

One Murphy Hub, Ollerton

Statement of Community Involvement, January 2024

### Statement of Community Involvement Proposals for the One Murphy Hub, Ollerton

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### 1. Executive Summary

This Statement of Community Involvement has been prepared by PDL which is a specialist community engagement company. PDL were employed by J. Murphy & Sons to help engage with key stakeholders and to gather feedback on the emerging proposals for a new One Murphy Hub in Ollerton.

The consultation and engagement process involved a public exhibition event, online consultation, meetings and communication with the local community, elected representatives and Officers of Newark and Sherwood District Council.

A dedicated website was built (<u>www.murphyinollerton.co.uk</u>) which included new content and dedicated engagement and feedback sections which enabled the community to easily comment on the proposals.

The public exhibition was held on Monday 13<sup>th</sup> November 2023, with the virtual consultation also going live on the dedicated project website on the same day. In addition to the virtual consultation feedback facility, the community could also request or print hard copies of the feedback forms and return these to the team via a dedicated email address; <a href="mailto:info@murphyinollerton.co.uk">info@murphyinollerton.co.uk</a>. A freephone number (0800 232 1794) offered a further opportunity for the community and stakeholders to contact the project team.

The dedicated project website and public exhibition were advertised through an invitation letter which was distributed to 2,131 properties and local businesses. Press advertisements were placed in the Newark and Southwell Advertiser on the 9<sup>th</sup> November, as well as on the Newark Advertiser website. Officers and councillors from Newark and Sherwood District Council were also informed of the consultation.

The project team received a total of 21 feedback forms. A total of 45 emails were received via the dedicated email address. 95% of those who responded supported the proposals with many highlighting the importance of J. Murphy & Sons' future investment in the area.

J. Murphy & Sons and the project team would like to thank everyone who took the time to provide feedback and engage with us at this stage of the project. All feedback received will continue to help further inform the proposals and J. Murphy & Sons remain committed to further engagement with the local authority and the community in the future, as the application progresses.

### 2. Site Overview and Background

J. Murphy & Sons' Ollerton site is located south of New Ollerton within the Newark and Sherwood District Council of Nottinghamshire. The site covers an area of about 24 hectares in a rural area surrounded predominantly by woodland. It is also directly bordered by residential dwellings and an industrial site to the west. Sherwood Forest Crematorium sits on the south west boundary and a live railway line and embankment sits on the northern boundary.

The site is currently split in two, with the western area of the site occupied by J. Murphy & Sons, comprising multiple warehouse units with external yards, a small office building and associated carparking, all accessed from Newark Road, also on the west. The eastern area of the site is currently undeveloped greenfield land and is rented out for farming. The eastern/western extents of the site are divided by a redundant railway embankment, now a dense vegetation buffer that varies in height from around 2.4m to 7m above the existing external yards ground levels on the depot's side. Access to the eastern farmland is afforded via Newark Road through the existing depot, and through an existing 3.7m wide opening in the embankment. The redundant railway embankment also forms the urban village boundary, which the farmland to the east sits outside of.

The application would entail the reconfiguration and extension of the existing depot to provide new industrial and storage facilities (Use Class B2 and B8), a new office and training facility (Use Class E), additional car-parking, a designated pylon training area, and associated hardstanding and landscaping following demolition of some of the existing buildings.

J. Murphy & Sons has operated in Golborne since 1998 and want to commit to the area for the next 50 years. The family-owned company are an integral part of the community and are proud to support local initiatives and as a result understand how important the local community's feedback is to further their future ambitions. It is for this reason that engagement has taken place both publicly and online and this will continue as the application progresses.

### 3. Stakeholder and Community Engagement

On page 15 of the Newark and Sherwood District Council's Statement of Community Involvement (2015) it highlights the importance of the pre-application process, stating:

The pre-application phase of development management can be critically important and should provide the applicant and the Council with the opportunity to gain a clear understanding of the objectives of, and constraints on, development. It also provides an opportunity for wider engagement, where appropriate, with other stakeholders, including the local community, which can deliver better outcomes for all parties.'

J. Murphy & Sons and the wider project team have ensured that community engagement has been at the heart of the proposals and that an appropriate amount of time was given to evaluate the feedback provided by the public and other stakeholders.

Members of the senior leadership of J. Murphy & Sons met have met on a number of occasions with various councillors and officers at Newark and Sherwood District Council. This includes a site tour, that was held on the 3<sup>rd</sup> October 2023 which outlined Murphy's role in the community, it's day-to-day operations and the need to upgrade on its current capacity in the area. It also provided an opportunity for members of the Murphy leadership team to explain their ambitions for the future and for the attendees from Newark and Sherwood District Council to ask any guestions they may have had.

The project team also met with some residents of Kelsey Avenue on the 9<sup>th</sup> October 2023 given they are immediate neighbours to the site. A short presentation was shown to the residents and pertinent issues were discussed. It was important for the project team to understand the key concerns of the neighbours and to implement any potential changes that were possible as part of the proposals. Continued engagement took place with the residents of Kelsey Avenue via email (<a href="mailto:info@murphyinollerton.co.uk">info@murphyinollerton.co.uk</a>) throughout the pre-application period to demonstrate Murphy's commitment to having a constructive relationship with their neighbours and attempt to alleviate any ongoing concerns.

The project team also hosted a site tour with Ollerton and Boughton Town Council on the 19<sup>th</sup> October 2023 which again gave the team an opportunity to present the proposals and explain Murphy's day-to-day operations and current on-site constraints. Town Councillors asked questions throughout as they gained greater understanding of why the proposals were needed to ensure future growth for Murphy.

The team also attended the Development Consultation Forum on the 13<sup>th</sup> December 2023 which was organised by representatives of Newark and Sherwood District Council and this provided another opportunity for the proposals to be presented and for the public and other stakeholders to ask any existing questions.

### 3.1 Mailout Notifying of Website and Consultation

An information leaflet was distributed to 2,131 residential properties and businesses in Ollerton, all within a 1km radius of the site. This outlined the details of the public exhibition and contact details, such as the dedicated project website, freephone, freepost and email address. This letter was also sent to stakeholders such as relevant Cabinet members at Newark and Sherwood District Council and Ollerton and Boughton Town Councillors. A copy of the information letter can be viewed in the appendices section.

### 3.2 Project Website

A dedicated project website was set up to ensure the community could view further information about the proposals for the One Murphy Hub. The online consultation went live on Monday 13<sup>th</sup> November 2023 and the final day for online feedback to be submitted was Thursday 30<sup>th</sup> November 2023. The website consists of six sections: About Us; Context; Investing In Ollerton; Benefits; Consultation; Contact & Next Steps. As of the 30<sup>th</sup> October, the About Us page on the dedicated project website had been viewed 365 times and the Consultation page had been viewed 55 times. Images of the website can be viewed in Appendix A with a brief description of each section below.

### About Us

The 'About Us' page explains who Murphy's are and their current role in Ollerton. It also summarises the proposals and the potential delivery of 'a training centre of national importance', delivering 'economic gain for the area' and 'improved boundary treatment with our neighbours'.

### Context

The 'Context' page outlines the details of the proposals, as well as showing the existing site and Murphy's land ownership. It also explains the 'Reconfigured and Extended Site Options' which would relocate the majority of the industrial options on site to the eastern parcel, improve health and safety on site and create additional storage space to maximise the potential of the day-to-day operations.

### Investing In Ollerton

The masterplan is shown on the Investing In Ollerton page displaying the different areas on site and then a breakdown of each area is then given in more detail. A plan of the existing operations which shows which buildings are being demolished, retained and relocated. Next to this is a close up plan of the proposed boundary treatment with our Kelsey Avenue neighbours. At the bottom of the page is a CGI plan showing an indicative image of the main office building.

