



WINTHORPE







Today's objectives

- Keep you informed on progress of the Plan
- Let you know how to comment on the content of the Draft Plan
- Briefly explain the key objectives and policies
- Obtain direct feedback during the meeting
- What the next steps are
- Answer any questions you may have



What is our Neighbourhood Plan?

- A document that sets out planning policies for Winthorpe and Langford
- Written by our community, the people who know and love the area, rather than the Local Planning Authority
- A powerful tool to ensure our community gets the right types of development, in the right place
- Documents and supports the important history, facts, green spaces, footpaths, buildings, amenities and the general future of the Parish



How have we kept you informed?

- Information in Focal Point every month
- Parish Council Minutes on the Village Website
- Flyers dropped to every home
- Parish Meetings
- Information in the Lord Nelson and Notice Boards
- Personal and Business Surveys
- Village Twitter account
- Focus Groups
- Individual discussions with residents

Winthorpe with Langford Neighbourhood Plan



Community Consultation Draft

May 2023

Consultation
released 5th
June 2023

ends 16th July
2023



Where to find it and how to comment

W Neighbourhood Plan | Winthorpe x

https://www.winthorpe.org.uk/neighbourhood-plan

Community Website Sponsored by Winthorpe-with-Langford Parish Council

 **WINTHORPE VILLAGE, Nottinghamshire**

Home Diary Facilities **Media** Clubs / Associations Parish Council History Links Contact



Neighbourhood Plan

 > [Media](#) > [Neighbourhood Plan](#)

Please find below documents relating to the village neighbourhood plan:

File Name	File Size
 Link to comment on the Draft Winthorpe with Langford Neighbourhood Plan 2023 - 2033.pdf	59 kB
 Winthorpe with Langford Neighbourhood Plan - Final Draft - Comp V.pdf	2.84 MB

f

in

News

A46 Bypass Information

Village Magazine

Neighbourhood Plan

Winthorpe Gallery

Village Holidays

Type here to search

20°C Mostly cloudy

13:51 28/06/2023



Our Neighborhood Plan must be:

- Evidence based
- Supported by community
- Consistent with National Planning Policy Framework
- Consistent with Local Plan
- Consistent with principles of Sustainable Development

Vision Summary

“A distinctive, diverse and well-connected place, securing a safe, evolving and sustainable community.”



Neighbourhood Plan Objectives

The Neighbourhood Plan's objectives are based on the Vision, and they provide the context for the Neighbourhood Plan's Policies.

- 1. Enable residents and businesses to influence change in their locality.**
- 2. Address current traffic and parking issues, by promoting more sustainable means of transportation, including walking, cycling and use of buses.**
- 3. Celebrate the parishes' history and distinctive character, conserving and enhancing the built heritage and ensuring that new developments make a positive contribution.**
- 4. In appropriate locations within Winthorpe's Village Envelope, provide for limited further residential development of a scale and type appropriate to meet the local community's needs.**
- 5. Provide locally for employment and enterprise of types and scales appropriate to each location.**
- 6. Provide for developments and changes that will support the viability of services and facilities that enable residents – and businesses - to meet regular needs locally.**



Neighbourhood Plan Objectives

- 7. Preserve, maintain and extend the existing network of footpaths and green open spaces, ensuring adequate access for all and equipped spaces for users of different ages.**
- 8. Protect the rural countryside, including particular views over the landscape, both during the day and at night.**
- 9. Preserve existing green features and plan for the future greening of the village.**
- 10. Protect ecological corridors and wildlife sites in the parishes, achieving harmony between human socio-economic development and natural environment quality.**
- 11. Promote broadband and mobile phone connectivity and improved access to utilities for existing and new development.**
- 12. Improve resiliency to flooding, pollution events and climate change, ensuring the safety of people and properties.**



Neighbourhood Plan Policies



Policy 1: Sustainable Development

The policy aims to support development that leads to the elimination of carbon emissions, minimal use of non-renewable resources, waste reduction, biodiversity increase, and a healthy, safe, and attractive environment that benefits the local community. The policy supports:

- Housing that meets local needs and is located within the defined village envelopes of Winthorpe and Langford;
- Business development that is consistent with the area it is located in;
- Recreation, services and facilities that meet the community's needs; and
- Infrastructure that provides access to necessary resources.



