Greater Norwich Food Enterprise Zone Local Development Order

Supporting sustainable growth of the county's agri-food sector through the co-location of a range of commercial enterprises.

1. Introduction

Background and context

1.1. Food Enterprise Zones (FEZ) are a government initiative introduced by the Department for Food, Environment and Rural Affairs (DEFRA). The aim is to:

a) enhance rural development through the growth of food businesses in a particular location, be it producers, processors, retailers and/or manufacturers;

b) encourage greater collaboration between food and farming businesses, and even encourage links to research and education institutions, in order to develop the domestic food and farming sector;

c) allow local decision making, particularly for planning a development; and

d) attract inward investment.

1.2. An initial round of Food Enterprise Zones were designated in February 2015 immediately followed by an invitation by DEFRA for submissions for a second tranche of designations. The Greater Norwich FEZ was designated in March 2015.

1.3. As part of the Food Enterprise Zone programme, the Department for the Environment, Fisheries and Food (DEFRA) has provided nominal financial support to develop and implement Local Development Orders (LDO)s for a FEZ.

1.4. Unlike the wider national programme of Enterprise Zones, where support for Business Rates relief and potential enhanced Capital Allowances are available, these financial incentives do not apply to a FEZ. Development is also liable under the Community Infrastructure Levy (CIL). Further information in respect of CIL can be found here: https://www.broadland.gov.uk/info/200153/planning_permission/277/community_infrastructure_levy_cil

1.5. A Commencement (of development) Notice available at https://ecab.planningportal.co.uk/uploads/1app/forms/form_5_notice_of_chargeable_development.pdf must be received by the local planning authority prior to the commencement of development in order to ensure standard payment terms are available and that surcharges are not made. Please complete the form using block capitals and black ink and send to Broadland District Council.

1.6. See https://www.gov.uk/guidance/community-infrastructure-levy for guidance on CIL generally. Each individual building/use will be considered to constitute a distinct phase in its own right for the purposes of 'chargeable development'.

1.7. The DEFRA engagement and the network of Food Enterprise Zones is looking to learn from the process of developing the potential for an LDO and will continue to monitor activity in the future to determine the wider business and economic benefits which may arise.

1.8. An LDO grants planning permission (subject to conditions) for specific developments described within the Order; meaning that it is not necessary for investors / occupiers of such developments to submit planning applications for their proposals.

1.9. Development proposals which do not fall within the prescribed permissions / definitions provided by the LDO will need to secure some other form of planning permission, i.e. through a planning application made to Broadland District Council, for consideration against the adopted Local Plan for the area or as may be granted consent under the current Town and Country Planning General Permitted Development Order.

1.10. It is important to state that just because development proposals do not fall within the definition of the LDO, it does not mean that they will not be considered acceptable within the area covered by the LDO. Such proposals will however need to be considered by the local planning authority in the context of national and local planning policies.

Summary of the overall objective

1.11. The intention of this LDO is to help facilitate the Greater Norwich FEZ. It will allow greater flexibility for new business-related development within the site. The concept ultimately will be a flagship, centralised, commercial facility comprising co-located food production, food research, education and ancillary businesses. The GNFEZ will also facilitate greater levels of collaborative working within the Norfolk education and research cluster to develop links and knowledge transfer between education, science and industry.

Purpose

1.12. The purpose of this LDO is to facilitate growth in the agri-food, agri-tech as well as food and drink processing sectors. Additionally, it will contribute towards economic and employment growth in the Greater Norwich area, and in Norfolk more generally, through simplifying the planning permission requirements on the site. This will give businesses and developers confidence by detailing the specific types of development which are permitted and enable development to take place more quickly. It will also support business by making it simpler for businesses to set-up, diversify or expand their existing operations.

The Local Development Order (LDO) area

1.13. The LDO site area comprises approximately 19 hectares (gross) which is likely to give rise to approximately 16.5 hectares of net developable area. It is predominantly Grade 3 (good to moderate) agricultural land bounded by landscaping/hedgerows.

1.14. The LDO site exists to the west of Easton village and south of the A47. The western boundary is defined by Blind Lane. The northern boundary is marked by hedgerows and isolated trees. The boundary to the south is defined by Church Lane/Red Barn Lane, recent planting has taken place along this boundary. A plan showing the location of the site is attached at Appendix 1.

1.15. The LDO site is located approximately 7 miles west of Norwich city centre within the GNFEZ. The GNFEZ extends to a much larger geographical area around Easton College and the Norfolk Showground.

1.16. Access to the site from the A47 is provided via the Easton roundabout leading to Dereham Road and then Church Lane. Any necessary junction or highway improvements will take into account other development that may take place in the area.

1.17. The site offers a unique opportunity for Norfolk's food sector to capitalise on an emerging knowledge base from the Institute of Food Research, John Innes Centre, Genome Analysis Centre, Sainsbury Laboratory and the University of East Anglia to support economic growth through enterprise, collaboration and skills development advancing the agriculture, food and drink sector not only for Norfolk but for UK Plc as a whole. In addition, there is an opportunity to link with Hethel Innovation Centre which is approximately 8 miles south of the site.

Legal Agreement

1.18. A planning obligation accompanies this LDO pertaining to the routing of all vehicles in excess of 7.5 tonnes associated with the construction and operation of the site, requiring access via the permitted route only (i.e. that specified in paragraph 1.16 above).