### Benefits

The benefits page lists some of the benefits that the proposals will deliver if approved, such as the delivery of over £100,000 a year in local spend in the Ollerton economy upon completion and the creation of over 100 additional jobs.

### Consultation

The 'Virtual Consultation' section gives an opportunity for the public to view the exhibition boards and to complete an online feedback form which helps the project team to develop the proposals. Visitors to the website are also able to download the exhibition boards so that they can obtain a copy for themselves.

### **Contact & Next Steps**

The 'Contact & Next Steps' section displays the variety of ways that the public can contact the project team, whether via the freephone, dedicated project email address or the freepost. All of which are manned during office hours throughout the consultation process.

### 3.3 Freephone and Email

The project team could be contacted throughout the consultation process using the following details that were published on all the consultation material:

Website: www.murphyinollerton.co.uk

Email: info@murphyinollerton.co.uk

Freephone: 0800 232 1794

### 3.4 Press Advertisements

To further publicise the consultation and project website, a quarter page full colour press advertisement appeared in the Newark and Southwell Advertiser on the 9<sup>th</sup> November 2023 ahead of the public consultation event on the 13<sup>th</sup> November. An online advert also appeared on the Newark Advertiser website in a 'takeover' which is on display throughout the Home page. A copy of the respective pages from the newspapers and website can be viewed in the appendices.

### 4. The Public Consultation and Feedback Received

The public consultation took place on the Monday 13<sup>th</sup> November 2023 at the Ollerton and Boughton Town Hall in Ollerton. Senior members of J. Murphy & Sons' leadership team attended, as well as a number of members of the project team. Feedback was requested via feedback forms at the exhibition and via the dedicated Virtual Consultation section on the project website. Additionally, the feedback form could be downloaded, printed and returned to the team via the dedicated email address.

The feedback was comprised of demographic questions relating to age and was GDPR compliant.

- Q1: Overall, do you support our vision for and investment in a new One Murphy Ollerton Hub?
- Q2: Do you support our approach to the landscape and proposed ecological enhancements?
- Q3: Are there any other landscape or ecological enhancements you would like Murphy to consider as part of their proposals?
- Q4: Our proposals include the removal of certain workshop buildings and relocating them away from sensitive residential boundaries. Do agree with this approach?
- Q5: Please provide any further comments you may have regarding our proposals for a new One Murphy Ollerton Hub here:

### 4.1 Summary of Feedback & Developers Responses

47.6% of respondents were aged 65+, 14.3% of respondents were aged between 55 and 64, 4.8% of respondents were aged between 45 and 54, 9.5% of respondents were aged between 35 and 44 and 23.8% of respondents were aged between 25 and 34.

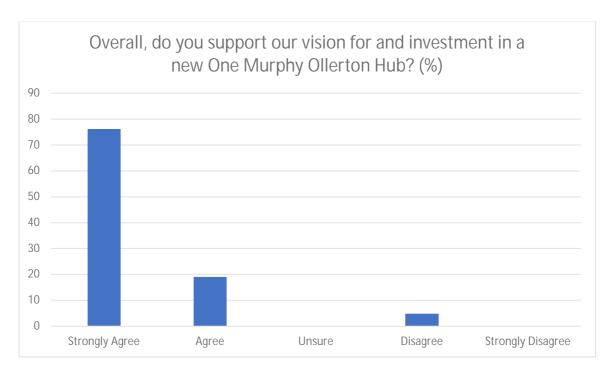
### Feedback Summary

Q1: Overall, do you support our vision for and investment in a new One Murphy Ollerton Hub?

76.2% of respondents stated that they strongly agreed with the vision and investment in a new One Murphy Ollerton Hub.

19% of respondents stated that they agreed with the vision and investment in a new One Murphy Ollerton Hub.

4.8% of respondents stated that they disagree with the vision and investment in a new One Murphy Ollerton Hub.



### The Project Team's Response:

The project team are delighted to see an overwhelming majority of the respondents supporting the One Murphy Hub proposals and will continue to consult with the public to ensure the plans will deliver future prosperity for Ollerton and the wider region.

Q2: Do you support our approach to the landscape and proposed ecological enhancements?

95.2% of respondents expressed their support for the approach to landscape and proposed ecological enhancements.

4.8% of respondents stated that they were unsure about the approach to landscape and proposed ecological enhancements.

### The Project Team's Response:

The project team are also delighted that an overwhelming majority of respondents supported the approach to landscape and proposed ecological enhancements. Landscape and ecology are key principles of the One Murphy Ollerton proposals and it provides a chance to achieve a biodivserity net gain, which leaves the space in a better ecological position than beforehand.

Q3: Are there any other landscape or ecological enhancements you would like Murphy to consider as part of their proposals?

23.8% of respondents highlighted the importance of protecting the environment with suggestions including the use of solar panels, more oak trees, a good supply of wildflowers and the need to manage the planting so that it doesn't 'turn into a jungle'.

4.8% of respondents disagreed with the location of the site and argued that the site doesn't suit 'the installation of a heavy manufacturing site'. There were also concerns regarding dust, noise and vibrations as a result of the works carried out at the site.

71.4% of respondents either stated explicitly that they had no further landscape or ecological enhancements to suggest or did not answer the question.

### The Project Team's Response:

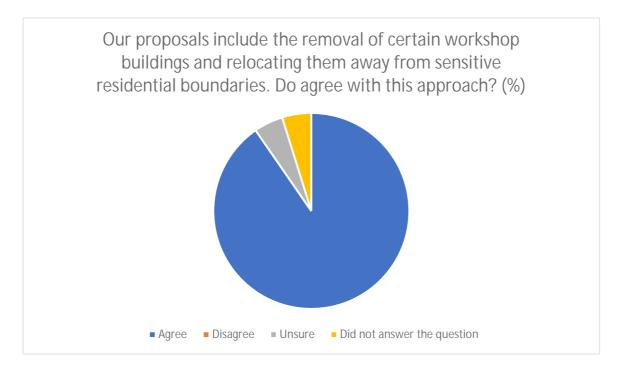
The project team note that an overwhelming majority of respondents stated either explicitly or implicitly that they had no further suggestions and thus the proposals are delivering the high standard of landscape and ecological enhancements that are expected. The team nonetheless will continue to liaise with various stakeholders to ascertain other landscape and ecological provisions that can be delivered on site. The project team understand the importance of the quality of this delivery and the need to manage the landscape in the long term. Solar panels will be incorporated on the roofs of buildings across the site, as well as on top of the car park. We believe that the location of the site is suitable for the proposals and provides space for a logical extension to allow for the growth of J. Murphy & Sons which will benefit all.

Q4: Our proposals include the removal of certain workshop buildings and relocating them away from sensitive residential boundaries. Do agree with this approach?

90.4% of respondents agreed with the approach to remove and relocate existing buildings away from sensitive residential boundaries.

4.8% of respondents stated that they are unsure of the approach to remove and relocate existing buildings away from sensitive residential boundaries.

4.8% of respondents did not answer the question.



### The Project Team's Response:

The project team are delighted that over 90% of respondents agreed with the approach to relocating and removal of the buildings that are closest to the sensitive residential boundaries. J. Murphy & Sons' relationship with their neighbours is important and they are committed to strengthening this relationship and continuing constructive dialogue going forward. It is also important that the

neighbours have opportunities to provide feedback and inform the proposals, specifically the planting on the boundary with the site.

Q5: Please provide any further comments you may have regarding our proposals for a new One Murphy Ollerton Hub here:

Percentage does not total 100 as some respondents commented on more than one issue.

