Newark. In the last couple of years alone the Old BMX track next to the cemetery/leisure centre has been built on (is still being built on), the Old Bearings Site on Bowbridge road has been built on, Middlebeck and Fernwood continue to expand. Green spaces are vital for the environment and for our mental wellbeing.

- The survey mentions in order for the listed buildings to be restored there has to be a change of use to the land behind it- it doesn't, however, go into details; I find it hard to believe the council would not allow these buildings to be restored whilst changing the use of land behind into a green public space- one that could be educational and aimed at families, children and local schools (which the board of trustees may be interested in).
- The loss of green space from an already over developed town is a travesty. The council have flooded a charity in order to steal a site meant for educational purposes protected by covenant. This site should be made in to a public park and ppl of Newark should not be held to ransom over supposedly listed crumbling buildings.
- I disagree with the idea of more homes/dwellings. The general growth of the town far out ways the need of this land for houses.
- It the same argument for commercial premises as the town is struggling to fill existing commercial buildings and the development of mor will add to this burden.
- The school site would have been an ideal site to develop for the space college. It would the allow the lorry park to stay put and then the redevelopment of the cattle market a rural town like Newark is known for.
- Local residents and the community do not agree with any of this. Where has the habits for wildlife been considered, the land that foxes, grass snakes and bats call their homes. Its not their faults or the local community faults that the Lilley and Stone trustees have not taken any responsibility for this area in the past. What about the increased air pollution, Asda is factually the most polluted area in Newark so do not need more traffic build up from cars, deliveries, builders and business cars. We do not choose to live in a quiet area to have social housing dropped on to us.
- Why has the glossy brochure not been completed with statistics and facts about why Newark needs less green space and more urbanisation.
- The details provided are vague and so it's difficult to form a strong opinion of the plans.
- What purpose will the listed buildings serve once restored?
- What sports facilities will be provided and what proportion of the site will be utilised for this purpose?
- How many new homes are intended?
- Is the planned provision for business in the form of retail units or office space?
- As part of the development i see that the external gym is being demolished this could be used by the tennis club as a sports facility as an indoor courts and encourage disability people to use an indoor court. Therefore you need not use some of the money you already have the facilities. Why not develop the whole of the area into a green space and develop the listed buildings instead. There is no access for cars to park at the tennis club so how do you get the disable people to the courts. The people concerned need to think more about the impact on the design instead of profit?
- As a resident of Harewood Avenue.I strongly object to another housing development taking over yet another green space. Newark is a market town with character & charm,do not rip the heart out of our town by turning it into one massive housing development.I attended the stall on the market on Saturday as did many more angry residents only to have our concerns & questions met with mindless,unconvincing waffle! No consideration for the wildlife who have made that greenspace their home & no

consideration for the extra traffic affecting an already congested area & adding to the pollution. Combating anti-social behaviour in the town should be a priority without using the pathetic excuse that this development will help to fund it. Listen to the residents...we do not want this on our doorstep. We already have a council we can't trust & an MP who contributes nothing to help the people of the town so please listen to the people who do matter, the residents. The tennis club appear to have no parking spaces for themselves or members of other clubs when matches are taking place. As for saying you wanted to improve sports facilities it would appear from the plans that a perfectly good sports hall is being demolished. The whole scheme is complete nonsense.

