

Emma Goddard

From: Adam Nicholls
Sent: 21 September 2016 13:10
To: Christopher Raine; 'phil.courtier@broadland.gov.uk'
(phil.courtier@broadland.gov.uk)
Subject: FW: Proposed Food Enterprise Zone (FEZ) west of Easton

Chris, Phil,

Please see below for the latest email from *redacted* Let's discuss at 1:30.

Thanks,

Adam

Adam Nicholls
Planning Policy Manager
t 01508 533809 e anicholls@s-norfolk.gov.uk www.south-norfolk.gov.uk



From: *redacted*
Sent: 20 September 2016 20:26
To: Adam Nicholls
Cc: Simon Marjoram; 'Stephen Scowen'; Chief Executive; *redacted* Margaret Dewsbury;
clerk@eastonparishcouncil.co.uk, *redacted*
Subject: FW: Proposed Food Enterprise Zone (FEZ) west of Easton

Dear Mr Nicholls

I do not appear to have received a reply to my email of 15 August 2016. May I respectfully ask whether you are able to assist me as requested in my last paragraph?

Yours sincerely

redacted

From: *redacted*
Sent: 15 August 2016 11:45
To: LP@s-norfolk.gov.uk
Subject: FW: Proposed Food Enterprise Zone (FEZ) west of Easton

I AM RE-SENDING THIS EMAIL FOLLOWING A MESSAGE THAT MR NICHOLLS IS ABSENT UNTIL 29TH.

From: *redacted*]
Sent: 15 August 2016 11:43
To: 'Adam Nicholls' <ANicholls@S-NORFOLK.GOV.UK>
Cc: SMarjoram@s-norfolk.gov.uk; 'Stephen Scowen' <stephen.scowen@broadland.gov.uk>; 'Cc:' <chiefexec@s-norfolk.gov.uk>; *redacted* lewsbury@s-norfolk.gov.uk; clerk@eastonparishcouncil.co.uk;
redacted
Subject: RE: Proposed Food Enterprise Zone (FEZ) west of Easton

Dear Mr Nicholls

Thank you again for replying to my letter and providing documentation in answer to my question. I have trawled through the considerable content in an attempt to discover the process employed and the search for a suitable site for the location the FEZ. I have to confess that I found very little to suggest that the respective planning departments did indeed carry out a search. I have included some extracts of varying relevancy. The final paragraph does mention a "consultation" but ends with the words that none were forthcoming **from landowners or developers!** – so hardly constituting a project by the planning departments to determine the best location.

Easton Landowners Consortium who are, presumably, the landowners promoting the Easton site, declare that no reasonable alternatives have been identified. Lanpro, a planning consultancy, opine that other sites have been considered and discounted for various reasons. If their services were commissioned by the Easton Landowners Consortium and not the planning departments of the councils concerned, then we can assume that the owners of the land and the consultancy are speaking as one vested interest.

I readily admit that I may not be the sharpest tool in the shed so perhaps you would be kind enough to lead me through the documentation to illustrate what I have obviously missed by which I mean evidence of a thorough exercise by the respective planning departments to determine the ideal location or locations for an FEZ. After all, the councils have managed to determine that some 900 houses should be built around Easton, a development which received no objection from me except to insist that adequate road, medical and other infrastructure be provided in a timely fashion. I hope this was not a case of a landowner seeking to make money and the councils finding a project!

Yours sincerely

Redacted
15 August 2016

Extracts from the documentation

A site has been proposed by developers to the west of Easton, partly within Broadland District Council's jurisdiction, for approximately 40ha of development. This goes beyond the immediate food and farming hub uses envisaged by JCS Policy 5 to include a range of additional commercial proposals such as a garden centre, restaurant, playbarn/crèche and other sui generis uses.

South Norfolk Council is seeking views on the potential of this location and asking for proposals for any other locations that would accord with the JCS Policy 5 in relation to a potential food hub.

Representations on Site Specific Allocations & Policies Preferred Options - Easton, Q6 Reasonable Alternative site Easton PLEASE TELL US THE SITE NO.
Representation ID: 20278

COMMENT Easton Landowners Consortium represented by Savills (Mr Garth Hanlon)

Summary:

In respect of Easton, on map 033 there are no reasonable alternatives identified. Due to the scale of development required in the Easton/Costessey area, all of the housing sites put forward by the four main landowners as site 1152 have been identified. We therefore support the Council's position in respect of Easton.

[More details about Rep ID: 20278](#)

SUPPORT Lanpro Services Ltd (Mr Philip Atkinson)

Summary:

Refer to full, scanned representation.

The Norfolk Food Hub will promote and add value to regional food and is designed to facilitate

collaborative working.

The need to deliver a food hub is reflected in the GNDP.

Other sites have been considered and discounted for various reasons. Easton has been assessed and is considered an optimum location given its proximity to the A47, it is an area with planned major housing growth, is within the NPA and the presence of Easton College.

Planning policies seek to support economic growth in rural areas.

OBJECT Cllr Margaret Dewsbury

Summary:

The site to the west of Easton church on the southern side of the A47 would not be a good site for the Food Hub and cattle market. Large lorries could not use the little back roads so will mainly go onto the roundabout, most will turn towards Norwich stopping traffic coming from Norwich. As this is where the A47 changes from dual carriageway to single lane traffic there is often a tailback, towards the Longwater Lane junction, the Food Hub would make this much worse. Also if lorries arrived at the church roundabout in the morning just as all the residents are trying to leave - it would also cause a tailback in the village. I think there is a better employment site opposite Tesco at Harford Bridges. May I suggest that either of these sites be considered for the Food Hub. If the food Hub were removed it would not be far from its present location. If there is a choice, the land opposite Tesco might be better sited so that lorries could enter the food Hub via a slip road and those leaving the site could leave further down the road in the area controlled by the traffic lights which are already in place. This site would also be accessible from the Mulbarton road - so traffic can be dispersed via two entrances.

More details about Rep ID: 19157

COMMENT Easton Parish Council (J H Witcombe)

Summary:

We would not like the proposed Food Hub to be built in its entirety. We consider that instead of being 40ha, it should be limited to 10ha and be a proper Food Hub as in Ludlow. Unless access to it can be arranged which is outside of the village, then we consider that other more appropriate sites should be considered for it on the A11 or A140 routes into the city.

More details about Rep ID: 19089

COMMENT Highways England (Mr Roger Chenery)

Summary:

Site 1153 - Consideration of the appropriate means of accessing such a development will need considerable thought. A development of this sort will be a significant trip generator and is therefore not particularly sustainable in terms of the retail outlets suggested. Trunk and local road network at Longwater, Easton and Honnigham roundabouts suffer congestion at peak times and access arrangements for this development together with the travel demands of site No 1152 can only exacerbate the situation unless significant highway mitigation is proposed.