2. Statement of reasons

Description of development to be permitted

2.1 Within the boundaries of the map attached at Appendix 1, subject to paragraph 2.2, and compliance with the conditions of this LDO, development is permitted for the following purposes:

- Agri-tech businesses which make use of the local agri-science base.
- Food technology companies
- Processing of agricultural produce
- Manufacture of food products*
- Manufacture of specialist food-related supplies (e.g. food packaging)
- Storage and distribution of agricultural produce
- Storage and distribution of agricultural products (i.e. have undergone processing)
- Storage and distribution of agricultural equipment, machinery and supplies.
- Storage and distribution of livestock (e.g. livestock market)
- Haulage services related to the above storage and distribution
- Veterinary services

*For the avoidance of doubt, does not include rendering works

In addition, subject to the proportion constituting no more than 10% of the area by floorspace, an element of other development which is ancillary, complementary and subsidiary to the above is also permitted, including:

- Offices necessary as part of a primary use.
- Manufacture of non-food agricultural products
- Education/training related to agriculture and food.
- Display, wholesaling and retailing of agricultural and food products.

2.2 The LDO will not permit rendering works, general manufacturing, offices or non-agricultural storage and distribution falling within Classes B1, B2 or B8 of the Use Classes Order 1987, or in any provision equivalent to those Classes in any statutory instrument revoking, re-enacting or modifying that Order, or other development not clearly linked to that set out in paragraph 2.1 above. Should any proposals for such development come forward they will have to be considered through the submission of a planning application in the normal way.

2.3 For the avoidance of doubt, the LDO does not exclude applicants from applying for planning permission for developments that are not permitted by the Order. Neither does the LDO supersede the requirements for development to comply with all other relevant legislation, for example, Building Regulations, Environmental Health, Hazardous Substances Consent and licences or permits from other bodies such as the Environment Agency.

2.4 While an LDO allows prescribed developments to be progressed within the site area without the need for planning permission to be obtained from the local planning authority, there are a number of conditions which need to be complied with. These are listed below.

2.5 All development progressed within the terms of the LDO should comply with the principles detailed within the Greater Norwich Food Enterprise Zone Local Development Order Design Code (attached at Appendix 2).

Justification for the creation of a Greater Norwich Food Enterprise Zone LDO

2.6 The creation of the LDO will reduce the number of planning applications to be submitted, thereby providing the opportunity to speed up the planning process whilst ensuring a suitable measure of quality control. This will be a major benefit to businesses wishing to locate to the area and will provide a degree of certainty as to the type of development which will be acceptable, while saving prospective occupiers time and money.

Statement of policies which the LDO will implement

2.7 Paragraph 19 of the National Planning Policy Framework (NPPF) states that "*The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.*"

The NPPF also requires that investment in business should not be over-burdened by the combined requirements of planning policy expectations and that local planning authorities should consider using LDOs to relax planning controls where impacts are acceptable. In particular LDOs should be used where this would promote economic, social or environmental gains for the area, such as boosting enterprise (Paragraph 199).

2.8 Policy 5 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (JCS) states that the rural economy and diversification will be supported by the development of a flagship food and farming hub serving the needs of Norfolk and supporting the agri-food sector in and around Greater Norwich.

2.9 Guidance for the delivery of a Food and Agriculture Hub for Broadland and South Norfolk Supplementary Planning Document (SPD) http://www.broadland.gov.uk/housing_and_planning/5737.asp has been adopted.

Timescale

2.10 The Greater Norwich FEZ LDO will be operative for an initial period of 15 years from the date of its adoption. The operation of the LDO can however be reviewed and extended for a further period of time, subject to further consultation.

2.11 Development which was started under the provision of the LDO can be completed in the event that the LDO were to be revoked or revised or expire. Future development after this period would once more require the express consent of the Local Planning Authority.

Monitoring

2.12 Development permitted under the LDO will be subject to continuous monitoring to assess the effectiveness of the LDO.

2.13 All development progressed within the terms of the LDO should comply with the principles detailed within the Greater Norwich Food Enterprise Zone Local Development Order Design

Code, which has been prepared so as to ensure that development is of a good design and standard and assimilates well into the predominantly rural setting and wider landscape.

Conditions

2.14 The total combined floorspace hereby permitted shall not exceed 50,000 square metres gross external area.

Reason – In the interests of highway safety and to ensure the satisfactory development of the site, having regard to the rural setting.

2.15 Development hereby permitted shall accord with the provisions of the Greater Norwich Food Enterprise Zone Design Code attached as Appendix 2.

Reason – To ensure the satisfactory development of the site, having regard to the rural setting.

2.16 Noise and sound pressure emanating from the site associated with any building or use permitted by virtue of this LDO shall not exceed the following limits when measured at the southwest corner of the site.

A-weighted noise limits

Time Period	LAeq,15 mins (dB)	LAFmax,5min (dB)
Daytime - 07:00hrs to 19:00hrs	50	-
Evening - 19:00hrs to 23:00hrs	45	-
Night - 23:00hrs to 07:00hrs	40	61

Octave band noise limits

Time Period	Frequency (Hz)								A
	63	125	250	500	1k	2k	4k	8k	
Day (07:00 to 19:00)	57	40	41	45	47	37	30	31	50
Evening (19:00 to 23:00)	51	37	37	40	42	32	23	27	45
Night (23:00 to 07:00)	43	32	32	33	33	24	27	31	40

Reason – To safeguard residential amenity.

2.17 Emissions from the activities (including those associated with commissioning the plant, waste disposal and treatment of waste water) shall be free from odour at levels likely to cause harm to amenity outside the site, as perceived to constitute a statutory nuisance by an authorised officer of Broadland District Council. The operator shall use appropriate measures to prevent or where that is not practicable, to minimise, odour.