- I strongly oppose this we have far too many new builds in and around Newark, many empty shops and very little green space.
- I think the board of Trustees could have looked after these buildings but yet again same old story.
- We do not need this!
- Will layout details be on the councils website soon?
- Improve infrastructure and services before building more homes. Protect green space.
- Instead of putting the funding into sports facilities, I feel very strongly that this funding should be used to regenerate local playgrounds which are in desperate need of upgrading and should be something our children feel proud of. Particularly the playground on Sherwood Avenue which is only just off London Road and is one of the worst playgrounds in Newark currently, but could be a real draw for families, being so close to town. I'm very happy to discuss this further.
- We don't need any more housing in Newark, the infrastructure is already under immense pressure
- My home on Lime Grove, number [REDACTED] backs on to the land behind the tennis courts.
- I own my home and two major reasons for buying it were....
- No houses behind mine....giving me much needed privacy,
- Sunshine all day in my south facing garden.
- I am extremely concerned that should this redevelopment go ahead I would lose both these factors which are incredibly important to me
- I was a pupil there in the late '50s and early '60s. I should like to see something worthwhile done with the buildings and land. There should be some houses available for rent as well as to buy. There should be playing space for children and ideally a youth club for teenagers. There is a decided lack of safe free places for young teens to meet and socialise. I hate to see them in Morrison's carpark on a cold wet winter evening because there is nowhere else.
- I actually don't want it to turn into housing but there was no option for 'none of the above', we have plenty of that popping up in Middlebeck and Fernwood and we do not need any more especially in the already built up town centre!!! The traffic around Newark is absolutely ridiculous and you want to build MORE houses for MORE people to move here?! Sort the roads out and maybe people wouldn't be so angry about these developments happening!! Oh and yes let's put 50 houses in with tiny 5x5 gardens with ONE parking spot for each so that the other person that lives there parks on the tiny windy road outside that you've made as small as possible so you can fit more houses in

so you can cash in on stupid young people, causing gridlocks and road rage and people having their wing mirrors knocked off. And as for cheaper housing for starter homes: you'll put in the very minimum and then fill the rest with 4 bed detached houses that cost half a million pounds. Bravo, sorted the housing crisis out in one fell swoop eh.

- I do not agree that new residential buildings should be constructed.
- The former playing field could be 'rewilded' and turned into an urban refuge for wildlife.
- The existing buildings should be renovated and could be developed for a variety of purposes more closely linked to education, such as a field study centre, six form centre, children's library. I'm sure the town can come up with something more creative than more housing.
- Please keep all new housing in keeping with the original listed buildings my form class was at the front of the listed building and would be good to see if used again!
- Why are the photos from the proposal not to date!! Also, why is the tennis club never mentioned, people of all ages rely on this club for their outlet, not only physically but mental health, not everyone can or want to play football!! This is an opportunity for developing a site which would include a racquet centre (tennis, badminton, squash courts) all which would be a great attraction to the community! (Go to centre parcs) see the fun people of all abilities take part in, please don't go down the road other developments!! If you want to enhance the town!!
- Why can't we preserve more green spaces rather than building houses every where. I agree with the renovation of the listed buildings but can't the rest of the space be developed into a park/green space
- As a resident living on Lime Grove and who will be directly affected by these plans I am very angry that we have not been consulted before now. We have lived in our house for over 20 years and agree that the school needs to be looked at but this has to be done with the utmost care to preserve its heritage. However the plans for the land are totally unacceptable.
- You are planning to remove a valuable sports facility but then in the next breath express your intention to put money into local sporting and education projects. Why not keep what is already there. Alongside the sports hall are football pitches and hard standing which used to host regular local and county netball tournaments. Have you put any consideration and proposals for an arts facility for the town. You mention utilizing some units on the site so why not expand on this and provide music and art space. We need more than false and empty promises. The town was lead down a blind alley with the Robin Hood development and have been left with an eyesore. We cannot and will not let this happen again.
- And now I come to the wildlife and the trees. There is an abundance of wildlife in the grounds from birds, small mammals and foxes. Also for our entire time living here we spend hours watching the bats swoop through the gardens. These bats live in both the school buildings and the trees. You cannot and must not fell these magnificent trees. No planting of a sapling will replace over 100 years of growth and habitat. The town is getting swamped with new buildings and we need green space to help the environment and wellbeing of the current population without adding more. The residents of the school once converted will thank you for some green space to sit and relax in.
- Access and adding to the current nightmare of traffic surrounding our network of streets is also ridiculous.

