

**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**

Coddington Parish Council objects to this application.

The application is for outline consent to achieve access for one large Distribution Centre off the A17 near the footbridge, but although most of the plans show one new building, the last figure in the Employment Land Statement shows a much larger development as part of the wider land holding 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. Our reasons for objection include:

- a) This is a Major deviation from the District Council's adopted Adopted Core Strategy and Policies
- b) It is Development in the Countryside, outside the Urban boundary, and will lead to a loss of trees and wildlife.
- c) A potential loss of important archaeological structures, of heritage value to Newark as a whole.
- d) A significant increase in traffic adding to the existing congestion at the A17/A46/A1 roundabouts and more traffic diverting through Coddington. Traffic through Coddington Village has doubled in recent years as vehicles avoid congestion at the A17/A46/A1 roundabout and Newark Bypass, comparing resident surveys with tube counts by NCC.
- e) A risk of increased road traffic accidents given the small size of the proposed roundabout and the restrictions to visibility from the embankments associated with the road bridge over the A17.

- f) There will be increased traffic noise in Coddington from loss of trees on the South side of the A17, and a loss of views from public footpaths at the edge of the Conservation Area.
- g) The application is for 24-hour operation, also causing an increase in noise to Coddington residents including during the night.
- h) The environmental screening request and report were based on only a small 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 other documents) 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 environmental screening request should have included the total anticipated development for the wider land holding.
- i) 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, so should be discounted.

For clarity, this overlay places the Illustrative Masterplan in its wider context to Coddington Village and Yew Tree Wood (part of the Conservation Area):



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

- 1) Traffic congestion at the A17/A46/A1 roundabouts and Newark Bypass
- 2) Traffic flows through Coddington Village
- 3) Floodwater risk
- 4) Coddington Conservation Area, outlined above, which is adjacent to the wider development

- 5) A massive impact on the landscape setting of Coddington Village, with the loss of half of the agricultural fields between the Conservation Area and the A17.
- 6) Loss of Trees on the site
- 7) Damage to the protected Yew Tree Wood, in the North-West corner of the Conservation Area, from changes to the water table
- 8) Visual and landscape impacts within Coddington Parish, including numerous residential properties
- 9) Complete loss of the open break between Newark and Coddington to the North. This open break was proposed by Coddington Parish Council during the recent review of Open Breaks by the District Council.
- 10) Loss of potential additional public rights of way, currently under review by the County Council.

The Environmental Screening report should be reassessed for the wider development scheme and not bypass the legal guidance on thresholds by assessing the total planned development in a piecemeal manner.

This application should not proceed without a fundamental review of the Adopted Core Strategy, and the Allocations & Development Management DPD, including a new Public Examination. This is to allow full and proper public consultation given the intrusive area and height of the development in the countryside in a location not allocated for employment land. This is particularly important given the complete lack of public consultation on development of the wider land holding.