

Winthorpe with Langford Neighbourhood Plan



Referendum Version

December 2025

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Foreword

Winthorpe with Langford – Neighbourhood Plan 2024 – 2034

Winthorpe and Langford are in the unique position of being located close to the facilities and historical sites of Newark on Trent whilst being isolated in a quiet rural setting. In particular this is maintained in Winthorpe Village by being surrounded on three sides by the A1, the A46 and The River Trent and this helps to create a close knit, quiet and strong community feel throughout the Parish.

The Parish has significant historical interest being the home to many large properties of note together with many Listed properties and Non-Designated Heritage Assets together with the remains of an important medieval village in Langford. It was also the site of Civil War encampments and as such it is very important for the community to ensure that this plan reflects and enhances the history of the place where we live. Equally as important though is that we recognise the need to maintain and improve the facilities and the environment which we have access to, this plan provides a 10-year view of how we believe this can be maintained.

During the process of the Parish Plan development, we formed a Working Group of interested residents together with Parish Council Members and we have met regularly during the formation of this plan. This group has steered the plan from an initial idea to this 'Draft Plan' as you see it here and has included consultation with residents including, Parish meetings, surveys, Focus Groups and regular updates in our local monthly magazine, 'Focal Point' together with other social media inputs and direct communication with individual residents. This wide community involvement has enabled the Working Group together with our consultant's (Open Plan) to create a Draft Plan which we feel fully reflects the current feelings of residents together with their aspirations for the next 10 years.

As Chair of the Working Group and the Parish Council I would personally like to thank all those people who have been involved in producing this document and we look forward to receiving comments on the content from all residents of Winthorpe and Langford.

Paul Smith
Chair – Winthorpe with Langford Parish Council

Neighbourhood plan Vision

Vision Summary

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

A Note from the future

It is now 2034 and Winthorpe and Langford continue to be attractive parishes, offering a diverse range of facilities and services to support the needs and well-being of their residents and businesses, and to welcome visitors.

Winthorpe village has retained its distinctive character and heritage, whilst continuing to grow a little and evolve organically to meet the local community’s needs for housing, local employment, social, cultural, educational and other facilities, and open space for leisure and recreation – all within convenient walking distance of most people’s homes.

Good digital communications infrastructure supports home-working and local small businesses, and a supportive environment for local enterprise is provided through synergy with other facilities and services that serve the whole community.

Improved connections have enabled more people to choose walking and cycling for more of their regular trips. There are better footpath, cycleway and local public transport links between the village and Newark and also with the Newark Showground and adjacent business areas, maximising their contribution to local employment opportunities.

The productivity and attractive landscape of the parishes’ countryside continues to be protected from inappropriate development. Local biodiversity has been protected and enhanced as opportunities have arisen. More diverse rural enterprises have developed within that context.

The settlements and communities of Winthorpe and Langford remain immersed in their rural surroundings, with people benefiting from good access to the landscape, wildlife and recreational opportunities that the countryside provides, whilst also enjoying good regional and national connections.

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, mostly 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.
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 Policy Summaries

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 Envelope of Winthorpe and on individual infill sites in Langford;
- business development that is consistent with the area in which it is located;
- 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 (the 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. Anyone wanting 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.

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. Individual infill sites in Langford 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, the “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: 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.

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1. INTRODUCTION

1.1 This Neighbourhood Plan has been prepared by and for residents of the parishes of Winthorpe and Langford. The Neighbourhood Area (the area covered by the Neighbourhood Plan) includes the whole of the two parishes and was formally designated by Newark and Sherwood District Council (the Local Planning Authority) on 26th February 2021. The Neighbourhood Area is shown on the map in Figure 1 below.

What is a Neighbourhood Plan?

1.2 Neighbourhood plans are important components of the planning system. They were introduced by the Localism Act 2011 to enable local communities to have more significant influence over changes and developments in their villages and neighbourhoods.

1.3 Importantly, a Neighbourhood Plan is prepared by the local community, the people who know and cherish their particular area, rather than the Local Planning Authority which has to maintain a wider, district-wide perspective.

1.4 A Neighbourhood Plan needs the support of the community on whose behalf it has been prepared and cannot be adopted unless a majority of residents voting in a local referendum has approved it.

1.5 A Neighbourhood Plan is a powerful tool that can be used to ensure that the community gets the right types of development, in the right places. As part of what is termed the *Development Plan* for the area it covers, the policies in the Neighbourhood Plan, together with those in the Local Plan, are the primary consideration when the Local Planning Authority makes decisions on planning applications¹. In effect, this means that planning applications should be decided in accordance with the policies in the Development Plan (the Neighbourhood Plan and the Local Plan together) unless there are other “material” (significant and relevant) considerations that warrant a different decision.

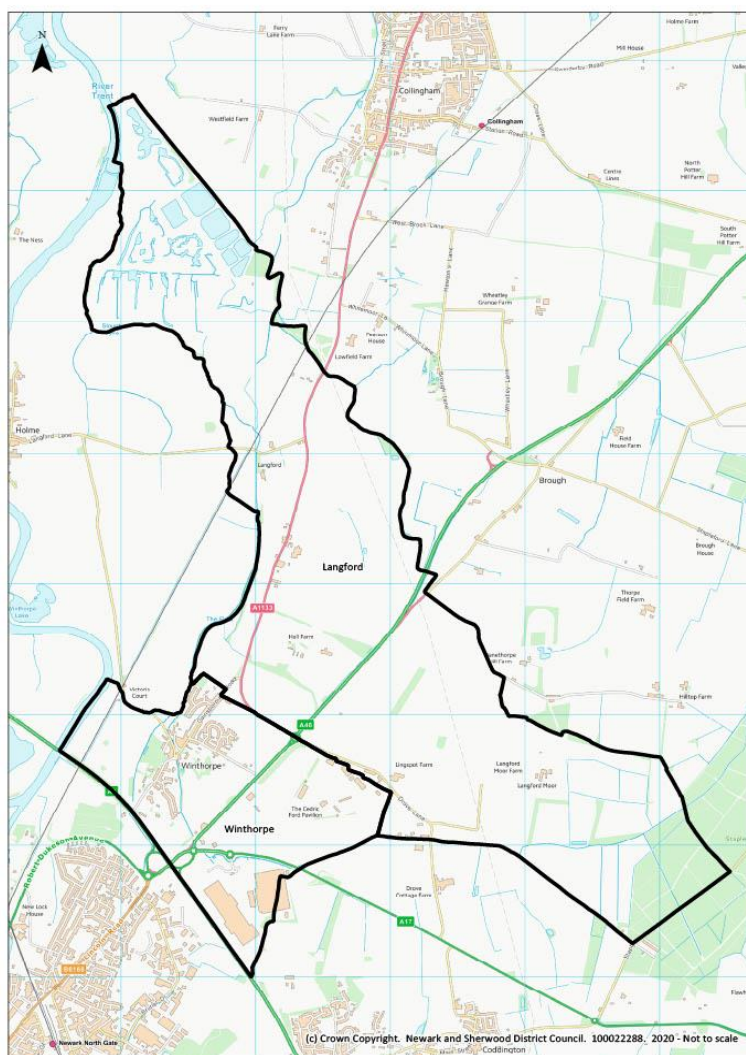


Figure 1: Map of Neighbourhood Area

¹ Under [section 70\(2\) of the Town and Country Planning Act 1990](#) and [section 38\(6\) of the Planning and Compulsory Purchase Act 2004](#), to the extent that development plan policies are material to an application for planning permission, the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (these provisions also apply to appeals).

- 1.6 There are certain limitations on the matters which a neighbourhood plan can influence. The policies themselves must relate only to land-use and planning, so they cannot, for example, cover matters such as traffic management, litter, anti-social behaviour or the detailed management of open spaces or community buildings. However, if they are relevant to the overall strategy or approach being taken forward in the Neighbourhood Plan, matters like those can be included as Community Aspirations, and these can help both to guide decisions and to provide a basis for seeking support and funding as opportunities arise.
- 1.7 Because it carries so much weight when planning applications are being considered and decided, a Neighbourhood Plan must be in general conformity with the strategic policies of the adopted Local Plan for the District, and with national planning policy as set out in the National Planning Policy Framework (NPPF) and Planning Practice Guidance. The Neighbourhood Plan must also be:
- evidence based;
 - supported by the community; and
 - consistent with principles of Sustainable Development.

Preparing the Neighbourhood Plan

1.8 The Neighbourhood Plan for Winthorpe and Langford parishes is the result of work carried out over several years by a steering group made up of local residents, who have sought to engage the wider community in the plan-making process. The draft plan's direction and contents have been informed and influenced by:

- information provided by community members (residents and businesses) in response to surveys and questionnaires;
- comments and suggestions made at several community engagement events;
- detailed consideration of particular topics by community focus groups:

1.9 Topics discussed by the focus groups are listed below:

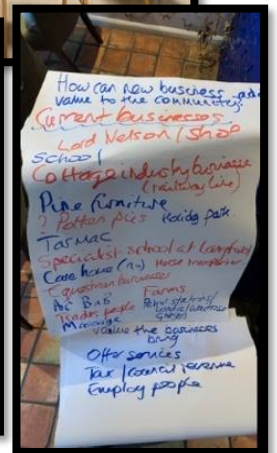
- Business and other interest groups;
- Parish History and Heritage Assets;
- Winthorpe Conservation Area;
- Future Housing needs/Development;
- Active Transport;
- Green Spaces and Recreational Areas;
- Environment, Ecology and Rural Spaces.

1.10 The proposed Neighbourhood Plan period to 2034 - a planning period of 10 years. The working group aims to review the plan and, where necessary, update it approximately 5 years after it is first made.

The Consultation Process

1.11 Having prepared a draft version of the Neighbourhood Plan for Winthorpe and Langford, based on their understanding of what the community needs and hopes for, the steering group published a Community Consultation (Pre-Submission) Draft of the Neighbourhood Plan so that all members of the community could comment on the approach and policies being proposed. Views of other consultees were also sought.

1.12 The regulations that govern the preparation and making of Neighbourhood Plans require a period of at least six weeks to be allowed at the pre-submission consultation stage (referred to as the "Regulation 14" stage) for people to consider the draft plan and submit any comments they may have on its contents. Comments were invited from all parishioners, businesses and other organisations/groups in the Neighbourhood Area during two periods, each of six weeks. The first consultation, ending on 16th July 2023, was on the whole draft Neighbourhood Plan, but without the Winthorpe Village Envelope being defined in detail. The second consultation was on the precise delineation of the Village Envelope. A number of other authorities, agencies and organisations whose views on the Neighbourhood Plan are either legally required or were expected to be relevant were also invited to comment on the whole Pre-Submission Draft once the proposed Village Envelope had been delineated.



- 1.13 At the end of these consultations, all the comments that had been received were considered and addressed by the steering group. This led to some changes. A list of comments received, the steering group's response to each comment, and any corresponding changes made to the draft plan, is available in the Consultation Statement published alongside this Submission Draft of the Neighbourhood Plan.



2 ABOUT THE NEIGHBOURHOOD AREA AND ITS COMMUNITIES

Evidence Base

2.1 Every neighbourhood plan must be based on evidence: information and data about the place, the community and the topic(s) that each policy addresses. Paragraph 31 of the NPPF (2023) states that: “the preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals”.

2.2 This section of the Neighbourhood Plan for Winthorpe and Langford outlines and makes reference to information that has been taken in to account when formulating this Plan’s Vision, Objectives and Policies. There are also some other documents that form part of the evidence base, providing more detailed information on particular topics, including:

- Winthorpe with Langford Neighbourhood Plan Housing Needs Assessment, December 2021; and,
- Winthorpe with Langford Design Guide, 2023.



Overview of the Neighbourhood Area

2.3 The area covered by this Neighbourhood Plan, the whole of the combined parishes of Winthorpe and Langford, is situated to the north of Newark-on-Trent in east Nottinghamshire. The parishes are in the Newark and Sherwood District and have long been combined for administrative purposes.

2.4 There are two settlements in the area: the larger, Winthorpe has an estimated population of about 650. Langford is much smaller, with an estimated population of around 100 people. Winthorpe and Langford are two distinct settlements, separated by a countryside ‘gap’ of just under 1 kilometre. The area also includes the Newark Showground and, immediately adjacent, a substantial business/employment area - referred to together in the Local Plan as the Newark Showground Policy Area. Most of the Neighbourhood Area is open farmland.



2.5 The area’s south-east extremity includes part of Stapleford Woods, and in the north-west corner there is an extensive area of active sand and gravel workings and also pits that have been worked out and have been, or are being, restored as nature reserves. Known as Langford Lowfields, the 175ha active site is managed

by Tarmac Ltd in partnership with RSPB through an extraction and restoration process where minerals are taken and habitats such as reed beds, open water, species-rich grassland and scrub and wet woodland are created.

- 2.6 Three busy main roads, A1, A17 and A46 intersect within the area. These provide very good links to other parts of the region and the whole country. However, they also bring some adverse environmental impacts, and, at times, traffic congestion is an issue for people needing to get in and out of Winthorpe. The busy main roads also, to an extent, limit accessibility to both the town of Newark and the Showground, for both cyclists and pedestrians, although there is a tunnelled route under the A1. Access to the Showground may be improved as part of a major road upgrading and realignment project that is scheduled for the area.



Figure 2: Map of Main Roads within the Neighbourhood Plan Area

Some Key Facts & Figures

- 2.7 At the time of the 2021 Census, 815 residents lived in the Neighbourhood Area in a total of 355 households, occupying 373 dwellings. 4 further dwellings have been built since 2011, taking the total to 377.
- 2.8 The Housing Needs Assessment carried out in 2021 showed that the area's housing stock is dominated by larger homes, with 38% of homes having 4 or more bedrooms, compared with just 23% across Newark and Sherwood and 19% across England. Correspondingly, there are notably few 1-bedroom dwellings.
- 2.9 Many of the Neighbourhood Area's residents commute to work. The adjacent town of Newark on Trent is a major employment centre and the concentration of main roads close to Winthorpe (A1, A17, A46) provide good access to towns and cities in the region. The stations in Newark also provide good rail access nationally and regionally. Within the Neighbourhood Area, the largest places of employment are Newark Showground and the adjacent business area, off the A46 and A17. There are few business premises in Winthorpe village, the Lord Nelson pub and shop being the largest, but smaller businesses are operated from people's homes, and it is thought that this type of working is increasing.
- 2.10 Farms in the countryside within the parishes provide rural employment, as do the sand and gravel workings.

Our Built Heritage

A brief history of Winthorpe



2.11 Historically, settlement locations in this area were heavily influenced by the River Trent and its associated flood plains. Over the centuries, the course of the river has altered. The old river course can be traced by the presence of a geological bed of Trent gravel, which continues to be a significant economic resource within the area.

2.12 The very earliest history of Winthorpe is connected with the river. One of the earliest references to the village is that the Romans built a very substantial bridge across the River Trent between Winthorpe and Collingham. Remains of the bridge were discovered and investigated in the 18th and 19th centuries but were subsequently destroyed

to make room for 19th century navigation improvements.

2.13 In the 9th century the area between Newark and Lincoln was largely under Danish control, and the village was known as Wymphetorp.

2.14 In the 12th century the living of Winthorpe was held by Aaron of Lincoln. His estate was seized by the Crown when the Jews were expelled from England, and on January 21st, 1215, King John granted the manor and church of Winthorpe to Bishop Hugh of Lincoln. It remained in church ownership until the 16th century.