- I will be opposing the planning application once it falls through our door and am supporting all my fellow residents in every way to block the building on the land."
- No more house's! Build a bigger unit for beaumont house so they can provide the care all the residents of newark and surrounding areas may need at the end of their lives. Even to who ever is reading this if anyone. You may need the help from them at the end of your life. It will create more important jobs that this town needs. Plus a lovely accessible garden for them to either view from their windows or to go out into. A place for our wildlife and a little trail track for the children to explore and learn about nature. We've got enough houses we've got enough schools we've got enough shops that are all empty in the centre. If not for beaumont house then maybe part of a hospital for all the appointments that could be done at newark rather than kills mill. Or a cancer care unit. Something that will be useful rather than houses. The houses being built round newark now are horrible and doesn't do our town justice for it's history. Building new houses in that spot of newark will be just awful with all the history round it and will be a huge eye sore
- I really do hope you read these and ive not wasted my time. And I really really hope there will be no more houses
- Please use the space well
- I don't think businesses should be put here. It would remain empty. There's too many empty buildings up for high rent and business owners can only afford to occupy for a few months before leaving them empty again
- I would be thrilled to see this site restored and being used by the local community. Plans so far, look terrific.
- It would be an idea to repurpose this land and building space as a Health and Wellbeing Centre to act as a central hub for easily accessed health and wellbeing services; to contain exercise and well-being facilities, quiet rooms for relaxation and wellness , rehabilitation services and activities.
- TO also benefit from beautiful gardens, green spaces and wildlife areas easily accessible from the main building.
- Gardens , green spaces and wildlife areas absolutely essential, providing both the physical and psychological benefits of exercise, socialising, gardening and wellbeing of all.
- NSDC and all planners need to be far more creative in how to repurpose for the good of local people and our much needed wildlife flora and fauna.....
- Do not keep building bricks upon bricks.. Please NO MORE Houses.. we need green spaces for breathing cleaner air.
- Having just seen plans for another 1,800 houses have been approved 234 of them being classed as affordable homes & the building of a school all on the Fernwood site is there really the necessity to take our Lilley & Stone green space away from us for yet more houses? [REDACTED]
- Need careful thought about how to manage traffic especially on Harewood Avenue. How much extra support for surgeries, dentists etc to support extra population?
- I think as a former pupil at Lilly and stone, which was an incredible school, in which I and my peers were very happy the two historic buildings are iconic to newark and must

be treated sympathetically. We find it beyond heartbreaking that they are derelict and vandalised.

- The high street is dying and there are so many vacant buildings in the centre of Newark that need to be used, I really do not think it necessary to create more. Newark market place and High Street are walking distance from this site and I think a resurgence of the town centre should be the focus, rather than making this a mixed use development ie another reason to let the town centre die.
- As the site is close to town I think that it should mainly be for older people so that they are close to the shops and other facilities without the need for a car
- We need more infrastructure and more green spaces not more houses. There are 100s of new houses being built in Newark we don't need more. Please don't wrap it up in fake community support, you are in it to make a load of money.
- Make sure the listed buildings are properly redeveloped unlike the façade of the robin hood hotel which is now having to be redone as it's so damp.
- Please do not build anymore homes. We do not even have a proper hospital.
- This is a very poor survey and weighted to provide the answers you want as developers .
- I hope the site will be developed in the best possible way.
- The detail is lacking at this stage. Highway congestion in the area is acute
- I am strongly against these proposals in their current form, particularly the housing development on the land at the rear of the listed buildings. These proposals do not best utilise the existing space, nor do they provide for the needs of young people in the area. The land at the rear would be best used for arts, culture, education and sport to uplift young people of Newark and provide much needed facilities for the town, such facilities are severely lacking currently . Additional housing will only put pressure on the towns already creaking infrastructure. Also the natural habitat for wildlife you will be destroying. The land at the rear of the site is flourishing with wildlife including foxes and bats and should be preserved as much as possible. I would support a proposal that provides educational, leisure and cultural support on this site, in line with the Lillie and stone ethos. Your current proposal is not this, it is offensive at best. You can do better
- No
- The building should be used for inter-generational creative learning and activities. It would be an amazing hub for all ages of people to come and benefit from art and crafts therapies. Also particularly beneficial for local care homes to bring their elderly residents, and local schools.
- Make it back into a school so much more opportunity for the kids the old Newark high school that's what it should be
- Need a hospital first before we populate the town even more. Not to mention the gridlocked roads.
- I really don't think Newark needs anymore housing but I do believe that with the amount of houses that ARE being built, Newark does need a fully functioning hospital with an accident and emergency department and NOT just an urgent care centre that closes at 9pm. PLEASE CONSIDER THE HEALTH AND WELLBEING of ALL of Newark's residents.