More details about Rep ID: 18292

Draft Supplementary Planning Document (SPD) providing Guidance for the Delivery of a 'Food and Agriculture Hub for Broadland, Norwich and South Norfolk'

In 2012 the Council consulted on Easton as a possible location for a food and farming hub in the emerging Local Plan. This consultation also sought suggestions for other possible locations; however none were forthcoming from landowners or developers.

From: Adam Nicholls [<mailto:ANicholls@S-NORFOLK.GOV.UK>]

Sent: 06 July 2016 13:09

To: *Redacted*

Cc: Tim Horspole <THorspole@S-NORFOLK.GOV.UK>; Simon Marjoram <SMarjoram@S-NORFOLK.GOV.UK>; Stephen

Scowen (stephen.scowen@broadland.gov.uk) <stephen.scowen@broadland.gov.uk>;
'phil.courtier@broadland.gov.uk' (phil.courtier@broadland.gov.uk) <phil.courtier@broadland.gov.uk>; Julian
Munson <jmunson@S-NORFOLK.GOV.UK>; Nina Cunningham <ncunningham@S-NORFOLK.GOV.UK>
Subject: RE: Proposed Food Enterprise Zone (FEZ) west of Easton

Dear *redacted*

As promised, please find attached a letter of response on behalf of South Norfolk and Broadland Councils.
A copy of the Food Enterprise Zone submission to Defra (via the New Anglia Local Enterprise Partnership)
is also attached (as referred to in the letter).

Regards,

Adam
nin
Planning Policy Manager
t 01508 533809 e anicholls@s-norfolk.gov.uk www.south-norfolk.gov.uk



From: *redacted*
Sent: 01 July 2016 12:43
To: Adam Nicholls
Subject: Re: Proposed Food Enterprise Zone (FEZ) west of Easton

Thanks for looking into this for me
Sincerely

redacted

On 1 Jul 2016, at 12:29, Adam Nicholls <ANicholls@S-NORFOLK.GOV.UK> wrote:

Dear *redacted*

Thank you for your email and I apologise again for the delay in replying from South Norfolk and Broadland Councils. I have investigated further and we hope to have the reply complete and sent to you by the end of Wednesday 6 July, although if this can be achieved sooner, it will be.

Yours sincerely,

Adam

Adam Nicholls
Planning Policy Manager
t 01508 533809 e anicholls@s-norfolk.gov.uk www.south-norfolk.gov.uk
< < < <

From: *redacted*
Sent: 30 June 2016 18:35
To: Adam Nicholls
Subject: RE: Proposed Food Enterprise Zone (FEZ) west of Easton

Dear Mr Nicholls
Please find attached the previous emails on this subject.
Sincerely
redacted

From: redacted
Sent: 10 June 2016 13:19
To: Simon Marjoram <SMarjoram@S-NORFOLK.GOV.UK>
Subject: Re: Proposed Food Enterprise Zone (FEZ) west of Easton

Dear Mr Marjoram

Thanks for the update on progress. I look forward to receiving the information in due course.
Sincerely

redacted

On 10 Jun 2016, at 12:29, Simon Marjoram <SMarjoram@S-NORFOLK.GOV.UK> wrote:

Dear redacted

Apologies for the delay in responding to your e-mail of 15 May. In order to give a comprehensive answer to your questions a joint reply is being prepared from Phil Courtier, Head of Planning at Broadland District Council, and Tim Horspole, Director of Growth and Localism at South Norfolk Council.

I understand that this reply is largely complete and should be with you shortly.

Yours sincerely

Simon Marjoram
Senior Planning Officer
t 01508 533810 e smarjoram@s-norfolk.gov.uk www.south-norfolk.gov.uk
<image002.gif><image003.gif> <image004.gif> <image005.gif>

From: redacted
Sent: 10 June 2016 08:37
To: Chief Exec, Broadland DC
Cc: Chief Executive; redacted; Margaret Dewsbury;
clerk@eastonparishcouncil.co.uk; redacted; Simon Marjoram; 'Stephen Scowen'
Subject: RE: Proposed Food Enterprise Zone (FEZ) west of Easton

Dear Mr Kirby

You were the only council addressee to respond to my multi-addressed email and letter sent on 13 May 2016. Thank you for the courtesy.

The 20 days' response time for requests of information under the Freedom of Information Act will expire at on Tuesday of next week. May I ask for your intervention to ensure that the Broadlands Council, at least, will respond in a timely fashion.

Sincerely

redacted

[Information Commissioner's Office - Time limits for compliance under the Freedom of Information Act (Section 10) Freedom of Information Act - Authorities must respond to requests promptly, and by the twentieth working day following the date of receipt of the request.]

From: Phil Kirby [mailto:phil.kirby@broadland.gov.uk]
Sent: 16 May 2016 08:28
To: \ redacted ; smarjoram@s-norfolk.gov.uk;
Stephen Scowen <stephen.scowen@broadland.gov.uk>
Cc: chiefexec@s-norfolk.gov.uk; ! redacted ; mdewsbury@s-norfolk.gov.uk; clerk@eastonparishcouncil.co.uk redacted
Subject: RE: Proposed Food Enterprise Zone (FEZ) west of Easton

redacted

I acknowledge receipt of your email, the contents of which are noted.
I have forwarded on to Phil Courtier, the Council's Head of Planning.

Phil Kirby
Chief Executive
Broadland District Council

Tel:
Fax:
[www.brc](http://www.brc.gov.uk)
[phil.kirby@brc](mailto:phil.kirby@brc.gov.uk)

Broadland was ranked as the most peaceful Local Authority area in the UK by The Institute for Economics and Peace in their inaugural UK Peace Index in 2013.

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From: redacted
Sent: 15 May 2016 18:46
To: smarjoram@s-norfolk.gov.uk; Stephen Scowen
Cc: chiefexec@s-norfolk.gov.uk; Phil Kirby redacted
mdewsbury@s-norfolk.gov.uk; clerk@eastonparishcouncil.co.uk;
redacted
Subject: Proposed Food Enterprise Zone (FEZ) west of Easton

maawsa@outlook.com

13 May 2016

Dear Sirs

Proposed Food Enterprise Zone (FEZ) west of Easton

I am a resident of Easton and attended the meeting at Marlingford Village Hall on 10 May 2016. The village hall was packed with local residents and we were addressed by two gentlemen, the chief planning officers of South Norfolk Council and Broadlands Council. Unfortunately, I did not catch their names; neither can I find them on the two council websites. I hope they will accept my apologies for the omissions. I am sending this letter in the hope that one or other of them, viz. the planning officers, will oblige me with a reply or will direct my request to the appropriate official.

One of the main issues raised by residents was the reason for choosing the proposed location for this FEZ. Given the presentation made by the two officers present, the audience could not escape the conclusion that the sole

reason for the work in progress in the various planning departments was the fact that **a certain landowner had offered the site for development**. There could be few, if any, present at the meeting who found this anything but bizarre!