2.15 At the dissolution of the monasteries (1536 – 1541), the village again became the property of the Crown. It was given by Charles II to the Borough of Newark in acknowledgement of the town's service to his father, Charles I, during the Civil War. Winthorpe featured in the Parliamentary siege line during the siege of Newark 1645-1646, although the village itself does not seem to have been damaged in the conflict.

2.16 During the 17th and 18th centuries Winthorpe was a prosperous farming community. After the Enclosure award of 1778, it became divided into farming estates with the landed gentry constructing new homes.

2.17 The outbreak of World War II in 1939 brought two entirely new factors to wartime life in Winthorpe:

- first, the occupation by the services of many of the big village houses, including Winthorpe Hall, Winthorpe House and The Grange;
- secondly, the construction of an airfield on what had once been the ancient open fields of the village. The airfield closed in 1959 and is now the home of the Newark Showground and the Newark Air Museum.



- 2.18 Since World War II, there has been much new building in Winthorpe. In 1955 four army officers' quarters were built along Gainsborough Road. 11 council houses were also built beside those military houses in the same year.
- 2.19 In the 1950's an estate of circa 30 individually built houses was constructed, this area is known as The Spinney. At the same time a number of 'in fill' houses of various designs were constructed at the south end of the village.
- 2.20 The adjacent Woodlands estate was developed during the 1960's on land which had belonged to Ringwood House. Since that time there has been much infilling, including a housing estate built on twenty-five acres along Hargon Lane.
- 2.21 More recently, the rate of growth has been much slower, with only four new homes being added since 2011.



Figure 3: Map of Growth in the Neighbourhood Plan Area

A brief history of Langford

- 2.22 In Saxon times, most of the parish was moorland. At the time of the Domesday Survey, there were only 100 acres of the 1,430 acres under cultivation, one fishery and two mills. The population at the time was in the region of 150.
- 2.23 The land was developed during the Middle Ages, partly by the Knights Templar, until 1303, partly by the Lords of the Manor, such as the Pierreponts, and partly by the Knights Hospitaller of Jerusalem until 1552. After this time the land was given to Lord Clifton and the patronage of Langford Church, and income from tithes, was given to Trinity College Cambridge by Henry VIII when he set up this new College.

- 2.24 In 1593 the original village was depopulated, and the land enclosed for sheep farming following a land dispute. All that remained of the village was the Church. Twenty years later The Manor was built, originally as a hunting lodge. The remains of the original village are a scheduled monument, first listed in 1956.
- 2.25 The village began to revive towards the end of the 17th Century in its new position. The church was rebuilt in 1684. In 1743 there were 16 families living in the village. There was no school, no charitable endowment and no Vicarage.
- 2.26 In the 19th Century, the Midland Railway built the line to Lincoln and Nottingham passing close to the village. In the 1920s, Trinity College Cambridge transferred the patronage of Langford with Holme to the Bishop of Southwell, however, Trinity College remains a major landowner in Langford.
- 2.27 Farming and sand and gravel extraction are currently the major activities within this part of the parish.

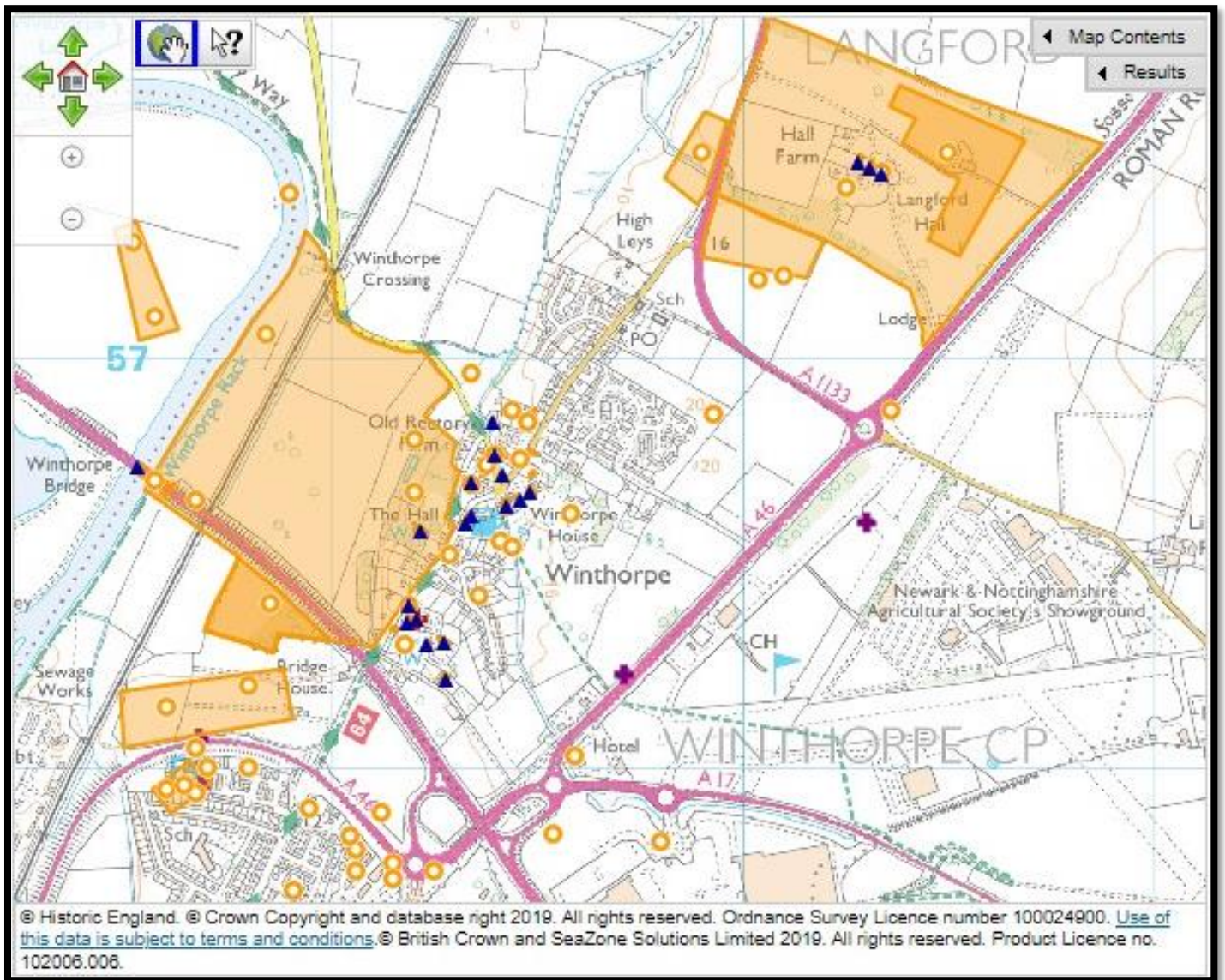


Figure 4: Map of Historical Assets Within the Neighbourhood Plan Area

Our Heritage Assets

2.28 The value of heritage assets of all “grades” as a cultural resource is explained in paragraphs 189 and 190 of the NPPF:



“Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁶⁶. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations⁶⁷.”

Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats...”

2.29 28 designated heritage assets have been identified within the Neighbourhood Area. These include a Scheduled Ancient monument, 22 Grade II Listed Buildings, 4 Grade II* Listed Buildings and 1 Grade I Listed Building. These are listed Table 1 below.

Table 1: Table of Designated Heritage Assets

Designated Heritage Assets			
01.	Church of St Bartholomew (Grade I)	15	The Old Rectory Farmhouse
02.	Langford Old Hall (Grade II*)	16	Bradshaw Cottage
03.	Winthorpe Hall (Grade II*)	17	Grange Cottage
04.	Langford Hall (Grade II*)	18	Conservatory at the Grove
05.	Winthorpe Bridge carrying the A1 over River Trent (Grade II*)	19	The Dairy Farmhouse
06.	Langford House Farmhouse	20	Dial House
07.	Low Wood	21	Langford Crossing Gate House
08.	Winthorpe House	22	Gate Piers to Church of all Saints
09.	Pennywise House	23	Thompson Tomb in Church of All Saints church yard
10.	Village Cross	24	The Grove
11.	Coach House to the west of stables at Langford Hall	25	Stable block at Winthorpe House
12.	Elm Tree Farmhouse	26	Stables to the west of Langford Hall
13.	The Academy	27	Lord Nelson public house
14.	Church of All Saints	28	Langford medieval village, including moat and open field system

Winthorpe Conservation Area

2.30 Much of the village of Winthorpe has been designated a Conservation Area and the extent of this is shown on Figure 5. Only the more recently developed areas, such as Woodlands, Pocklington Crescent and The Spinney, are outside the Conservation Area.

2.31 The original Conservation Area designation was made in 1974 and was reviewed in 2007, at which time a Conservation Area Appraisal was produced and published. In that document, the Special Interest of Winthorpe Conservation Area is summarised as follows:

“The conservation area is notable for the following reasons:

- *Quiet and secluded village in attractive rural setting;*
- *Civil War archaeology;*
- *Unusually high number of high-status houses, including two country houses and landscaped parkland;*
- *Legacy of estate cottages;*
- *Relatively small amount of vernacular architecture, given special significance to that which does survive;*
- *Medieval church no longer survives, current church is a very distinctive Victorian church, the result of successive rebuilds”.*

Winthorpe Conservation Area Appraisal 2007, Paragraph 4.1

2.32 Possible amendments to the boundary of Winthorpe’s Conservation Area are currently being considered by Newark and Sherwood District Council, in discussion with the Parish Council. The area under consideration as a potential extension to the Conservation Area is shown on the inset map in Figure 5.

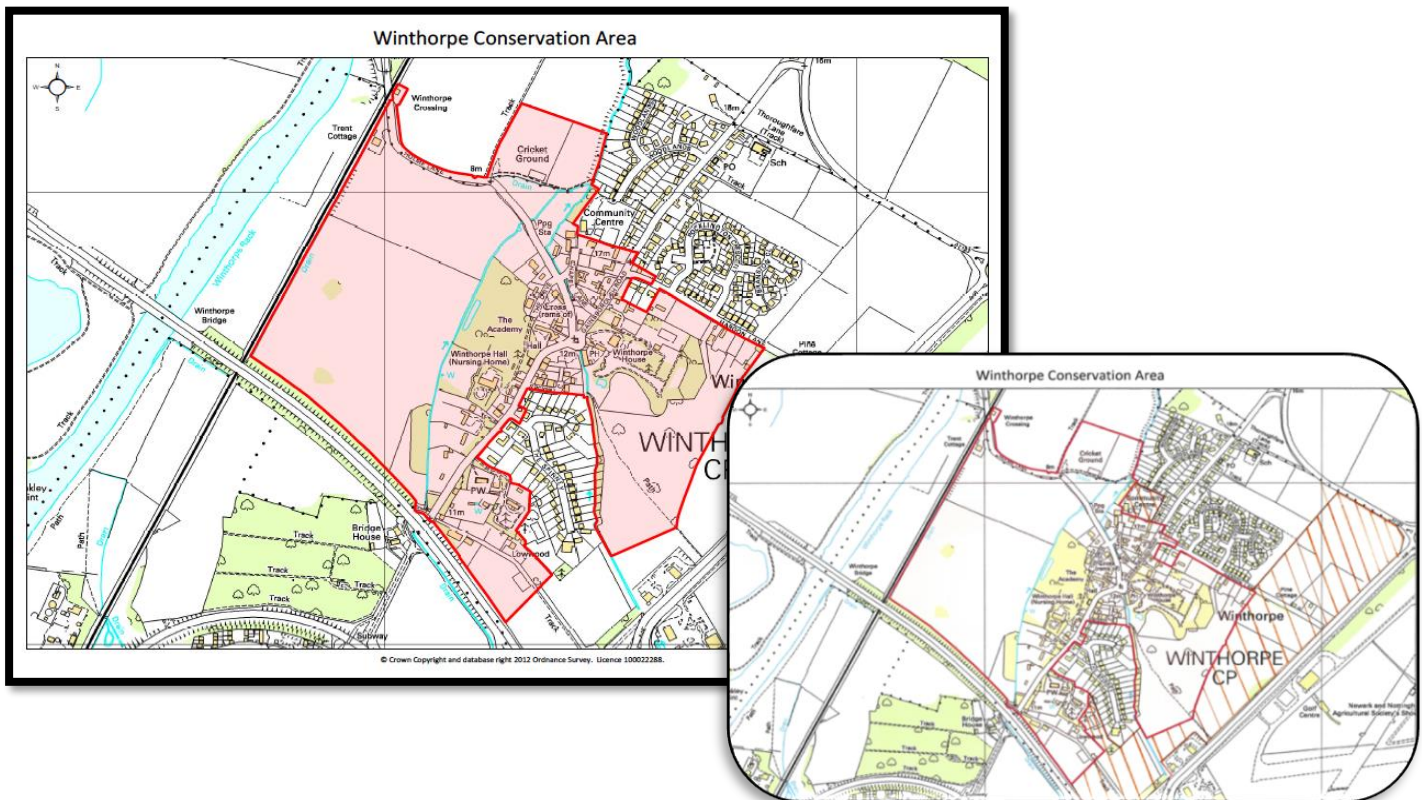


Figure 5: Map of Conservation Area with Proposed Changes Highlighted as the Hatched Area Within the Inset

Non-designated Heritage Assets

- 2.33 Not all of the heritage assets that are of local interest and value are formally designated. The value and significance of non-designated heritage assets should also be considered carefully when development is contemplated and proposed, and they should be given due protection from inappropriate development, as explained in paragraph 203 of the NPPF: *“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”*.

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.

It is important that all non-designated heritage assets are clearly identified as such. In this context, it can be helpful if local planning authorities keep a local list of non-designated heritage assets, incorporating any such assets which are identified by neighbourhood planning bodies.

<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#non-designated>

- 2.34 The Table below lists buildings and structures which have been assessed and identified as Non-Designated Heritage Assets within the Neighbourhood Area.

Table 2: Table of Non-Designated Heritage Assets

Non-Designated Heritage Assets			
1	Ringwood House	19	10 The Drive
2	The Tallat – 4 Gainsborough Road	20	The Coach House – 46 Gainsborough Road
3	The Gardeners Cottage – 6 Gainsborough Road	21	50 Gainsborough Road
4	8 Gainsborough Road	22	Parkland to the rear of Winthorpe Hall
5	The Lodge	23	Hargon House
6	The Old School House (1,3,5 and 7 Gainsborough Road)	24	The Old Barn, Hargon Lane
7	The Old Post Office	25	Pine Cottage, Hargon Lane
8	The Phone Box	26	The Stables
9	Hillcrest	27	70 Gainsborough Road
10	The 4 1970s Officers Quarters for REME	28	The Old Dairy, 76 Gainsborough Road
11	High Cross	29	Stable Cottage

12	The Workers Cottages (13/15 and 21/23 Gainsborough Road)	30	Ulverscroft
13	The Old Chapel	31	Owls Wood
14	The Wall to the North and South of Chapel House	32	Stone Rings
15	Old Sheep Wash at the end of Holme Lane	33	The old perimeter walls of Winthorpe Hall continuing at the south end of Gainsborough Road
16	4 The Drive	34	The Gardens
17	8 The Drive	35	Lowood Lodge
18	April Cottage – 9 The Drive		

Winthorpe Heritage Trail

2.35 In 2022 the Parish Council sponsored the preparation and publication of the Winthorpe Heritage Guide, providing residents and visitors with information about the history of the village and the heritage that can be enjoyed today. The guide maps a Heritage Trail which links some of the key heritage assets. It is envisaged that both this Heritage Trail and others may be developed further.