- Access onto busy roads!
- I don't agree with the proposal for more housing. I think there needs to be a focus on retaining the green space as this is limited in Newark. We should not be building on green field sites. We have enough empty units in town as local businesses cannot afford to keep open. We need a community space that is free for the people of Newark to enjoy, connect and access services. Community gardens, parks to support people's mental health and community cohesion. Buildings that can be used for community groups and education, things like cooking groups.
- Yes. I would not like to see another slice of "Middlebeck" type housing. I also think more open space should be preserved. The Tennis club facilities including parking need preserving as does the Bowls Club. The development should be Planet friendly, ideally to Passivhaus standards. Good examples exist elsewhere eg Goldsmith Street in Norwich, social housing built by Norwich City Council. (High quality affordable housing, giving access to young families is clearly needed). Goldsmith Street is higher density which would allow more green space to be preserved. I would like to see a model development to put Newark on the map and not lose sight of a great opportunity to produce high quality design and landscape, and I suggest you employ top quality architects to achieve this. Footpath links, play space, and public transport all need consideration. Newark is a Market Town with great links eg A1 and East Coast mainline, yet its leadership consistently undervalues it...time for all that to change! Finally a better attempt at engaging the local community should be made to examine all options.
- Newark lacks the infrastructure to support any more dwellings. The hospital no longer has an A & E department, it is impossible to find a dentist, and doctors' surgeries are subscribed to bursting. The town centre is dying with many empty shops - how will providing yet more commercial property help? That end of London Road already has issues with drivers trying to turn right into the Asda petrol station, how will traffic from 100 + households with most owning two or more cars be accommodated safely without causing yet more traffic jams? Newark's green spaces are disappearing at an alarming rate, and the nation as a whole continues to become more obese. Removing trees and green spaces causes a decrease in air quality and fully grown trees cannot be replaced by saplings. This proposed development is in entirely the wrong location and comes across as another attempt by NSDC to claim more funds in council tax with scant regard for the population who pays it.
- The sisters left the property and land for educational purposes, not for the council to make a profit
- This survey is just a blatant attempt to just get a rubber stamp for the development with no idea of what alternative proposals for the site might exist
- Are you going to build a new hospital an dentist to support all the new residents to Newark . What about the traffic it's Horrendous as it is how are you going to sort that out . What about all the wildlife life. There's hardly any green spaces left in Newark. It's all about money. Not about the people off Newark who live here .
- Re housing development I am concerned over access to the site from Harewood Avenue side. This would greatly add to the amount of traffic on this quiet residential area, parking for visiting could overflow also. This needs careful planning thought.
- Stop building houses when we don't have the infrastructure to cope with more turn it into a park somewhere FREE for the public sick of this
- Make it tasteful - don't make it look cheap or you'll invite cheap!!!!

