

## **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

FEATURE PANEL TO BE FACED IN ACCOYA LT AC 02 PROFILED ACETYLATED VERTICAL BOARDS - PROFILE REF: VT9B. SIGNAGE BLADE ABOVE ROOF LINE TO BE DESIGNED AND SUPPLIED BY DEVELOPER. SIGNAGE ONLY BY NOTE: SPEC OF TIMBER MAY DEPEND ON NOTE: SPEC OF TIMBER MAY DEPE LOCAL PLANNING AUTHORITY REQUIREMENTS AND SUBJECT TO STARBUCKS APPROVAL. TENANT FAC COF FIXE STA MAP 300mm HIGH INTERNALLY ILLUMINATED "STARBUCKS" LETTERING MADE FROM OPAL ACRYLIC (MOUNTED EXTERNALLY -DETAILS TBC). SIREN LOGO FIXED TO TIMBER CLADDING. CLADDING PANELS TO BE EX \*AC SCRIBED AROUND STRUCTURAL TIMBER BEAMS 016 WHERE PASS THROUGH 1150mm WIDE ALUMINIUM FRAMED COMPOSITE DOOR, SIDE PANELS AND FANLIGHT (COLOUR RAL 7021) WITH DOUBLE GLAZING, DOOR TO HAVE MAXIMUM FORCE THERMALLY BROKEN ALUMINIUM POWDER COATED (COLOUR RAL 7021) SHOPFRONT FRAMES FITTED WITH DOUBLE GLAZING, IMPORTANT NOTE: GLAZING TO SOUTH AND SOUTH SPE

#### 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.