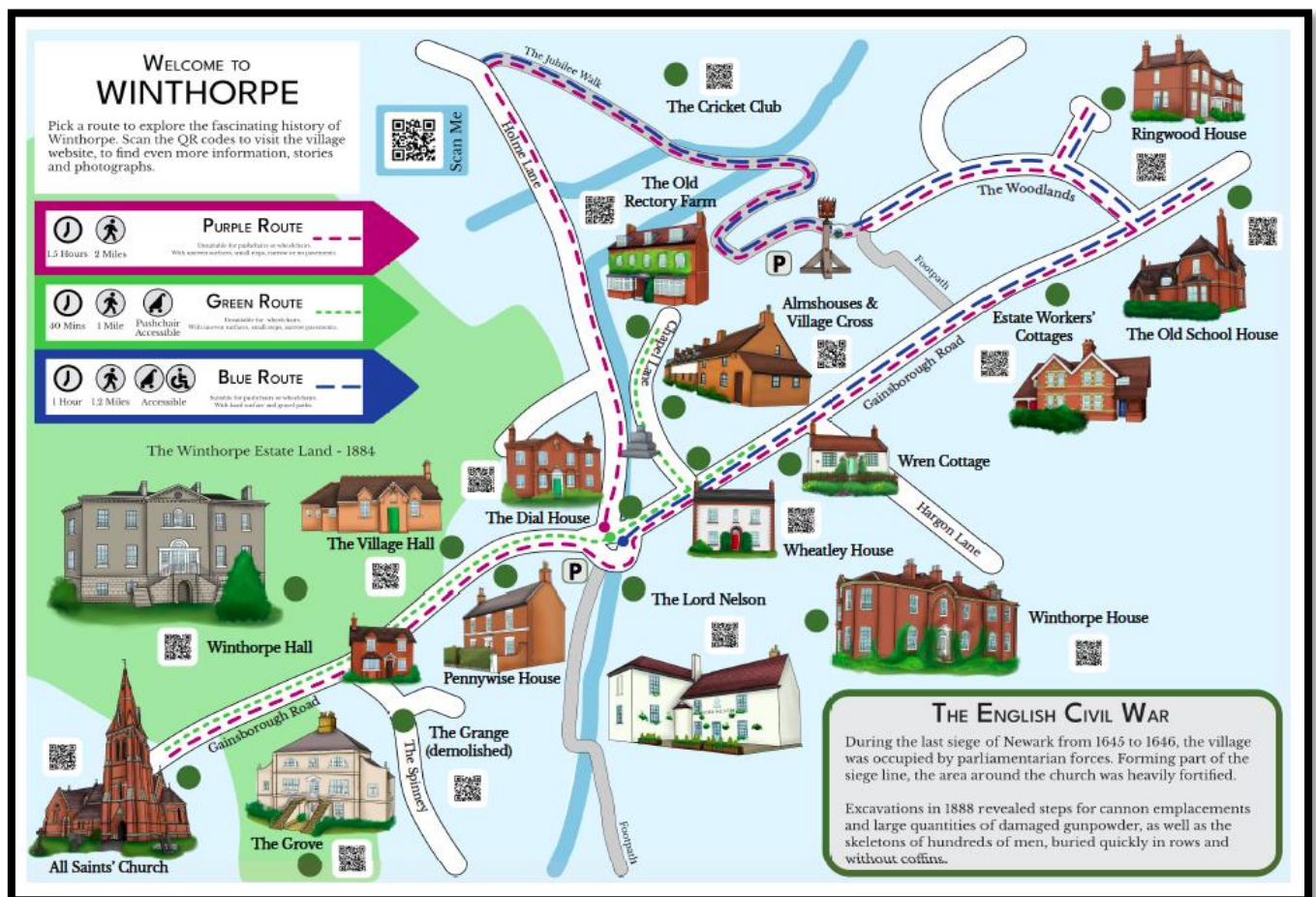


Figure 6: Map of Winthorpe Heritage Trail

Our Natural Environment

Landscape

- 2.36 Within the Newark and Sherwood Landscape Character Assessment SPD, the Neighbourhood Area falls within two of the landscape character areas and 3 of the document's policy zones. These are:

The Trent Washlands

Trent Washlands Policy Zone (TW PZ) 37: Winthorpe West River Meadowlands

Key characteristics: Flat topography, historic parkland and parkland trees, permanent pasture, strong mixed use species hedgerows, pollarded willows, 18th century country houses.

The Trent Washlands

Trent Washlands Policy Zone (TW PZ) 38: Collingham West River Meadowlands

Key characteristics: Flat topography, medium-sized arable fields, improved and unimproved pasture adjacent to settlements, trees and riparian vegetation associated with ditches and watercourses, strong, well maintained, mixed species hedgerows.

East Nottinghamshire Sandlands

East Nottinghamshire Sandlands Policy Zone ES PZ 04: Winthorpe Village Farmlands

Key characteristics: Flat with occasional undulating landform around the village, medium distance views to frequent shelterbelts and mixed plantations, dominant views to the west of power stations and power lines, mixture of intensive arable fields with strongly trimmed hedges and some low intensity farming with permanent improved pasture in the vicinity of the village.



Biodiversity in Winthorpe

- 2.37 The area has its own unique biodiversity. A large proportion of the conservation area is historic parkland, providing both a special landscape and rich habitats.
- 2.38 Major habitats include woodland, mature gardens, the stream and open areas which are remnants of parkland. Gardens are particularly important providing nesting habitat for birds also many people feed birds in winter. It is worth noting that 'overgrown' areas are good and excessively tidy places are bad for wildlife.



Figure 7: Map of Conservation Area and TPO

2.39 The main wildlife corridors include the Fleet stream and adjacent gardens, Winthorpe wood between Holme Lane and Gainsborough Road, woodland and gardens between the village and the A46 and that portion of Stapleford Woods within the parish boundary.

2.40 Bird species which breed in the village area include stock dove, woodpigeon, tawny owl, great spotted woodpecker, song thrush, mistle thrush, blackcap, chiffchaff, goldcrest, coal tit, great tit, blue tit, nuthatch, treecreeper, jay, greenfinch, bullfinch, goldfinch and also dunnock, robin and blackbird. Buzzards also breed in wooded areas of the village; family parties being seen over the village every summer. Winter feeding and food such as berries on garden plants and trees provide for visitors such as parties of thrushes and finches and tits. There is also a house sparrow colony in the vicinity of the Old Post Office.

2.41 Mammals include hedgehog, common pipistrelle & brown long-eared bat. Muntjac and roe deer use parklands and large gardens as green corridors to move through the area. Badgers have also been sighted. Foxes are known to have bred in the garden of a large house some years ago and are still regularly sighted in various parts of the village.

2.42 Various species of butterflies and moths occur, again habitat is critical. Brambles and nettles are beneficial in encouraging such pollinators, and some areas containing these species should be encouraged rather than being subjected to excessive trimming.

2.43 Thanks to planting work carried out by the villagers, Winthorpe has a plethora of flora. Daffodils grace the entrance to the village in Spring, and the Jubilee walk boasts many Spring flowers including snowdrops, wood anemone, crocus, cowslips and snakehead fritillary.

Biodiversity in Langford

2.44 Langford's main asset is the still developing wetlands of Langford Lowfields. Part of a contract between Tarmac gravel extraction and the RSPB it is destined to be one of the largest wetlands in Western Europe when complete. There is a small visitor centre in a converted beach hut, car park and cycle racks, viewing point, pond-dipping platform and a number of walks and nature trails which include a floating bridge and boardwalk.

2.45 A thriving reedbed sits at the heart of this expanding reserve, with wildlife highlights including bitterns, brown hares, bearded tits, marsh harriers, avocets, wintering wildfowl, starling murmurations and colourful wildflowers.

Water and Flood Risk

2.46 Rivers are prominent features in the Neighbourhood Area. The western boundary of the parish follows the Fleet River and Slough Dyke, to the north, which feeds into the River Trent. The River Trent forms the boundary of the parish at the most northly and southerly points on its western edges.

2.47 A large portion of the Neighbourhood Area bordering the River Trent falls within flood zones 2 and 3 and is, therefore at significant risk of flooding. This includes areas of Winthorpe's built area, including housing on the Woodlands estate, Holme Lane, Chapel Lane and The Drive.

2.48 Flood Zone 2 is defined as areas shown to have between 0.1% – 1% chance of flooding from rivers in any year. Flood Zone 3 is defined as areas shown to be at a 1% or greater probability of flooding from rivers. The flood zones are shown on the map opposite.

2.49 Properties in Winthorpe are serviced by a combined sewerage system or, for a significant portion, by septic tanks. Wastewater is conducted to the Newark Water Reclamation Works via a pumping station and rising main. Functional and emergency overflows into the Fleet and Slough Dyke on Holme Lane pose a risk to the water environment, as do ground water borne exfiltrations from septic tanks and cesspits.

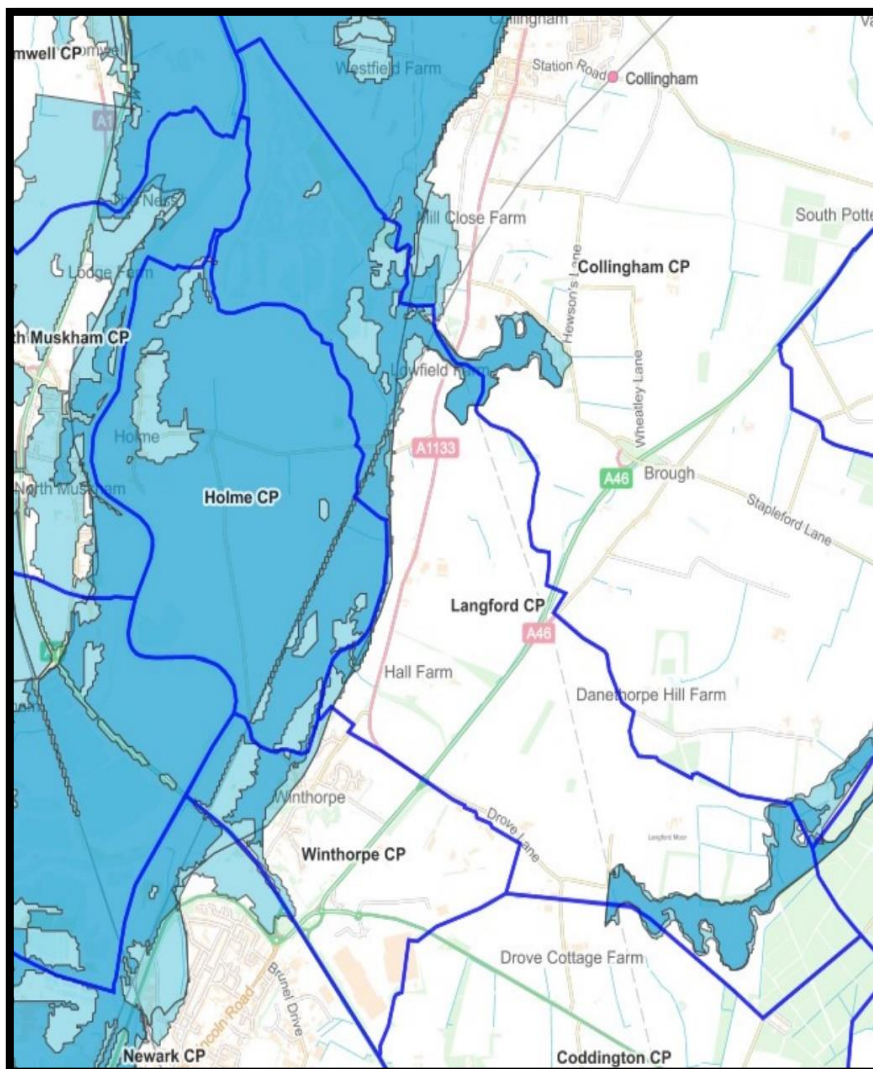


Figure 8: Map of Flood Risk Within the Neighbourhood Plan Area

Key to Flood Risk Zones Map		
Flood Zone 2		Flood Zone 3

Access, Communication and Transport

Movement Network

2.50 From the north, vehicular access to Winthorpe is via either Holme Lane or Gainsborough Road. Gainsborough Road is the main route through the village and formerly provided access to north Newark. Construction of the A1 "Newark Bypass" in the 1960s severed this route, requiring vehicular access from the south to be taken via the A46 and A1133. The A1133 leads north to Langford and on to Collingham.

- 2.51 As a result of the construction of the A1 the village no longer has any through traffic and this has resulted in relatively quiet streets with vehicular traffic mostly limited to that from local residents.
- 2.52 Currently, proposals to improve the A46 Newark Bypass are the subject of on-going consultation and development by National Highways. The proposed scheme involves widening 6.5km of the existing single carriageway to a dual carriageway, to provide two lanes in each direction between Farndon and Winthorpe roundabouts. The proposed scheme would bring parts of the A46 closer to the village as a result of a realignment near the south-east corner of the village, and substantial enlargement of the Winthorpe roundabout. The most recent consultation ran from October to December 2022.
- 2.53 Concerns expressed by residents of Winthorpe, both as individuals and through the campaign group, “Think Again” and the Parish Council, relate to a range of matters including: potential impacts on the local environment, local amenity impacts, and inadequate active travel provision.
- 2.54 Historic development in the village (pre 1950s) was generally accessed from Gainsborough Road. The streets of the four later developments of The Spinney, Speight Close, Woodlands and Pocklington Crescent have cul-de-sac layouts.
- 2.55 National Route 64 of the National Cycle Network, which runs from Melton Mowbray to Lincoln via Newark-on-Trent, runs through the Neighbourhood Area.
- 2.56 The Trent Valley Trail (TVT), an ongoing project to provide walking and cycling access between Newark, Winthorpe, Collingham, Besthorpe, Girton, North Clifton and, via the Fledborough Viaduct over the Trent, to Tuxford also passes through Winthorpe and Langford.
- 2.57 A long-distance footpath, the Trent Valley Way, also runs through the Neighbourhood Area. This waymarked route follows the River Trent and its valleys for 187km through the counties of Nottinghamshire and Lincolnshire.
- 2.58 The 367-bus service operates daily (excluding Sundays) within the Neighbourhood Area connecting Newark with Collingham via Winthorpe and Langford. The service operates between 9am and 6pm. There are normally 9 buses in and out of Winthorpe and Langford each weekday (7 on Saturdays).



Community Facilities and Assets

2.59 Amenities in Winthorpe include the community centre, the village hall, All Saints Church and the Lord Nelson Pub. The Lord Nelson is also home to the village shop and post office on Thursdays. The village also has a primary school. Open spaces within the village include the Coddington & Winthorpe Cricket Club grounds, Winthorpe Allotments, Winthorpe Community Centre grounds which includes a tennis court and playing field, the Jubilee Fields parkland between Winthorpe and the A46 and a small green space adjacent to Pocklington Crescent.