42.9% of respondents expressed their support for the One Murphy Ollerton Hub proposals and the investment that it would bring to the local area. A selection of comments are:

- We are happy to see Murphy's expansion creating jobs and opportunities
- ➤ It would be good if you achieve your aims, as Ollerton is in need of anything that improves the future chances for mainly the "younger generation"
- > We welcome your vision for the future of the business in Ollerton and hopefully some economic improvement for the local area
- ➤ I think this is very good news for Ollerton and from the diagrams it looks like a great improvement on the appearance of the facility from the road

9.6% of the respondents praised the engagement carried out and the consultation process. With comments including:

- Greatly appreciate the good communication and consultation in this process
- ➤ Nice to see consideration for Kelsey Avenue residents
- 4.8% of respondents stated that they did not believe the proposals would be delivered as outlined with one comment stating:
  - ➤ It is difficult to believe that everything promised will be achieved. History suggests very little that is promised was actually carried through. Especially the fact that Murphys always insisted not a manufacturing site, it was a storage facility
- 4.8% of the respondents highlighted the importance of protecting wildlife when delivering the One Murphy Ollerton Hub, specifically bats.
- 4.8% of the respondents declared an interest in working for J. Murphy & Sons.
- 38.1% of those who completed a feedback form had no further comments to make.

### Project Team's Response:

The project team a number of respondents highlighted the importance in J. Murphy & Sons commitment to continue to invest in Ollerton. The proposals demonstrate the willingness to remain in the area and grow the business, benefiting the local economy and community. It is also pleasing that some respondents praised the engagement carried out throughout the pre-application stage. Feedback is imperative to ensure the proposals are as well as informed as possible and reflect the priorities of the local area.

The project team note that there was some doubt over the delivery of what is being proposed. The delivery of the proposals will be well regulated both externally and internally, within J. Murphy & Sons, to ensure that what is being delivered meets the high standards that are expected throughout the building and management of the site should the application be approved.

As previously mentioned, landscape and ecology are focal points of the proposals and all necessary bat surveys have been carried out and the appropriate protection measures will be put in place.

Should the application be approved, the One Murphy Ollerton Hub proposals will allow for the future growth of J. Murphy & Sons and deliver a number of jobs in a variety of roles for the local community. Local employment opportunities is a central part of the proposals and shape the future ambitions of the company and anyone interested in being part of our team should get in touch.

### 4.2 Email Feedback

The team received 45 emails to the dedicated email address (<a href="mailto:info@murphyinollerton.co.uk">info@murphyinollerton.co.uk</a>). The emails ranged from questions in relation to the logistics and timing of the event, continued correspondence with the residents of Kelsey Avenue, correspondence with District and Town Council members and feedback to the proposals.

One email objected to the proposals because it 'will increase your site by over double your existing footfall' and the impact of 'the noise from pipe manufacturing and welding facilities'. It is important to note that the site would not be increased by over double the existing footfall as the proposals include the relocation and removal of some of the existing buildings. There will also not be a significant change in the level of noise from the site and any noise as a result of the proposals will be measured and reported as part of the application.

Another email stated their opposition to the proposals because of traffic congestion, noise pollution, staffing and damage to wildlife and habitat. With regards to traffic pollution, various studies have been conducted and it has been found that the increase in traffic will be approximately 1 vehicle every 2 minutes north and south of the access on Newark Road at peak times and less at other times. Therefore, it is argued that the proposals would have a minor impact on traffic and actually improve safety of pedestrians on Newark Road. The entrance to the site will also be improved, again improving the safety of other road users as cars accessing and leaving the site will be made more visible.

This section has already covered noise pollution, but with regards to staffing, the individual that emailed argued that jobs would be given to people outside of Ollerton and so 'other areas will benefit economically and not Ollerton'. The proposals represent a £25 million investment in Ollerton and the local community and it is estimated that it will deliver over £100,000 a year in local spend in the Ollerton economy upon completion. The jobs that will be made available through the proposals will be open to all, whether that is through the various skilled jobs, the Kickstart government scheme or the various apprenticeship roles the company offers.

Finally, in relation to damage to wildlife and habitat, the proposals will provide a biodiversity net gain across the whole site which is an approach to development that aims to leave the natural environments in a measurable better state than beforehand. Furthermore, new planting throughout the proposals will provide the opportunity to support carbon sequestration, local wildlife, habitat diversity and on-site species diversity. Murphys and the project team are committed to sustainability and promoting both the natural habitat and ecology and the One Murphy Hub, Ollerton provides an ideal opportunity to strengthen the natural environment throughout the site.

### 5. Meetings with Kelsey Avenue Residents and Development Consultation Forum

### 5.1 Initial Meeting with Kelsey Avenue Residents

Ahead of the public exhibition event and consultation period, a meeting was arranged with those residents from Kelsey Avenue who neighbour the site and senior management from J. Murphy & Sons, as well as members from the project team for the proposed One Murphy Hub.

Residents were invited to an early evening meeting from 6pm, to ensure people were able to attend after work, on Monday 9<sup>th</sup> October 2023 at the Murphy offices off Newark Road.

Attendees from Murphy and the project team included:

Mike Carpenter, Managing Director, J Murphy & Sons Limited
Steve Faber, Property Director, J Murphy & Sons Limited
Jonathan Hollingshead, Development Manager, J Murphy & Sons Limited
Karl Taylor, Director, GTH Architects (Scheme Architects)
Jeremy Handel, Director, PDL (Stakeholder engagement)
Steve Wood, Senior Associate Landscape Architect, Fabrik (Landscape Architect)
Michael Wood, Technical Director, WSP (Planning Consultancy)

The meeting lasted over 1.5 hours and provided an opportunity for the Kelsey Avenue residents to meet with the project team and to discuss the proposals, raise any concerns they may have and ask any questions.

The meeting comprised the following:

- 1. Introductions The project team were introduced to the residents and confirmed their respective expertise. Mike Carpenter explained Murphy's background in the area and role today, highlighting the challenges and constraints of the current site layout.
- 2. Presentation by the architect Karl Taylor explained the proposals in more depth, showing plans and images of the site as it is currently, as well as displaying plans in the future should the proposals go ahead.
- 3. Questions and Answers session The residents were given the opportunity to ask questions and provide initial feedback ahead of the public consultation event.
- 4. Way forward It was agreed that Murphy's and the Kelsey Avenue residents would maintain contact and Murphys would keep the residents updated when necessary. It was reiterated that the freephone and dedicated email address would be open to answer any calls/ emails.
- J. Murphy & Sons and the project team continued to engage with residents from Kelsey Avenue throughout the pre-application process and fielded several phone calls and emails to provide further detail and information on the proposals and indicative timescales.

### 5.3 Development Consultation Forum

On the 13<sup>th</sup> December the project team also attended the Development Consultation Forum at Castle House on Great Newark Road in Newark. The following members of the project team attended:

Steve Faber, Property Director, J Murphy & Sons Limited
Jonathan Hollingshead, Development Manager, J Murphy & Sons Limited
Karl Taylor, Director, GTH Architects (Scheme Architects)
Jeremy Handel, Director, PDL (Stakeholder engagement)
Finlay Rowden, Account Manager, PDL (Stakeholder Engagement)
Michael Wood, Technical Director, WSP (Planning Consultancy)
Mike Lewin, Director, Transport Planning Practice (Transport)

Various members of Newark and Sherwood District Council attended, including the Leader, Cllr Paul Peacock (Leader of Newark and Sherwood District Council), Cllr Rowan Cozens (Deputy Leader of the Council and Portfolio Holder – Heritage, Culture & the Arts) and Cllr Mike Pringle (County Councillor and Ward Councillor for the site).

