



**Parish / Town Council Consultation reply Ref: 2022/1085**

**PROJECT: FOOD HALL AND MARKET GARDEN**

**Location: Norfolk Showground Dereham Road Costessey Norfolk NR5 0TT**

Easton Parish Council has assessed numerous proposals over a wide spectrum of spatial scales, using National Guidance and the Easton Neighbourhood Plan (Adopted 2017) to provide assistance when assessing proposals in the interests of the Parishioners of Easton. We review each proposal on a case-by-case basis, evaluating the proposal in its own right and in relation to its surroundings, to produce the most informed, comprehensive and holistic assessment and conclusion.

**A. We have comments about this proposal.**

The Norfolk Food Hall and Market Garden application was discussed by the Easton Parish Council Planning & Development Working Group on 23<sup>rd</sup> June 2022. While the proposal falls outside the village of Easton, and therefore the remit of the Easton Neighbourhood Plan, we believe principles of this can still be applied to assess the proposal.

We have found that the application has several deficiencies as to the level of information required for a full planning application and as such, we find it is not possible to provide an agreed stance concerning this proposal at this time.

We make the following observations:

**Food Hall Comments**

- 1) No landscaping plan has been provided
- 2) No sequential test/retail needs survey has been provided to demonstrate there is sufficient local demand for this development and the impact it will have on existing businesses in the local area

**Drainage**

- 1) Nurturant Neutrality - this needs to be complied with as this is a gateway destination attracting visitors from outside of the local area
- 2) Detailed drainage design has not been submitted which is required as part of a full planning application
- 3) The Market Garden Centre basin has been designed with an infiltration lower than recommended by the SuDS manual and local guidance, the minimum rate should be  $1.0 \times 10^{-6}$  and RL has used a rate of  $1 \times 10^{-7}$
- 4) Half drain time for the same basin is over 67 hours
- 5) The Northernmost basin (Food Hall) is located within root protection areas which is unacceptable
- 6) 45% reduction in emissions to meet climate change objectives should be used on all calculations as per the latest policy guidance



### **Disability comments**

- 1) Compulsory dimensions for a disabled toilet state that the room needs to be at least 2200mm in length and 1500mm in width<sup>1</sup>.
- 2) Staff DDA WC does not comply
- 3) All internal single doors need to be 1m wide
- 4) Entrance doors open out making it difficult for wheelchair users
- 5) An increase in the number of Disabled parking bays is suggested

### **Vehicle entrance points**

- 1) Customer entrance,
  - a. concerns that extra traffic on Dereham Road will have a negative safety impact due to the proposed crossing point which forms part of condition 22 of SNC 2014/2611
  - b. an introduction of a puffin crossing with improved street lighting in that area is recommended
  - c. we are concerned there will be a conflict with vehicles turning right out of the primary access and the hotel access. We know they are both there currently, but the proposals indicate an intensification of use which needs to be factored in
- 2) A proposal that the speed limit should be reduced to 30mph from roundabout to just past delivery entrance then back to 40 mph until village gateway reducing to 30 mph. The current speed limit is 60mph, therefore 210m visibility splay requirement, with HGV's a setback of 4.5m may be required.
- 3) No visual splays are shown on the plans submitted to date.
- 4) As this is a full planning application, we would have expected to see detailed proposals of accesses, footways etc.

### **Travel to and from the site**

- 1) Electric charging point locations are not shown
- 2) Covered secure cycle parking for staff not shown
- 3) Secure cycle parking for visitors needed
- 4) Construction plan needed to show HGV route avoiding village of Easton
- 5) Service vehicle routing plan needed to avoid Easton village
- 6) The delivery access point should have no left turn
- 7) Sheltered bus stop on each side of Dereham Road near customer site access is needed
- 8) Separate foot and cycle path leading to store are needed
- 9) There is no understanding of how the proposals will coexist with busy events such as Norfolk Show/Sundown etc.
  - a. will the accesses be the same?
  - b. will they open during the same hours?



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- 10) No junction assessment for the site accesses has been undertaken, nor has any assessment on the roundabout to the east.
- 11) With the likely extra traffic, this proposal must bring a contribution towards speed reduction measures within the village
- 12) Dereham Road, Easton, is now classed as a speeding hot spot by Norfolk Police Speed Reduction Team therefore this proposal should include measures to help address this
- 13) We would consider as a minimum a need for raised table crossing points between the bus shelters on Dereham Road close to Marlingford Road to be provided
- 14) We would also look for consideration of other speed reduction measures to be supported throughout the village of Easton

### **Market Garden Comments**

- 1) No cycle parking present
- 2) There are currently WC facilities if Food Hall is closed

As mentioned in our response to the public consultation we continue to have substantial concerns over the need for such a development in the area. There is already a significant and diverse retail offering in the locality including at Longwater Retail Park, Norwich City Centre as well as local farm shops such as in one in the village of Marlingford and the Goat Shed (in Colton), of which the Goat Shed is of a comparable type and size of the development. Therefore, the Parish Council questions if there is a need for this development in the area? Will it saturate the market and threaten the existing retail offering?

We requested a sequential test/retail needs survey to be conducted (should the proposal progress as a formal application) to demonstrate there is sufficient local demand for this development and the impact it will have on existing businesses. This has not been undertaken.

We have serious and extensive concerns over the impact this application will have on the surrounding highways network, including the roads, footpaths and forthcoming cycleways.

The proposal will increase the volume of traffic on the local highways network, including Dereham Road and the Longwater Interchange. This Interchange is busy and already dangerous, with several accidents and near-misses recorded.

With the ongoing neighbouring developments, the Interchange will continue to get busier, and we are concerned this proposal will place a further strain on the highways network and junction, thereby increasing the risk of incidents in the area.

Furthermore, the proposal will result in additional traffic moving through the village of Easton, damaging the village feel and impacting the lives and safety of residents.

There are currently ongoing and complex discussions ongoing over the provision of a footway/cycleway along Dereham Road and across the Interchange to William Frost Way, therefore, discussions must take place with the relevant parties to determine the impact of the proposal on this footway/cycleway and how the developments can be thoroughly integrated.



We also have issues with the appearance of the proposal and the lack of a landscape plan is less than helpful. While we appreciate the need to be seen by passers-by, we believe the proposal should be screened with hedgerows and trees consisting of native species. This would help the proposal better integrate, and be congruous, with the surrounding built environment which consists of fields that afford the area a rural character.

**B. We consider a decision on this application should be deferred until all the necessary information requested is provided.**

Easton Parish Council **asks for a deferment** of the above proposal by a unanimous vote of 4 to 0. This decision was made at the Easton Parish Council Planning & Development Working Group on 23<sup>rd</sup> June 2022 under 2021/029) Delegation of powers approved at the full council meeting on 17<sup>th</sup> January 2022.

It was determined there is no evidence that the local area needs this proposal, there will be significant and serious impacts on the local highways network.

**There are no additional information/comments relevant to the consideration of the application.**

**Cllr Ben Moye, Chairman, Easton Parish Council**

Date        **23<sup>rd</sup> June 2022**