Surely, it is conventional practice for planning departments to establish a need and then to determine the best location for satisfying that need. One gentleman in the audience offered an opinion that a much better location for the FEZ would be in the area of the Thickthorn roundabout on the A47. He made some excellent justifications for his proposal. The planners present undertook to investigate this suggestion.

I have studied the document dated April 2014 and last updated 12 May 2016- APPENDIX A - BROADLAND COUNCIL & SOUTH NORFOLK COUNCIL - Public Participation Statement for the Draft Food and Agriculture Hub. I had hoped that further light would be shed on what led the Council to its current planning exercise. I may have missed it but I found no answer to the question apart from mention that "during 2011/12 proposals for a food hub at Honingham/Easton were put forward" but subsequently, in the same paragraph, "the decision was taken by South Norfolk Council not to support allocation of the site". Later in the same document it says that "the SPD is deliberately not specific about the potential location of a Food Hub, but instead sets out a range of criteria".

I would like to know details, including timings, of the various machinations which led up to the current planning exercise for the location of the FEZ to the west of Easton. Given that all who work for the planning departments and indeed the officials of the whole council, are paid through the taxes levied on us local residents, I think we are entitled to have this un-redacted information under the auspices of the Freedom of Information Act. Council officials are accountable to the electorate and I trust that they would wish to be seen to be not only accountable but also sympathetic to public opinion, especially that voiced by localised groups such as residents who will be severely disadvantaged if this development goes ahead in the current proposed location.

I did not detect any objection voiced by the residents to the principle of the **establishment** of an FEZ but the two planners present at the meeting in the Marlingford Village Hall could only have concluded that there was unequivocal opposition to the **location** of this FEZ by all those present in the audience. In view of the national government's stated intention to localise democracy, including planning decisions, I look forward to receiving the information requested in the previous paragraph and to witness a very clear move by the planners to abandon the west of Easton site in favour of a more suitable location.

I am sending a copy of this letter to the three email addresses which appeared on the flyer produced by Resident Against Industrial Development (RAID) which was posted through my door. In addition, I am adding other addressees who might have an interest including the two chief executives of the councils concerned as I feel sure that they would wish to evaluate their mission statements regarding public support for planning policies against the anger and frustration expressed by local residents at the meeting.

Yours sincerely
Redacted

<image006.jpg>

Addressees:

smarjoram@s-norfolk.gov.uk
stephen.scowen@broadland.gov.uk

Copied addressees:

Sandra Dinneen - Chief Executive South Norfolk Council chiefexec@s-norfolk.gov.uk

Phil Kirby - Chief Executive Broadland District Council phil.kirby@broadland.gov.uk

Resident Against Industrial Development *Redacted*

Margaret Dewsbury - Councillor - mdewsbury@s-norfolk.gov.uk

Alan Arber - Clerk to Easton Parish Council - clerk@eastonparishcouncil.co.uk

Max Bergin - Clerk to Marlingford & Colton Parish Council - max.bergin@ntlworld.com

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Emma Goddard

From: Stephen Scowen <stephen.scowen@broadland.gov.uk>
Sent: 12 May 2016 09:50
To: Simon Marjoram
Subject: FW: Food Hub Concerns

Fyi

Stephen Scowen

Economic Development Partnership Officer
Broadland District Council

Tel: 01603 430125

www.broadland.gov.uk

stephen.scowen@broadland.gov.uk

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From: Stephen Scowen
Sent: 29 March 2016 14:11
To: *Redacted*
Cc: Phil Courtier
Subject: RE: Food Hub Concerns

Dear *Redacted*

Thank you for your email below which Phil Courtier forwarded to me for a response on the basis that it is me who has been tasked with considering a Local Development Order (LDO) on a 20ha site which falls within Broadland administrative area. The concerns that you raise are noted and I agree that such matters will need to be taken into account.

The 'Food Hub' concept is established in principle by virtue of the adopted Joint Core Strategy Policy 5. The adopted Food Hub Supplementary Planning Document, which can be found here, http://www.broadland.gov.uk/housing_and_planning/5737.asp expands upon this. The Greater Norwich Food Enterprise Zone (FEZ) encompasses a large swathe of land extending from Honingham in the west to the Norfolk Showground in the east and includes Easton College. The LDO is being considered on land within this area that is being promoted as a food and agriculture hub by the land owner.

The precise detail of exactly who will be operating on the site and what will be produced is not yet certain but the Food Hub Supplementary Planning Document identifies a broad range of uses. The purpose of an LDO is to simplify the planning process by setting out a set of parameters that will need to be accorded with in order for development to be considered acceptable. This allows businesses to locate on the site quickly and easily, provided that they accord with the terms of the LDO.

A view is currently being sought from the relevant statutory consultees as to whether the proposed LDO is likely to give rise to any significant adverse impact e.g. in respect of the highway network, noise, dust, odour etc. If it is decided to pursue an LDO, the draft Order is required to be the subject of a consultation exercise. I would strongly encourage you to ensure you raise any concerns you have at this time.

Kind regards

Stephen Scowen

Economic Development Partnership Officer
Broadland District Council

www.broadland.gov.uk

stephen.scowen@broadland.gov.uk

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From: Phil Courtier
Sent: 22 March 2016 14:56
To: Stephen Scowen
Subject: FW: Food Hub Concerns

From: *Redacted*
Sent: 16 March 2016 19:00
To: Phil Courtier
Subject: Food Hub Concerns

Dear Mr Courtier,

Thank you for your presentation at the Easton Parish Council Meeting on Monday 13th March 2016 regarding the proposed Food Hub. While I appreciate these are early stages I feel it is important to convey my concerns at the earliest possible moment and will continue in doing so.

While the premise of the Food Hub is a good one by promoting, processing and distributing locally grown produce the location clearly is not. And disturbingly by planning a Local Development Order it outwardly appears the proposal could also ride rough shoot over planning regulations and the local community as a whole.

Areas of great concern are:

- **Transportation.** An increase in all types of traffic movement would be difficult to manage and with Highways England already classifying our network as "clunky at best" it is difficult to understand how this can be accomplished given the proposal may be in place before the duelling of the A47 between Easton and North Tuddenham.
Being unable to confirm the type of vehicles using the food hub also underpins my concerns with regards operating restrictions and most importantly the devastating affect it may have on our Church, St Peters.
- **Operating Times.** Being situated west of the village of Easton the prevailing wind will carry, smell noise and dust over and into our village. Initial planning restrictions over times of operations will very quickly be amended once the plant is in place allowing for potentially 24 hour operations. Growth of any business is key to sustain business and this will be no different. A company entering the food hub for trade will soon apply for extensions to trade and no District Council will refuse it for the fear of loss of revenue and loss of employment. 24Hour operations and vehicle movement is not what anyone living in the local vicinity has signed up for and I am positive it will have a devastating effect on many lives of those who live here.
- **Classification of business.** The term Food Hub is very ambiguous and clearly does not define potential business activity. I am assuming agricultural and factory style units located around the site with processing plants, washing, chopping and packing vegetables and meats. Taking produce through to a consumer point of sale product. Where meat products are involved an abattoir will not be far away. Clearly it would not make sense to house the Cattle Market on site to transport livestock to an offsite abattoir to then only return the carcase back to the food hub. These activities are energy hungry, water hungry, produce large volumes of waste and noise. At what point within the coming 12 to 18 months will we be in a position to actively know the activities being planned for on the site. These will need to be known before acceptance of a LDO in my opinion.