Reason – To provide adequate protection to the natural environment and to safeguard residential amenity.

2.18 No airborne dust arising from the site shall be visible at the boundary of any residential property, as perceived to constitute a statutory nuisance by an authorised officer of Broadland District Council.

Reason – To provide adequate protection to the natural environment and to safeguard residential amenity.

2.19 Prior to the first occupation of any individual building/use hereby permitted, the use shall be screened in accordance with the Institute of Air Quality Management document entitled Land-Use Planning & Development Control: Planning For Air Quality available here http://www.iaqm.co.uk/text/guidance/air-quality-planning-guidance.pdf. In the event that any mitigation measures are identified as being necessary through the screening process, such measures shall be implemented prior to the first occupation of any individual building/use hereby permitted and maintained for the duration of the operation of the development.

Reason – To provide adequate protection to the natural environment and to safeguard residential amenity.

2.20 Prior to the commencement of development, a scheme of works shall be submitted and agreed in writing with the Local Planning Authority in consultation with the Highway Authority and, where appropriate, Highways England. The scheme of works shall include the following elements, unless otherwise agreed in writing with the local planning authority, and identify triggers for the implementation of each component:

- Realignment/change of priority at the junction of Dereham Road/Church Lane
- A right turn lane from Dereham Road into Church Lane
- A scheme of widening improvements to Church Lane
- Vehicular access to the LDO site either off Church Lane/Red Barn Lane or directly from the A47.
- Enhanced footway and cycle facilities to connect with Dereham Road
- The closure of Blind Lane to vehicular traffic

Reason – In the interests of highway safety, to safeguard residential amenity, to provide adequate protection to the natural environment and to ensure the satisfactory development of the site, having regard to the rural setting.

2.21 The scheme of works required above shall be implemented in accordance with the triggers agreed in writing with the Local Planning Authority in consultation with the Highway Authority and, where appropriate, Highways England.

Reason – In the interests of highway safety, to safeguard residential amenity, to provide adequate protection to the natural environment and to ensure the satisfactory development of the site, having regard to the rural setting.

2.22 The maximum height of any building, excluding chimneys, should not exceed 10 metres above ground level.

Reason – to ensure the satisfactory development of the site

2.23 The ratio of buildings to plot area shall not exceed 40%, unless otherwise agreed in writing with the local planning authority.

Reason – To ensure the satisfactory development of the site, to ensure that gaps between taller buildings which would be visible on the skyline are provided in order to allow views between them.

2.24 In the event that contaminated material is discovered during the construction or operation of development hereby permitted, the local planning authority must be notified immediately. In such circumstances, a method statement shall be submitted and agreed in writing with the local planning authority which (i) assesses the risk(s) and (ii) provides for any necessary mitigation. Any necessary mitigation shall be completed in accordance with the agreed method statement and upon completion of this, a verification report must be submitted to and approved in writing by the local planning authority.

Reason – To ensure the satisfactory development of the site and to provide adequate protection to the natural environment.

2.25 Prior to the commencement of any development hereby permitted, a strategic foul and surface water disposal scheme shall be submitted and agreed in writing with the local planning authority in consultation with the Lead Local Flood Authority, Anglian Water and the Environment Agency. The agreed strategic foul and surface water disposal scheme shall include details of ownership and maintenance and shall be implemented prior to the first occupation of development. In the event that the strategic surface water drainage scheme is reliant upon discharge to the River Tud (or other sensitive receptor), a Water Framework Directive (WFD) assessment shall be required. The WFD assessment must adequately demonstrate that there will be no deterioration in status or quality of any sensitive receptor.

Reason – To ensure the satisfactory development of the site and to provide adequate protection to sensitive receptors nearby, notably the River Tud.

2.26 Prior to the construction of any individual building/use hereby permitted a scheme for the disposal of surface water arising from the respective development shall be submitted and agreed in writing with the local planning authority in consultation with the Lead Local Flood Authority and the Environment Agency. The agreed scheme for any individual building/use shall be implemented prior to the initial occupation of the respective development.

Reason – To ensure the satisfactory development of the site and to provide adequate protection to the natural environment.

2.27 Prior to the first occupation of development hereby permitted, a landscaping scheme (incorporating, but not necessarily solely limited to, the planting identified in the Landscape Strategy for Broadland FEZ site undertaken by Sheils Flynn dated October 2016), to include a timetable and specification and views to/from nearby listed buildings, shall be submitted and agreed in writing with the local planning authority. The scheme shall then be implemented in accordance with the agreed details. If within the lifetime of this LDO any tree or plant or any tree or plant planted in replacement for it, is removed, uprooted or is destroyed or dies, [or becomes in the opinion of the local planning authority, seriously damaged or defective] another tree or plant of the same species and size as that originally

planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason – To ensure the satisfactory development of the site, having regard to the rural setting.

2.28 The existing planting along the southern boundary of the site, which extends along the length of Church Lane/Red Barn Lane shall be retained and maintained as part of the strategic landscaping requirement. If within the lifetime of this LDO any tree or plant or any tree or plant planted in replacement for it, is removed, uprooted or is destroyed or dies, [or becomes in the opinion of the local planning authority, seriously damaged or defective] another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason – To ensure the satisfactory development of the site, having regard to the rural setting.

2.29 Retained trees shall be protected in accordance with the relevant sections of BS5837:2012 - Trees in relation to design, demolition and construction - Recommendations (section 5.5 the Tree Protection Plan).

Reason – To ensure the satisfactory development of the site, having regard to the rural setting.