- Turn it onto something for the youth of now, not for the [REDACTED] excuse to develop the area behind it into more overpriced undersized houses.
- A place to support productive youth activities like access to music, recording studio, etc would be a great legacy for my old school. Co-working space would be wonderful for small businesses like mine that were forced to shut office space due to covid. No more homes without more doctors, dentist & a working hospital to support them. We struggle as it is!
- I really would like more info, I live in the area & want to know things like: what kind of businesses would be based here? Will there be any social housing planned? What will happen to the Tennis club? How will it impact on traffic? What are the planned routes in & out of this development?
- Being so close to town i think the land should be developed into retirement & disabled persons living village with lots of land left for a local park.
- As an ex pupil it has saddened me to see the site disintegrate. Keeping the old buildings and redeveloping is much better use than leaving the site to rot
- Your proposed scheme looks great, it will be wonderful to see this area revived.
- A new Dental surgery would be beneficial
- Please look at providing facilities for young people, teenagers as they have very little social spaces to go. Please preserve the beautiful listed building as Newark is losing many of its unique buildings
- Please just leave it alone....
- Yet another green space lost for profit. If you cared about sport you would not be ripping down a sports hall & building on former football pitches & destroying the cricket nets. Yet again traffic in the town was gridlocked & that is without the extra houses. No mention of upgrading our hospital & total disregard for the wildlife. Just listen to the people we do NOT want more houses,leave it as a park & for once do something with thought for the people of the town & put greed to one side.
- Ensure some good quality "retirement" accommodation is included - this is much in demand and the site is convenient for the town centre.
- Housing available for younger people would be good as most housing is for elderly at the minute
- Turn it into an Amsterdam style coffee shop, leave the field to be a field.
- We need to keep the green space for leisure and sports. Yes convert the buildings if necessary ,but we are losing too many areas which were once used for leisure. These areas are being sold off for building. No wonder the current youngsters are roaming the streets causing trouble. Newark doesn't have enough doctors, dentist ,we are have a downgraded hospital which closes at 9pm every evening. We have no decent shops. plenty of charity shops etc . Unless we try and improve the facilities in and around Newark we will not get any major industries or shops to open up. More and more houses are being built and we have less facilities .
- Generally we welcome the proposals. We think that the site is particularly attractive for 'downsizers'. We are worried about the fate of the listed buildings and we think that there should be some provision for these to be dealt with early in the programme for the development of the site. The developer will tend towards doing the listed building

work towards the end of the development and this should be avoided. Provision of employment space and working opportunities will, we feel, compete with areas in the immediate vicinity and in the town centre that already provide this opportunity and urgently need to be used. The sooner the work can start the better for all.

- This survey is not fit for purpose
- Not keen on more new homes there at all. Think more creative use for the space could be found for local people. Arts and crafts centre for local artisans/ art classes/ musical events/ sporting activities/ allotments etc. Call it The Wellbeing centre. Make it completely green. Could be a revolutionary transformation and put Newark on the map nationwide for an imaginative scheme to benefit local people mental and physical wellbeing. Just building new houses (are they really needed?) I
- Just lines a developers pockets and is the most unimaginative way to use that prime estate. Come on Newark. Think outside the box!
- The listed building must be prioritised! We don't want another Robinhood Hotel saga ie a listed building abandoned for years! Promises broken from Asda developer.
- What a ridiculously one sided questionnaire
- AS part of the requirement to continue provide educational facilities, I would like the Board to consider providing a permanent meeting place for Newark Community First Aid. We are a committed local group who provide First Aid cover for local events (officially to a radius of 13 miles, but we do go beyond that!) We also training courses to local schools, First Aid at Work Courses to local firms and free community first Response courses to villages and groups. For long time, I have been seeking a centrally based location where we could have permanent storage of our vast supply of operational and training equipment and vehicles and where our members could train.
[REDACTED]
- I'd prefer to see the school playing fields being retained for children's sports and the gym space renovated. Once again we are in danger of seeing town centre open space being developed for housing. Let's put the children and young adults first, for a change.
- please provide as much green space, pedestrian permeability and green corridors for wildlife to move around the site. ecological features such as hedgehog gaps and bird boxes. Please also consider proximity to existing, neighbouring houses to avoid overlooking, overshadowing and overbearing impact.
- No more development- the trustees must do their job and maintain the buildings and grounds without development.
- I feel this questionnaire is badly designed as it pre-supposes that housing development will take place in the playing fields. The vehicular access to the playing fields is non-existent. Harewood Avenue is narrow and increased traffic on the road would be difficult and unacceptable to residents. Similarly, ingress and egress of traffic on to London Road, which is very busy, would be difficult without traffic lights. There is already too much development of expensive homes, taking up too much land, in Newark. A far better option, imo, would be to build up instead of out - three or four storey affordable apartments, with substantial open space remaining for community use. I imagine Newark Tennis Club might welcome a donation of land for more courts - in my time at the school (1960's) the Club was allowed use of the 3 grass tennis courts owned by the school (at the side of the driveway) in exchange for providing some tennis coaching for first year pupils. Such proposals would, of course, mean that less profits from housing development would be available to renovate the listed school