Policy 2: Delivering Good Design

The policy requires development in the Winthorpe with Langford Neighbourhood Plan Area to be attractive, functional, and responsive to local character and design aspirations.

- The Winthorpe with Langford Design Guide should be fully considered in the design of all developments, and any development proposal requiring a Design and Access Statement should explain how the Design Guide principles have influenced the design.
- The policy supports development proposals that are consistent with the Design Guide and will not support those that are not unless they can demonstrate achieving the desired development outcomes and quality in alternative ways.



Policy 3: Renewable Energy

- The policy supports the integration of technology for generating energy from renewable sources within new buildings as long as it is unobtrusive and does not detract from the landscape or townscape quality.
- The installation of solar energy generating plant on large warehouse and commercial building roofs within the Newark Showground Policy Area is encouraged.
- However, the development of renewable energy plant will not be supported if it involves the loss of productive agricultural land or natural habitats, significant intrusion into the rural landscape, or a reduction in the visual and residential amenities of nearby dwellings.



Policy 4: Accessibility, Communications and Transport

- The policy aims to reduce harmful environmental impacts from transport and improve the local environment for people living and working in Winthorpe and Langford.
- The policy supports development proposals that make active travel (walking, cycling etc.) safe and convenient, improve public transport infrastructure, and provide adequate provisions for cars and commercial vehicles that do not dominate the local environment and support the transition to zero-carbon energy sources.
- It also aims to mitigate the impacts of traffic associated with events held at Newark Showground, noise and pollution emanating from the A46, and maximize the potential of digital communication.
- The policy requires housing, business, and other developments that can be expected to generate or attract travel to include adequate provision for off-street parking space for cars and commercial/goods vehicles, secure parking space for bicycles, and facilities for charging electric vehicles.
- Development will not be supported if it adversely affects any footpath, cycle path, or other active travel facility, jeopardizes the provision of environmentally sustainable travel facilities such as public transport, or adversely impacts any future expansion of the footpath and cycle path network or other active travel facility outlined in the Neighbourhood Plan's Active Travel aspirations.



Policy 5: Built Heritage

- This policy involves the protection of buildings, monuments, and other important places. Any new development should not harm these features and should try to improve them if possible. People who want to build in or adjacent to Winthorpe's Conservation Area must show that they have considered the area's historical importance.
- The policy also prohibits changes that would damage or remove important non-designated heritage assets.
- Developments that help people access and appreciate the area's history are encouraged.

WELCOME TO WINTHORPE

Pick a route to explore the fascinating history of Winthorpe. Scan the QR codes to visit the village website, to find even more information, stories and photographs.



Scan Me



PURPLE ROUTE

1.5 Hours 2 Miles

Suitable for public and private hire vehicles. With licensed drivers, valid permits, parking on set premises.



GREEN ROUTE

40 Mins 1 Mile

Pushchair Accessible

Suitable for public and private hire vehicles. With licensed drivers, valid permits, parking on set premises.



BLUE ROUTE

1 Hour 1.2 Miles

Accessible

Suitable for public and private hire vehicles. With licensed drivers, valid permits, parking on set premises.

The Winthorpe Estate Land - 1884



Winthorpe Hall



The Village Hall



The Dial House



Pennywise House

The Grange (demolished)



The Grove



All Saints' Church



The Lord Nelson



Winthorpe House



Wheatley House



Wren Cottage



Estate Workers' Cottages



The Old School House



Ringwood House



The Old Rectory Farm

Almshouses & Village Cross



P

The Cricket Club



The Jubilee Walk

Holme Lane

Chapel Lane

Gainsborough Road

Hargon Lane

The Woodlands

Footpath

Footpath

THE ENGLISH CIVIL WAR

During the last siege of Newark from 1645 to 1646, the village was occupied by parliamentarian forces. Forming part of the siege line, the area around the church was heavily fortified.