It is very hard to understand, other than for a council's revenue stream, as to why this locations is being pushed for when it is clearly not fit for purpose. At the meeting on Monday the representative from South Norfolk stated no other land owners came forward. How are we to confirm this? Is it to be believed that in the rest of Norfolk no one

else voiced an interested in housing this plant? There are numbers of locations, and these being brown field sites not green field, around the Norwich area and further afield that can take, manage and offer greater resources in terms of transport than our village. What guaranteed assurances will we as residents of Easton have this production plant will not affect us in any manner?

With the great support from outlining Parish Councils attending Mondays meeting it also appears I am not alone with my fears. It was also very prudent of the vice chair of Easton Parish Council to relay the Prime Minister's comments about listening to local Parish Councils. I do so hope this is taken on board as it appears outlying parish councils also have the same fears. In many ways I sincerely hope this plant will never grace our landscape.

Yours Sincerely

Redacted

Emma Goddard

From: Stephen Scowen <stephen.scowen@broadland.gov.uk>
Sent: 17 May 2016 11:46
To: Simon Marjoram
Subject: FW: Easton Food Enterprise Zone development

Fyi

Stephen Scowen

Tel: 01603 430125

Economic Development Partnership Officer
Broadland District Council

www.broadland.gov.uk
stephen.scowen@broadland.gov.uk

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From: Stephen Scowen
Sent: 17 May 2016 10:14
To: *Redacted*
Subject: RE: Easton Food Enterprise Zone development

Dear *Redacted*

Thank you for your email below.

The 'Food Hub' concept is established in principle by Policy 5 the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk. This document sets out the growth agenda for the three districts. The adopted Food Hub Supplementary Planning Document, which can be found here, http://www.broadland.gov.uk/housing_and_planning/5737.asp expands upon JCS Policy 5. Since then the Greater Norwich Food Enterprise Zone (FEZ) has been designated by Government which encompasses a large swathe of land extending from Honingham in the west to the Norfolk Showground in the east and includes Easton College.

A Local Development Order (LDO) is currently being considered on 20 hectares of land that is being promoted by the land owner as a food hub.

A view is currently being sought from the relevant statutory consultees as to whether the proposed LDO is likely to give rise to any significant adverse impact along the lines of those you have identified. If it is decided to pursue an LDO, the draft Order is required to be the subject of a consultation exercise. I would strongly encourage you to ensure you raise any concerns you have at this time.

Kind regards

Stephen Scowen

Stephen Scowen

Tel: 01603 430125

Economic Development Partnership Officer
Broadland District Council

www.broadland.gov.uk
stephen.scowen@broadland.gov.uk

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From: *Redacted*
Sent: 10 May 2016 19:42

To: smarjoram@s-norfolk.gov.uk; Stephen Scowen
Subject: Easton Food Enterprise Zone development

I would like the following concerns in regards to the above development to be taken into consideration

The proposed site of the Food Enterprise Zone in Easton seems completely inappropriate.

With planning permission recently granted for an additional 900 homes, increasing the exiting 600 homes buy about 150%, I think Easton has had more than its fair share of development and there are plenty of other more appropriate sites for an industrial development alone the A47 corridor.

Indeed with the additional 900 houses, some extending in the direction of the proposed the proposed industrial development this will have even more of an impact on these.

Also the current access to the A47 at the western end of Easton is already a bottle neck in the rush hours and also potentially dangerous in lighter traffic.

Due to the limited line of site of traffic approaching from east to west on the A47 pulling onto the roundabout from Easton can be precarious with some cars approaching on the A47 at excessive speed and the limited view necessitating sharp braking when all seemed clear, with increased traffic and especially lorries this is only going to increase this risk. There has been no provision made for the extra traffic from the additional 900 homes let alone that generated by this proposed development.

Lastly I am concerned that planning decisions are being made in isolation as I can't understand how another major development can be considered in Easton after one has already been approved and the cumulative impacts are not being measured only individually.

Yours Sincerely

Redacted.

Emma Goddard

From: Stephen Scowen <stephen.scowen@broadland.gov.uk>
Sent: 17 May 2016 11:46
To: Simon Marjoram
Subject: FW: Over Development

Fyi

Stephen Scowen
Economic Development Partnership Officer
Broadland District Council

Tel: 01603 430125

www.broadland.gov.uk
stephen.scowen@broadland.gov.uk

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From: Stephen Scowen
Sent: 17 May 2016 10:07
To: *Redacted*
Subject: RE: Over Development

Dear *Redacted*

Thank you for your email below.

The 'Food Hub' concept is established in principle by virtue of the adopted Joint Core Strategy Policy 5. When the 'call for sites' was issued for this exercise, there was only one site promoted i.e. the site being promoted now. The adopted Food Hub Supplementary Planning Document, which can be found here, http://www.broadland.gov.uk/housing_and_planning/5737.asp expands upon JCS Policy 5. Since then the Greater Norwich Food Enterprise Zone (FEZ) has been designated by Government which encompasses a large swathe of land extending from Honingham in the west to the Norfolk Showground in the east and includes Easton College.

A Local Development Order (LDO) is currently being considered on 20 hectares of land that is being promoted by the land owner as a food hub. An LDO essentially acts as an outline planning permission. If it is decided to pursue an LDO, the draft Order is required to be the subject of a consultation exercise. I would strongly encourage you to ensure you raise any concerns you have at this time. In order for me to consult you on this, I wonder please if you would provide me with your address details?

Kind regards

Stephen Scowen

Stephen Scowen
Economic Development Partnership Officer
Broadland District Council

Tel: 01603 430125

www.broadland.gov.uk
stephen.scowen@broadland.gov.uk

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From: *Redacted*
Sent: 10 May 2016 14:19
To: Stephen Scowen
Subject: Over Development

Dear Sir, We live in Easton and are deeply concerned about the over development in and around our village, and feel 900 plus homes are far too many and should only be around 300 and no more, and to add insult to our plight we have the re-emergence of an industrial plant called The Food Hub, can we please remind you of the up surge of hundreds of residents representing all of the surrounding villages against The Hub in 2010, which was Monday 18th of January to be precise, a meeting held at Easton College, it was rather badly reported about in the Tuesday edition of the EDP, our selves like many others feel authorities are taking little to no notice of public feeling or opinion. We feel therefore you should be looking for a more suitable, preferably BROWN-FIELD site rather than a GREEN-FIELD site. The public are aware of suitable Brown-Field sites as we know you are. We should also remind your selves that we the villagers have a RIGHT to our way of life, : red acted

Emma Goddard

From: Simon Marjoram
Sent: 02 June 2016 14:41
To: stephen.scowen@broadland.gov.uk
Subject: Food Hub

Afternoon Stephen

Please find attached correspondence with ~~redacted~~, as discussed.

