

There is a new planning application published for public comment on the Newark and Sherwood District Council website at:

<https://publicaccess.newark-sherwooddc.gov.uk/online-applications/applicationDetails.do?keyVal=QEJOKRLBIP600&activeTab=summary>

The application is for one large Distribution Centre off the A17 near the footbridge:

20/01452/OUTM | Development of site for distribution uses (Use Class B8) including ancillary offices and associated works including vehicular and pedestrian access, car parking and landscaping. | Land Off A17 Coddington Nottinghamshire

Most of the plans show one new building, but the last figure in the Employment Land Statement shows a much larger development spreading up to the edge of the Yew Wood:



Proposed Illustrative Masterplan

The outline planning application is for Unit 1, with a further 6 industrial units shown on this Masterplan. The Parish Council will be discussing this planning application at its virtual zoom meeting on 3 September, which is open to members of the public as usual.

Residents are encouraged to submit their own comments direct to the District Council. Comments that residents could consider submitting to the District Council include:

- Major deviation from the District Council's adopted Adopted Core Strategy and Policies
- Development in the Countryside, outside the Urban boundary
- Traffic congestion and traffic diverting through Coddington
- Traffic noise in Coddington from loss of trees on the South side of the A17

- The environmental screening request and report were based on only part of the Illustrative Masterplan rather than the wider potential scheme covering 48.3 hectares (119.4 acres). This is described in the Employment Land Statement and illustrated in Appendix 9. This exceeds by more than a factor of two the twenty hectares indicative screening threshold in the relevant government guidance.

- The public consultation carried out by the developer made no mention of the wider potential scheme described in the Employment Land Statement and shown as the Illustrative Masterplan in Appendix 9.

The scheme envisaged in the Illustrative Masterplan would have a much greater impact on Coddington Village residents. There would be major effects on:

- Traffic congestion at the A17/A46/A1 roundabouts
- Traffic flows through Coddington Village
- Floodwater risk
- Coddington Conservation Area, which is adjacent to the wider development
- Loss of Trees on the site
- Damage to Yew Tree Wood from changes to the water table
- Visual and landscape impacts within Coddington Parish, including numerous residential properties
- Loss of potential additional public rights of way, currently under review by the County Council