2.30 Any sand or gravel deposits that are discovered should be re-used on site in association with the construction of the development hereby permitted.

Reason – To ensure that mineral resources are not needlessly sterilised.

2.31 Further archaeological investigation shall take place in accordance with the written brief attached at Appendix 4. Where this requires details to be approved, including timing of the further investigation, such details shall be submitted and agreed in writing with the local planning authority prior to the commencement of the individual development occupying the land and shall be carried out in accordance with the details approved.

Reason – To ensure that heritage assets are adequately safeguarded.

2.32 The development hereby permitted shall secure at least 10% of the development's energy from decentralised and renewable or low-carbon sources.

Reason – To provide adequate protection to the natural environment and to ensure the satisfactory development of the site, having regard to the rural setting.

2.33 Uses approved under the terms of this LDO should seek to maximise water efficiency. More information regarding design that can incorporate water saving measures can be found at https://www.breeam.com/BREEAM2011SchemeDocument/Content/08_Water/wat01.htm

Reason – To provide adequate protection to the natural environment and to ensure the satisfactory development of the site, having regard to the rural setting.

THE COMMON SEAL of)

BROADLAND DISTRICT COUNCIL)

was affixed in the presence of:)

M. Nunn

Head of Democratic Services and Monitoring Officer

Dated: 31st October 2017

Appendix 1 – Location Plan

Appendix 2 - Greater Norwich Food Enterprise Zone Local Development Order Design Code

1. Introduction

1.1 This Design Code should be read in conjunction with the Greater Norwich Food Enterprise Zone Local Development Order.

1.2 The document sets out the parameters for the design of development on the site by identifying a series of guiding principles that should be taken into account by developers.

1.3 Following the guiding principles set out within this document will enable developers to cost up proposals with a degree of surety and achieve a high standard of design which is appropriate to the rural location.

1.4 The Local Planning Authority will be happy to provide advice as to whether proposals meet with the requirements of this this design code.

2. Scale & Height

2.1 Refer to Figure 1 (Indicative Development principles) which shows that The building layout should be arranged such that buildings with larger footprints are situated within the northern and western areas of the site while buildings which occupy smaller footprints can be located within the southern and eastern areas of the site.

3. Built Form

3.1 The form of any new development must be designed and planned to ensure that it responds to the existing landscape setting. Therefore, buildings should be designed so as to minimise visual impact. In particular, eaves height should be kept to a minimum. The use of as lean to roofs should be employed where appropriate to provide visual breaks in the form and mass of buildings.

3.2 Buildings should be designed to maximise sustainability principles such as air quality, energy efficiency, water conservation, orientation and the maximum use of daylight and sunlight.

3.3 Innovative use of modern materials and technologies will be positively encouraged.

4. Materials & Colours

4.1. The visual impact of buildings in the landscape will be a major factor. The colours and finishes of walls and roofing, including any cladding should be carefully considered in the context of external and internal views of the site and impact upon the skyline or specific appearance of the building concerned.

4.2. Generally, more subdued and non-reflective finishes will reduce the impact of any buildings or structures. Matt finishes that are recessive within the landscape context will be required.

4.4. Varied and appropriate use of building materials - brick, timber and corrugated iron materials, designed as simple blocks, will reduce the perceived mass of large buildings and reinforce the rural character of the landscape.

4.5. The use of photovoltaic panels is encouraged in order to help meet the energy requirements of the development,

4.6. Further guidance in respect of materials and colours within Annex B of the Landscape Strategy for Broadland FEZ site undertaken by Sheils Flynn Ltd dated October 2016.

5. Ancillary Structures

5.1. Ancillary structures should be integrated into the design of buildings and operative spaces. Siting and appropriate landscaping should ensure that these elements do not dominate the finished scheme.

5.2. The development of ancillary structures should not result in the net loss of vehicle parking, turning or manoeuvring space or landscaped areas unless otherwise agreed in writing by the Local Planning Authority prior to its installation or erection.

6. Fire Hydrants

6.1. Fire hydrants should be provided in accordance with Building Regulations Approved Document B Volume 2 Sections 15 & 16 (Fire Hydrants/Water Supplies and Vehicle Access) at 0.75 fire hydrants per hectare (served by a 150 – 180mm main water supply depending on the mix and type of commercial uses) for the benefit of the commercial development.

7. Highways

7.1. Development must ensure safe vehicular, pedestrian, and cycle (where appropriate), links to a public highway in accordance with the document entitled Safe, Sustainable Development which can be found here: https://www.norfolk.gov.uk/rubbish-recycling-and-planning/planning-applications/design-of-developments/publications

7.2. On-site car parking and manoeuvring provision within the LDO should be provided in accordance with the document entitled 'Broadland District Council Parking Standards Supplementary Planning Document' which can be found here: https://www.broadland.gov.uk/downloads/file/1161/parking_standards_supplementary_planning_documents_spd .

8. Soft Landscaping

8.1. Within the areas of land to be developed a high quality of soft landscape proposals will be required. The layout should include sufficient space between buildings to allow for planted areas that are proportionate to the whole scheme.

8.2. Planting areas should be integral to the SUDS solutions for the site and designed to absorb surface-water run-off.

8.3. The use of native species is appropriate within this rural setting. Further advice on appropriate plant species, grouping and densities should be sought from the Council's Landscape Officer.

8.4. Mixed native hedge planting should be used to soften boundary features such as security fencing. This should be planted in a double staggered row at a ratio of 5 plants per metre.

8.5. Appropriate establishment measures for all planted areas and a programme of regular management during the period of the LDO will be essential.

