

# Food Hub Supplementary Planning Document (SPD) Adoption Statement

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This adoption statement is required by Regulation 14 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

1. The Food Hub SPD Supplementary Planning Document (SPD) was adopted by Broadland District Council on 10 July 2014
2. The following modifications made are based on:
  - (a) Comments received during consultation:
    - 11 October and 9 December 2013

▪ Issue	How the main issue are addressed
Consideration of Scale	<p>The JCS does not set a specific scale for the food hub, and the precise size would be dependent on a number of factors (such as infrastructure capacity, characteristics of the area, proposed mix of uses, market demands and viability). Consequently, it is accepted that the SPD should not suggest an overall limit to the scale of a food hub development. However, a specific proposal would need to be fully justified as acceptable through the planning application process. Proposals should be based on an overall masterplan demonstrating how identified needs will be met. Given the difficulty of predicting future needs in the long-term, it is expected that a development will be done in phases with the scale and uses in each phase reflecting the identified needs at that time, but having regard to the need to make provision for necessary infrastructure and give flexibility for a development. An indicative scale for an initial phase of up to 10 ha is suggested.</p>
Clarification of vision	<p>The overarching policy is set out in the JCS, including supporting text that explains the role of the food hub; this is included in the SPD in Appendix 1. It is not the role of the SPD to redefine this.</p>
Appropriate use/mix of uses	<p>Whilst the JCS is not specific about the uses that might be included as part of a food hub, the hub is identified separately from the strategic employment allocations in the NPA precisely because it is intended to fulfil a particular role. As such, the range of uses needs to be limited to agriculture and food, but allowing for the various elements of the industry. In this respect, consideration needs</p>

	<p>to be given to the importance of “adding value” to the agricultural produce, as identified in the economic strategies.</p> <p>Also, the case is strongly put forward that the market demand is for locations where a greater variety of functions can be accommodated within one site.</p> <p>Consequently, the list of primary uses is extended to include agri-tech, processing of agricultural produce and manufacture of food products.</p>
Transport	<p>The SPD is deliberately not specific about the potential location of a Food Hub, but instead sets out a range of criteria. One of those criteria is good access to the main road network, and the document specifies those routes most likely to be suitable. Existing development sites, including new allocations to meet the JCS (or other Local Plans) requirements will need to be taken into account when assessing the implications of a Food Hub proposal.</p>
Other	<p>A number of other suggestions for amendments were considered, including mentioning the Minerals and Waste Core Strategy, highway improvements outside the district, and climate change, but these are not seen as necessary or appropriate for inclusion in the SPD, other than a minor factual change to insert “existing” before “food and agricultural sector” in the final sentence of 3.1(1). However a change to the text to emphasise that the SPD needs to be read in the context of other national and local planning documents is proposed</p>

3. Any person with sufficient interest in the decision to adopt the supplementary planning document may apply to the High Court for permission to apply for judicial review of that decision, and
4. That any such application must be made promptly and in any event no later than 3 months after the date on which the supplementary planning document was adopted and

**Title of Document:** Food Hub - Supplementary Planning Document (SPD)

**Subject Matter:** In Broadland District, the Food Hub -. SPD) sets out the main considerations that will apply to any proposal for a food and agricultural sector “hub” in the greater Norwich area (the area of Broadland district, and South Norfolk district local planning authority areas). It supplements policy 5: The Economy in the Broadland, Norwich and South Norfolk Joint Core Strategy (JCS) adopted March 2011 (see Appendix 1). As such, this SPD does not create new planning policy, but it provides further interpretation and guidance on the application of the JCS policy, and so will be a material consideration in the determination of an application for planning permission.

**Area of Document:** (SPD) will apply to any proposal for a food and agricultural sector “hub” in the greater Norwich area (the area of Broadland district, and South Norfolk district local planning authority areas)

**Availability:** The Food Hub SPD is available at  
Broadland District Council Offices Thorpe Lodge, 1 Yarmouth Road,  
Norwich NR7 ODU Opening Hours: 8.30am – 5.00pm Mon-Fri

**Documents Published:**

- Copies of SPD are available for purchase by contacting [LDF@Broadland.gov.uk](mailto:LDF@Broadland.gov.uk) or (01603) 430567