Steve Faber introduced Murphy's to the attendees and highlighted the benefits of future growth to the area and the opportunities that would be provided through the proposals. Karl Taylor talked through a number of slides showing various plans and images, including CGI's and the team talked through the various landscape enhancements. Mike Lewin then explained the data found in the various transport studies and highlighted how the access to the site would be improved from a safety perspective as a result of the proposals. Attendees were given the opportunity to provide feedback and ask questions both during the presentation and afterwards.

The project team highlighted how the proposals would allow Murphy's to grow and thus provide more employment opportunities for the local population, both directly and indirectly contributing to the local economy. It was also suggested that Murphys could play a central role in working with local businesses to ensure collaboration within the local economy. The project team confirmed their intention to continue to update the councillors as the plans progressed throughout the process.

### 6. Conclusion

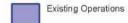
Throughout the consultation local Councillors, stakeholders and the community have had the opportunity to engage with J. Murphy & Sons and the information on the proposals has been, and will continue to be, readily available via the dedicated project website, or upon request from the project team. The freephone number and dedicated email address for the project were manned during office hours, ensuring that anyone wanting to contact the project team could do so. The public exhibition event in the centre of Ollerton provided a great opportunity for the public to meet the project team and discuss the proposals and ask any questions.

- J. Murphy & Sons and wider project team are delighted with the response from the public on the proposals. It is pleasing to see an overwhelming number of respondents support the proposals and highlight the investment in the area that will be delivered through these proposals. Ollerton has played a significant role in the growth of Murphys in the past 25 years and these proposals provide a platform for future success, it is integral that the relationship between J. Murphy & Sons and local community continues to thrive.
- J. Murphy & Sons and the project team will continue to consider and monitor feedback and liaise where needed with key stakeholders. The team will remain responsive to further feedback to help further inform the proposals throughout the application stage and its delivery should it be approved. The freephone 0800 number, dedicated website and email address will continue to be in operation to ensure people can contact the Murphys and the project team, in addition to having the opportunity to formally comment on the application as part of the Council's own consultation process. J. Murphy & Sons would like to take this opportunity to thank everyone who took the time to participate in the consultation relating to the One Murphy Hub in Ollerton.

### Appendix A – Red Line Plan











3rd November 2023

### Dear Resident

Founded in 1951 J Murphy and Sons is a family owned, leading global specialist engineering and construction company with over 3,000 employees working across a large variety of disciplines, countries and projects.

We would like to share with you our exciting plans for these improvements which will incorporate a new training academy, as well as the relocation of our pipe manufacturing and specialist welding facilities to Ollerton.

The new One Murphy Hub will be located within our site off Newark Road. We are committed to Ollerton and with people at the heart of our business we believe that our substantial investment will bring meaningful opportunities to you.

### We welcome your views, so please join us at our public exhibition on:

Monday 13th November from 2pm to 8pm at Ollerton and Boughton Town Hall, Sherwood Dr, New Ollerton, Newark NG22 9PP

You can also view and comment on our proposals by visiting **www.murphyinollerton.co.uk** and all the feedback received will help to inform our proposals.

- L Tel: 0800 232 1794
- @ Email: info@murphyinollerton.co.uk
- Freepost MURPHYINOLLERTON

  (this one-line address above must be written exactly as it appears, nothing else is needed and no stamp is required)

Regards,



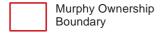
Mike Carpenter Managing Director

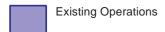


### Investing in Ollerton









### **Names in the News**



### **INVITATION TO A PUBLIC EXHIBITION**

Murphy would like to take this opportunity to invite you to a public exhibition where their plans for a new One Murphy Hub in Ollerton will be on display.

Monday 13th November from 2pm to 8pm Ollerton and Boughton Town Hall, Sherwood Dr, New Ollerton, Newark NG22 9PP

The plans on display will also be available from 2pm on 13th November at www.murphyinollerton.co.uk

> email us at info@murphyinollerton.co.uk

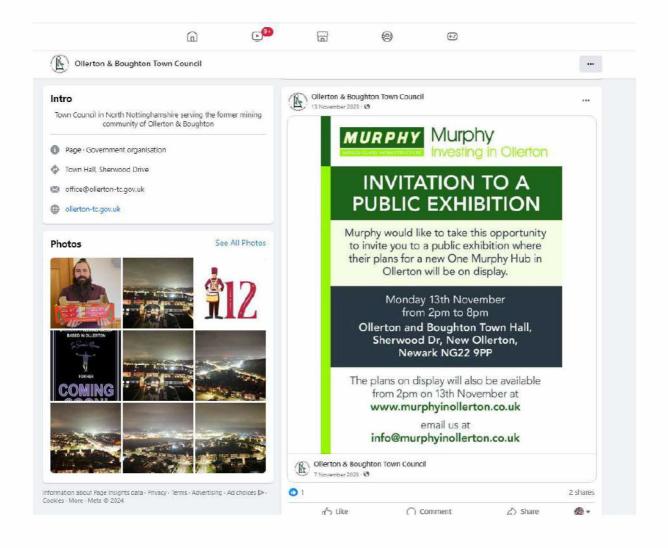
### **Appendix C - Advertising**



Comment

Like

### Appendix C - Advertising



### Appendix D - Images of the Project Website

### **Home Page**



Context Investing in Ollerton Benefits Consultation Contact & Next Steps

### About us

Founded in 1951, J Murphy and Sons is a leading, family owned, global specialist engineering and construction company with over 3,500 employees.

Ollerton is one of our most important hubs in the UK, which we have operated out of since 1998 and today we are launching our exciting plans for a new and expanded One Murphy Ollerton Hub — helping to secure our future here for the next 50 years.

It is our people and our community that make our business thrive and that is why we remain committed to investing in Ollerton, and the workplace environment for our people.

We currently run a number of key business operations at our hub in Ollerton which include, Plant maintenance and hire, Tunnelling and Site cabin refurbishment & hire as well as general storage servicing our projects up and down the country.

The new Hub will deliver tangible social and economic benefits for the area, including



### A training centre of national importance

The new Ollerton Hub will deliver an overhead line and substation specialist training centre. Currently there is only one other training centre providing these courses in the country. Many companies are sending employees to Poland to be trained. Our proposed training centre provides an opportunity to capture that demand and bring them to Ollerton. In addition, the new Ollerton Hub will deliver bespoke new offices, training rooms, modern, fit for purpose workshops as well as landscape and ecological enhancements.

### Economic gain for the area

The proposals represent a £25 million investment in Ollerton and will deliver in excess of 100 new well paid jobs across a range of skills, such as specialist welders and mechanics, whilst also providing opportunities for more apprenticeships

### Improved boundary with our neighbours

The reconfigurations and expansion of our Ollerton operations has enabled us to engage with our immediate neighbours and locate many of our operations further away from their properties and gardens. This will comprise a new landscape buffer with appropriate planting.



Set out on the following boards are plans for a new unique One Murphy Hub, enabling us to remain in Ollecton for another 50 years.

The new One Murphy Hub must be fit for the 21st Century. It must minimise its impact on the environment, it must accommodate our future growth and it must embrace the "One Murphy" ethos – a family for all.

We welcome your views, so please take a moment to look at the information on display today, ask questions of our team and provide us with your valuable feedback.







Context Investing in Ollerton Benefits Consultation Contact & Next Steps

### For over 25 years Murphy has operated on its existing 7.5ha hectare site located off Newark Road, to the south east of Ollerton

The existing site forms a crescent shape and is bordered to the east by an old railway embankment, to the west by Sherwood Forest Crematorium and towards the centre are the homes on Kelsey Avenue. An operational railway line forms the northern boundary.