9. Drainage

9.1. Sustainable drainage solutions should be integral to the site design and comply with current SUDS requirements. Components should address the treatment of on-site attenuation and include multi-functional features such as swales, permeable paving and appropriate planting.

9.2. Where any SuDS are proposed it is important to demonstrate that the SuDS hierarchy has been followed both in terms of:

- surface water disposal location, prioritised in the following order: disposal of water to shallow infiltration, to a watercourse, to a surface water sewer, combined sewer / deep infiltration (generally greater than 2m below ground level),
- the SuDS components used within the management train (source (e.g. rainfall harvesting / permeable paving), site (e.g. conveyance swales and attenuation ponds) and regional control (e.g. wider offsite regional management).

9.3. If it is necessary to consider deep infiltration (greater than 2m), this may constitute a groundwater activity, and may therefore require a permit from the Environment Agency under the Environmental Permitting Regulations (2010). Given the site overlays a principal aquifer, early contact with the Environment Agency in this respect is essential.

9.4. Development shall have regard to the Flood Risk Assessment/Drainage Strategy undertaken by Rossi Long Consulting dated November 2016.

10. Water Resources

10.1. Highly consumptive uses (i.e. those that rely upon the use of more than 20 cubic metres per day), will require an abstraction licence from the Environment Agency. Given the pressures on water resources in the area early contact with the Environment Agency in this respect is recommended. Further guidance can be viewed here: https://www.gov.uk/guidance/water-management-apply-for-a-water-abstraction-or-impoundment-licence

10.2. Foul drainage from the site should connect to the public sewer system, subject to approval of an application under Section 106 of the Water Industry Act to Anglian Water. It is advisable that early contact is established with Anglian Water in this regard in order that this detail can be agreed prior to the first occupation of any development. The adoption standards are contained in the Sewers for Adoption and the Anglian Water additions and deletions document for pumping stations. http://www.anglianwater.co.uk/developers/adoption-of-a-new-or-existing-sewer.aspx
http://www.anglianwater.co.uk/_assets/media/Addendum_for_pumping_stations.pdf

10.3. The foul network offsite may require reinforcement to receive foul water arising from the development. It is advisable that early contact with Anglian Water is established in this regard in order that this detail can be agreed prior to the first occupation of any development.

10.4. Anglian Water offers a pre planning service which includes a capacity check to determine the impact of sewerage from a proposed development. Anglian Water will also work with the developer or landowner during the process to develop drainage solutions which will not cause a detriment to our existing customers or future customers. Details regarding this service can be found at: http://www.anglianwater.co.uk/developers/pre-planning-service-.aspx

11. Waste Management

11.1. A waste and resource culture should follow the principles of the waste hierarchy with the aim of producing zero waste to landfill. More details can be found at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69403/pb13530-waste-hierarchy-guidance.pdf

11.2. In the event that any activity on the site produces waste, it may require consent from the Environment Agency. Further information can be viewed here: https://www.gov.uk/topic/environmental-management/waste

12. Hard Surfacing

12.1. On-site car parking and manoeuvring provision within the LDO should reflect the use and location of the site as well as accessibility by non-car modes and thereby comply with Policy TS4 of the adopted Broadland District Council Development Management DPD 2015.

12.2. Parking provision needs to meet the operational needs of the development and overcome the need for inappropriate on-street parking, whilst at the same time avoiding providing large amounts of parking for non-essential users that would encourage car use.

12.3. New development needs to be provided with parking that avoids hazardous manoeuvring on the highway to obtain access to and from the site. No part of a vehicle parked within the development may project onto or over the highway. The vehicle access crossing may not be used as a parking area and no part of it is exempted for the purpose of footway parking.

12.4. All parking/servicing areas to be available for use at all times and in all weather conditions.

12.5. Surface treatments should incorporate permeable solutions where practicable and avoid extensive use of asphalt.

12.6. Boundary treatments should be suitable for the landscape setting. Details of all boundary fencing and enclosures in excess of 2 metres will be submitted to the LPA for approval prior to installation.

12.7. Development within the designated area consisting of new or replacement hard surfacing shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the building in accordance with a drainage scheme which has been submitted to and approved by the Local Planning Authority.

12.8. New areas of hard surfacing should not be provided on land which forms part of a landscaping scheme previously approved by the Local Planning Authority unless otherwise agreed in writing by the Local Planning Authority.

13. Boundary Treatments

13.1. Boundary treatments should be suitable for the landscape setting. Details of all boundary fencing and enclosures in excess of 2 metres will be submitted to the LPA for approval prior to installation.

14. Lighting

14.1. Directed lighting, use of PIR, low level lighting, avoidance of lighting reflective surfaces and timers are all appropriate features and should be designed to minimise light pollution and avoid natural linear features used by commuting nocturnal wildlife.

14.2. Any high level lighting should be designed so as to avoid any significant adverse impact upon residential amenity and highway safety.

15. Noise, odour and emissions

15.1. Developers should seek to minimise the potential for noise pollution from the intended activities and to incorporate appropriate noise attenuation measures into the building design.

15.2. Particular attention should be given to the attenuation of noise where 24 hour operations are expected.

15.3. Consideration should be given to the potential impact of audible hazard warnings on reversing vehicles, alarms and other mechanical equipment.

15.4. Stationery vehicles with refrigeration units (excluding vehicles being actively loaded or unloaded) should be powered by mains electricity supply and should not use engine powered generators.

16. Signs & Advertisements

16.1. Entrance signs and notices should be suitably designed to respect the rural nature of the location and may require advertisement consent.