Thanks

Simon Marjoram
Senior Planning Officer
t 01508 533810 e smarjoram@s-norfolk.gov.uk www.south-norfolk.gov.uk



INVESTORS
IN PEOPLE | Gold



~~redacted~~ 2 June
2016.pdf

ENQ/2016/0585.

Redacted

23rd MAY '16

Dear Sir,

I wish to place on record my objection to the proposed Food Hub at Colton/Easton. The land under consideration is a greenfield site occupying a prominent position above the A47 and the River Tud. A Food Hub here would have a detrimental visual impact on the landscape seen from the heights on the northern side.

Concern must be for the significant increase in traffic this scheme will generate, which is already heavy due to past development, and the safety of all road users. The use of weight restrictions and the banning of traffic through Villages would be unenforceable. Vehicles coming from the south in particular, using a Sat. Nav. would be directed by the shortest route.

Food processing of any sort inevitably creates noise and pervading smells and must be totally unacceptable in a quiet rural setting.

Drainage, too, would be a problem with water running or seeping down towards the A47 where there is already a problem at the bottom of Blind Lane.

Lastly the land under consideration must be subject to an archaeology investigation before the whole is covered in concrete and tyles.

Yours faithfully
Redacted

Emma Goddard

From: Nina Cunningham
Sent: 25 May 2016 09:14
To: Stephen Scowen (stephen.scowen@broadland.gov.uk)
Subject: FW: Project pipeline application GN FEZ
Attachments: Business Case template v6 Greater Norwich Food Enterprise Zone April 12th 2016 (2).docx

Stephen,
These are our comments . Once we you have had a chance to respond, I will ask Tim to be the signatory for SNC.

I had a quick chat with ~~redacted~~ about the FEZ at venture fest East yesterday.
Happy to have a chat today if you are about. I am at my desk until 10:00 if you are free
Thanks
Nina

Nina Cunningham
Funding Manager
t 01508 533745 e ncunningham@s-norfolk.gov.uk www.south-norfolk.gov.uk



From: Nina Cunningham
Sent: 09 May 2016 13:57
To: Stephen Scowen (stephen.scowen@broadland.gov.uk)
Cc: Simon Marjoram; Julian Munson
Subject: Project pipeline application GN FEZ

Stephen
Apologies for the delay in getting our comments back to you. As per our conversation I have tried to clarify what the actual ask is as otherwise it could read like the original application to secure a FEZ ?
Some of my queries have also been raised by Simon so grateful for some further clarification.

Once you are happy with it – please could you send it back as I will need to run it by Tim who is expecting to see it this week.

Hope this all makes senses- if not let me know
Thanks
Nina

Nina Cunningham
Funding Manager
t 01508 533745 m 07767610315 e ncunningham@s-norfolk.gov.uk www.south-norfolk.gov.uk



Emma Goddard

From: Nina Cunningham
Sent: 08 June 2016 14:03
To: 'Stephen Scowen'
Subject: RE: Project pipeline application GN FEZ

Hi Stephen

Sorry for the delay in getting back to you. While your responses are helpful there are still some outstanding queries on p. 15. Is ~~redacted~~ able to address these amendments or are you expecting me to pick these up?

Thanks
Nina

Nina Cunningham
Funding Manager
t 01508 533745 e ncunningham@s-norfolk.gov.uk www.south-norfolk.gov.uk



From: Stephen Scowen [<mailto:stephen.scowen@broadland.gov.uk>]
Sent: 08 June 2016 10:42
To: Nina Cunningham
Subject: Project pipeline application GN FEZ

Hello Nina

Are you able to advise whether any progress has been made on this matter please?

Many thanks

Stephen

Stephen Scowen
Economic Development Partnership Officer
Broadland District Council

Tel: 01603 430125

www.broadland.gov.uk
stephen.scowen@broadland.gov.uk

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From: Stephen Scowen
Sent: 25 May 2016 09:26
To: 'Nina Cunningham'
Subject: FW: Project pipeline application GN FEZ

Resending as requested

Stephen Scowen

Tel: 01603 430125

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From: Stephen Scowen
Sent: 11 May 2016 16:36
To: 'Nina Cunningham'
Subject: RE: Project pipeline application GN FEZ

Hi Nina

I submitted the business case last week to ~~I fed back~~ but explained this may be subject to change once we had discussed it. She said that was fine but she just wanted to get the ball rolling. I have replied in blue to your comments in the attached.

Steve

Tel: 01603 430125

Stephen Scowen
Economic Development Partnership Officer
Broadland District Council

www.broadland.gov.uk
stephen.scowen@broadland.gov.uk

For all your business training needs go to - www.broadland.gov.uk/training
Visiting the district? Go to - www.visitbroadland.co.uk

From: Nina Cunningham [<mailto:ncunningham@S-NORFOLK.GOV.UK>]
Sent: 09 May 2016 13:57
To: Stephen Scowen
Cc: Simon Marjoram; Julian Munson
Subject: Project pipeline application GN FEZ

Stephen
Apologies for the delay in getting our comments back to you. As per our conversation I have tried to clarify what the actual ask is as otherwise it could read like the original application to secure a FEZ ?
Some of my queries have also been raised by Simon so grateful for some further clarification.

Once you are happy with it – please could you send it back as I will need to run it by Tim who is expecting to see it this week.

Hope this all makes senses- if not let me know

Thanks

Nina

Nina Cunningham
Funding Manager
t 01508 533745 m 07767610315 e ncunningham@s-norfolk.gov.uk www.south-norfolk.gov.uk



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Emma Goddard

From: Simon Marjoram
Sent: 27 May 2016 11:57
To: stephen.scowen@broadland.gov.uk; stephen.scowen@norfolk.gov.uk
Cc: Tim Horspole; Christopher Raine; Adam Nicholls
Subject: FW: proposed industrial site development between Colton and Ringland

Hello Stephen

Please see below e-mail to *redacted* re the food hub; I don't think this one was sent/copied to you.

I have sent similar responses to *redacted* *redacted* whose e-mails you have already seen (I presume you don't want your inbox clogged up with copies of all of my responses, as you already have their details).

Are you keeping a record of these people so that they can be directly informed about the draft LDO consultation if/when it happens?

Also is there any progress on the response to *redacted* of behalf of Tim and Phil?

Kind regards

Simon Marjoram
Senior Planning Officer
t 01508 533810 e smarjoram@s-norfolk.gov.uk www.south-norfolk.gov.uk



From: Simon Marjoram
Sent: 27 May 2016 10:50
To: *redacted*
Subject: RE: proposed industrial site development between Colton and Ringland

Dear *redacted*

Thank you for your comments on the potential food hub. At present there is no planning application or other specific proposal to object to, therefore I have registered your comments under a general enquiry on the Council's Planning system (Ref: ENQ/2016/0585).