Currently the site comprises multiple warehouse and storage units with external yards, an office building and associated car parking, all of which is accessed from Newark Road.

### Our exciting proposals for a new One Murphy Ollerton

- Hub will incorporate:

  A new training academy (including a unique pylon training facility)
  - The consolidation and improvement in operational efficiency of existing facilities
  - The relocation of Murphy's specialist welding and pipe testing services from Leeds to Ollerton
  - The creation of a landscape buffer zone around Kelsey Avenue









### Reconfigured and Extended Site Options

Many options have been explored for the location of the specialist welding, pipe testing services and plant maintenance workshops within Murphys' ownership boundary. Relocation of the majority of industrial operations to the east of the site is considered the most advantageous option for the development due to multiple critical factors.

First and foremost, safety is paramount; a larger area around the building enables saler site vehicle circulation and better organisation, reducing risks and hazards. Additionally, with increased capabilities on site, larger workshops are required, meaning more workspace is essential for the efficient execution of Murphys' operations.



Context. Investing in Ollerton Benefits Consultation Contact & Next Steps

### Investing in Ollerton - Our Proposals

The investment in a new One Murphy Ollerton Hub will deliver:



Office and training building - One central space for office workers, trainees and skilled site workers, bringing all employees together. The building contains welfare and social spaces and exterior relaxation zones, a dining space, as well as more conventional training and meeting rooms



Workshop Buildings - These accommodate the plant maintenance, specialist welding and pipe testing facilities, including heavy plant maintenance workshop, heavy lifting gear, motor vehicles and heavy machinery workshop, as well as covered, secure storage



A new unique Pylon and Sub-Station Training Centre





Yard Areas - The workshop buildings are surrounded by yard areas for the storage of equipment, washing, fuelling, and weighing vehicles and equipment.



Planting, landscaping and ecological enhancements -Landscaped areas, comprising shrubs, grasses and native trees are to be introduced where necessary at the perimeter of the site in order to filter views into, and out of, the development.



Car Parking -The car park will provide spaces for all the workforce and the training facility. It will contain 20 electric ehicle and 12 electric bike charging points, disability parking spaces and secure bike storage.



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In total the eastern parcel of land is 16.9 hectares and only 3.15 hectares (18.6%) will be developed. The remainder of this parcel 13.75 hectares (81.4%) will be new green open space, drainage/wetland areas and the disused railway embankments – all of which provide abundant opportunities for biodiversity enhancements.

The existing Murphy site area is 7.5 hectares. The area of proposed new development to the east comprises 3.15 hectares.

### Existing Building Strategy



### Proposed Kelsey Avenue Boundary Treatment





www.mumphyknollerton.co.uk

### **Benefits**



Context Investing in Dilecton Bonofits Consultation Contact & Next Steps

### Key Benefits

The proposed new One Murphy Ollerton Hub will provide the following key benefits:







### Consultation



Cornext Investing in Ollerton Benefits Consultation Contact & Next Steps

Online

PLEASE FILL IN A ONLINE FEEDBACK FORM

Feedback Form →



Click here to download the full PDF of the exhibition

YOU CAN PRINT A ONLINE FEEDBACK FORM

Print Form →

Print

Download PDFs →

For Murphy, Ollerton is an important operational hub, which we want to improve. We would like to share with you our exciting plans for these improvements which will incorporate a new training academy, as well as the relocation of our pipe manufacturing and specialist welding facilities to Ollerton.

The new One Murphy Hub will be located at our expanded site off Newark Road.



On Monday 13th November we hosted a public exhibition event at the Ollerton and Boughton Town Hall, it took place from 2pm to 8pm and provided us with an opportunity to display further information about the proposals and for the community to provide feedback. Thank you to all of those that attended.

If you were unable to join us at the Exhibition then you can view the material by hovering and clicking on the virtual consultation boards below.



FREEPHONE: 0800 232 1794

### **Contact and Next Steps**









## Murphy Investing in Ollerton

## About Us

Founded in 1951, J Murphy and Sons is a leading, family owned, global specialist engineering and construction company with over 3,500 employees.

- Ollerton is one of our most important hubs in the UK, which we have operated out of since 1998 and today we are launching our exciting plans for a new and expanded One Murphy Ollerton Hub helping to secure our future here for the next 50 years.
- It is our people and our community that make our business thrive and that is why we remain committed to investing in Ollerton, and the workplace environment for our people.



- We currently run a number of key business operations at our hub in Ollerton which include, Plant maintenance and hire, Tunnelling and Site cabin refurbishment & hire as well as general storage servicing our projects up and down the country.
- The new Hub will deliver tangible social and economic benefits for the area, including:

### A training centre of national importance

The new Ollerton Hub will deliver an overhead line and substation specialist training centre. Currently there is only one other training centre providing these courses in the country. Many companies are sending employees to Poland to be trained. Our proposed training centre provides an opportunity to capture that demand and bring them to Ollerton. In addition, the new Ollerton Hub will deliver bespoke new offices, training rooms, modern, fit for purpose workshops as well as landscape and ecological enhancements.

### Economic gain for the area

The proposals represent a £35 million investment in Ollerton and will deliver in excess of 100 new well paid jobs across a range of skills, such as specialist welders and mechanics, whilst also providing opportunities for more apprenticeships.

### Improved boundary with our neighbours

The reconfigurations and expansion of our Ollerton operations has enabled us to engage with our immediate neighbours and locate many of our operations further away from their properties and gardens. This will comprise a new landscape buffer with appropriate planting.



Set out on the following boards are plans for a new unique One Murphy Hub, enabling us to remain in Ollerton for another 50 years.

The new One Murphy Hub must be fit for the 21st Century. It must minimise its impact on the environment, it must accommodate our future growth and it must embrace the 'One Murphy' ethos - a family for all.

We welcome your views, so please take a moment to look at the information on display today, ask questions of our team and provide us with your valuable feedback.



FREEPHONE: 0800 232 1794 info@murphyinollerton.co.uk



## Site Context and Overview

## For over 25 years Murphy has operated on its existing 7.5ha hectare site located off Newark Road, to the south east of Ollerton.

The existing site forms a crescent shape and is bordered to the east by an old railway embankment, to the west by Sherwood Forest Crematorium and towards the centre are the homes on Kelsey Avenue. An operational railway line forms the northern boundary.

Currently the site comprises multiple warehouse and storage units with external yards, an office building and associated car parking, all of which is accessed from Newark Road.

Our exciting proposals for a new One Murphy Ollerton Hub will incorporate:

- U A new training academy (including a unique pylon training facility)
- U The consolidation and improvement in operational efficiency of existing facilities
- U The relocation of Murphy's specialist welding and pipe testing services from Leeds to Ollerton
- U The creation of a landscape buffer zone around Kelsey Avenue



## Reconfigured and Extended Site Options

Many options have been explored for the location of the specialist welding, pipe testing services and plant maintenance workshops within Murphys' ownership boundary. Relocation of the majority of industrial operations to the east of the site is considered the most advantageous option for the development due to multiple critical factors.

First and foremost, safety is paramount; a larger area around the building enables safer site vehicle circulation and better organisation, reducing risks and hazards. Additionally, with increased capabilities on site, larger workshops are required, meaning more workspace is essential for the efficient execution of Murphys' operations.





Another key factor in our proposals is a requirement for additional storage space expanding to the east which allows us to optimise our storage capacity as our business operations grow, enabling the hub to service the evolving demands of the business.