16.2. Signs that do not require consent should be designed to have limited local impact.

16.3. Advertisement consent will be required for any illuminated signage.

Review of LDO

The LDO and the Design Code will be reviewed at periods of no longer than 15 years apart.

Figure 1 - Indicative Development principles

Appendix 3 - LDO Commencement Notice

Notice to Broadland District Council re Commencement of Development within the Greater Norwich Food Enterprise Zone LDO area

Development Site:	
Brief Description of Development: (please include copies of elevations and floor plan(s)	
Notice is hereby given that works to implement the above LDO Compliant Scheme will commence on:	
Signed:	
For and on behalf of : (name and address of developer)	
Date:	
Contact Name:	
Telephone Number:	
Email Address:	

Please send this completed form by email to: planning.administration@broadland.gov.uk

Or by post to: Mr Phil Courtier
Head of Planning
Broadland District Council
Thorpe Lodge
1 Yarmouth Road
Norwich
Norfolk
NR7 0DU

Appendix 4 – Brief for further archaeological investigation

Norfolk County Council

BRIEF FOR ARCHAEOLOGICAL EXCAVATION
AT
GREATER NORWICH FOOD ENTERPRISE ZONE LAND OFF CHURCH LANE, HONINGHAM NORFOLK

PLANNING AUTHORITY:	Broadland District Council
PLANNING APPLICATION NO.:	20170052
HES REFERENCE	CNF42550
NHER EVENT NUMBER:	To be arranged
GRID REFERENCE:	TG 1212 1055
MAP EXTRACT ATTACHED:	Yes
DEVELOPMENT PROPOSAL:	Greater Norwich Food Enterprise Zone
TOTAL SITE AREA:	18ha
CURRENT LAND USE:	Arable/vacant
ISSUED BY:	James Albone

Planning Archaeologist Historic Environment Service
Environment, Transport and Development Union House, Gressenhall
Dereham, Norfolk NR20 4DR Tel: 01362 869279 (direct)
james.albone@norfolk.gov.uk

DATE: 4th May 2017

IN TRAN communication for all

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Summary

Archaeological trial trenching previously carried out at the proposed development site has identified a range of archaeological features of prehistoric and Roman date. These include a concentration of early Neolithic pottery, early Roman cremation burials and elements of two different coaxial field systems. Based on the results of the trenching and previous air photo interpretation, there is potential that further heritage assets with archaeological interest will be present at the site and that they would be adversely affected by the proposed development.

A Local Development Order may be granted subject to a condition for a programme of archaeological mitigatory work. The programme of mitigatory work will include archaeological excavation of specific areas of the site to replace by record archaeological features, deposits and structures which cannot be preserved *in situ*, and which may be damaged or destroyed by the proposed development.

1. Policy Background

The relevant planning policies can be found in:-

Broadland District Council, Norwich City Council and South Norfolk Council *Joint Core Strategy for Broadland, Norwich and South Norfolk* (Adopted March 2011) Policies 1 and 8

and

Department of Communities and Local Government *National Planning Policy Framework* (Adopted March 2012)

2. Archaeological Background

Archaeological trial trenching[1] previously carried out at the proposed development site has identified a range of archaeological features of prehistoric and Roman date.

A concentration of early Neolithic pottery and worked-flint artefacts associated with a group of pits was identified in the central area of the site. It is likely that these features and finds relate to a focus of activity, possibly occupation, in this part of the site during the early Neolithic period.

Further east on the site two isolated early Roman cremation burials were identified one of which was dated to the period AD75-95 based on the remains of the associated pottery vessel. A late Iron Age / early Roman brooch was recovered from a ditch fill in the area between the two cremations could represent a further disturbed burial.

[1] Blackbourn, K., 2016 Prehistoric Occupation, Field Systems and Roman Cremations at Honingham Thorpe Farms, Norfolk. Archaeological Evaluation Report. OAE Report 1989.

Elements of two different coaxial field systems were revealed across the site lying on west to east and northwest to southeast alignments. The northwest to southeast aligned field system had previously been recorded to the east of the proposed development site from cropmark evidence.

Based on the results of the trenching and previous air photo interpretation, there is potential that further heritage assets with archaeological interest will be present at the site and that they would be adversely affected by the proposed development.

3. Planning Background

A Local Development Order may be granted subject to a condition for a programme of archaeological mitigatory work. The programme of mitigatory work will include archaeological excavation of specific areas of the site to replace by record archaeological features, deposits and structures which cannot be preserved *in situ*, and which may be damaged or destroyed by the proposed development.

4. Requirement for Work

An archaeological excavation is required to recover as much information as possible on the origins, date, development, phasing, spatial organisation, character, function, status, significance and the nature of social, economic and industrial activities on the site.

In this case the archaeological excavation will examine the following areas (shown on Figure 1);

A: A 50m x 100m area is required around Evaluation Trenches 33 and 34 to further examine the concentration of early Neolithic evidence in this part of the site. This area also provides an opportunity to further investigate ditches associated with both of the field systems identified during the trial trenching.

B, C & D: Three 10m x 10m areas are required centred on the previously identified Roman cremations in Trench 46 (Area B), Trench 61 (Area D) and the location of the late Iron Age / early Roman brooch find in Trench 53 (Area C).

The archaeological contractor will prepare a project design and submit this to the Historic Environment Service for approval *before* costs are prepared for the commissioning client. The programme of archaeological work will include, as appropriate, background research, fieldwork, assessment, analysis, preparation of report, publication and deposition of the project archive.

All archaeological contexts and artefacts exposed, examined or excavated will be fully recorded on appropriate context, finds and sample sheets, on plans

and sections and by photographic record, including black and white film photography.