2.60 In Langford the main local amenity and community asset is St Bartholomew's Church.

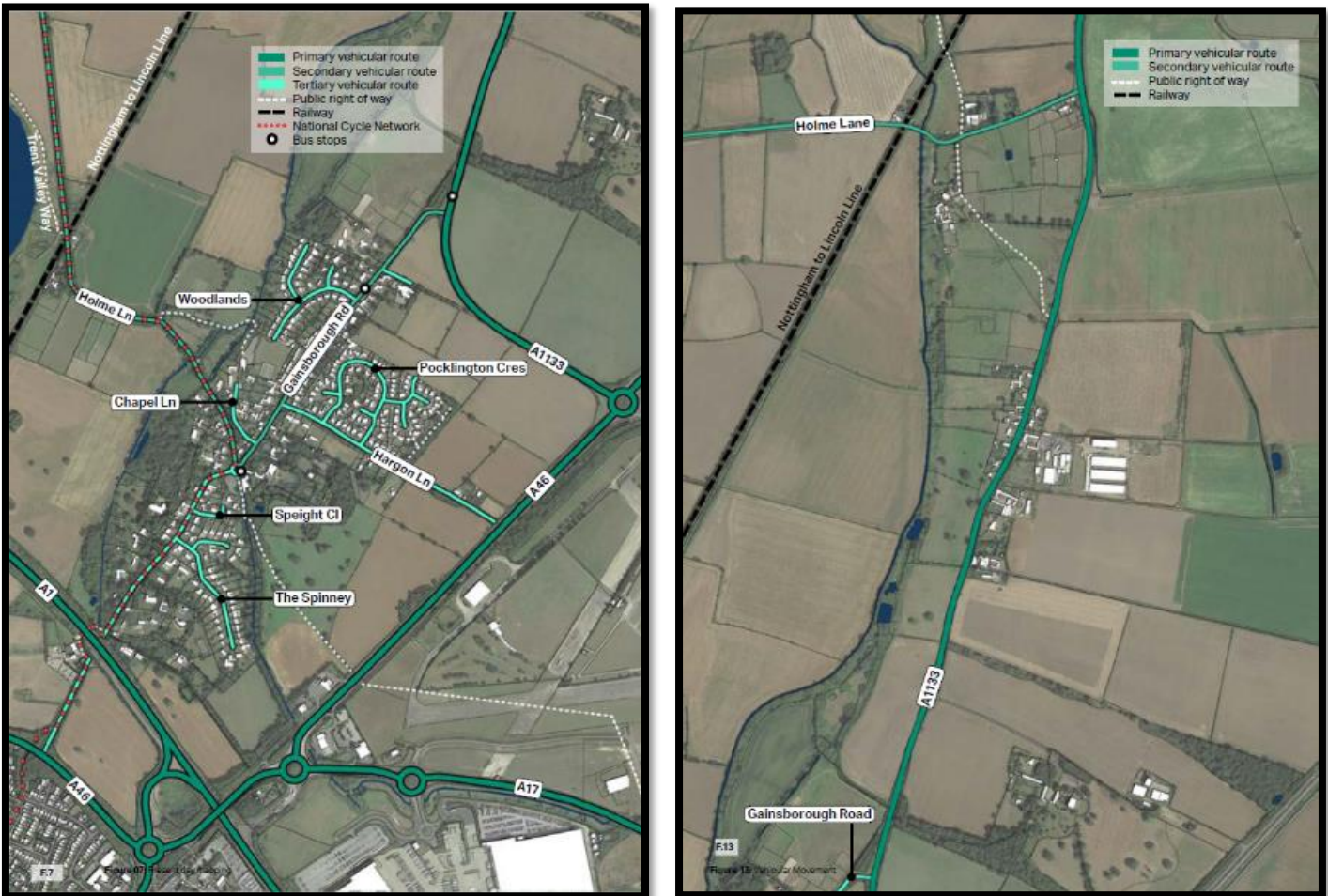


Figure 9: Map of the Transport Networks Within the Neighbourhood Plan Area

Housing and Housing Needs

2.61 According to the 2021 Census the Neighbourhood Plan Area had a total of 327 households.

2.62 Newark and Sherwood District Council has indicated in its Local Plan review that Winthorpe with Langford is not targeted as a location for growth. The indicative housing target is, therefore, effectively zero. However, it is important to note that the housing requirement, across the District, is subject to periodic reviews and amendments to align with evolving housing needs and policy changes.

- 2.63 The December 2024 revision of the National Planning Policy Framework (NPPF) introduces significant changes aimed at accelerating housing development across England, directly impacting local planning strategies in districts like Newark and Sherwood.
- 2.64 The updated NPPF reinstates mandatory housing targets for local authorities, with increased figures in areas experiencing high unaffordability. Councils are required to update or develop local plans to align with these targets.
- 2.65 There is a heightened focus on delivering affordable housing, particularly for social rent. Developments are expected to contribute significantly to affordable housing stock, addressing the needs of diverse communities.
- 2.66 In summary, the December 2024 NPPF revisions mandate that Newark and Sherwood District Council reassess and potentially expedite their housing development plans, focusing on meeting increased housing targets, identifying suitable 'Grey Belt' land for development, and ensuring a substantial provision of affordable housing to cater to the community's needs.
- 2.67 In response to these national directives, Newark and Sherwood District Council has been re-addressing housing needs but is not currently proposing to make any new housing allocations in this part of the District.

2.68 The Housing Needs Assessment undertaken to inform this Neighbourhood Plan has found that Winthorpe with Langford has a higher rate of home ownership than Newark and Sherwood District as a whole, which is, itself, significantly above that of the country as a whole. Private renting appears to be more common than social renting in the Neighbourhood Area (unlike Newark and Sherwood District as a whole, where social renting is more common). The lack of social rented options may present a challenge for local households on the lowest incomes. Recent supply of affordable homes has been extremely minimal.



- 2.69 The age structure of the population shows a generally older profile than Newark and Sherwood and England in 2011. The older age brackets also grew the most between the 2011 Census and the 2019 ONS estimates. The Housing Needs Assessment has found that, going forward, ageing will be a major driver of housing need in Winthorpe with Langford.
- 2.70 A large proportion of the Neighbourhood Area's homes are considered to be under-occupied, with around 85% of people living in a home with at least one bedroom more than they would be expected to need. This is strongly correlated with age, with those aged 50 and over the most likely to have more than two additional bedrooms. The percentage of people living in homes with fewer bedrooms than they might be expected to need is small at 2%.
- 2.71 Further detail relating to the matters outlined above has been provided in the Winthorpe with Langford Housing Needs Assessment.

3 COMMUNITY SURVEY

3.1 A Parish Survey was carried out in December 2021 to gather information and identify local opinion on several matters relevant to preparation of the Neighbourhood Plan. The survey was widely publicised, and questionnaires were made available both online and in paper format. 86 people responded, representing around 30% of households in the Neighbourhood Area.

3.2 Most respondents were from Winthorpe, but there were some from Langford and other locations too. 40% of the respondents had lived in the parish for more than 20 years.



3.3 A full report of the responses received is available as part of the evidence base that has informed preparation of the draft Neighbourhood Plan. Examples of responses relating to particular questions / topics are presented in the charts and brief commentaries that follow.

3.4 Examples of matters identified by some as issues or problems needing to be addressed included:

- Burglary on allotment.
- Lack of areas for dog-walking safely
- The A1 is very noisy to live beside. Perhaps have some sound barriers, Light pollution and vibration from traffic
- Lack of countryside footpaths for walking.
- Dog fouling is not necessarily village dogs but others using the village and Holme Lane for dog walking.
- Traffic congestion when showground in use. A big, big issue.
- Traffic congestion into the village particularly at school times, parking on Gainsborough Road worse again from the new entrance to the lodge site down to the junction with Hargon Lane.

What residents said about Housing and Housing Development

- Significant new development not viable because of constrained access to the village.
- Some growth to attract younger people into the area.
- Possible infilling between larger properties.
- More affordable starter homes.
- So long as it doesn't detract from the village character.
- 50% affordable – 50% detached development.
- Yes, to housing development if of excellent architectural merit – the village should not be preserved in aspic.

3.5 Additional or improved facilities in the Parish

- Facilities provided are very good and should be maintained
- Parking is a problem, people don't use their drives

- Compulsory off road parking?
- No School parking facilities available
- Existing facilities need to be used more by residents
- Fine people who allow dog fouling
- There are ample dog waste bins
- Improved footpaths
- Encourage interaction not isolation

3.6 Maintaining or improving the parish over the next 10 years

- More involvement from parish residents
- Maintaining what is already a superb place to live
- Keeping things clean and tidy
- Any building should be in keeping with the village
- Plant more trees to replace those removed
- Restrict development on the village boundary
- Maintain the historic character of the village
- Improve the tunnel under the A1
- Reduce noise from the A1
- Improved pavements and hedge cutting

What businesses said

3.7 Two surveys were carried out during March/April 2022, to:

- explore residents' views towards business development in the parish
- understand businesses needs today and into the future

3.8 The surveys were publicised through Focal Point, the website and social media, and made available online and on paper.

3.9 Questions explored business activities and attitudes in four zones, as illustrated in figure 10.

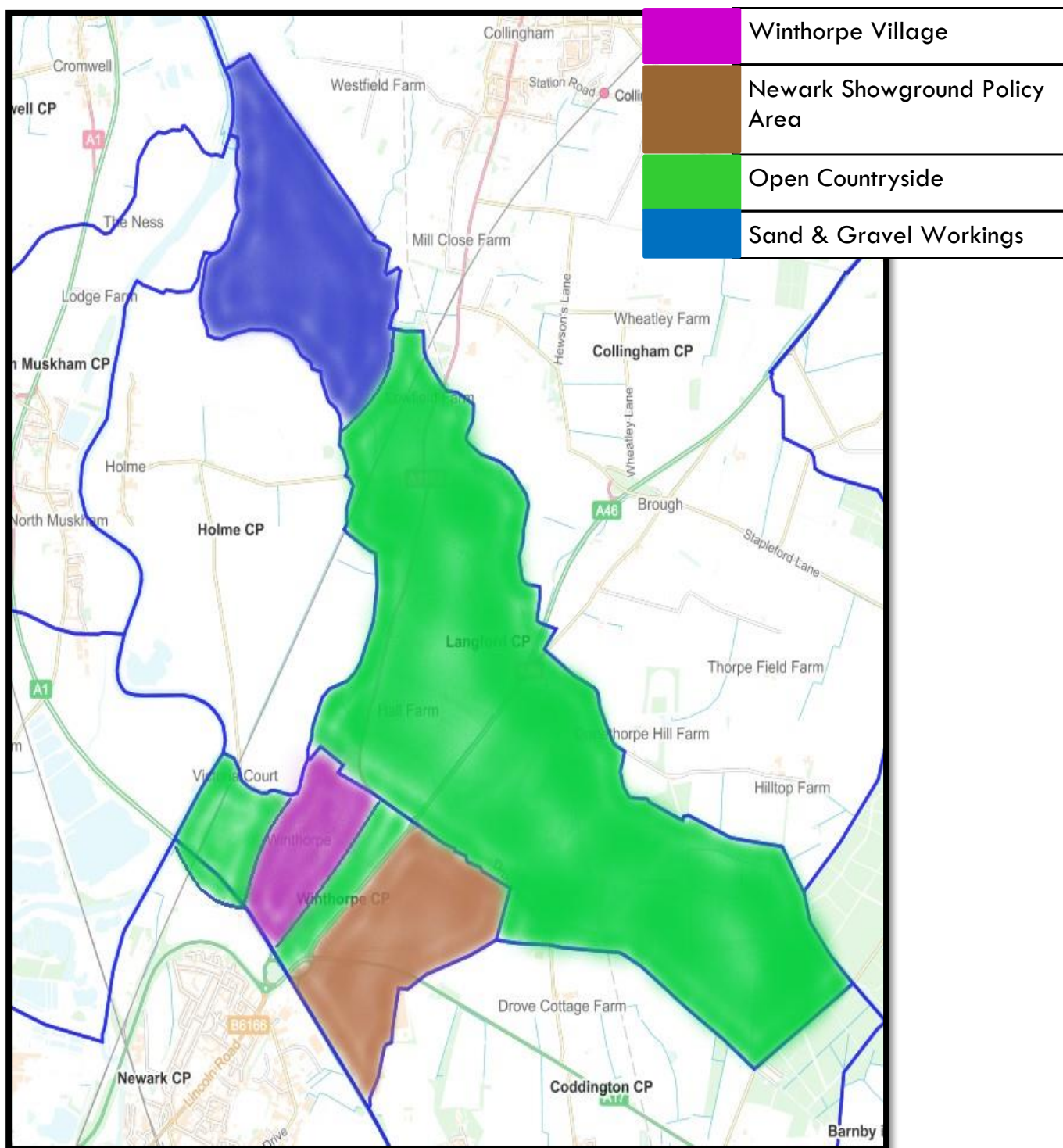


Figure 10: Map of Different Zones within the Neighbourhood Plan Area

4 HIGHER TIER PLANNING POLICY CONTEXT

The Planning Policy Hierarchy

- 4.1 This section provides a summary of the main higher-tier policies with which this Neighbourhood Plan must be consistent.

National Planning Policy Framework (NPPF)

- 4.2 In setting out the Government's planning policies for England, and how these should be applied, the NPPF sets a framework within which locally-prepared plans can be produced. The plans that, collectively, guide development in a particular area are referred to as the "development plan". Once they have been formally adopted or made, local plans and neighbourhood plans are both part of the operative development plan for the area to which they apply.

- 4.3 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF must be taken into account in preparing the development plan, and is a material consideration in planning decisions. At paragraph 31, the NPPF states that:

"Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently".

- 4.4 Paragraph 11 of the NPPF stipulates that plans and decisions should apply a presumption in favour of sustainable development, explaining that:

"For plan-making this means that:

a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas⁶, unless: the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area⁷; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 4.5 Neighbourhood plans are required to meet certain 'basic conditions'. These are tested through an independent examination before the neighbourhood plan may proceed to referendum. The basic conditions are set out in paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as amended). This states that the plan must:

- Have regard to national policies and advice, such as the National Planning Policy Framework;
- Contribute to the achievement of sustainable development;
- Be in general conformity with the strategic policies in the development plan for the area;
- Be compatible with European obligations and human rights requirements.

Newark & Sherwood Local Planning Policy

- 4.6 The parishes of Winthorpe and Langford are within the Nottinghamshire district of Newark & Sherwood. The local development framework for Newark & Sherwood District is made up of two main documents: the Amended Core Strategy, and the Allocations & Development Management DPD. Other documents such as Supplementary Planning Documents and the Policies Map also make up the local development framework.

Amended Core Strategy, 2019

- 4.7 This document is a key part of the local development framework and sets out a vision, objectives and policies to help deliver development and change. The amended core strategy should be read alongside the allocations management DPD which sets out site allocations, designations and more detailed policies for determining planning applications and neighbourhood planning where they exist.
- 4.8 Key policies from the Amended Core Strategy include:
- Core Policy 9 – Sustainable Design
 - Core Policy 10 – Climate Change
 - Core Policy 12 – Biodiversity and Green Infrastructure
 - Core Policy 13 – Landscape Character
 - Core Policy 14 – Historic Environment

Allocations & Development Management DPD, 2013

- 4.9 Key policies relating to development in Winthorpe and Langford from the Allocations & Development Management DPD include:
- Policy NUA/OP/1 – Newark Urban Area Open Breaks
 - Policy DM4 – Renewable and Local Carbon Energy Generation
 - Policy DM5 – Design
 - Policy DM6 – Householder Development
 - Policy DM7 – Biodiversity and Green Infrastructure
 - Policy DM8 – Development in the Open Countryside
 - Policy DM9 – Protecting and Enhancing the Historic Environment
 - Policy NUA/SPA/1 – Newark Urban Area –Newark Showground Policy Area
 - Policy NUA/MU/1 – Newark Urban Area –Mixed Use Site 1
- 4.10 There are also several Supplementary Planning Documents (SPDs) and Guidance which provide more detailed guidance on particular issues, including:
- Landscape Character Assessment SPD;
 - Conversion of Traditional Rural Buildings SPD;
 - Affordable Housing SPD;
 - Householder Development SPD
 - Residential Cycling & Parking Design Standards SPD; and
 - Guidance for New Developments –Waste Storage and Collection.

