

Emma Goddard

From: Tracy Lincoln
Sent: 17 April 2018 16:33
To: Helen Mellors
Cc: Matthew Rooke
Subject: RE: Food Enterprise Park

Thanks Helen – yes catch up tomorrow.

Tracy

Tracy Lincoln
Team Leader - Major Projects Team
t 01508 533814 e tlincxxx@xxxxxxxxx.xxx.xx www.south-norfolk.gov.uk



From: Helen Mellors
Sent: 17 April 2018 16:28
To: Tracy Lincoln
Cc: Matthew Rooke
Subject: RE: Food Enterprise Park

Hi Tracy

Please can we discuss this in the morning – I was going to update too! I had a meeting with Matt and Phil today. Steve is not going to be the case officer and Matt is going to allocate to someone in his team. Full consultation will be carried out (and BDC will so SNC local members and Easton PC – Mr Millken already objecting) but need to check whether the access is in SNC or BDC (not clear from the plans we saw this morning).

Happy for BDC to deal with any application, as per Tim's email below, but a separate application may be required as they are submitting details for the LDO to discharge highway conditions (none of us has done this before and need to check we are following due process). The applicant is BDC so ultimately will need to go to BDC planning committee.

I have copied in Matt so he is aware of this email trail too and we can catch up tomorrow.

Thanks

Helen

Helen Mellors
Development Manager
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From: Tracy Lincoln

Sent: 17 April 2018 16:03

To: food hub <foodhub@broadland.gov.uk>; Claire Curtis <CCurtis@S-NORFOLK.GOV.UK>

Cc: Poole, Liz <xxx.xxxxx@xxxxxxxx.xxx.xx>; Helen Mellors <hmellors@s-norfolk.gov.uk>

Subject: RE: Food Enterprise Park

Hi Stephen,

Could you give me a call on this in the morning if possible please? Cllr Margaret Dewsbury has raised some queries regarding process in particular how the parish councils are being engaged on the access proposals as they have concerns they wish to raise.

She also advises that you may not be the officer dealing with this any longer?

It would be helpful if we could discuss the current position and how and whether you are engaging the Parish Councils at all etc

Thanks,

Tracy

Tracy Lincoln

Team Leader - Major Projects Team

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From: food hub [<mailto:foodhub@broadland.gov.uk>]

Sent: 29 March 2018 09:45

To: Claire Curtis <CCurtis@S-NORFOLK.GOV.UK>

Cc: Poole, Liz <xxx.xxxxx@xxxxxxxx.xxx.xx>; Tracy Lincoln <tlincoln@S-NORFOLK.GOV.UK>

Subject: RE: Food Enterprise Park

Good morning Clare

I refer to our email exchange below. For your information, please find attached a copy of the email that I have just sent to Liz Poole at Norfolk County Council. Liz, perhaps I could ask you to cc Claire to your reply please?

Many thanks

Stephen

Stephen Scowen
Economic Development Manager (Partnerships and Growth)
Broadland District Council

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From: Claire Curtis [<mailto:CCurtis@S-NORFOLK.GOV.UK>]
Sent: 04 October 2017 08:57
To: Stephen Scowen
Cc: Poole, Liz; Tracy Lincoln
Subject: FW: Food Enterprise Park

Dear Stephen

Following our telephone conversation and discussions with Nplaw, please see the advice we have sent to James.

Thank you for your help with this and for your information I would be the officer dealing with this site in the future, should you wish to contact me.

Kind regards
Claire

Claire Curtis
Senior Planning Officer
t 01508 533788 e xxxxxxx@xxxxxxxxx.xxx.xx www.south-norfolk.gov.uk



From: Tim Horspole
Sent: 04 October 2017 08:48
To: James <jta@honingham.co.uk>
Cc: Claire Curtis <CCurtis@S-NORFOLK.GOV.UK>
Subject: RE: Food Enterprise Park

Dear James,

I have asked one of my senior planners to look at the proposals you sent and her response is given below. I agree with her that we would let Broadland deal with the planning application on our behalf, given the majority of the proposal falls within Broadland's area. This will mean you will only have to make one application.

The question of the transformer is also answered, and whether a planning application is required. If an electricity provider is erecting the transformer or it is being done on their behalf then, as long as it meets the parameters of the General Permitted Development Order, it would be permitted development and not require a planning application.

Regards

Tim

Tim Horspole

Director of Planning and Environment

t 01508 533806 e xxxxxxxx@xxxxxxxx.xxx.uk www.south-norfolk.gov.uk



From: Claire Curtis

Sent: 03 October 2017 16:57

To: Tim Horspole <THorspole@S-NORFOLK.GOV.UK>

Cc: Tracy Lincoln <tlincoln@S-NORFOLK.GOV.UK>; Helen Mellors <hmellors@s-norfolk.gov.uk>

Subject: FW: Food Enterprise Park

Hi Tim

The access point shown on the plan submitted is partly outside the Local Development Order redline and therefore is not covered by the order (which has yet to be adopted but is close).

As the new access is not in connection with the existing use of the land, it requires planning permission.

Since the access is to serve the LDO and a larger part (not by much though) of it falls within the LDO boundary, I would suggest in line with our normal agreed practice with adjoining Authorities, that is, the one with the largest part of the application site within their boundary deals with the application, that we ask Broadland to deal with the application on our behalf.

In respect of the transformer if the developer is erecting it in their own right it will require planning permission, however if an electricity provider is erecting the transformer or it is being done on their behalf then provided it meets the requirements of Part 15 Class B of the GPDO (which in terms of its height and cubic capacity it does) then it could be done under the electricity providers permitted development rights.

I hope the above helps

Kind regards

Claire

Claire Curtis

Senior Planning Officer

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From: James [<mailto:jta@honingham.co.uk>]

Sent: 28 September 2017 09:55

To: Tim Horspole <THorspole@S-NORFOLK.GOV.UK>

Subject: Food Enterprise Park

Good Morning Tim,

Please find attached the road engineering plans as designed by Rossi Long consultancy (numbered 141222). The first plan shows the planned road widening to ensure acceptable access to the entrance point in question. The second plan closes in on the detail of the entrance splay. The district boundary is marked in by a red line and it dissects the access splay.

Following on from our brief telephone conversation I would like to ask if we can construct the access for the LDO in this location either under permitted development rights or whether we require a planning application to South Norfolk District Council. If you advise we need an application it would be really appreciated if you could let me know the best way to go about this. Just to remind you we have chosen this location because:

1. The natural bend in the road provides an excellent visibility splay for safe access.
2. Positioned here we would not need to remove the substantial trees and hedging that over many years have formed a natural scene to ensure any visual impact on the surrounding area is minimised
3. It reduces the impact upon the neighbouring residential property by keeping site access traffic at the opposite end of the site.
4. The previous entrance point at the South western corner of the site has nearby existing junctions which may become problematical were all the traffic to accumulate here.

There is also a requirement to erect a small transformer on S.Norfolk land. I have attached a technical drawing of it. The final attachment (Food Enterprise Zone Transformer) shows approximately where it will ideally be located. This is within the existing belt of trees which are approximately 3.5m high and therefore taller than the proposed transformer.

Thank you for your time with this matter.

Have a good weekend .

Kind Regards

James Alston

Partner



Honingham Thorpe Farm, Norwich Road, Colton, Norwich, Norfolk, NR9 5BZ

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