Provision should be made for the sampling of deposits for the analysis of palaeoenvironmental remains and for the scientific dating of deposits, artefacts or ecofacts where appropriate.

A contingency should be included within the project design to allow for to excavation areas to be extended if significant archaeological remains are found to continue beyond the initially defined area. Any such extension would be carried out in consultation with Norfolk Historic Environment Service.

All resulting records, artefacts and samples will be assessed for their potential for analysis, and subsequently studied in accordance with an agreed programme of analysis. The results of the excavation and post excavation analysis will be compiled into an archive and a report, and disseminated by means of an appropriate form of publication (usually a contractor's report, journal note, article or monograph).

The contractor will produce an assessment report and updated project design, as outlined in English Heritage (2008) *Management of Research Projects in the Historic Environment PPN3: Archaeological Excavation* within six months of completion of the site work. The draft publication report will be provided to the Environment Team for comment within 18 months of completion of the site work (unless otherwise arranged).

Contractors should note that no element of this brief should be treated as a contingency unless agreed in advance with the Environment Team.

The archaeological research aims and objectives of the project will be clearly stated, and the project design will demonstrate how these will be met. Appropriate reference will be made to the regional research framework:

Medlycott, M. (ed.) (2011) Research and Archaeology Revisited: A Revised Framework for the East of England *East Anglian Archaeology Occasional Papers* **24**

Health and safety concerns (including site security and contamination) are a matter for the archaeological contractor. However, project designs should include provisions for contaminated land (including toxins, asbestos and invasive species), and should provide evidence of conformity with the *Health and Safety at Work Act 1974*. Appropriate equipment for the site should be utilised, and consideration for this shown in the project design.

The relevant field experience of the project team should be articulated within the project design. In particular, the person leading the project on site should have significant, relevant experience of archaeological methods, theory and safe practice.

The archaeological contractor will contact the HER officer (heritage@norfolk.gov.uk) in advance of starting work, to obtain an HER event number for the project.

Reports will follow the requirements laid out in Gurney, D. (2003) Standards for Field Archaeology in the East of England *East Anglian Archaeology Occasional Paper* **14**, and should contain sufficient plans, sections and photographs to adequately illustrate any interpretations made.

An OASIS record should be initiated and key fields on Details, Location and Creators forms completed **before** the commencement of fieldwork (www.oasis.ac.uk). When the project is completed, all parts of the OASIS online form should be completed for submission to the Norfolk Historic Environment Record. This will include an uploaded .pdf version of the entire report.

A copy of the OASIS form should be included in the final report. Reports with no OASIS form will not be approved.

Hard copies of the report must also be provided, as specified below.

5. Standards

Project designs prepared by archaeological contractors should state that all works will be carried out in full accordance with the appropriate sections of Gurney, D., 2003, **'Standards for Field Archaeology in the East of England'**, as adopted by the Association of Local Government Archaeological Officers for the East of England Region and published as *East Anglian Archaeology Occasional Paper* 14. This is available as a PDF file on the web at www.eaareports.org.uk

Archaeological Contractors should note that the **Standards** document stipulates basic *methodological* standards. It is considered axiomatic that all contractors will strive to achieve the highest possible *qualitative* standards, with the application of the most advanced and appropriate techniques possible within a context of continuous improvement aimed at maximising the recovery of archaeological data and contributing to the development of a greater understanding of Norfolk's historic environment. Monitoring officers will seek and expect clear evidence of commitment to the historic resource of Norfolk, with specifications being drawn up within a context of added value.

6. Other matters

Archaeological contractors are reminded that they should submit a copy of their project design to the Historic Environment Service for approval, *before* costs are prepared for commissioning clients, in line with the Chartered Institute for Archaeologists' guidance.

The project design should indicate the number of person days allocated to the fieldwork stage of the project.

The Historic Environment Service will be responsible for monitoring progress and standards throughout the project. The archaeological contractor will give the Historic Environment Service not less than two week's written notice of the commencement of the work so that arrangements for monitoring the project can be made.

Any subsequent variation to a project design must be agreed with the Historic Environment Service prior to its implementation.

This brief is valid for a period of one year from the date of issue. After that time, it may need to be revised to take account of new discoveries, changes in policy or the introduction of new working practices or techniques.

One paper copy and one digital copy (in .pdf/A format on CD) of each report should be supplied to the Historic Environment Service for the attention of the Historic Environment Assistant, within eight weeks of the completion of the fieldwork. The report will become a public document after an appropriate period of time (generally within six months, or on point of submission to the local planning authority, whichever is sooner).

One copy of the report should be sent directly to the Regional Advisor for Archaeological Science, Historic England, Brooklands House, 24 Brooklands Avenue, Cambridge, CB2 8BU.

Copies of the report should be attached to planning applications and/or applications to discharge conditions as required by the local planning authority.

7. Notes for Applicants/developers

The Historic Environment Service is responsible for safeguarding the County's historic environment. The Historic Environment Service is consulted by Local Planning Authorities and provides specialist information and advice on the implications of development proposals on the historic environment.

An Archaeological Project will usually consist of one or more of the following:-

Desk-based assessment: a report drawing together existing information about a site from a wide range of sources.
Survey: usually fieldwalking and metal-detecting, sometimes non-intrusive geophysical surveys (e.g. magnetometer survey)
Evaluation: survey and/or trial-trenching or test-pitting.
Excavation: larger-scale excavation
Watching brief or monitoring: the presence of an archaeologist during the development to record any features exposed
Post-excavation: analysis, and the preparation of a report and archive of records and finds at the end of any archaeological project

A phased approach to fieldwork is frequently adopted, with one stage leading

on to another (if necessary) after each phase is reported upon and reviewed.

