

Tuxford Neighbourhood Plan Support Document

Engaging with Ashvale Road Estate



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Overview

Towards the end of 2025, Tuxford Neighbourhood Plan Group lead, together with Simon Richardson and Emma Griffiths, developed and promoted a survey to understand the preferences and priorities of the residents of the Ashvale Road Estate (Clifton Gardens and the roads off it). The survey was publicised on Tuxford Chat, via signs around the estate, and via a direct mail drop to all 86 properties carried out by Emma Griffiths.

There were 35 responses. Respondents were specifically asked to pass the questionnaire to other family members as we were very keen to secure input from all ages. Apart from age range, domestic status and postcode (to eliminate people who were not residents), no individual data were collected.

Although inevitably, we had hoped for a greater response (particularly given the issue of community infrastructure still not delivered, which was the main topic), it is a very good turnout and robust.

Our thanks to all who spent the average 5 mins and 15 seconds to complete the online questionnaire!

Key Findings

The sample (and the community size) is fairly small. However, there are some very clear responses to some questions, and somewhat nuanced responses to others.

Ashvale Road is very much a family place; therefore the needs of the under 18s is very important. Almost all of the adult respondents have dependent under-18s, whether they are married/cohabiting or single. All age ranges responded, including 7 under 18s, which is very much appreciated.

Almost all of the residents moved from within Nottinghamshire, mostly within Tuxford/Bassetlaw, so it is a local origin community. The majority consider Ashvale Road Estate their long-term home.

In terms of optimising the S106 funds, the views became very clear. Although it was offered as an option, there was zero support for returning the S106 funds to the owner unspent. The following clear responses were provided for each main element of the S106 infrastructure funds:

Bus routes: 50% would prefer the money to be allocated to better walking and cycling routes rather than to upgrade bus stops. Of those wanting bus stop upgrades, 2/3 (67%) wanted the money to be concentrated on the Northbound stop on Ashvale Road.

Cycle/Footpath: Just over 90% would like to see a route connecting the east end of the estate up through Gilbert Avenue Playing Field to connect to the footpath along the top of GAPF and thus to Tuxford Academy. Fewer than 10% of respondents support efforts to improve the pathway along Ashvale Road.

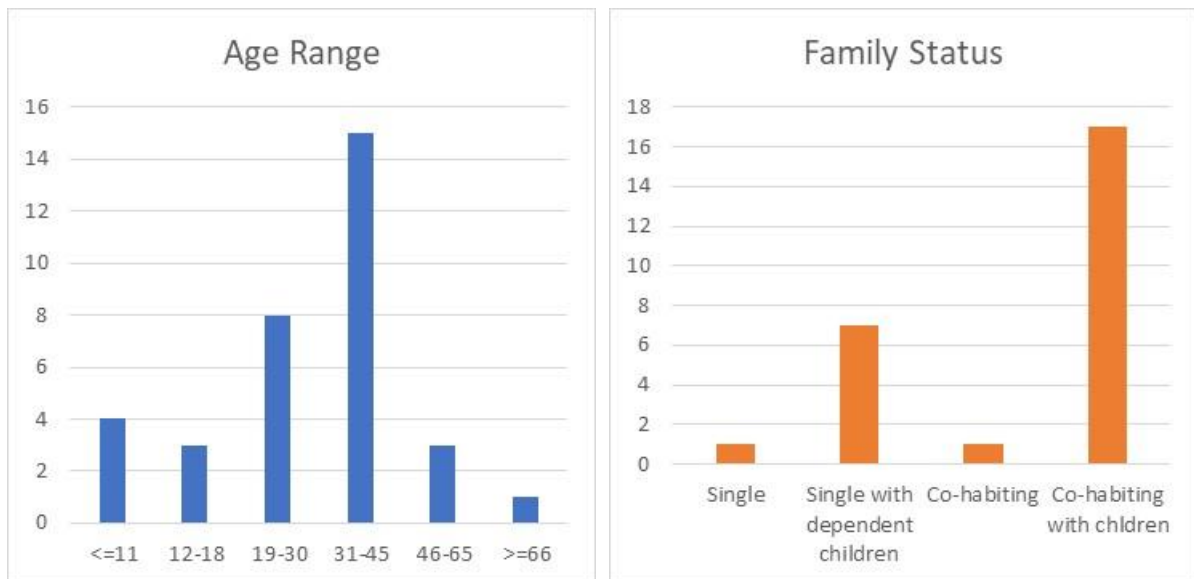
Playground for Under 10s within Estate: 97% of respondents want this to be implemented without delay; only one respondent felt it was OK to allocated the money to playing equipment elsewhere in Tuxford. No-one wanted it to be returned unspent.

Robin Walker.