As you may already be aware, the concept of a food hub for the Greater Norwich area was established in Policy 5 of the Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk (<http://www.south-norfolk.gov.uk/planning/6501.asp>). Following the adoption of the JCS, South Norfolk and Broadland Councils have produced and adopted a Supplementary Planning Document (SPD) which elaborates on this aspect of JCS Policy 5, setting out the main criteria for assessing proposals for a food and agriculture hub. The SPD can be downloaded from the Council's website at: <http://www.south-norfolk.gov.uk/foodhub>. Neither the JCS nor the SPD are site specific.

More recently a Food Enterprise Zone (FEZ) has been designated for an area which stretches from Honingham Thorpe Farms in the west to the Royal Norfolk Showground in the east and

includes Easton and Otley College and Pasta Foods. Within the FEZ Broadland Council is currently in the process of considering the potential for a Local Development Order (LDO) on an area which is being promoted by a land owner for a food hub between Easton and Honingham. The precise details of what will occur within the LDO area are not yet established; however, the SPD gives a useful indication. An LDO is designed to simplify and speed up the planning process by setting out a set of parameters/conditions for potential development and any development that then complies with those conditions does not require a separate planning permission.

Broadland Council is currently seeking views from various technical consultees on whether the LDO is likely to give rise to significant adverse impacts on aspects such as highways network, pollution and landscape/heritage. If Broadland Council decides to pursue an LDO, a draft Order would need to be consulted on. Consequently I would encourage you to raise any concerns at this time, as these could help shape the conditions that would apply to any businesses seeking to locate at the Food Hub. In the meantime I will forward your e-mail to Broadland Council so that they are aware of your concerns.

Yours sincerely

Simon Marjoram
Senior Planning Officer

t 01508 533810 e smarjoram@s-norfolk.gov.uk www.south-norfolk.gov.uk



From: redacted
Sent: 06 May 2016 12:14
To: Simon Marjoram
Subject: proposed industrial site development between Colton and Ringland

Dear Mr/Ms Marjoram,

I would like to register my strong objections to any industrial/commercial development in this area.

There is already too much building and development around here.

The effect on the quality of our lives (traffic, wildlife issues, drainage, etc) will be large and difficult to quantify and control.

Please do not let this happen to us.

I have lived in Marlingford redacted ————— In that time the amount of development has been staggering.

No more, I beg you.

Sincerely,

redacted

Emma Goddard

From: Stephen Scowen <stephen.scowen@broadland.gov.uk>
Sent: 17 May 2016 10:16
To: Simon Marjoram
Subject: FW: Objection to proposed industrial estate near Colton/Easton
Attachments: Proposed Food Hub at Easton

Hi Simon

Have you replied to this email? Also the attached email? If not then I will but just didn't want to duplicate

Thanks

Steve

Stephen Scowen
Economic Development Partnership Officer
Broadland District Council

Tel: 01603 430125

www.broadland.gov.uk
stephen.scowen@broadland.gov.uk

For all your business training needs go to - www.broadland.gov.uk/training
Visiting the district? Go to - www.visitbroadland.co.uk

From: *redacted*
Sent: 10 May 2016 15:57
To: smarjoram@s-norfolk.gov.uk; Stephen Scowen
Subject: Objection to proposed industrial estate near Colton/Easton

I am writing to object to the proposed Food Enterprise Zone near Colton/Easton

My reasons for objecting are the increase in heavy lorries and cars that it will bring to our RURAL area, causing a substantial rise in noise and pollution 24 hours a day seven days a week.

Do we really need yet another satellite industrial area along the already overloaded A47?? Norwich is spreading ever outwards with ribbon development gradually usurping our beautiful countryside. We will lose our tourist trade with the loss of green fields to concrete. Why??

There is the potential for drainage problems and flooded roads, which is already bad enough when we have heavy rainfall. Particularly recently in the area where Blind Lane meets the A47.

The South Norfolk District Council and Broadland Council are supposed to represent the opinion and needs of local residents and this proposal is NOT what the local people want.

Regards

redacted

Emma Goddard

From: Tim Horspole
Sent: 01 June 2016 12:19
To: 'Phil Courtier'
Subject: RE: Link to the Food Hob SPD from SNC's website

From: Tim Horspole [<mailto:THorspole@S-NORFOLK.GOV.UK>]
Sent: 01 June 2016 12:06
To: Phil Courtier
Subject: RE: Link to the Food Hob SPD from SNC's website

Hi Phil,

What's this, working on a Bank Holiday! Unfortunately I will not be able to make the 27th – I have the Archdeacon's Charge at the Cathedral on that evening, which has been in my diary for months. I could try to get someone else to attend from SNC if that would help. I am meant to be seeing Peter Milliken on Friday, so I will explain that I will not be able to make it.

Thanks

Tim

Tim Horspole
Director of Growth and Localism
t 01508 533806 e thorspole@s-norfolk.gov.uk www.south-norfolk.gov.uk



From: Phil Courtier [<mailto:phil.courtier@broadland.gov.uk>]
Sent: 30 May 2016 21:53
To: Peter Milliken; Tim Horspole
Cc: clerk@eastonparishcouncil.co.uk
Subject: RE: Link to the Food Hob SPD from SNC's website

I don't think I ever responded to your email.

I can confirm that the 27th is ok for me.

Cheers

Phil

Phil Courtier
Head of Planning
Broadland District Council
Tel: 01603 430549
Fax: 01603 430591
www.broadland.gov.uk
phil.courtier@broadland.gov.uk

Please be aware that Broadland District Council applies a Community Infrastructure Levy. Depending upon the size/type of application and subsequent decision any development that you submit for planning permission may be liable to pay CIL.

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From: Peter Milliken <milliken@gmx.com>
Date: Wednesday, 11 May 2016, 1:11 p.m.
To: Tim Horspole <THorspole@S-NORFOLK.GOV.UK>
Cc: Phil Courtier <phil.courtier@broadland.gov.uk>, clerk@eastonparishcouncil.co.uk <clerk@eastonparishcouncil.co.uk>
Subject: Re: Link to the Food Hob SPD from SNC's website

Hi Tim,

Thank you for the link, I will get it on the PC website today. I look forward to hearing from Kim in the very near future.

I was speaking with Phil this morning and discussing a possible date for a single item meeting in Easton before the consultation period starts so that the PC can be fully informed of the residents position. I have been able to secure the village hall for the evening of Monday 27 June 2016. I hope you will be able to attend with Phil. Phil and I had originally discussed the 20th but the hall was taken so I am hoping 27 June will still be good for him as well.