Moreover, moving buildings away from residential areas mitigates noise and dust concerns, enhancing the quality of life for the residents on Kelsey Avenue.



## Murphy Investing in Ollerton

# Landscape & Ecological Enhancements

The proposed investment in a new One Murphy Ollerton Hub provides a unique opportunity to enhance on-site biodiversity, improve the sense of arrival, and improve the visual amenity of the existing houses on Kelsey Avenue.







## Arrival & Amenity Space

- New tree, hedgerow, shrub, grasses and herbaceous planting will be installed in and around the entrance and parking area to promote a sense of arrival.
- An amenity space will be created outside the office and training building for the recreational use of the staff and trainees, where new planting will provide screening from the wider site.



### Green Corridors

- The existing vegetation to the site boundaries and redundant railway embankment across the centre of the site will be largely retained and managed to ensure their longevity and ecological function.
- The Green Corridors will play an important role in assimilating the proposed buildings within the landscape and providing ecological connections with the wider context.



- New landscape buffer planting with gentle earth mounding will help to preserve the visual amenity of the existing dwellings off Kelsey Avenue by filtering views of the buildings and activity on site.
- New mixed native planting to the northern boundary will supplement the existing vegetation and help to soften views of the new workshop from Ollerton Pit Woods to the north.



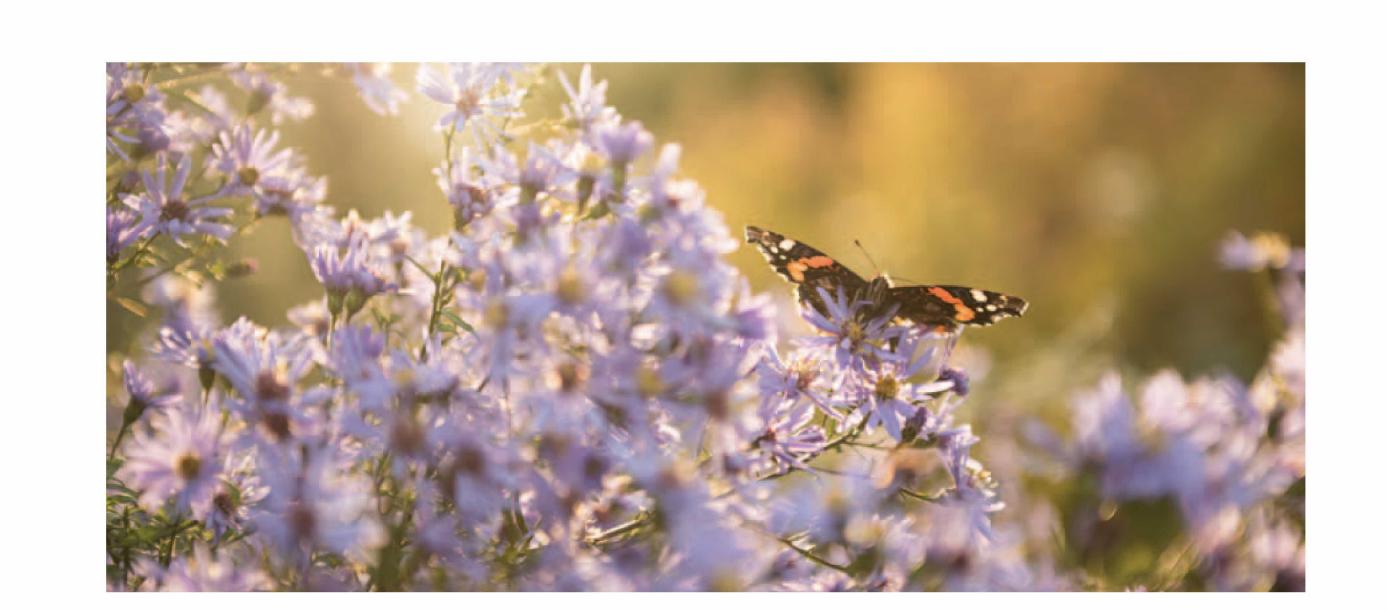
### Blue Corridor

- Limited clearance works to the existing watercourse within the west of the site will promote enhanced biodiversity.
- Potential to create a new natural pond within the habitat area at the lowest point of the site; aim to provide additional wildlife habitat and contribute to Biodiversity Net Gain.
- The Blue Corridor will follow the watercourse through the east of the site and will be enhanced with new hedgerow planting and the creation of a SuDS basin.



### Habitat

- New tree and native scrub planting set within species rich meadows will make a significant contribution towards BNG. Further enhancements in BNG could be achieved by creating a natural pond.
- A variety of bird and bat boxes will be installed which will serve species of conservation concern known to occur in the local area.

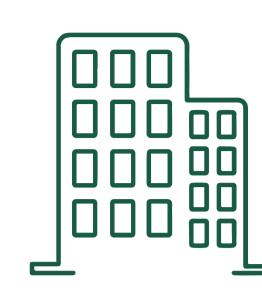


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## Investing in Ollerton –Our Proposals

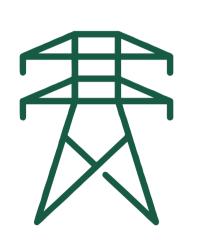
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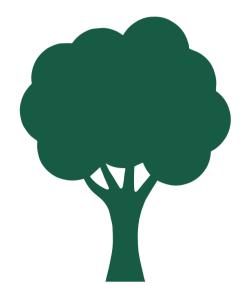
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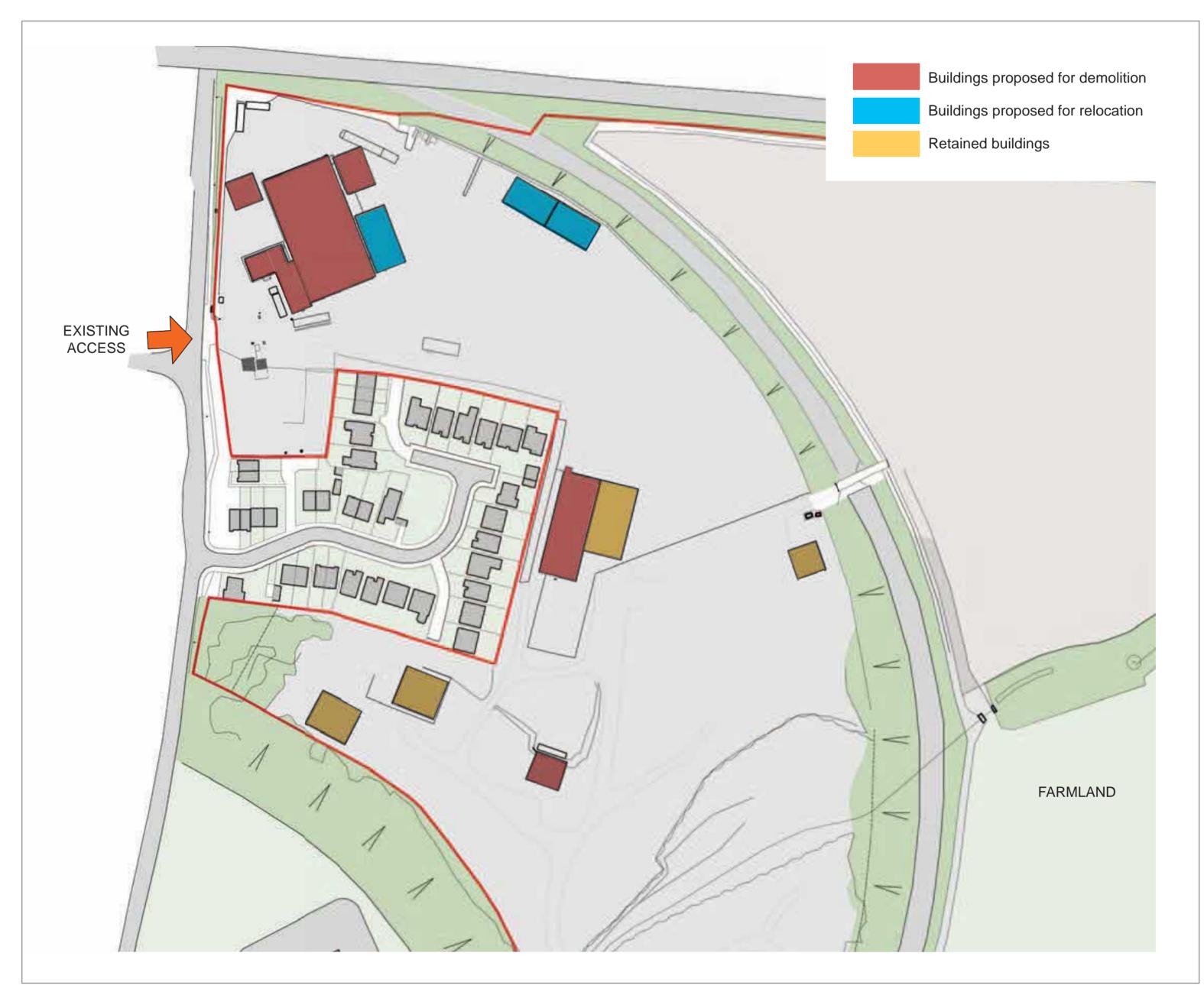


