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5 October 2021

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Schedule of Communications

PLANNING COMMITTEE – 5 October 2021

Schedule of Communication Received after Printing of Agenda

Item	Correspondent	Date	Points Raised (Summary)	Officer's Response
5 20/0 1452 /OU TM	Agent	29.09.2021	Letter of support setting out commitment to accelerated development programme and investment and economic benefits – see Appendix A	Noted.
5	Coddington Parish Council	30.09.2021	Request for plans contained in Appendix B (Illustrative Masterplan) and Appendix C (Existing Aerial with Masterplan Overlay and Coddington Conservation Area) be shared.	<p>The Illustrative Masterplan of the wider scheme is contained within the Appendix of the submitted Employment Land Statement. The main text states the following:</p> <p><i>'The application forms part of a wider potential scheme, which has been promoted through the Allocations and Development Management DPD. The application represents the first phase of this wider potential development. An illustrative master plan of the wider scheme is provided. The wider scheme covers an area of 48.3 hectares (119.4 acres) gross (but excluding highway land) and proposes five units ranging from 13,000 sq m (139,665 sq ft) to 73,000 sq m (785,477 sq ft) and totals 182,000 sq m (1.96 million sq ft).'</i></p> <p>The Planning Statement further states the following:</p> <p><i>'The site is part of a wider potential landholding being promoted through the review of the Site Allocations DPD. It is acknowledged that the DPD is the most appropriate mechanism for the consideration of that wider site given that its delivery is linked to the A46 bypass upgrade scheme improvements being secured. However, in the meantime, it has been shown that there is no such constraint on a first phase coming forward as proposed through this.'</i></p>

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				The acceptability (or otherwise) of this wider site is not therefore for consideration as part of the current planning application and any future development on these areas would need to be subject of a separate planning application and assessed on its own merits.
5	Officer	04.10.2021	Typo in Agenda report. In the section ' <i>Other – Sustainability</i> ' the abbreviation ' <i>DUDS</i> ' should read ' <i>SUDS (Sustainable Urban Drainage Systems)</i> '.	Noted.
5	Agent	04.10.2021	Typo in Agenda report. In the section ' <i>Conclusion and Planning Balance</i> ' the reduction in the time limit for submission of any subsequent reserved matters application from ' <i>3 years to 1.5 years</i> ' should read ' <i>3 years to 1 year</i> '.	Noted – correct time limit is referred to within main appraisal and associated condition.
8 21/0 1704 /FUL	Local resident	29.09.2021	Comments about parking and access on the previous submission have been addressed to some degree, but the position of the house remains only 2m from the boundary and therefore concerns about hedgerow protection remain extant, as do concerns over reduced privacy.	Noted. These issues have been covered in the committee report.
8 21/0 1704 /FUL	Local resident	30.09.2021	1. Concerns that the comments from the Conservation Officer on the withdrawn application were in objection to the scheme and only minor amendments have been advanced compared with the original	1. Noted but comments from the Conservation Officer in relation to the application at hand have raised no objection to the development as a result of the reduction in length of the widening of the access. 2. Concerns are noted but would be subject to construction

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Agenda Page 4			<p>plans.</p> <p>2. The septic tank for Orchard Croft is currently located in the verge on the eastern side of the existing drive. However the newly proposed drive extends directly over this septic tank. Concerns that the increase in hard standing and weight over the tank would result in collapse.</p> <p>3. No proposals have been made to mitigate the increase in surface water runoff from the new drive.</p> <p>4. Concern about light pollution and the impact on wildlife.</p>	<p>in accordance with Building Regulations to prevent any adverse impact.</p> <p>3. Noted, however this would be controlled by the proposed drainage condition (condition 10).</p> <p>4. A condition was imposed on permission 21/00289/FUL to require submission of any external lighting prior to installation to prevent any adverse impact on foraging bats in the area as a recommendation of the ecology survey. Given the positioning of this proposed dwelling away from the denser boundary vegetation surrounding the replacement dwelling to the south it was not considered necessary to impose any conditions restricting external lighting.</p> <p>If members consider a condition should be similarly imposed on the application at hand as a precautionary approach a condition could be used as follows:</p> <p><i>Details of any external lighting (including illumination levels and position) shall be submitted to and approved in writing by the local planning authority prior to installation. Only the approved lighting details shall be implemented on the site.</i></p> <p><i>Reason: In the interests of maintaining and enhancing biodiversity</i></p>
	9 21/0	Neighbouring Party	30.09.2021	<p>Comments received summarised as follows:</p> <ul style="list-style-type: none"> Existing local residents have objected on

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1667 /FUL Plot 3, Land at 10 Epe rsto ne Roa d			<p>various grounds including over intensity and over bearing;</p> <ul style="list-style-type: none"> • The layout and positions of the buildings are not in keeping with the surrounding area; • The opinions and objections have been ignored by the case officer but help has been given to the developer; • The proposed building for Plot 3 is closer to the boundary of no. 12 with a higher roof than Plots 4 and 5. 	Neighbouring comments have been summarised and considered as part of the application consideration.
10	Council	01.10.2021	<p>Additional/amended informatives:</p> <ol style="list-style-type: none"> 1. You are advised that as of 1st December 2011, the Newark and Sherwood Community Infrastructure Levy (CIL) Charging Schedule came into effect. Whilst the above application has been refused by the Local Planning Authority you are advised that CIL applies to all planning permissions granted on or after this date. Thus any successful appeal against this decision may therefore be subject to CIL (depending on the location and type of development proposed). Full details are available on the Council's website www.newark-sherwooddc.gov.uk/cil/ 2. The application is clearly contrary to the 	