Regards

Peter

phone numbers redacted

Sent: Wednesday, May 11, 2016 at 12:10 PM
From: "Tim Horspole" <THorspole@S-NORFOLK.GOV.UK>
To: "Peter Milliken (milliken@gmx.com)" <milliken@gmx.com>
Cc: AArber <eastonclerk@gmail.com>, "Kim Woodhouse" <KWoodhouse@S-NORFOLK.GOV.UK>
Subject: Link to the Food Hob SPD from SNC's website

Hi Peter,

You will recall I promised to send you a link to the Food Hub Supplementary Planning Document so you can feature it on the Easton PC website.

<http://www.south-norfolk.gov.uk/planning/6339.asp>

On the subject of Easton NDP, I have asked my colleague Kim Woodhouse to contact you to arrange a suitable date for you and Shaun to visit (Kim keeps my diary).

Regards,

Tim

Tim Horspole
Director of Growth and Localism
t 01508 533806 e thorspole@s-norfolk.gov.uk www.south-norfolk.gov.uk



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Emma Goddard

From: Tim Horspole
Sent: 16 May 2016 16:13
To: Phil Courtier (phil.courtier@broadland.gov.uk)
Cc: Simon Marjoram
Subject: FW: Proposed Food Enterprise Zone (FEZ) west of Easton

Hi Phil,

As we discussed. Suggest Simon and Stephen co-ordinate a response, which could go out in our names,

Regards

Tim

Tim Horspole
Director of Growth and Localism
t 01508 533806 e thorspole@s-norfolk.gov.uk www.south-norfolk.gov.uk



From: *Redacted*
Sent: 15 May 2016 18:46
To: Simon Marjoram; stephen.scowen@broadland.gov.uk
Cc: Chief Executive; Chief Exec, Broadland DC; *Redacted* clerk@eastonparishcouncil.co.uk; Mr M Bergin
Subject: Proposed Food Enterprise Zone (FEZ) west of Easton

n; Margaret Dewsbury;

maawsa@outlook.com

13 May 2016

Dear Sirs

Proposed Food Enterprise Zone (FEZ) west of Easton

I am a resident of Easton and attended the meeting at Marlingford Village Hall on 10 May 2016. The village hall was packed with local residents and we were addressed by two gentlemen, the chief planning officers of South Norfolk Council and Broadlands Council. Unfortunately, I did not catch their names; neither can I find them on the two council websites. I hope they will accept my apologies for the omissions. I am sending this letter in the hope that one or other of them, viz. the planning officers, will oblige me with a reply or will direct my request to the appropriate official.

One of the main issues raised by residents was the reason for choosing the proposed location for this FEZ. Given the presentation made by the two officers present, the audience could not escape the conclusion that the sole reason for the work in progress in the various planning departments was the fact that **a certain landowner had offered the site for development**. There could be few, if any, present at the meeting who found this anything but bizarre!

Surely, it is conventional practice for planning departments to establish a need and then to determine the best location for satisfying that need. One gentleman in the audience offered an opinion that a much better location for the FEZ would be in the area of the Thickthorn roundabout on the A47. He made some excellent justifications for his proposal. The planners present undertook to investigate this suggestion.

I have studied the document dated April 2014 and last updated 12 May 2016- APPENDIX A - BROADLAND COUNCIL & SOUTH NORFOLK COUNCIL - Public Participation Statement for the Draft Food and Agriculture Hub. I had hoped that further light would be shed on what led the Council to its current planning exercise. I may have missed it but I found no answer to the question apart from mention that "during 2011/12 proposals for a food hub at Honingham/Easton were put forward" but subsequently, in the same paragraph, "the decision was taken by South Norfolk Council not to support allocation of the site". Later in the same document it says that "the SPD is deliberately not specific about the potential location of a Food Hub, but instead sets out a range of criteria".

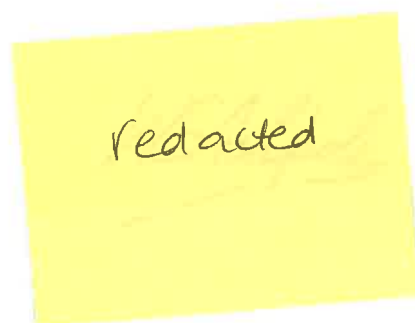
I would like to know details, including timings, of the various machinations which led up to the current planning exercise for the location of the FEZ to the west of Easton. Given that all who work for the planning departments and indeed the officials of the whole council, are paid through the taxes levied on us local residents, I think we are entitled to have this un-redacted information under the auspices of the Freedom of Information Act. Council officials are accountable to the electorate and I trust that they would wish to be seen to be not only accountable but also sympathetic to public opinion, especially that voiced by localised groups such as residents who will be severely disadvantaged if this development goes ahead in the current proposed location.

I did not detect any objection voiced by the residents to the principle of the **establishment** of an FEZ but the two planners present at the meeting in the Marlingford Village Hall could only have concluded that there was unequivocal opposition to the **location** of this FEZ by all those present in the audience. In view of the national government's stated intention to localise democracy, including planning decisions, I look forward to receiving the information requested in the previous paragraph and to witness a very clear move by the planners to abandon the west of Easton site in favour of a more suitable location.

I am sending a copy of this letter to the three email addresses which appeared on the flyer produced by Resident Against Industrial Development (RAID) which was posted through my door. In addition, I am adding other addressees who might have an interest including the two chief executives of the councils concerned as I feel sure that they would wish to evaluate their mission statements regarding public support for planning policies against the anger and frustration expressed by local residents at the meeting.

Yours sincerely

redacted



Addressees:

smarjoram@s-norfolk.gov.uk

stephen.scowen@broadland.gov.uk

Copied addressees:

Sandra Dinneen - Chief Executive South Norfolk Council chiefexec@s-norfolk.gov.uk

Phil Kirby - Chief Executive Broadland District Council phil.kirby@broadland.gov.uk

redacted
Margaret Dewsbury - Councillor - mdewsbury@s-norfolk.gov.uk

Alan Arber – Clerk to Easton Parish Council – clerk@eastonparishcouncil.co.uk

Max Bergin – Clerk to Marlingford & Colton Parish Council – max.bergin@ntlworld.com

Emma Goddard

From: Tim Horspole
Sent: 22 April 2016 12:19
To: 'Phil Courtier (phil.courtier@broadland.gov.uk)'
Subject: FW: Easton Food Hub proposal

Hi Phil,

The first letter of objection to the LDO! I would be grateful if you could include *redacted* on the list of consultees for when you undertake the consultation.

Thanks

Tim

Tim Horspole
Director of Growth and Localism
t 01508 533806 e thorspole@s-norfolk.gov.uk www.south-norfolk.gov.uk



From: Tim Horspole
Sent: 22 April 2016 12:18
To: *redacted*
Subject: RE: Easton Food Hub proposal

Dear *redacted*

Thank you for your email. I will ensure my colleagues at Broadland District Council receive your message of concern and objection to the Food Hub proposals it is currently preparing. I understand there will be formal consultation on the proposals later this year, and I will ask that Broadland records your details and let you know when the consultation period starts. I will also record you contact details to ensure South Norfolk Council consults with you on any Food Hub development that falls within the district.