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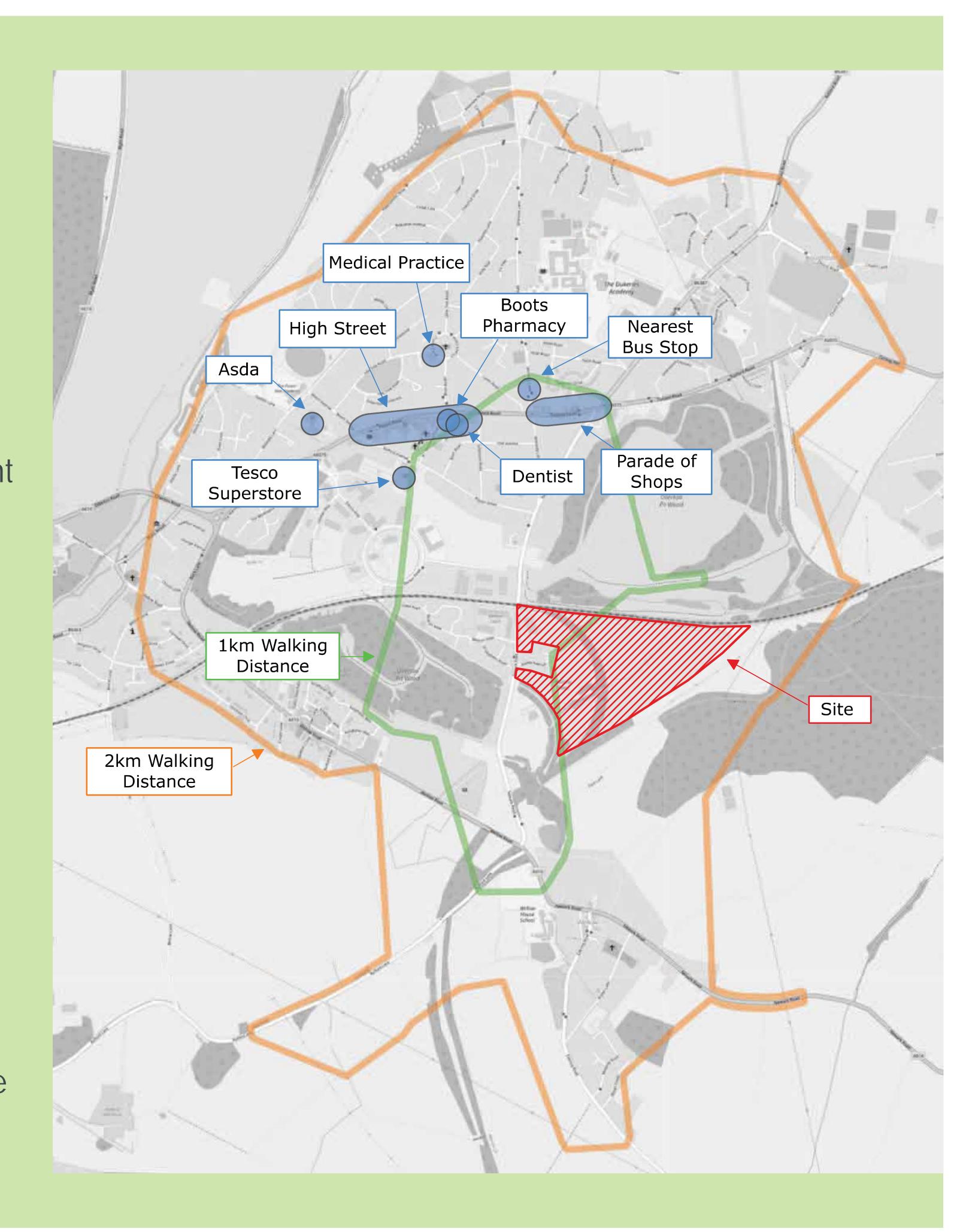
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## Movement and Connectivity