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			<p>Development Plan and other material planning considerations, as detailed in the above reason(s) for refusal. Working positively and proactively with the applicants would not have afforded the opportunity to overcome these problems, giving a false sense of hope and potentially incurring the applicants further unnecessary time and/or expense.</p>	
<p>12a 21/0 1831 /S73 M Bow brid ge Roa</p>	<p>Town Council</p>	<p>01.10.2021</p>	<p>The Town Council have clarified the reason for their objection:</p> <p><i>The Town Councillors were minded to Object on the basis that there was no evidence provided to support the reason for only requiring Validation Reports for those dwellings being built in Contaminated Zones. This is the reverse of any normal objection.</i></p> <p><i>If the Condition was valid when permission was granted there appears to be no substantive reason for it to be diminished now.</i></p>	<p>The rationale for the application has been covered in the agenda papers and the revised wording is considered to be appropriate in consultation with Environmental Health Officers who initially suggested the condition.</p>

Growth and Regeneration Business Unit
Newark & Sherwood District Council
Castle House
Great North Road
Newark
NG24 1BY

FAO Helen Marriott

Date: 29 September 2021

Our ref: SD1

Dear Sir/Madam,

Land east of Newlink Business Park, Newark – Outline planning application for the development of site for distribution uses (Use Class B8) including ancillary offices and associated access, car parking and landscaping - 20/01452/OUTM

We write in relation to the above application which is due to be considered by Planning Committee on 5th October. We very much welcome the officer's positive recommendation and wish to make a few confirmatory comments that we would ask to be brought to the attention of the Planning Committee.

Commitment to Accelerated Development Programme and Investment

The site is being promoted by Tritax and Simons Developments. Tritax is one of the largest owners and developers of logistics facilities in the UK and already owns part of adjacent Curry's/PC World site at Newlink Business Park. The promoters wish to make it absolutely clear that they are fully committed to an accelerated development programme to bring the site forward at the earliest possible opportunity. Neither party is in the business of land banking sites and have given a commitment to proceed immediately to detailed design stage and commencement following full approval. On this basis they have agreed with your officers to reduce the time period for submission of detailed plans under reserved matters to 1 year, rather than the usual default period of 3 years. This is a sign of their confidence in Newark as a location for attracting new investment. Whilst there is not currently a named occupier, the owners of Curry's/PC World at Newlink have expressed keen interest in possible expansion. Even without that, Tritax feel extremely confident that an occupier will be forthcoming very quickly once the principle of planning permission is agreed. Either way, both Tritax and Simons are fully committed to commencing either an occupier-led scheme or a speculative build out as swiftly as possible.

This accelerated development will bring the economic benefits of the proposal forward at the earliest opportunity.

Economic Benefits

As a reminder the key economic benefit headlines are:

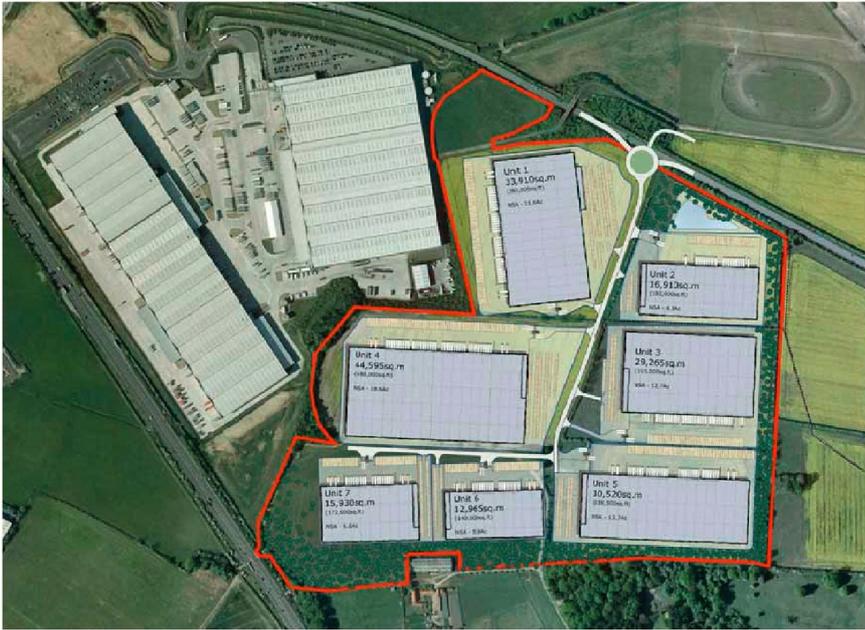
- £30 million direct capital investment
- £85 million total economic output
- Around 500 FTE jobs across all skills sectors
- £1.1 million business rates per annum

Members will be aware of the well documented unprecedented surge in demand for logistics warehousing in the UK over the last 2 years, but this is not a new issue. The pandemic has merely accelerated the issues that were already known. It is widely recognised that the logistics sector has become a critical driver for the UK economy and the demand for space is significantly outstripping supply. This unprecedented market shift post-dates the Core Strategy and as such is not reflected in its policies. The recent regional evidence base fully recognises this and in this context a departure from the Core Strategy is fully justified.

Following 2 years of record take-up in the sector, the logistics industry is delivering significant economic benefits to those regions where the growth is being focused. This application is an opportunity for Newark to be part of this success story.

Yours faithfully,

David Green MRTPI MRICS
Director



Proposed Illustrative Masterplan