buildings and Shalom Lodge but I imagine that grant aid e.g. Lotteries/Heritage would be available to make up a shortfall.

- I am not in agreement for development of the site for residential purposes but it is going to happen so I would like to see green spaces developed for wildlife as well
- Building the proposed number of houses will eradicate the green space and destroy the wellbeing and nurturing opportunities it was intended for!
- It's not clear how the extra traffic generated by the proposed new housing would be managed. Newark is already congested and the extra pressure in this area would add to the congestion.
- I do not welcome any kind of housing on this site
- A LARGE part, at least a third, to be a playing field with FREE play facilities, No use cramming it with buildings and no playing space, as on Bowbridge Road.
- It rather depends how sympathetically done I would need to see detailed plans
- Any money should go towards the prevention of ASB in the area. Improving local facilities for young people.
- When converting the listed buildings please keep all internal features where possible. Instead of employment space can the space be used for community activity/ benefit? I would welcome more green space for families and recreation.
- Regarding smaller homes for downsizers, bungalows preferable, personally and talking to others I would not want to downsize to a house as I age bungalows are ideal at this location with close proximity to town centre.
- It is important that this eyesore is dealt with. The Ind gives a great opportunity for the development of an up-market small estate which would benefit the whole town
- Would this mean extra traffic using the Harewood Avenue to enable access to site?
- I do NOT support any buildings to open up the road entry-exit on Harewood Avenue where large trees are. Traffic use the length of Harewood Avenue as a rat run already. I had car accident on this corner. Always needs to be clear of traffic.
- I would like to know more about the building of homes as my home backs onto the field in the far corner, nearest Harewood Avenue. I would like reassurance that these will not be directly at the end of my garden, trees will not be lost, access and noise whilst work is completed. I enjoy peace in my garden in warmer months.
- Newark on Trent is a town with very small % of green space. This proposal appears to remove another large green space from the town centre, the building and site contains bats, foxes and hedgehogs. A better solution for the local community would be to turn the area into a public park with sport facilities, since there is already an astro pitch, tennis club and sports hall. Finally there is no appetite for further social housing in the area, these residents often cause problems whilst contributing nothing at all to society. Politicians love hand outs to their folk, working people don't!
- 1. We would like a row of trees bordering Harewood Avenue to be preserved 2. We do not want vehicle access to the new housing on the site from Harewood Avenue as this is a dangerous bend. Pedestrian access would make sense though. 3. While we accept that the 1960s school buildings need to be demolished, we feel it would be a waste to

demolish the modern sports hall. Newark Tec might be interested in using this and if you did build a retirement home a small gym could be installed