Excavations in 1888 revealed steps for cannon emplacements and large quantities of damaged gunpowder, as well as the skeletons of hundreds of men, buried quickly in rows and without coffins.



Policy 6: Housing

Policy 6 is about allowing houses that meet the needs of the local community.

- The priorities for housing are 3-bedroom houses for families, small and medium-sized homes for older people and other small households, and assisted living accommodation.
- Housing development should be in the Village Envelope in Winthorpe, with preference given to infill sites, redevelopment of sites with existing substantial buildings, and use/conversion of existing suitable buildings. In Langford, individual sites can also be developed.
- All new housing must meet certain requirements and have safe pedestrian and vehicle access to the village.
- Developments in Winthorpe should have no more than 5 dwellings, and in Langford, only single dwellings are allowed. Any proposals that do not meet these requirements will not be supported.



Policy 7: Businesses and Services

Policy 7 outlines guidelines for business development in different areas.

- This policy supports development in the Newark Showground Policy Area. Small-scale, low-impact business development is also supported In Winthorpe Village, but only if it complies with certain requirements. The policy also supports accommodation and infrastructure for home working.
- Outside of these areas, development is supported for agriculture, horticulture, rural diversification, rural tourism and ecological resources, but it must also comply with certain requirements.
- Development that may detract from nearby residents' amenities will not be supported.



Policy 8: Protection of Community Facilities

Policy 8 aims to protect community facilities.

- The policy lists those that are considered most important to the community, and any proposal to change or redevelop them must meet specific conditions.
- These conditions include demonstrating that the facility is no longer fit for purpose or providing a new community facility in a suitable location.
- The policy also prohibits any development that would result in the loss of these community facilities unless it is demonstrated that the property has been marketed for its current or similar use and no reasonable offers have been received, and the property has been offered to the local community at its market value, but the offer has been declined.



Policy 9: Green Infrastructure, Local Green Spaces and Biodiversity

- This policy aims to protect and enhance the natural areas, habitats and the things that connect them – “Green and Blue Infrastructure”.
- Development that would harm this infrastructure will be resisted, and any development that protects or enhances it will be encouraged.
- The policy also prohibits the loss or reduction in value of any Local Green Space and any development that would lead to a reduction in biodiversity within the parishes will not be supported. Instead, all development should contribute to a net gain in biodiversity locally, with a target of at least 10%.



Policy 10: Maintaining the Individual Identities of Winthorpe and Langford

- The policy aims to maintain the individual identities of Winthorpe and Langford by preventing built development in the countryside that separates them.