Regards,

Tim

Tim Horspole
Director of Growth and Localism
t 01508 533806 e thorspole@s-norfolk.gov.uk www.south-norfolk.gov.uk



From: *redacted*
Sent: 22 April 2016 12:10
To: Tim Horspole
Subject: Easton Food Hub proposal

Mr Horspole,

I am writing to you to express my concerns about the proposed Easton Food Hub development.

redacted We came here because we were tired of living on crowded and overdeveloped sites. Imagine our horror when after living here for a short while we discovered plans to swallow up huge amounts of our surrounding countryside with almost 1000 new homes. As hard as the village protested about this the plans were forced through regardless of any objections we had as a village. It seems even the necessary reports regarding wildlife and traffic flows were fixed to suit the circumstances.

So here we are waiting for the years of noise, pollution and chaos to begin in our once peaceful little village and now we have plans for a Food Hub development to bring even more, noise, disruption and traffic to our village.

I attended the meeting at Easton Village hall where we had a presentation by Phil Coutier from Broadland District Council and I wasn't very impressed about how little he seemed to know about this or really cared for that matter. The impression was that this will be pushed through whether it is the correct thing to do or not.

Please understand that as a village, (or villages if you include Colton and Marlingford), we are strongly against this development. When you consider the development already going on around the area such as The Hampdens 1 and 2, the ill thought out Queens Hill estate and now our upcoming housing developments the last thing we need is yet another monster on our doorsteps.

I spend time almost every day looking at the Birds i my garden and the occasional visiting Bat in the early evenings and realise that in a few years time they will all have been driven away and all I will be able to see from my bedroom window will be rooftops, masses of cars and lorries.

Please register this as my objection to the proposed Food Hub.

Thank you.

redacted

Emma Goddard

From: Tim Horspole
Sent: 06 February 2017 14:06
To: 'Phil Courtier (phil.courtier@broadland.gov.uk)'
Subject: FW: LDO / Food Enterprise Zone at Easton

Hi Phil,

Please could you get someone to answer ~~redacted~~ queries – as you will see, I have told him I think it more appropriate for BDC to respond.

Thanks

Tim

Tim Horspole
Director of Growth and Localism
t 01508 533806 e thorspole@s-norfolk.gov.uk www.south-norfolk.gov.uk



From: Tim Horspole
Sent: 06 February 2017 13:57
To: ~~redacted~~
Subject: RE: LDO / Food Enterprise Zone at Easton

Dear ~~redacted~~

Thank you for your email setting out your concerns to the proposed Local Development Order. All of the points you and other residents raised were debated at South Norfolk Council's Cabinet meeting this morning. Cabinet agreed to an additional action in addition to the officer recommendation, which added another representation to those detailed in the report asking Broadland to reconsider its position regarding undertaking and Environmental Impact Assessment in light of the many representations received.

You request a response to the issues you raise. In my opinion, it is more appropriate for Broadland Council to address these matters as it is proposing the order, South Norfolk Council is only one of many consultees. I have forwarded your email to Phil Courtier, Head of Planning at Broadland and asked that he provides a response.

Regards,

Tim

Tim Horspole
Director of Growth and Localism



From: *Redacted*
Sent: 05 February 2017 11:35
To: Tim Horspole
Subject: LDO / Food Enterprise Zone at Easton

Dear Mr Horspole,

LDO / Food Enterprise Zone at Easton

We strongly object to this proposed development for the following reasons:-

Environment

- Our unique, quiet, rural, village environment will be irrevocably and detrimentally changed as a result of this proposed development.
- The Yare valley flood plain, as designated by the Environment Agency, is just a mile or so from this proposed development; it is inevitable therefore that the huge carbon footprint of such a development will have an adverse detrimental impact on this unique environment. We are also very concerned about the impact that the development will have on the Yare valley flood plain. Our garden backs onto the river Yare and regularly floods in the winter months, in fact it has done so on occasions during the summer in recent years; We suspect due to the influence of global warming. We believe that the proposed development will increase the frequency and severity of flooding in this area.

Pollution

- **Traffic** – Heavy Lorries, service vehicles and site worker's cars travelling to and from the Food Enterprise Zone will constitute a major increase in traffic using local roads. This will result in large volumes of CO2 emissions into the atmosphere. There will also be pollution from dust, noise and diesel spillage. Our country lanes and roads will become more dangerous and there will inevitably be an increase in accidents.
- **Water** – It is inevitable that pollutants resulting from the construction and use of the Food Enterprise Zone will find their way via underground water courses into the river Yare.
- **Noise** – There will be noise pollution from construction plant, machinery and heavy Lorries during the creation of the Food Enterprise Zone and ongoing noise pollution from vehicles using and servicing the Food Enterprise Zone when operational.
- **Dust & Dirt** – Airborne dust and pollution from the construction and use of the Food Enterprise Zone will hang over the river valley and lorries and service vehicles will spread dirt and mud on our local roads, making them less safe to drive on.

- **Light** – There will be light pollution to the night sky from flood lighting, security lighting and vehicles.

Quality of Life

- Our environment will be degraded and changed forever. Our right to enjoy the amenities of our home and garden will be spoiled by the noise, dust and air pollution created by the construction process and high volumes of traffic servicing and using the Food Enterprise Zone; as a direct result our health and safety will be put at risk.

Highways

- It is inevitable that the traffic using our local roads and country lanes will dramatically increase if the proposed Food Enterprise Zone goes ahead, with consequential damage and degradation to the infrastructure of our community. It is also inevitable that Food Enterprise Zone traffic will use local roads and lanes as short-cuts to the A11.
- The A47 is probably the most congested road servicing Norwich, what person in their right mind would even consider such a development?
- What assessments have been conducted in relation to the inevitable road accidents and fatalities resulting from the construction of the Food Enterprise Zone?
- Easton and Otly College is within walking distance of the proposed Food Enterprise Zone, how will this development impact on the student's safety as they travel to and from the College?

Conservation

- Has an Environmental Impact Assessment been conducted?
- During recent years work has been undertaken on the flood meadows opposite to our home to improve the habitat for wildlife and to attract additional bird species to the area, an initiative that we support and applaud. It is rather ironic however that land just a mile or so away is being considered for such an unnecessary, inappropriate and large development.
- We understand that the area where the habitat improvements have been made is designated as a Higher Level Stewardship scheme by Natural England. A considerable range of wildlife live in this area, we have personally seen (and filmed) a family of otters in the river at the bottom of our garden. What impact will the proposed Food Enterprise Zone have on the rich diversity of wildlife that currently live in and benefit from this unique habitat?

It would be appreciated if you would send us an acknowledgement of receipt of this email and a personal response to the issues that we have raised.

Yours Sincerely

redacted.