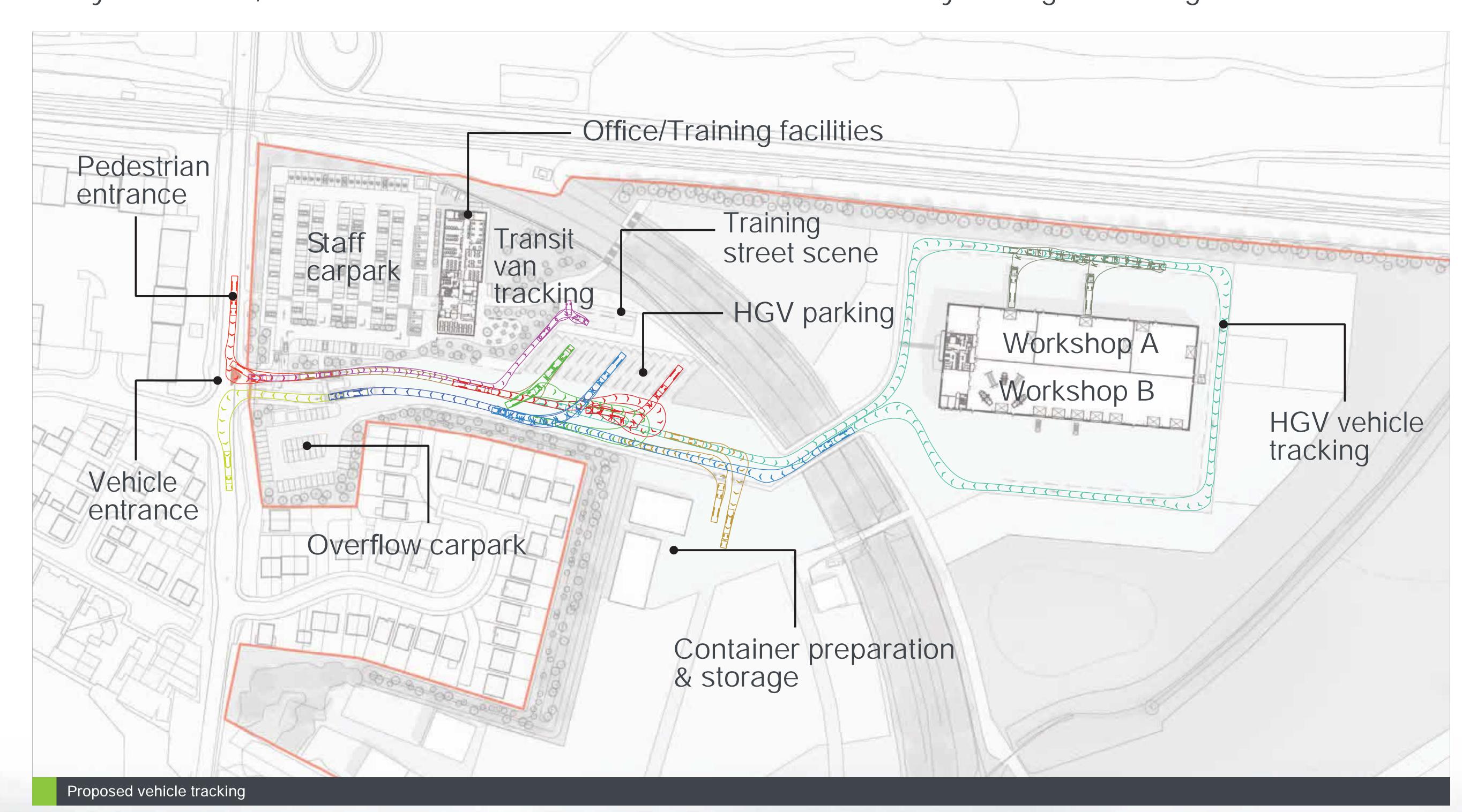
### Encouraging Active Travel

- U The site is accessible to a significant number of potential employees in Ollerton by walking. Pedestrian routes into the site will be improved by moving the pedestrian entrance away from the existing road access. The entrance route will include an avenue of new trees on the approach to the office and training building.
- U The site is also accessible to a significant number of potential employees by bicycle. Places such as Edwinstowe, Bilsthorpe and Tuxford are all situated within 10km of the site, which is considered to be a reasonable cycling distance for commuting.
- U The new Hub will deliver secure bicycle storage immediately adjacent to the office and training building entrance. There will also be showers and changing facilities for staff and trainees within the building.
- U In summary, the development will encourage active travel by improving the experience, safety and security of both walking and cycling to the site.



### Vehicle Tracking Plan

Below is a plan showing the anticipated vehicle movements inside the site. For the health and safety for everyone on site, it is vital that these vehicle movements are carefully managed and regulated.





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## Murphy Investing in Ollerton

## Key Benefits

The proposed new One Murphy Ollerton Hub will provide the following key benefits.



U Enables the retention of a fast-growing local, family owned business that is anticipated to have a global turnover of £1.65 billion by 2031



U Represents a £35 million investment in Ollerton and the local community



U Delivers over £100,000 a year in local spend in the Ollerton economy upon completion



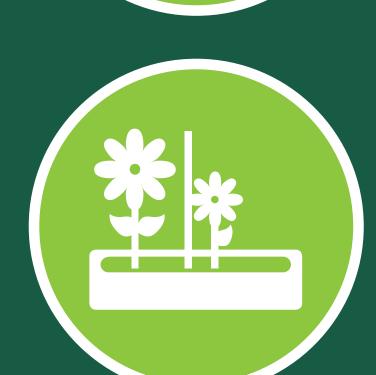
U Creates over 100 additional jobs and supports additional 40 indirect jobs



U Supports higher value employment locally and helps with the retention, and increased number of, highly skilled workers in the area



U Greater local opportunities and training for the Ollerton community via Murphy's involvement in the Government's Kick Start Scheme and commitment to local apprenticeships



U New planting throughout the proposals will provide the opportunity to support carbon sequestration, local wildlife, habitat diversity and on-site species diversity



U Provide a biodiversity net gain across the whole site - this is an approach to development that aims to leave the natural environments in a measurable better state than beforehand



U Deliver a one off opportunity to significantly improvement the amenity and well being of the residents on Kelsey Avenue



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## Feedback & Next Steps

We invite you to kindly complete a feedback form. This can be completed at the public exhibition and placed in the comments box or online via the dedicated website www.murphyinollerton.co.uk.



Tel: 0800 232 1794



Email: info@murphyinollerton.co.uk



Freepost: MURPHYINOLLERTON (this one-line address above must be written exactly as it appear nothing else is needed and no stamp required)

Please provide feedback no later than Thursday 30th November 2023. Thank you for taking the time to visit this public exhibition.

## Indicative Project Timescales

September to November 2023





- UPublic and Stakeholder Consultation
- UCollation and Review of Feedback
- UOngoing Communication with Officers / public

December 2023

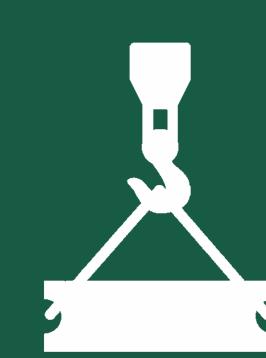




- UFinalising Application Documents
- USubmission of Planning Application
- ULocal Authority consults on Application

March/April 2024





- UAnticipated Decision on Planning Application
- UPreparations for start on site

Spring 2025





UÉAnticipated completion of the first phases and workshop opening



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### Feedback Form

### Thank you for attending today's exhibition or visiting our dedicated website.

We welcome your feedback and invite you to kindly complete the form below.

Please leave this form in the comments box provided at the exhibition, or return it to us using the following freepost address (it must be spelt as it appears below and there is no need for a stamp or any other details):

FREEPOST MURPHY IN OLLERTON

You can also contact us via: 0800 232 1794 or info@murphyinollerton.co.uk

Please provide feedback no later than Thursday 30th November 2023.

Name:					
Address:					
Postcode:					
Telephone:	Email:				
Please tick th	ne box to give us your consent to contact you specifically about these proposals				
Age					
18-24	25-34 35-44 45-54 55-64 65+				
Data Protection					
By ticking this box, you are consenting to your personal information being stored securely under the General Data Protection Regulation being shared with J Murphy & Sons and the Project Team employed by J Murphy & Sons. Your personal information will not be disclosed to any other third party. The answers you have provided to us relating to the proposals will be anonymised and will be used for statistical purposes only. Any information provided by you will be stored by us for a maximum period of two years. If you change your mind regarding the above consent, please contact us by emailing info@murphyinollerton.co.uk or by calling 0800 232 1794.					

Freephone: 0800 232 1794

### Feedback Form

The new One Murphy Ollerton Hub will incorporate a new training academy and pylon training facility. It will deliver social and economic benefits which will further build on our track record of supporting the local community.

Q1. Overall, do you support our vision for and investment in a new One Murphy Ollerton Hub?	
STRONGLY AGREE AGREE DISAGREE STRONGLY DISAGREE UNSURE/NO	O OPINION
Q2. Do you support our approach to the landscape and proposed ecological enhancements?	
YES NO UNSURE	
Q3. Are there any other landscape or ecological enhancements you would like Murphy to consider as particles of their proposals?	art
Q4. Our proposals include the removal of certain workshop buildings and relocating them away from se residential boundaries. Do agree with this approach?	nsitive
YES UNSURE	
Q5. Please provide any further comments you may have regarding our proposals for a new One Murphy Hub here:	Ollerton

Thank you for taking the time to provide your feedback.

Freephone: 0800 232 1794

### <u>Appendix G – Public Exhibition Photographs</u>