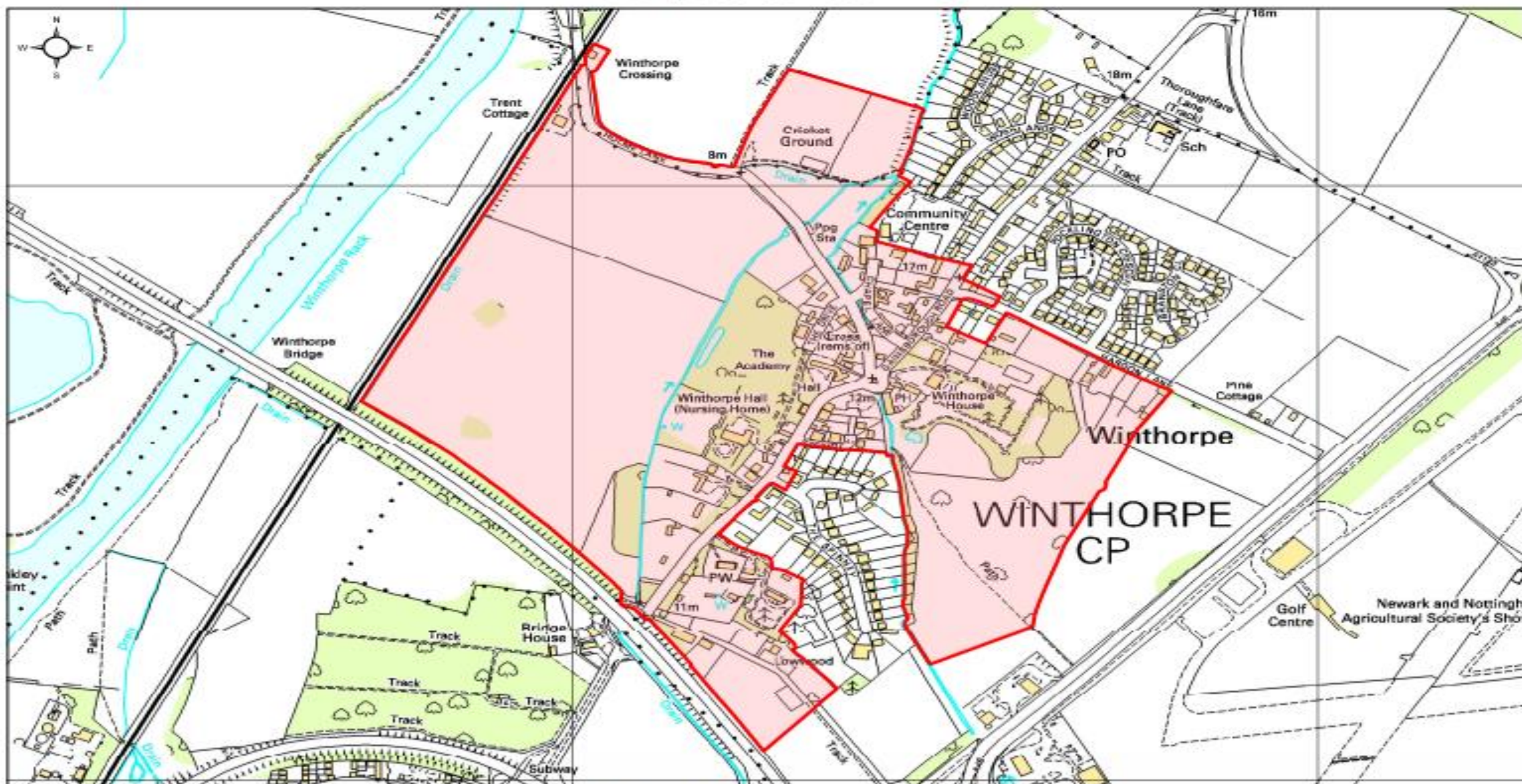
Policy 11: Flood Protection and Sustainable Drainage

- The policy aims to minimize and manage flood risk associated with new developments.
- Developers must demonstrate that the risk of flooding from all sources has been considered and that the risk is either acceptable or satisfactorily mitigated.
- The proposals should not increase the rates of surface water run-off or flood risk in the area.
- The policy supports development proposals that use sustainable drainage systems to manage surface water, minimize surface water discharge from new dwellings, and provide permeable surface parking spaces and driveways.
- The policy also encourages incorporating ecological benefits into drainage strategies for managing surface water run-off from new developments.