Allocations & Development Management DPD Review

- 4.11 Newark & Sherwood District Council is in the process of reviewing the Allocations & Development Management DPD. An amended version of the document has been submitted to the Planning Inspectorate and an Examination in Public was held in November 2024. The District Council is not proposing to make any new housing, employment or retail allocations as part of this review, within the Winthorpe with Langford NP area.

5 OUR FUTURE

Key Issues

5.1 Through the survey and discussion with residents, the following local issues were identified as ones that need to be addressed, either directly through the Neighbourhood Plan or through associated actions and lobbying:

- More involvement from parish residents
- Maintaining what is already a superb place to live
- Keeping things clean and tidy
- Any building should be in keeping with the village
- Plant more trees to replace those removed
- Restrict development on the village boundary
- Maintain the historic character of the village
- Improve the tunnel under the A1
- Reduce noise from the A1
- Improved pavements and hedge cutting
- Good maintenance, lighting and keeping up with the times
- Keep doing what you're doing
- Best kept village contest?
- Keep residents more aware of planning applications – include in Focal Point?
- Safe access to the school
- Work with the showground to prevent traffic issues
- More vigorous monitoring of fly tipping
- Maintain/support the Lord Nelson, The Village Hall, The Community Centre and the school

Wider Issues

5.2 As with all development plans, there is also a need to take due account of wider issues that require local responses. These include:

- Climate Change mitigation and adaptation;
- Moving to a “zero-carbon” economy;
- Minimising waste;
- Enabling appropriate generation of energy from renewable sources locally;
- Adapting to technological change, especially in relation to home-work relationships, shopping and service access and digital communication;
- Protecting and improving our environment.

Vision

Vision Summary

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

A Note from the future

5.4 *It is now 2034 and Winthorpe and Langford continue to be attractive parishes, offering a diverse range of facilities and services to support the needs and well-being of their residents and businesses, and to welcome visitors.*

Winthorpe village has retained its distinctive character and heritage, whilst continuing to grow a little and evolve organically to meet the local community's needs for housing, local employment, social, cultural, educational and other facilities, and open space for leisure and recreation – all within convenient walking distance of most people's homes.

Good digital communications infrastructure supports home-working and local small businesses, and a supportive environment for local enterprise is provided through synergy with other facilities and services that serve the whole community.

Improved connections have enabled more people to choose walking and cycling for more of their regular trips. There are better footpath, cycleway and local public transport links between the village and Newark and also with the Newark Showground and adjacent business areas, maximising their contribution to local employment opportunities.

The productivity and attractive landscape of the parishes' countryside continues to be protected from inappropriate development. Local biodiversity has been protected and enhanced as opportunities have arisen. More diverse rural enterprises have developed within that context.

The settlements and communities of Winthorpe and Langford remain immersed in their rural surroundings, with people benefiting from good access to the landscape, wildlife and recreational opportunities that the countryside provides, whilst also enjoying good regional and national connections.

Objectives

5.5 The following objectives are based on the Vision, and they provide the context for the Neighbourhood Plan's Policies (in the next section).

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, mostly 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.
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.

6 POLICIES

- 6.1 This section of the Neighbourhood Plan sets out the policies that will be applied when development proposals that require permission, approval or consent under Planning legislation are being considered and decided.

Policy 1: Sustainable Development

Explanation / Justification

- 6.2 The vision this Neighbourhood Plan seeks to deliver is of our parishes as “a distinctive, diverse and well-connected place, securing a safe, evolving and sustainable community”. Policy 1 sets out types of development that are considered to be sustainable in the local context and will, therefore, be supported, subject to specified criteria being.
- 6.3 Policy 1 has regard to the National Planning Policy Framework (NPPF) by outlining support for developments that align with the three sustainable development objectives of economic, social, and environmental sustainability. The policy also has regard to the presumption in favour of sustainable development and sets out visions for the future that are informed by local perspectives. Additionally, the policy aims to minimize waste and conserve and enhance the natural environment by supporting a 10% net biodiversity gain.
- 6.4 This alignment with the NPPF is further supported by the policy's consistency with Core Policy 9 of the Amended Core Strategy and Policy DM12 of the Allocations and Development Management DPD, which both outline criteria for sustainable design and the presumption in favour of sustainable development.



Figure 11: Diagram of Sustainable Development

Policy 1: Sustainable Development

1. Development that contributes to the following outcomes will be supported:

- a. net elimination of carbon emissions resulting from local uses of energy for domestic, business, transport and other requirements;**
- b. minimising use of non-renewable resources in construction and building-maintenance;**
- c. minimising waste;**
- d. enabling people living in Winthorpe with Langford to access employment, education and other services and facilities that they require frequently through active travel or local public transport;**
- e. a net increase of at least 10% in biodiversity;**
- f. a healthy, safe, attractive and distinctive environment that supports the physical, social and economic well-being of the local community, now and in the future.**

To those ends, the following types of development will be supported:

i. Housing that:

- a) meets the local community's needs;**
- b) is located within Winthorpe's defined Village Envelope¹ or an individual infill site in Langford;**

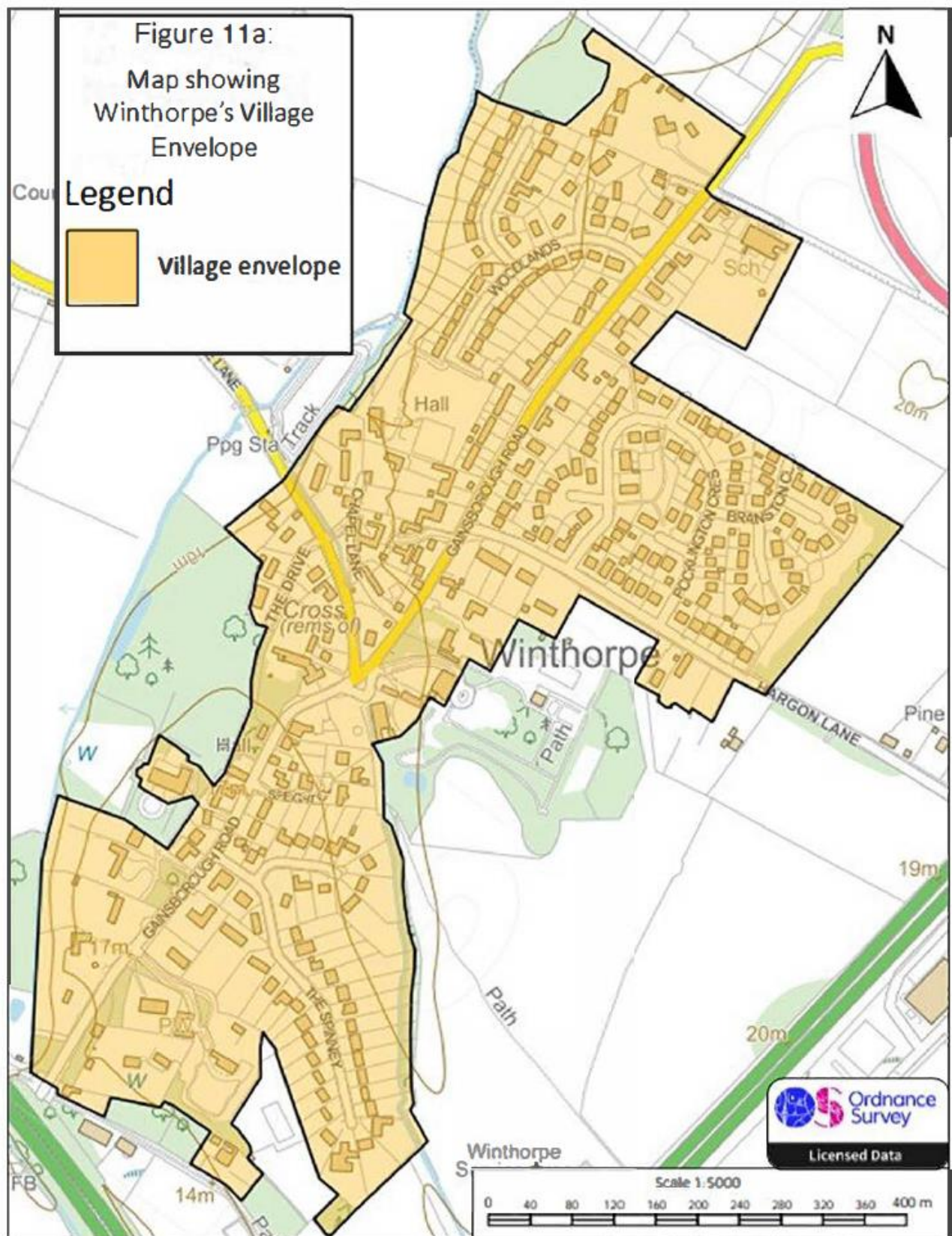
ii. Business development that:

- a) in the villages, provides for local enterprise and employment and is of a type and scale consistent with a largely residential village environment;**
- b) at Newark Showground, is consistent with this area's role as a regionally significant events venue and strategic employment site and meets the requirements of Policy NUA/SPA/1 of the Allocations and Development Management DPD which concerns the Newark Showground Policy Area;**
- c) in the open countryside, is required for purposes of agriculture, horticulture, ecology or countryside recreation;**

iii. Services and Facilities that enable people living in Winthorpe with Langford to meet more of their day-to day needs locally;

iv. Infrastructure that meets the community's needs for access and communications, energy, health and sanitation, education, culture, leisure and recreation.

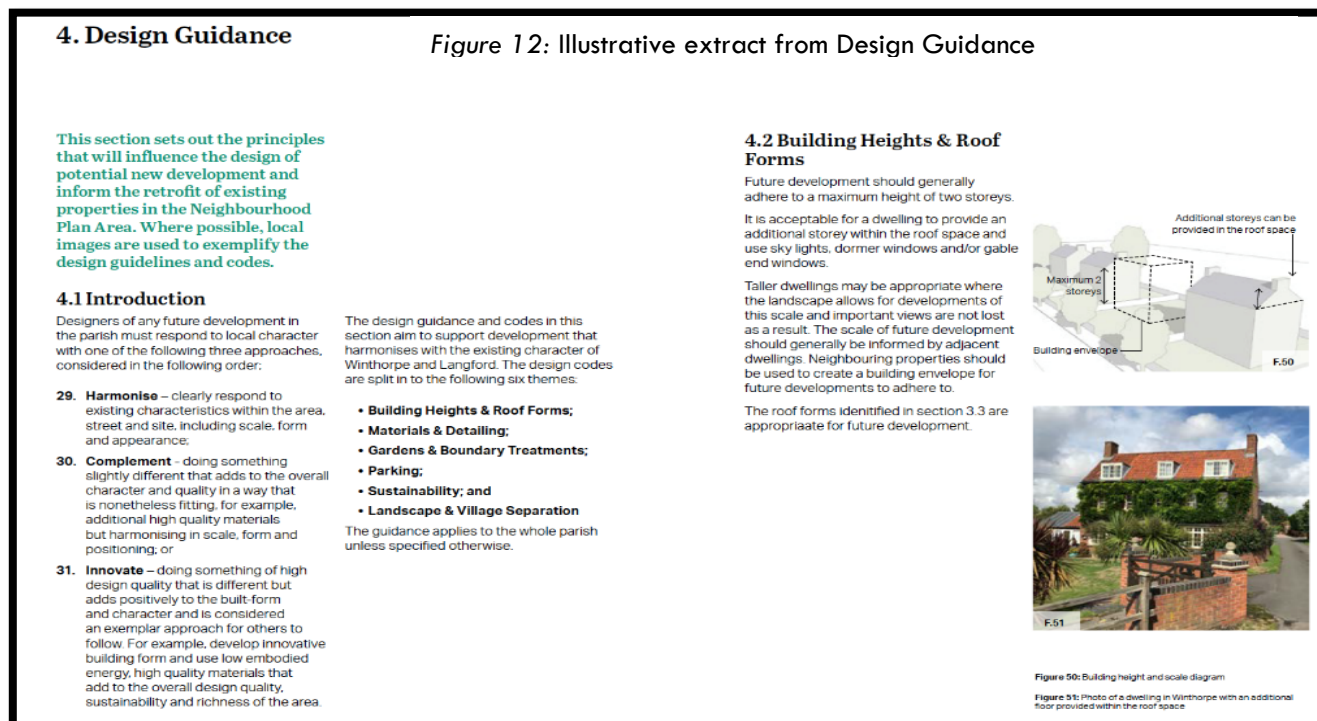
NOTE: 1. The extent of Winthorpe's Village Envelope is shown on Map on the next page.



Policy 2: Delivering Good Design

Explanation / Justification

- 6.5 A strong desire for new buildings and other development to be of high quality and designed in ways that complement the distinctive characteristics of the villages has emerged throughout the community consultation process. This has led to commissioning of design guidance that should be considered carefully when any development is being planned and designed.
- 6.6 The policy requires new development in Winthorpe and Langford to reflect the character of the area and conform with the design guidance for the parishes. It also requires that developments be of an appropriate size and scale and make efficient use of land within the parish.
- 6.7 By requiring new development to reflect the character of Winthorpe and Langford, by setting out general criteria on form and scale, visual interest, boundary treatments and sympathetic design of parking and storage, and by requiring contextual analysis and compliance with the Design Guidance for the parishes, the policy has regard to the core planning principles in the NPPF. In particular, it has regard to provisions in the NPPF assertion that the “creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve” (paragraph 131) and that “neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers” (paragraph 132).



- 6.8 This policy is in line with Core Policies 3, 9, and 13 of Newark and Sherwood District Council’s Amended Core Strategy, which outline that housing character and density should be in line with the character of the area, that developments should seek to improve the design of the area and preserve local character, and that the landscape character of the parish should be protected and enhanced. It also aligns with draft Policy DM5(b) of the Amended Allocations and Development Management Plan, which outlines criteria for approving new developments. Whilst this is not an adopted document, and can only be given limited weight in decision-making, it gives an indication of the direction of travel of District Council policy.

Policy 2: Delivering Good Design

- 1. Development in the Winthorpe with Langford Neighbourhood Plan Area must respond to local character, be attractive and functional, and meet the design aspirations of the local community.**
- 2. To those ends, the Winthorpe with Langford Design Guide should be taken fully into consideration in the design of all developments within the Neighbourhood Plan Area.**
- 3. When any development proposal is required to be accompanied by a Design and Access Statement, that statement should include explanation of the ways in which the principles and guidance set out in the Design Guide have influenced the design, particularly with regard to the following matters:**
 - location,
 - connectivity,
 - siting,
 - building design and appearance (including building heights & roof forms,
 - materials and detailing,
 - energy and resource efficiency in design, construction and use,
 - sustainability and efficacy of waste management processes,
 - provision of outdoor space,
 - provision for parking vehicles and bicycles,
 - landscaping, and
 - boundary treatments.
- 4. Development proposals that are consistent with the Winthorpe with Langford Design Guide will be supported.**
- 5. Development proposals that are not consistent with the Winthorpe with Langford Design Guide will not be supported unless it is demonstrated that the outcomes and quality of development that the Design Guide seeks to achieve will be delivered in alternative forms.**

Policy 3: Renewable Energy

Explanation / Justification

6.9 The policy supports the development of renewable energy and a low carbon future, in accordance with the National Planning Policy Framework (NPPF) paragraphs 152, 155, and 158. It also aligns with Core Policy 10 of the Amended Core Strategy and Policy DM4 of the Allocations and Development Management DPD, which promotes renewable and low carbon sources, as long as it does not negatively impact the landscape, heritage, amenities, highway safety, ecology, or aviation interests.



