

OVERVIEW

CLIENT
Lindum

SECTORS
Retail
Leisure

LOCATION
Winthorpe

PLANNING AUTHORITY
Newark and Sherwood District Council

HIGHWAY AUTHORITY
Nottinghamshire County Council

PROJECT TEAM
Lindum

PROJECT MANAGER
Tim Hornby

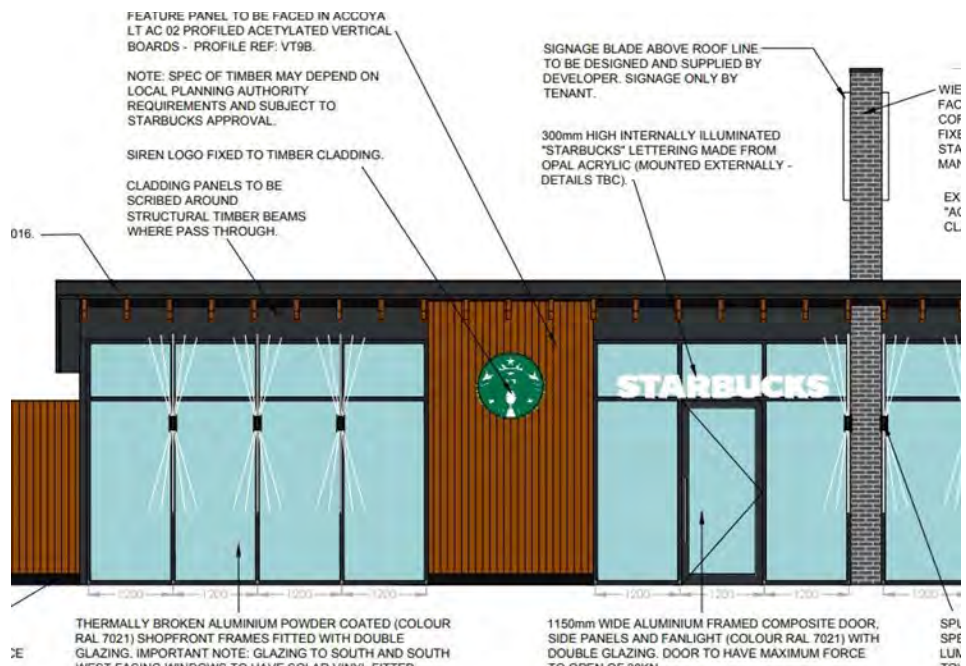
PROJECT DIRECTOR
Julian Clarke

RELATED PROJECTS

Overfield Park, Newark



LAND NORTH OF A17, WINTHORPE



PROJECT

We were instructed by Lindum to support a planning application for the provision of a coffee shop and drive through on land to the north of the A17 in Winthorpe. The wider site benefits from an allocation with the Newark and Sherwood Local Development Framework for a mixed use development, of which the proposals were implementing in part.

APPROACH

We initially provided feasibility advice with regards to the internal arrangements in addition to the location of the proposed access given its proximity to a nearby junction. The proposed access was to be taken from a spine road to the east of the development which was granted consent as part of a separate planning application.

Following this, we prepared a Transport Assessment, with accompanying access and vehicle swept path drawings, to support the planning application. The work demonstrated that the development could operate safely without an impact on the local high network. As part of this exercise, a car park accumulation exercise was undertaken to demonstrate an appropriate provision was to be provided.

Following submission of the planning application, the Highway Authority provided comments on the layout which were addressed through further swept path analysis. Subsequently, officers raised no objection to the development.

OUTCOME

The scheme was granted planning permission in 2020.