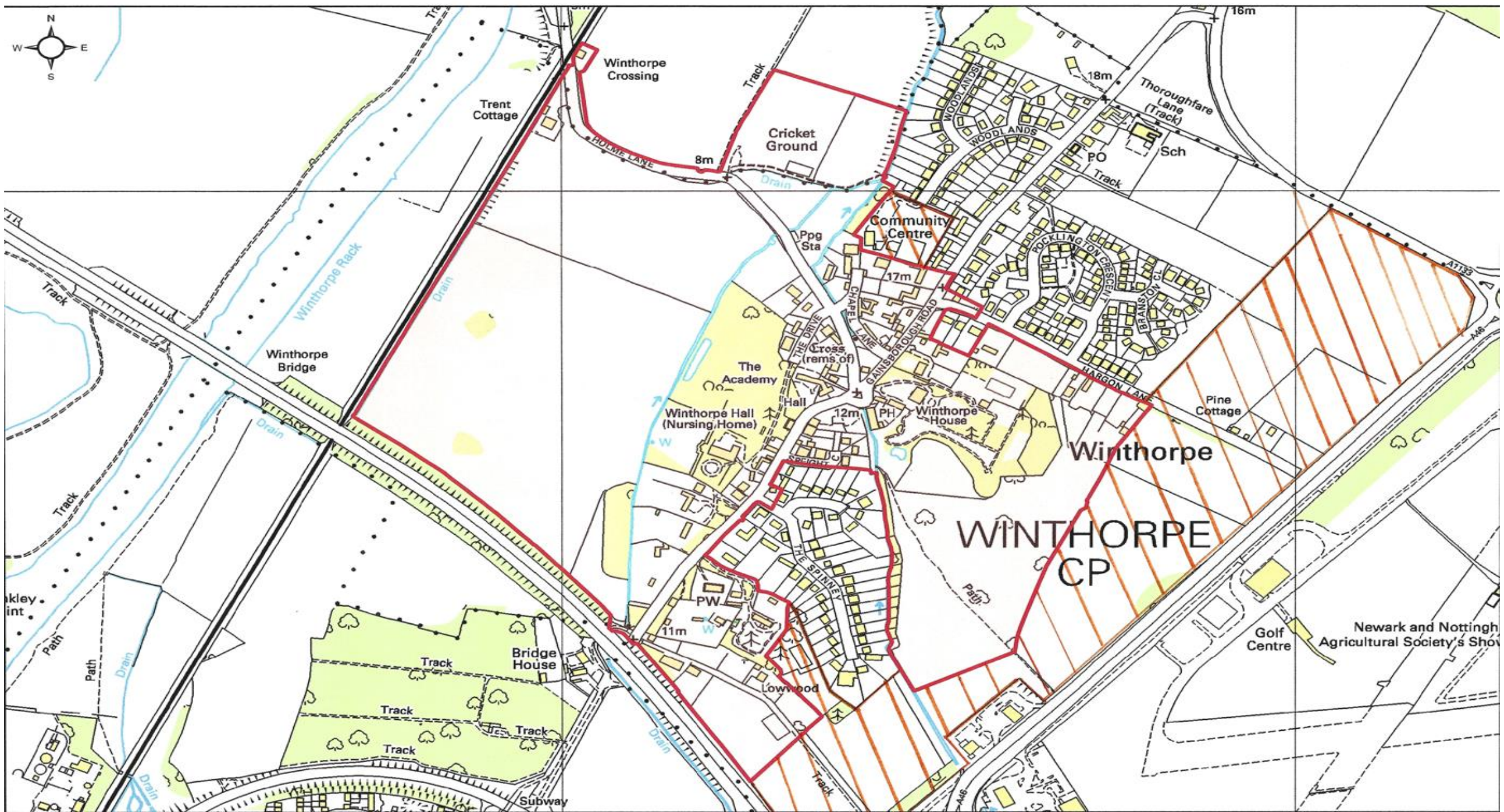
An aerial photograph of the Winthorpe Conservation Area. The image shows a dense cluster of trees and buildings in the center, surrounded by open green fields and some agricultural land. A large church with a prominent spire is visible on the left side of the central cluster. The background shows a flat landscape extending to the horizon under a clear blue sky.

Winthorpe Conservation Area

Winthorpe Conservation Area



Winthorpe Conservation Area





Meeting review/Next steps

- Consultation closes 16th July
- Comments collated and NP Working Group discuss amendments needed
- NP submitted to N&SDC Planning Team and other Statutory Consultees for comment – (Regulation 14)
- Final version submitted by N&SDC to all Parish residents for referendum and vote
- More than 50% of those voting in favour needed
- Assuming the vote passes then the NP becomes a formalised planning document alongside the Housing Needs Assessment and Design Code documents and will be available on the N&SDC Website
- Plan in place for 10 years with review in 2028
- Have we met our objectives?



Today's objectives

- Keep you informed on progress of the Plan
- Let you know how to comment on the content of the Draft Plan
- Briefly explain the key objectives and policies
- Obtain direct feedback during the meeting
- What the next steps are
- Answer any questions you may have



Questions?

WINTHORPE