Policy 3: Renewable Energy

1. **Support will be given to the integration of plant, infrastructure and machinery for the generation of energy from renewable sources within new residential, business and other buildings, provided such plant, infrastructure and machinery is unobtrusive and does not detract from the quality of the landscape or townscape within which the building is located.**
2. **In particular, the installation of solar energy generating plant, infrastructure and machinery on the roofs of large warehouse and other commercial buildings developed within the Newark Showground Policy Area will be supported and encouraged.**
3. **Development of plant, infrastructure and machinery for the generation of energy from renewable sources will not usually be supported where it involves:**
 - **loss of productive agricultural land;**
 - **loss of natural habitats;**
 - **significant intrusion into the landscape of the rural parts of the parish;**
 - **reduction of the visual and residential amenities that residents in any nearby dwellings may reasonably expect to enjoy.**

Policy 4: Accessibility, Communications and Transport

Explanation / Justification

6.10 The Plan seeks to promote opportunities for environmentally sustainable travel modes within and connecting to Winthorpe and Langford by actively encouraging the provision of walking, cycling and public transport facilities for all residents of and visitors to the parishes. The policies are intended to:

- encourage and facilitate travel and recreation in and around the parishes in environmentally sustainable ways and for all levels of ability.
- restore the footpath connection between Winthorpe and Coddington to a safe, traffic free, state.
- promote the development of further walking and cycling routes within the parishes, both for connecting leisure and green space facilities and for providing a wider variety of leisure and exercise opportunities.
- support the provision of effective public transport services for Winthorpe and Langford as a means of reducing reliance on private vehicles.
- support the aspirations of public and private entities for the development of Active Travel facilities where these are of benefit to Winthorpe and Langford.

6.11 The policy aims to protect and improve public transport and footpaths in order to improve the environment and connectivity between places, in accordance with the NPPF (Paragraph 109 and 111). It also supports the improvement of communication infrastructure, in accordance with the NPPF (Paragraph 119)

6.12 Additionally, the policy aligns with Core Policy 7 of Newark and Sherwood District Council's Amended Core Strategy, and Strategic Objective 9 of the Amended Core Strategy, which states that services and employment should be accessible to all through the improvement of infrastructure, transport, and communications.

6.13 Finally, the policy aligns with draft Policy DM5(b) section 1 of the Amended Allocations and Development Management Plan, which, whilst not yet an adopted document, indicates the intention that provision should be made for safe and inclusive access to all new developments, including contributions to walking and cycling corridors.

Problems and Aspirations

6.14 The policy will complement other initiatives and actions seeking to solve issues within the community and implement the community aspirations described below.

Community Issues

- a) Winthorpe with Langford has a very low density of Public Rights of Way, in terms of area and population, compared with other parishes both locally and nationally. Many historic routes have been lost over time.
- b) Foot and cycle travel within and without the parishes is severely compromised by barriers around us. To the west the River Trent is impassable, to the south the A1 trunk road furnishes only one crossing point and to the east the A46 trunk road divides our parishes, with no safe crossing point. Only to the north are there access opportunities, but no route that is not on the public highway.

Community Aspirations

To mitigate these deficiencies and to enhance existing provision the following actions will be Promoted and supported:

- a) The reconnection of Winthorpe Footpaths 2 and 3 between Winthorpe and Coddington by means of safe and preferably segregated crossing points and connected roads over the A46 and a clearly defined route within the Showground and Godfrey Drive zones.
- b) The establishment of a suite of leisure walking routes, suitable for all levels of mobility and activity, within the parishes as shown on Plans AT1 and AT2 and the adoption, of suitable routes, such as the Riverside Connecting path and the Winthorpe Langford Connecting Path, onto the PROW Definitive Plan.

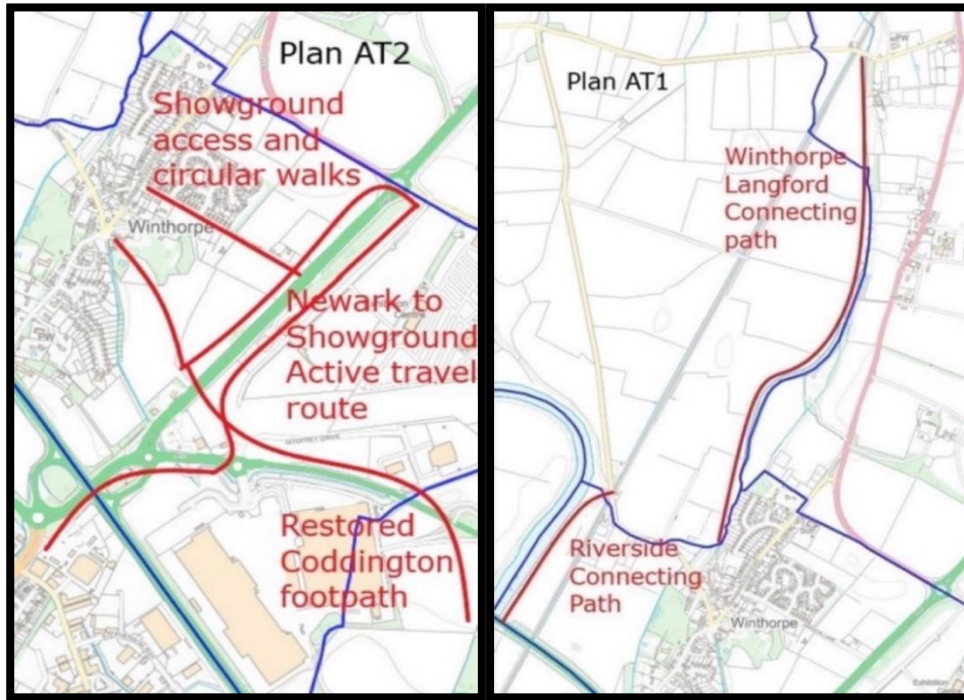


Figure 13: Map of AT1 and AT2

- c) The provision of seats, cycle racks and information sources to promote and encourage Active Travel within the parishes.
- d) The improvement of the Sustrans Cycle Route 64, the Trent Valley Way and the Trent Valley Trail in the section of Holme Lane between Winthorpe village green and the rail crossing, where conflict between foot, cycle and vehicular traffic occurs and the road conditions are sometimes unpleasant and unsafe.
- e) The establishment of a substantial and safe walking and cycling route between Newark and the Showground to support the aspiration of reducing vehicular traffic volumes at the Showground.
- f) The provision of non-vehicular access to the Showground from Winthorpe and the Newark Winthorpe Road area.
- g) The provision of safe connecting routes from Winthorpe to the east, to allow foot and cycle passage to footpaths and bridleways in the parishes, inaccessible at this time. Such a connection would extend the reach of the established trails through the parish towards Danethorpe, Stapleford and Lincolnshire.

- h) The continuing provision of the Public Transport facility in our locality, including the provision of bus stops providing access to the Showground.

Policy 4: Accessibility, Communications and Transport

- 1. To help people living and/or working in the Neighbourhood Plan Area to reduce harmful environmental impacts from transport and to benefit from an improving local environment, development proposals that contribute to the following outcomes will be supported:**
 - a) making active travel convenient, safe and attractive, through measures including, but not restricted to:**
 - i) improving and/or extending footways, cycleways and shared-surface routes, Public Rights of Way and Permissive Paths, to expand and enhance the level of access to the network for users of all levels of mobility and activity;**
 - ii) providing for suitable access to the development by foot and cycle transport modes and for facilities, such as cycle racks, seats etc, where appropriate to encourage such access.**
 - b) improving public transport infrastructure and service provision;**
 - c) providing adequately for use of cars and commercial vehicles where necessary, ensuring that this:**
 - i) does not dominate the local environment;**
 - ii) supports transition to zero-carbon energy sources;**
 - iii) is consistent with achieving outcomes a and b, above.**
 - d) mitigating the impacts of traffic associated with events held at Newark Showground;**
 - e) mitigating the impacts on residents and businesses of noise and other forms of pollution emanating from the A46;**
 - f) maximising the potential of digital communication to facilitate efficient online business and service provision and use, though improved capacity, reliability and coverage of infrastructure and services.**
- 2. Where housing, business and other developments can be expected to generate or attract travel, they should, wherever practicable, include adequate provision of the following:**
 - a) off-street parking space for cars and, where appropriate, commercial / goods vehicles, in accordance with the current standards required by the Local Planning Authority;**
 - b) secure parking space for bicycles;**
 - c) facilities for charging electric vehicles.**
- 3. Development will not usually be supported where:**
 - a) it would adversely affect any footpath, cycle path or other active travel facility (unless adequate mitigation is provided);**
 - b) it would conflict with the provision of environmentally sustainable travel facilities as outlined in the Neighbourhood Plan's Active Travel aspirations.**

Policy 5: Built Heritage

Explanation / Justification

- 6.15 Winthorpe and Langford are villages with long histories, aspects of which are still evident in surviving street patterns, buildings and other structures, and landforms. These features inherited from previous generations are important to many members of the villages' current communities – and some of them have much wider historic and architectural value too.
- 6.16 Policy 5: Conserving Our Historic Environment requires preservation or enhancement of the character and appearance of the conservation area and listed buildings when development is being carried out and does not support any development that will impact negatively on these assets. This policy aligns with chapter 16 of the NPPF, which outline policies for protecting the historic environments (specifically paragraphs 203 - 206). By identifying non-designated heritage assets within the parish, the policy also aligns with NPPF paragraph 216.
- 6.17 Additionally, the policy aligns with Core Policy 14 of the Amended Core Strategy which promotes the protection of the historic environment in the parish, including both designated and non-designated heritage assets.



The Grove, Gainsborough Road, Winthorpe

Policy 5: Conserving Our Historic Environment

- 1. Developments that affect the Winthorpe Conservation Area, Listed Buildings and their settings, Scheduled Ancient Monuments, and other features of special architectural or historic interest, will be supported only if they preserve or enhance their character and/or appearance. When development is proposed within the Winthorpe Conservation Area, applicants will be expected to demonstrate that due regard has been given to the Winthorpe Conservation Area Appraisal.***
- 2. Developments that would result in the loss or unsympathetic alteration of buildings and structures identified in this Neighbourhood Plan as being locally important Non-Designated Heritage Assets, or their settings, will not be supported.**
- 3. Developments that contribute towards the accessibility, interpretation and use of Heritage Trails will be supported.**

* **Newark and Sherwood District Council's Winthorpe Conservation Area Appraisal January 2007:**
[Winthorpe-1.pdf](#)

6.18 The policy also aligns with policy DM9 of the Allocations and Development Management DPD, which protects listed buildings, conservation areas, historic landscape, archaeology, heritage assets, and shopfronts from the adverse effects of new developments. Any new development that may impact these assets must demonstrate in their proposal that they have considered the effects on the assets and, where appropriate, sourced appropriate materials for the development of the built historic environment. Where a development may affect an archaeological asset, Nottinghamshire County Council's archaeological advisers should be consulted at an early stage, as explained in the note that follows Policy 5, below.

Archaeology Note:

Nottinghamshire County Council manages the Historic Environment Record for the county and holds numerous records for the parish relating to evidence of historic settlement and other cultural activity. Non-designated archaeological heritage assets would be managed in development through the National Planning Policy Framework. Nottinghamshire County Council and Newark and Sherwood District Council advise that there should be early consultation of the Nottinghamshire Historic Environment Record and assessment of the archaeological potential of the area at an appropriate stage in the design of new developments, in order that the requirements of the National Planning Policy Framework, and Newark and Sherwood's Local Plan are met. The Council archaeological advisors are happy to advise on the level of assessment and appropriate stages to be undertaken."

Policy 6: Housing

Explanation / Justification

6.19 Newark and Sherwood District Council has identified in its ongoing review of the Local Plan (Local development Framework) that there is no strategic need to provide for additional housing in Winthorpe with Langford. This does not, however, mean that no proposals for new housing will be put forward or that all proposals that do come forward should be refused planning permission. Indeed, some limited additions to the local housing stock may fill housing needs that are currently not catered for, and may help to maintain the vitality of the communities. This was recognised in responses to the Community Survey

6.20 Consultation with the community identified the following preferences for future housing development in the Parish:

- 1) no large-scale housing development, especially bordering the village curtilage;
- 2) support for small-scale, high-quality infill development of individual houses, as well as adaptation of existing housing stock, to support local young families and older people looking to downsize;
- 3) the Working Group also noted a potential need for assisted living facilities as the demographic of the Parish ages.

6.21 The charts on the following pages show responses to some of the questions relating to housing provision that were asked in the Community Survey.

6.22 The policy outlines the priorities for housing developments based on local needs, in accordance with paragraphs 62 and 78 of the National Planning Policy Framework (NPPF). It supports the redevelopment of brownfield land and infill sites, as outlined in paragraphs 119 and 120c of the NPPF.

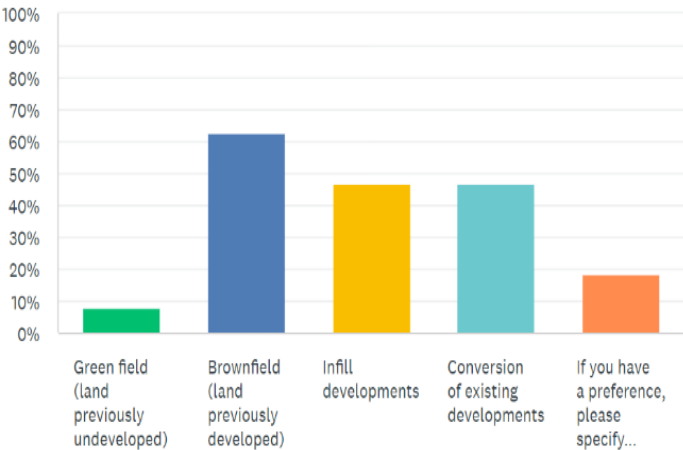


Pocklington Crescent, Winthorpe

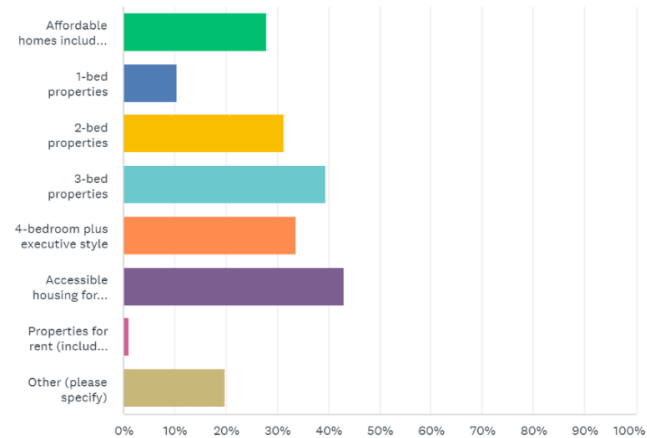
6.23 The policy is also in line with Core Policies 3 and 9 of the Amended Core Strategy, which outline the priorities for housing development and emphasise the importance of efficient land use and reuse of previously developed land.