- We need more GP surgeries and less housing. This town is full of empty shops so we certainly don't need anymore. Too many people can't get an appointment so why not try and make this area into something that can support our small hospital and lack of doctors. Our roads are also poor, will it take more housing and people
- Very concerned where the access to the housing will be as this street (Harewood Ave) has such a lot of traffic using it as a cut through, if access is on the corner it is a major concern for all residents
- Access to the development needs to be only via London Road. Having access onto Harewood Avenue would be dangerous as the roads in that area are too narrow to safely manage the extra traffic
- There's nothing to disagree with here but there are implications for infrastructure, maybe roads, schools, medical facilities which are not addressed
- I am concerned re traffic generated by the proposed development. Also the strain on healthcare services with the rise in number of people in Newark. Basically can infrastructure cope?
- The original school building should be retained at all costs! A fine example of art. Keep as much green space as possible. Should be a cultural hub.
- Secretary - Tennis Club ██████████ Newark town is the 3rd worst in the country for green space. NSDC area is okay, it's the town that has little public green space. The tennis club need access and parking - to be discussed.
- I would like to see another one of Newark's last green spaces to be retained and used for other activities other than housing, a park, sports, trees planted to help offset pollution and help nature. I would like to see the old buildings renovated and put to good use.
- With more homes that this proposal would bring to the centre of Newark, as well as potentially new business and sports facilities, I have serious concern about the road capacity as we already live in Newark with traffic queues on the main roads through town and have a big worry as well that people could be increasingly endangered - ie pedestrians. Asda petrol station is nearby on London Road as a traffic hub is also a problem that urgently needs sorting.
- Put nice houses in not generic real estate where all houses are the same like the new estate on Bowbridge road by the coop shop. The estate on Beacon Hill is much nicer.
- Newark is a historic town and should stay that way without this development
- This site should be kept for educational needs. Residential buildings should not be built. Can we not use this space for a school of excellence. Or expand the tennis centre (look at Grantham tennis centre). No to homes. No to businesses when existing sites sit empty.
- Please retain the 'Art Newwo' vanwork situated above the main doorway. Also if possible the double wooden gates at the front. Consider an information board giving the history of the building. It was built by George Break and Sam. Also built old post office and the T.A building on Sherwood mews and many others.

- Road entry to new estate dangerous due to being on a bend. Impact on local wildlife. Parking problems for existing local residents. Local resources are not good enough I.E Hospital.
- N&S adopted parking of 2 spaces per 2 or 3 bed houses so 160 parking spaces for the number of homes proposed. Are trees being felled? Concerns about amount of traffic as Southend Ave and Harewood Ave are cut throughs for boy races etc. Children use both Harwoodm and Southend to walk to Magners and Kings primary school - increased traffic will inevitably lead to an accident, pedestrian waiting to happen. Who will take responsibility if a child is seriously injured or killed. An ill thought plan that needs scrapping.
- Would like to see guaranteed use of the development for property flats accessible to first time buyers/ school teachers and public service employees. Not costly flats and houses. Scheme should be totally for residents not just profits.
- It would be great to include bungalow for people wishing to downsize from semi/detached homes in the vicinity. We like the 'village green' space at the centre of the London Road end. Would it be possible to include similar element at the Harewood Avenue end to encourage a community feel?
- Employment space given so many empty business property seems counter intuitive. The health and wellbeing I agree but there is the new YHA site on Bowbridge road Newark. There will be an increase in accessing health services and hospital services/ primary care and dentistry. Developments include provision for health and care for the population.
- Very concerned on the entrance into Harewood Ave on blind bend/ Not sensible access for 80+ homes. Access is already tight.
- Grave concerns about impact of development on local streets. Street accessed from narrow residential street and on blind bend. Possibility of 160 cars added to streets. Huge loss of wildlife - the site currently hosts hedgehogs etc. Are current trees being kept? Locally developed sport facilities already includes. New YMCA on Bowbridge road. Further investment from this project would not be needed. Would suggest a better use for site would be pocket park/area for local children to play on. Local area - streets already used as a rat run to avoid Albert street roundabout. Southend Ave - carsparking already means larger vehicles e.g delivery vans, lorries, fire engines, can't really get down/ Adding potentially an additional 160 cars accessing the site would create dangerous traffic conditions.
- The L+S Trust were supposed to support education development of under 25's in Newark and Balderton. Taking the asset of the land for extra housing and building will deprive them of the opportunities. A different, alternative idea should be decided upon so the assets of the land can be used for future developments.
- Concerns around wildlife on site and trees coming down. Site access concerns from neighbouring streets, rat run already. Council adopted 2 parking spaces per 2/3 bedroom house. Already new spaces for facilities i.e YMCA. Use space for more open spaces and green spaces. Concerns around access for emergency services.