If an evaluation is required before an application is determined or if Planning Permission is granted subject to a condition for a programme of archaeological work, the Historic Environment Service will provide a **Brief** for the archaeological project. This outline of the project is forwarded to you by the Historic Environment Service or the Planning Authority.

You should then ask one or more Archaeological Contractors to prepare a **Method Statement** or **Specification** which will detail how the project is to be undertaken, and how the brief will be fulfilled. This will be sent to the Historic Environment Service for approval on behalf of the Planning Authority, after which the Contractor will give you details of costs.

Details of archaeological contractors based in Norfolk and beyond may be found in the Chartered Institute for Archaeologists Yearbook & Directory, available from the CI*f*A., University of Reading, 2 Earley Gate, PO Box 239, Reading RG6 6AU. Tel: 0118 931 6446. Fax: 0118 931 6448. Email: admin@archaeologists.net. Website: www.archaeologists.net.

The Historic Environment Service does not see Contractors' costings, nor do we give advice on the costs of archaeological projects. This is between you and the archaeological contractor(s). You may wish to obtain a number of quotations or to employ the services of an archaeological consultant.

For further information or advice on any archaeological matters please contact the person issuing this report whose details are on Page1.

Greater Norwich Food Enterprise Zone

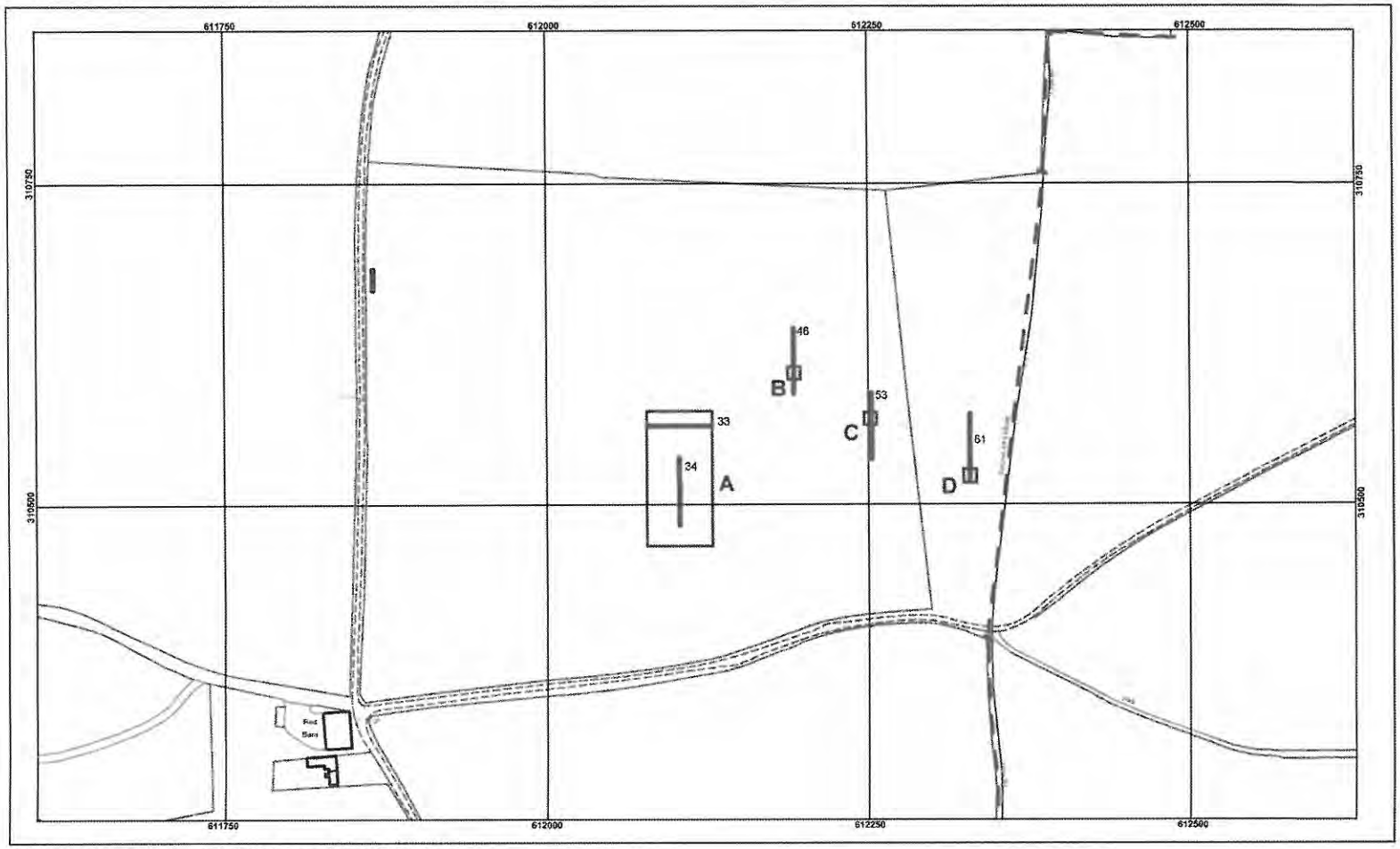
Scale 1:4000

Archaeological Excavation Areas (Red)

Compiled by J. Albone on 8 May 2017

Norfolk County Council

Community and Environmental Services
Historic Environment Service



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NB - Indicative plan only not to stated scale