6.24 The policy also has regard for draft Core Policy 3 of the Amended Allocations and Development Management DPD, which reiterates the need for the housing mix outlined in the policy and specifies that developments should include category M4(2) and M4(3) homes. This core policy also states that rural developments should meet local needs. It should be noted, however, that while it gives an indication of the direction of travel of District Council policy, only limited weight can be attached to this policy currently as this is not an adopted document.

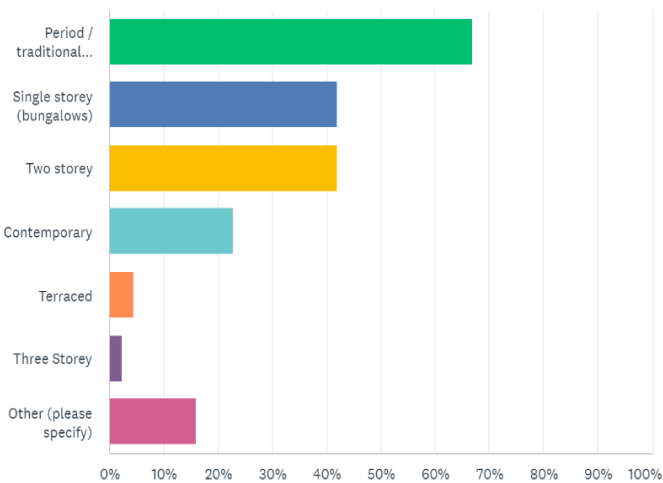
Where would you prefer to see future development within the parish if it occurred? (Tick all that apply)



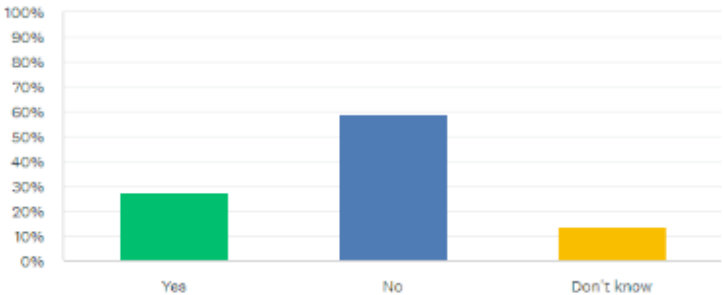
If housing was to be developed in the Parish, What type of housing would you feel would be suitable? (Tick all that apply)



What style of housing would you like to see in any new housing within the parish? (Tick all that apply)



Thinking of the future, if you are looking to stay in the parish, do you consider that you or a member of your family would have different housing needs in the parish in the next 10 years?



Policy 6: Housing Development

- 1. Development providing housing to meet the needs of the local community will be supported, provided such development is consistent with the priorities, requirements relating to site location and type, and provisos that all follow:**

Priorities

- a. Priorities for additional housing provision are:**

- i. 3-bedroom houses suitable for families;**
- ii. Small and medium-sized homes to meet the requirements of older people and other small households;**
- iii. Assisted Living accommodation.**

- b. Site Location and Type**

In Winthorpe, the site must be within the Village Envelope, with preference being given to:

- i. development of infill sites within otherwise developed frontages;**
- ii. redevelopment of sites on which there are existing substantial buildings;**
- iii. use/conversion of an existing substantial and suitable building (or buildings) not currently in residential use.**

Development of individual sites of the types described in a and b above will also be supported on individual infill sites in Langford.

- c. Provisos**

The following provisos apply to all developments supported by this policy:

- i. Schemes for new development in Winthorpe should normally be small scale in size with 5 units considered a reasonable upper limit;**
- ii. Schemes for new development in Langford should normally be small scale in size with 1 unit considered appropriate;**
- iii. there must be direct, safe and convenient pedestrian and vehicle linkage with the main body of the respective village.**

- 2. Proposals for residential development that are not consistent with the priorities, site location and type requirements, and provisos above, will not be supported.**

Policy 7: Businesses and Services

Explanation / Justification

6.25 The neighbourhood area includes some significant business and employment areas in and around the Newark Showground. There are also small businesses providing employment and services within the villages, especially Winthorpe, and agricultural and minerals-related businesses in the surrounding countryside. For the purposes of this policy, therefore, the Neighbourhood Area is considered as comprising three zones:

- Newark Showground Policy Area;
- Winthorpe Village;
- Open Countryside.

6.26 The policy aims to create a thriving economic environment that reduces barriers for businesses and encourages investment in both businesses and community services in the area, in accordance with paragraph 88 of the NPPF (2024), which states that:

“Planning policies and decisions should enable:

- the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings;
- the development and diversification of agricultural and other land-based rural businesses;
- sustainable rural tourism and leisure developments which respect the character of the countryside; and the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship”.

6.27 The policy aligns with Core Policy 6 of the Amended Core Strategy, which states that “the economy of Newark and Sherwood District will be strengthened and broadened to provide a diverse range of employment opportunities by:

- Maintaining and enhancing the employment base of our towns and settlements, including their town and village centres, and supporting the economies of our rural communities”

6.28 In addition, the policy follows Policy DM8 of the Allocations and Development Management DPD, specifically section 8, which supports small scale employment development where it requires a particular rural location and contributes to rural employment to meet local needs. Proposals for the proportionate expansion of existing businesses will be supported where they can demonstrate an ongoing contribution to local employment. Section 11 of Policy DM8 also states that “attractions and facilities that can demonstrate the need for a rural location in order to meet identified need, constitute appropriate rural diversification or can support local employment, community services and infrastructure will be supported”.

Policy 7: Development for the purposes of businesses and services

- 1. Development within the Newark Showground Policy Area, as defined within the Local Plan, will be supported, provided it is in accordance with the Local Plan's policies for that area. To create a more sustainable relationship between this area and the village of Winthorpe, proposals to provide safe, convenient and attractive connections for pedestrians and cyclists will be sought and supported.**
- 2. Within Winthorpe Village, development of the following types will be supported:**
 - a. development to support the viability of existing commercial, business, service and local community uses, within Use Classes E and F2; and**
 - b. development providing additional businesses and facilities within those same Use Classes, provided that, in all cases:**
 - (i) the development/use is of a type and scale appropriate to serving the needs of the local community; and**
 - (ii) the location will be conveniently accessible to most residents of Winthorpe by foot or bicycle, and**
 - (iii) the development is compliant with the requirements of section 5 of this policy.**
- 3. Development to enable home working will be supported, subject to compliance with the requirements of section 5 of this policy.**
- 4. In the open countryside, outside the Village Envelope and the Newark Showground Policy Area, development for the purposes of agriculture and horticulture, rural diversification, rural tourism and protection and enjoyment of ecological resources will be supported, provided it is consistent with:**
 - a. protection of the landscape biodiversity and agricultural productivity of the countryside;**
 - b. The requirements of section 5 of this policy.**
- 5. Development, including development of the types described in sections 1-4 of this policy, will NOT be supported if as a result of noise, vibration, odour, fumes, smoke, traffic, loss of privacy, or general disturbance, it would unreasonably detract from the amenities that nearby residents may reasonably expect to enjoy.**

Policy 8: Community Facilities

Policy 8: Protection of Community Facilities

- 1. The facilities listed below are considered to be of particular value to the community:**
 - The Lord Nelson, Gainsborough Road
 - The Village Hall, Gainsborough Road
 - The Community Centre, The Woodlands
 - Winthorpe and Langford Churches
 - 2. Proposals to redevelop, or change the use of, any of these identified facilities will only be supported where one of the following conditions is met:**
 - a. the facility is demonstrably no longer fit for purpose and the site is not viable to be redeveloped for a new community facility; or
 - b. the service provided by the facility is met by alternative provision that exists within reasonable proximity (what is deemed as reasonable proximity will depend on the nature of the facility and its associated catchment area); or
 - c. the proposal includes the provision of a new community facility of a similar nature and of a similar or greater size in a suitable location.
- * In relation to criterion a) this would require demonstration to the Local Planning Authority that the property has been marketed for its existing use(s) or another community use, at a realistic price (its market value) for a continuous period of at least twelve months period and no reasonable offers to purchase it have been received; and the property has been offered to the local community at its market value and the offer has been declined.**



Figure 14: Map Outlining the Community Facilities Within the Neighbourhood Plan Area

Explanation / Justification

- 6.29 The policy aims to protect community facilities from negative effects caused by new developments, unless the facilities are unfit for purpose or are replaced within the development.
- 6.30 This policy aligns with the National Planning Policy Framework (NPPF), which emphasizes the importance of protecting community facilities for the health and well-being of the community.
- 6.31 Additionally, this policy takes into consideration Spatial Policy DM8 of the Amended Allocations and Development Management DPD, which states that community facilities and leisure services should be protected and that developments that negatively impact these should either not be allowed or should provide suitable replacements.

Policy 9: Green Infrastructure, Green Spaces and Biodiversity

Explanation / Justification

- 6.32 The Community Survey showed that people in Winthorpe with Langford attach much value to the natural environment and green space within and around their communities.
- 6.33 This policy aims to protect and enhance the parishes' natural features and environment: the green spaces, water features, woodlands and hedgerows, ecology and biodiversity. These interlinked systems and features form crucially important Green and Blue Infrastructure. In accordance with legislation and National Planning Policy Framework paragraphs 187d and 192, the policy requires relevant development to enhance biodiversity and contribute to a 10% net biodiversity gain.
- 6.34 The policy also takes into consideration Core Policy 12 of the Amended Core Strategy, which prioritizes the protection and enhancement of green infrastructure, spaces, and biodiversity and requires developments to contribute to these goals.

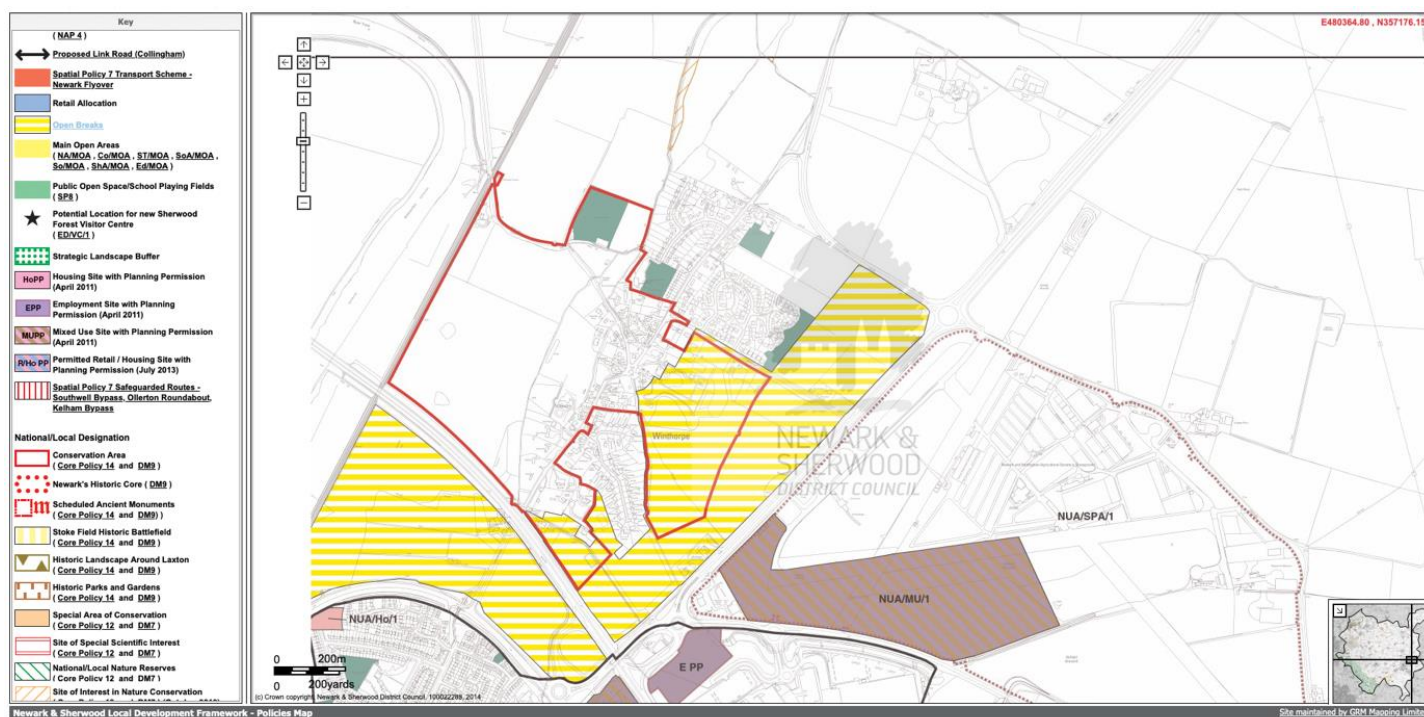


Figure 15: Map from LDF showing the Open Break between Newark and Winthorpe



View from the A46, across the Open Break, towards the parkland area behind Winthorpe House

- 6.35 Additionally, the policy has regard for Policy DM3 of the Allocations and Development Management DPD, which states that new developments should contribute to the development of new green infrastructure where appropriate.
- 6.36 The policy is also supported by Policy DM5(b) of the Amended Allocations and Development Management DPD which asserts that natural features, including biodiversity, should not be adversely affected by new developments.
- 6.37 Finally, the policy aligns with Policy DM7 of the Amended Allocations and Development Management DPD, which requires new developments to protect and enhance green infrastructure and contribute to a 10% net biodiversity gain.

Policy 9: Green Infrastructure, Green Spaces and Biodiversity

- 1. Development that will protect and/or enhance the parishes' Green and Blue Infrastructure will be supported and encouraged. Development that would disrupt or otherwise harm that Green Infrastructure will be resisted.**
- 2. Development that would involve the loss of a local green space or would reduce its value as a green space, will not be supported.**
- 3. Development that would lead to a reduction in biodiversity within the parishes will not be supported, and all development to which Biodiversity Net Gain requirements apply should contribute to a net gain in biodiversity of at least 10%, preferably locally.**

Policy 10: Flood Protection and Sustainable Drainage

Explanation / Justification

- 6.38 The policy requires new development to consider the risk of flooding and take necessary mitigation measures in accordance with the National Planning Policy Framework (NPPF) paragraph 160, which states that developments must be informed by flood risk assessments.
- 6.39 The policy also requires that developments do not increase the risk of flooding and work to reduce the impact of development on local watercourses, as outlined in NPPF paragraph 153. In addition, the policy requires all new developments to consider sustainable urban drainage systems, as outlined in NPPF paragraph 167 c.
- 6.40 The policy also aligns with Core Policy 10 of the Amended Core Strategy, which states that developments should mitigate against and minimize the risk of the impacts of climate change and specifically that no development should result in increased surface runoff in an area. The policy also adheres to Policy DM5(b) of the Amended Allocations and Development Management DPD, which requires new developments to be supported by flood risk assessments and to implement appropriate measures to protect against flooding in areas at risk, as well as contribute to sustainable urban drainage systems.