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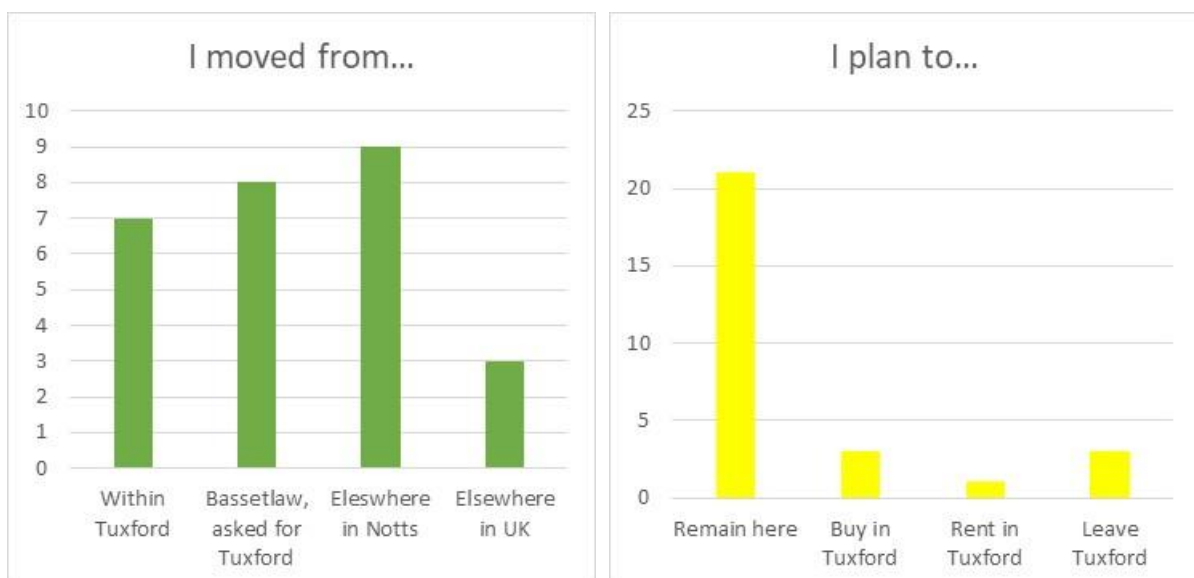
Sample Summary

The age distribution of the respondees was as in the table below. Depending on age range, some different questions were asked. Adults were asked about dependents, also below.



Ashvale Road Estate is therefore very much a family place.

Given that it is a new (2021/2) development, adult respondents were asked where they lived before. Note that two options (“I was told to move here from within Bassetlaw”, and “From outside the UK”) garnered no response. Respondents were therefore there by positive choice. When asked about their future plans, most (21 of 28) plan to stay long term, with 3 aiming to buy and 3 aiming to leave Tuxford. 1 person planned to rent elsewhere in Tuxford. Note that a small proportion of the properties in the estate are “rent to buy”, but it is not possible to identify whether any of those planning to buy in Tuxford therefore plan to remain at Ashvale.



Therefore, we can conclude the respondee sample is overall happy enough with the estate, despite some known issues (which are dealt with below).

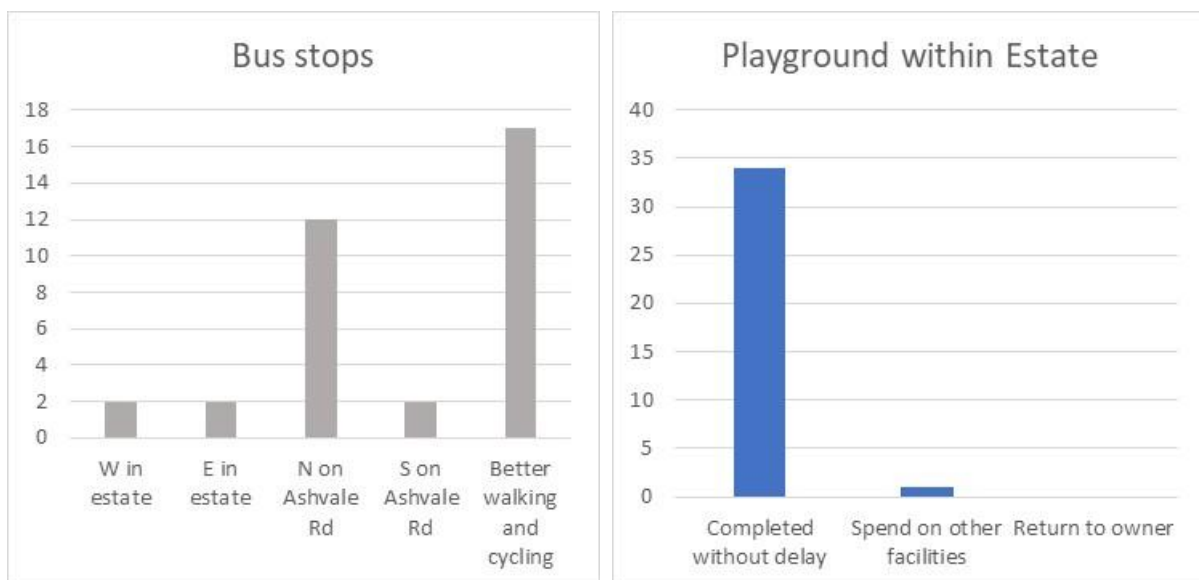
Community Infrastructure

The main purpose of the survey was to elicit responses concerning the various aspects of community infrastructure which formed part of the development, defined as an S106 Agreement. This is important because none of it has yet (at time of writing, January 2026) been implemented, despite the money having been provided by the developer when due (in 2021). If it is no allocated during 2026, then it goes back to the developer.