Policy 10: Minimising and Managing Flood Risk

- 1. When development is proposed it should be demonstrated that the risk of flooding from all sources has been considered and that the development will be made safe for its lifetime without increasing flood risk elsewhere, and that there will be no unacceptable impact on existing foul and surface water drainage infrastructure. Development proposals should make use of sustainable drainage systems to manage surface water, wherever practicable.**
- 2. Development proposals should not increase the rates of surface water run-off or increase flood risk in the area.**
- 3. Development proposals that include de-culverting any culverted watercourses within the development boundary will be supported.**
- 4. Development proposals for new dwellings should be designed to minimise the discharge of surface water. Proposals that include the provision of permeable-surface parking spaces and driveways will be particularly supported.**
- 5. Drainage strategies for the management of surface water run-off from new development should incorporate Sustainable Drainage Systems and be designed to incorporate ecological benefits where practicable.**

7 COMMUNITY ASPIRATIONS

- 7.1 A number of Aspirational Projects and Activities are discussed below. These have been identified as being of importance to the local community but are not subject to any formal NP policy. They are highlighted in this section of the NP for information purposes only.
- 7.2 Based on discussions at community focus group meetings, a list of environmental improvements has been identified and the community intends to work towards realization of these aspirations.

List of essential aims

- 7.3 There was general agreement within the environmental and ecology focus group but in the light of some minor divergence of priorities EIGHT major aims were identified.
1. A programme of tree planting particularly around any new developments (Highways and residential). To be included in this the planting of a small copse and picnic area, possibly on the ground between cricket field and the Fleet, known as the Jubilee Field.
 2. Energy-efficient housing. This to include any new-build developments and a more environmentally focused approach by planning officers to improvements and extensions to older buildings.
 3. Expansion of both availability and scope of recycling facilities within the Parish. Discrete placement of such facilities to maintain aesthetic acceptability. These to include soft plastics, batteries etc.
 4. A programme of wildflower planting in common areas to complement the existing areas already planted.
 5. Improvement of road safety particularly in Winthorpe village and around the village school.

The following should be considered:

- Zebra crossing near school
 - Flashing speed limit signs
 - Speed calming bumps
 - Limiting parking near school with consideration of identifying a site for a dedicated school car park/drop-off zone.
 - Lollipop kerb-side models
 - Encouraging car sharing and a walking train to and from school.
6. Establish monitoring of groundwater and watercourses to identify and then, if necessary, eliminate any pollution arising from effluent disposal or other sources. (seeking support from Severn Trent, NSDC, EA etc.) .
 7. Maintenance of the peaceful, quiet nature of the village. This to include traffic flow and speed, consideration of new developments. These should not impact on the overall character of the village.
 8. Conservation of existing ancient parkland and trees.
 9. Increase opportunities for expansion of wildlife within the village. The following should be considered:

- Bird feeding and viewing stations at various accessible points of the village. (RSPB could be involved/consulted)
- Construction of bug houses and hotels within the Parish. (Notts Wildlife Trust could be involved/consulted)
- Creation of hedgehog corridors in residential areas
- Encourage residents to increase availability of water in gardens (ponds, bird baths etc.)

List of other desirable aims

7.4 These are not necessarily for immediate action but for consideration if time and resources allowed.

- Provision of car charging points for public use.
- An annual village walk starting and finishing at the Lord Nelson pub.
- Construction of a flat all-weather track and provision of more public benches / picnic tables.
- Construction of a Multiuse Games Area (MUGA)
- Increase facilities for cyclists e.g more bike racks in public areas
- Monitoring the Fleet and Slough Dyke for pollution.
- Monitoring of fly-tipping
- Improved litter bin design with tight fitting lids.



Play area at Winthorpe Community Centre

8 APPENDICES

Appendix A: Higher Tier Planning Policy Context

NPPF

5. Delivering a sufficient supply of homes

Rural housing

78. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs and consider whether allowing some market housing on these sites would help to facilitate this.

79. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

80. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;
- d) the development would involve the subdivision of an existing residential building; or
- e) the design is of exceptional quality, in that it:
 - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

Newark and Sherwood Local Plan

Spatial Policy 3

Rural Areas

The District Council will support and promote local services and facilities in the rural communities of Newark & Sherwood. Local housing need will be addressed by focusing housing in sustainable, accessible villages. The rural economy will be supported by encouraging tourism, rural diversification, and by supporting appropriate agricultural and forestry development. The countryside will be protected and schemes to increase biodiversity, enhance the landscape and, in the right locations, woodland cover will be encouraged.

Beyond Principal Villages, proposals for new development will be considered against the following criteria:

Location - new development should be within the main built-up areas of villages, which have local services and access to Newark Urban Area, Service Centres or Principal Villages.

Scale - new development should be appropriate to the proposed location and small scale in nature.

Need - Employment and tourism which requires a rural/village location. New or replacement facilities to support the local community. Development which supports local agriculture and farm diversification. New housing where it helps to meet identified proven local need.

Impact - new development should not generate excessive car-borne traffic from out of the area. New development should not have a detrimental impact on the amenity of local people nor have an undue impact on local infrastructure, including drainage, sewerage systems and the transport network.

Character - new development should not have a detrimental impact on the character of the location or its landscape setting.

Within the main built-up area of villages consideration will also be given to schemes which secure environmental enhancements by the re-use or redevelopment of former farmyards/farm buildings or the removal of businesses where the operation gives rise to amenity issues. The scale of such enabling development should be appropriate to the location of the proposal.

Development away from the main built-up areas of villages, in the open countryside, will be strictly controlled and restricted to uses which require a rural setting such as Agriculture and Forestry.

Consideration will also be given to the re-use of rural buildings of architectural merit. The Allocations & Development Management DPD will set out policies to deal with such applications.

Spatial Policy 3

Rural Areas

The District Council will support and promote local services and facilities in the rural communities of Newark & Sherwood. Local housing need will be addressed by focusing housing in sustainable, accessible villages. The rural economy will be supported by encouraging tourism, rural diversification, and by supporting appropriate agricultural and forestry development. The countryside will be protected and schemes to enhance heritage assets, to increase biodiversity, enhance the landscape and, in the right locations, increase woodland cover will be encouraged.

Beyond Principal Villages, proposals for new development will be considered against the following criteria:

- **_Location** - new development should be in villages, which have sustainable access to Newark Urban Area, Service Centres or Principal Villages and have a range of local services themselves which address day to day needs. Local services include but are not limited to Post Office/shops, schools, public houses and village halls;
- **_Scale** - new development should be appropriate to the proposed location and small scale in nature;
- **_Need** - Employment and tourism which are sustainable and meet the requirements of the relevant Core Policies. New or replacement facilities to support the local community. Development which supports local agriculture and farm diversification. New housing where it helps to support community facilities and local services. Neighbourhood Plans may set detailed policies reflecting local housing need, elsewhere housing schemes of 3 dwellings or more should meet the mix and type requirements of Core Policy 3;
- **_Impact** - new development should not generate excessive car-borne traffic from out of the area. New development should not have a detrimental impact on the amenity of local people nor have an undue impact on local infrastructure, including drainage, sewerage systems and the transport network; and
- **_Character** - new development should not have a detrimental impact on the character of the location or its landscape setting.

Within villages consideration will also be given to schemes which secure environmental enhancements by the re-use or redevelopment of former farmyards/farm buildings or the removal of businesses where the operation gives rise to amenity issues.

Within settlements which do not meet the locational criterion of this policy but are well related to villages that do, consideration will be given to the infilling of small gaps with 1 or 2 dwellings so long as this does not result in the joining of outlying areas into the village in question, or the coalescence with another village. Such development will need to comply with the scale, need, impact and character criteria of this policy.

Development not in villages or settlements, in the open countryside, will be strictly controlled and restricted to uses which require a rural setting. Policies to deal with such applications are set out in the Allocations & Development Management DPD. Consideration will also be given to the re-use of rural buildings of architectural merit.

Where Neighbourhood Plans define village envelopes, development will only be supported beyond them if they meet the requirements of relevant policies within the Core Strategy or Allocations & Development Management DPD.

Appendix B: Heritage Assets

Current List of Non-Designated Heritage Assets in Winthorpe – From the Nottinghamshire Historic Environment Record

Name	Location
ALMSHOUSES AT WINTHORPE	Winthorpe
MOLL'S HORNWORK AT WINTHORPE	Winthorpe
THE OLD RECTORY	Winthorpe
1 GAINSBOROUGH ROAD	Winthorpe
FLEET COTTAGE AND APPLE TREE COTTAGE	Winthorpe
THE COTTAGE	Winthorpe
THE GROVE HOUSE	Winthorpe
WHEATLEY HOUSE	Winthorpe
MILL CLOSE AND WYNWAYS	Winthorpe
4 AND 5 THE DRIVE	Winthorpe
VILLAGE HALL	Winthorpe
THE LAURELS AND ROSLYN	Winthorpe
DOLLS COTTAGE	Winthorpe
DOUGALLEN AND HILLSIDE	Winthorpe
43 GAINSBOROUGH ROAD	Winthorpe
PARK LAND AT WINTHORPE HALL	Winthorpe
SMITHY AT WINTHORPE	Winthorpe
BLEACHING HOUSE AT WINTHORPE	Winthorpe
WINDMILL AT WINTHORPE	Winthorpe
RAF WINTHORPE	Winthorpe
SHEEPWASH AT WINTHORPE	Winthorpe
SETTLEMENT AT WINTHORPE	Winthorpe
CIVIL WAR DEFENCES AT WINTHORPE	Winthorpe
SUMMERHOUSE AT WINTHORPE HALL	Winthorpe
GLASSHOUSE AT WINTHORPE	Winthorpe
ROMAN BRIDGE, WINTHORPE	Winthorpe
GLASSHOUSE AT WINTHORPE	Winthorpe
GLASSHOUSE AT WINTHORPE	Winthorpe
GLASSHOUSE AT WINTHORPE	Winthorpe
GLASSHOUSE AT WINTHORPE	Winthorpe
GLASSHOUSE AT WINTHORPE	Winthorpe
GLASSHOUSE AT WINTHORPE	Winthorpe
GLASSHOUSES AT WINTHORPE HOUSE	Winthorpe
OAK POST FROM TRIAL TRENCH AT WINTHORPE RACK	Winthorpe
STONE AXEHEADS FROM AERODROME FARM, WINTHORPE	Winthorpe
BANK AT WINTHORPE	Winthorpe
SLUICE AT WINTHORPE	Winthorpe
EARTHWORK AND POND AT WINTHORPE	Winthorpe
DRAINAGE DITCH AT WINTHORPE	Winthorpe

Non-Designated Heritage Assets in Winthorpe with Langford Parish

Name	Location
<u>BANK AND TERRACING AT LANGFORD</u>	Langford
<u>EARTHWORKS AT LANGFORD</u>	Langford
<u>ENCLOSURES AT LANGFORD</u>	Langford
<u>ENCLOSURE AT LANGFORD</u>	Langford
<u>ENCLOSURE AT LANGFORD</u>	Langford
<u>BANK AT LANGFORD</u>	Langford
<u>CROPMARKS AT LANGFORD</u>	Langford
<u>DITCH AT LANGFORD</u>	Langford
<u>CROPMARKS AT LANGFORD</u>	Langford
<u>ENCLOSURES AT LANGFORD</u>	Langford
<u>ENCLOSURE AT LANGFORD</u>	Langford
<u>Parallel linear features at Langford Lowfields</u>	Langford
<u>Human skulls and animal bones from Langford Lowfields quarry</u>	Langford
<u>Late Neolithic / early BA human and animal remains from Langford Lowfields Quarry</u>	Langford
<u>BA palstave from Langford Quarry</u>	Langford
<u>Earthworks at Stapleford Wood, Langford</u>	Langford
<u>Ro pottery at Langford</u>	Langford
<u>Enclosures at Site C, Langford</u>	Langford
<u>Pre-Roman ploughsoil containing Neo / BA finds at Fosse Way, Langford</u>	Langford
<u>Ditches at Fosse Way, Langford</u>	Langford
<u>C19 / C20 finds from Dairy Farm, Langford</u>	Langford
<u>CHURCH OF ST BARTHOLOMEW AT LANGFORD</u>	Langford
<u>SHEEPWASH AT LANGFORD</u>	Langford
<u>PINFOLD AT LANGFORD</u>	Langford
<u>WELL AT LANGFORD</u>	Langford
<u>SMITHY AT LANGFORD</u>	Langford
<u>LEVEL CROSSING AT LANGFORD</u>	Langford
<u>OUTBUILDINGS AT LANGFORD HALL</u>	Langford
<u>TWO MILE HOUSE AT LANGFORD</u>	Langford
<u>ROUND BARROW AT LANGFORD</u>	Langford
<u>PARISH BOUNDARY BETWEEN COLLINGHAM & LANGFORD</u>	Langford
<u>Trow Bridge, Collingham/Langford</u>	Langford
<u>FLOOD BANK AT LANGFORD AND COLLINGHAM</u>	Langford
<u>SETTLEMENT AT LANGFORD</u>	Langford
<u>THE MANOR</u>	Langford
<u>LANGFORD HOUSE FARMHOUSE</u>	Langford
<u>LANGFORD CROSSING GATE HOUSE</u>	Langford
<u>THE DAIRY FARMHOUSE</u>	Langford
<u>ELM TREE FARMHOUSE</u>	Langford
<u>BRADSHAW COTTAGES</u>	Langford
<u>LITTLE FARM COTTAGE AND FLEET COTTAGE</u>	Langford

ELIZA COTTAGE	Langford
POST OFFICE HOUSE	Langford
HOUSE ON CORNER OF MAIN STREET AND LANGFORD LANE	Holme
Neolithic / early Bronze Age settlement at Langford	Langford
Langford Moor Farm Barn	Langford
Lingspot Farm Barn	Langford
Elm Tree Farm Barn	Langford
Langford House	Langford
The Dairy Farm Barn	Langford
Manor Farm Barn	Langford
The Old Forge	Langford
Gothic Cottage	Holme
Bridge at Langford	Langford
Grounds at Langford Hall	Langford
Grounds at Langford Manor	Langford
Windrome Cottage	Langford
Old Vicarage	Langford
FLINT FINDS FROM LANGFORD	Langford
ROMAN FINDS FROM LANGFORD	Langford
CROPMARK COMPLEX AT LANGFORD	Langford
ENCLOSURE AT LANGFORD	Langford
CIRCULAR ENCLOSURE AT LANGFORD	Langford
CROPMARK AT LANGFORD	Langford
IRREGULAR CROPMARK AT LANGFORD	Langford
FLINT AXE FROM LANGFORD MOOR	Langford
CROPMARK COMPLEX AT LANGFORD	Langford
ENCLOSURE AT LANGFORD	Langford
ENCLOSURE AT LANGFORD	Langford
ANGLO-SAXON LOOMWEIGHT FROM LANGFORD	Langford
ANGLO-SAXON BOWL FROM LANGFORD	Langford
NEOLITHIC AXE FROM LANGFORD	Langford
ENCLOSURES AND RING DITCH AT LANGFORD	Langford
DITCH AT LANGFORD	Langford
DITCH AT LANGFORD	Langford
CROPMARKS AT LANGFORD	Langford
ROMAN QUERN FROM LANGFORD	Langford
POSSIBLE RING DITCH AT LANGFORD	Langford
BA rapier from Langford	Langford
ROMAN FINDS FROM LANGFORD	Langford
CROPMARK COMPLEX AT LANGFORD	Langford
CROPMARK COMPLEX AT LANGFORD	Langford
LINEAR FEATURES AT LANGFORD	Langford
CROPMARK COMPLEX AT LANGFORD	Langford
CROPMARK COMPLEX AT LANGFORD	Langford
CROPMARK COMPLEX AT LANGFORD	Langford
CROPMARK COMPLEX AT LANGFORD	Langford
PREHISTORIC FLINT FROM LANGFORD	Langford
ENCLOSURE COMPLEX AT LANGFORD	Langford
BRONZE AGE FLINTS FROM LANGFORD	Langford