Bus stops.

The S106 called for East and Westbound bust stop spaces to be installed within the estate, but also for an upgrade to the North and South – bound bus stops that already exist on Ashvale Road, close to the estate entrance. This question was asked of all respondents.

As can be seen from the response below, half (17 of 35) would prefer the money be spent instead on better walking and cycling infrastructure. 35% would like the northbound route on Ashvale Road upgraded. 2 respondents identified each of East or West bound within the estate, or Southbound on Ashvale Road as the best option.



Playground Equipment

Installing the playground equipment on the play area at Birtley Drive. 4 pieces of playing equipment, targeted at the under-10s, should have been installed and money to maintain them put aside, prior to the occupation of 50% of the properties and in any case prior to end of 2023.

The overwhelming response (34 of 35) was for this to be completed without delay, with only one respondent considering spending the money on other play areas acceptable.

Walking/Cycling Route

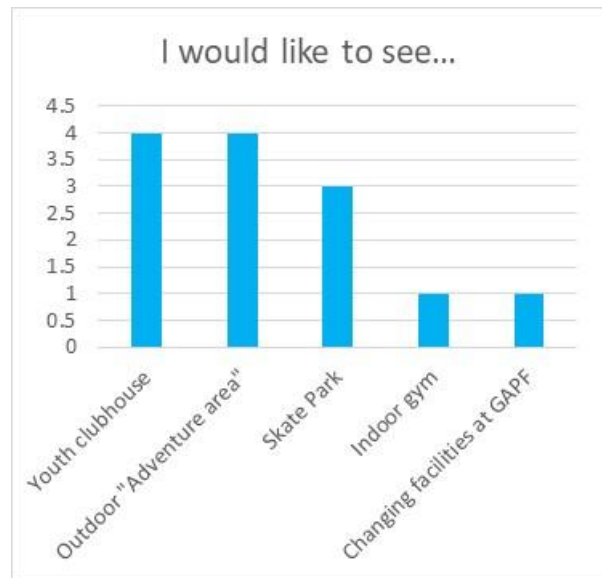
Another requirement was for a combined walking and cycling route, oriented towards Gilbert Avenue and Tuxford Academy, to be installed. This has been the subject of a significant volume of back and forth emails, with Notts Highways (the accountable body) stating this meant upgrading the pathway along Ashvale Road and could be used for no other purpose, and the Author, Emma Griffith and Simon Richardson arguing that it would be better to install a route from the stub of pathway at the eastern end of the estate, through Gilbert Avenue Playing Field (GAPF), to connect with the path running along the top of GAPF and therefore to Gilbert Avenue and potentially the back of Tuxford Academy directly.

These two alternatives (without explaining which was produced by whom) were presented via a Google Earth image and an annotated version is included below for clarity.

Note that the green route would NOT lie on ground controlled by Notts Highways; hence their entirely reasonable concern. It is currently owned by Bassetlaw District Council and leased to Tuxford Town Council. This may be transferred to TTC in the future but it should be stressed that TTC would in any case need to agree to take on maintenance of the asset.

The response could not be clearer – despite it requiring some communication and a bit of effort, in terms of what would be useful, the green route, connecting the east end of the estate directly to GAPF and Tuxford Academy is the overwhelming preference. This is hardly surprising as the route is already informally in existence, between brambles, fences and nettles. So the need is unarguable.





Youth additional questions

Under 18s were also asked about what additional infrastructure (beyond that committed under the S106 Agreement) they would like to see. A long list was provided, with an option to define something else if preferred, and limited to "top two". Five of six (a "Paddling Pool was not selected) were identified, and the response is on the graph above. Note this is NOT funded or included in S106 commitments, but it provides useful background for the Neighbourhood Plan. It is consistent with previous surveys for the NP.

Community Sense

The final questions related to what extent the respondents felt they are part of Tuxford, whether they felt part of the Ashvale Estate Community and also whether they considered the "rest of Tuxford" felt that Ashvale Estate was part of Tuxford. The results are tabulated below, with 1 being least and 5 most:

To what extent do you feel...	1	2	3	4	5
Part of Tuxford	6	7	7	8	7
Part of Ashvale Estate	9	4	10	6	6
Tuxford thinks you a part of it	16	5	5	3	6

The responses were widely spread, with a small bias of feeling part of Tuxford (13 did not; 15 did, 7 neutral), a larger bias of not feeling "part of the estate community (13 did not; 12 did, 10 neutral). Finally, there was a stronger feeling that the "rest of Tuxford" did not feel Ashvale Estate was part of it (21 did not; 9 did, 5 neutral).

Clearly, there is something of a negative view of the way Tuxford is perceived to view the Ashvale Road Estate; note that this is just a perception; the wider community were not consulted. However, there was also a small positive bias of the residents considering themselves to be part of Tuxford.

Overall, not a strong bias in the response but clearly there is room for improvement and Tuxford has some work to do to embrace this community. Better connectivity would likely help.