



Greater Norwich Local Plan Regulation 18 Draft Local Plan

Consultation Response for Land off Stanfield Road, Wymondham

Site ref GNLP0116

March 2020

Background

This site is located next to the existing Goff Petroleum site south of Stanfield Road Wymondham and is within the ownership of Goff Petroleum. It was previously put forward through the GNLP call for sites process in 2016 as a potential employment site. It previously benefitted from now expired planning permission 2010/2232 for the construction of offices, workshops, warehousing and distribution associated with the neighbouring Goff Petroleum fuel depot.

The site has not been chosen as a draft allocation within the Greater Norwich Local Plan. The site assessment states:

“This proposal appears to be for the expansion of operations at the Goff Petroleum Fuel Depot as per expired planning permission 2010/2232 for offices, workshops, warehousing and distribution. Due to the specific nature of these proposals and the depot’s location some distance from the built-up area of Wymondham this site is not considered to be suitable for allocation and would be better dealt with through the planning application process.”

It is, therefore, not considered unsuitable for development per se, but better dealt with through an alternative process. These representations explain how the proposals have changed since the initial call for sites submission and why we believe that the site is still appropriate for allocation.

These Representations

Since the original submission, Goff Petroleum have reviewed their future business strategy and have identified the need to develop and diversify away from oil distribution in order to create a long term viable future business. This is particularly important with the implications presented by climate change and peak oil production. With this in mind, the site is now being promoted as a suitable site for development of a new energy research centre focussed upon low carbon innovation and the move away from peak oil production. Goff Petroleum would build out and manage the new centre which would provide high quality space for businesses and researchers to form a hi-tech cluster to drive forward innovation in this expanding sector. Positive pre-application discussions have already taken place with South Norfolk Development Management officers with a view to submitting a planning application for the site in due course.

The site is ideally located next to the existing Goff Petroleum site and within close proximity to Hethel Innovation Centre and Lotus. It will complement these uses and will exploit opportunities for joint working and innovation. A specific need for this type of facility has been identified through discussions with neighbouring users and other key stakeholders including UEA, NRP and Cranfield University.

Stanfield Road is well located close to an existing under-utilised junction onto the A11 and there are good opportunities to improve walking and cycling connectivity from the site to Wymondham rail station and the town. Furthermore, the site is strategically well located within the Cambridge-Norwich Tech Corridor. The Vision for Greater Norwich set out in the draft plan at paragraph 108 states:

“our aim is that it will support growth of a diverse low carbon economy which will compete globally through its world class knowledge-intensive jobs in the Cambridge Norwich Tech Corridor”.

This site provides an ideal opportunity to deliver on this vision for Greater Norwich and could provide an exemplar scheme within the Tech Corridor. We therefore consider that the case for allocating this site within the local plan should now be reviewed as it no longer provides for just an expansion of existing activities on the Goff Petroleum Depot as assumed under the Local Plan site assessment. Furthermore, the site boundary has been amended as shown on the submitted Location Plan to include additional land within the same ownership, which it is proposed to develop as an area of high ecological value to link into the neighbouring Lizard County Wildlife Site. Also included with this submission is a Proposals Document providing further information about the project, including a masterplan and sketch proposals demonstrating how the Energy Centre can be sympathetically integrated into the existing landscape setting of the site.

In addition to the above, the project aligns and complements the “Norfolk & Suffolk Unlimited /New Anglia LEP draft Local Industrial Strategy” beautifully, as well as being the place where our “clean growth” aspirations can manifest:

- Clean Energy - Powering the World.... – PV and Anaerobic Digester will make this development and the neighbouring region truly sustainable and carbon positive. This intervention will also enable Goff Petroleum to switch from diesel powered lorries delivering oil to customers to becoming Goff Renewables delivering Bio Fuel from hydrogen powered clean vehicles.
- Agri-food – Feeding the world.... – The energy source or feedstock material for the anaerobic digester will come from food/crop waste. The methane from the AD plant could be used for the Hydrogen/Graphene production too. This will reduce dependency on fossil fuels, reduce emissions of greenhouse gas and create a source of renewable energy.
- ICT and Digital Creative – Connecting the World.... - We will encourage and support the creation of high value digital/engineering start-ups and create grow- on space for evolving businesses. We are already talking to UEA about alignment with the Smart Emerging Technology Institute (SETI). We are also discussing with NUA the Art and the “A” that turns good science, technology, engineering and maths or STEM into “STEAM”



In terms of alignment with the “Norfolk & Suffolk Unlimited” Economic Strategy (November 2017), the Norwich Energy & Innovation Park at Hethel will be the place that allows us to have a place that facilitates:

Driving business growth and productivity

Driving Inclusion and Skills

Collaborating to grow

Competitive clusters close to global centres

This will be “the place where high growth businesses with aspirations choose to be,” “well connected” and the heart of “a high performing productive economy’ and “a centre for the UK’s clean energy sector.” Norwich Energy & Innovation Park will be “a place with a clear ambitious offer to the world.”

Summary of Development Offer

The proposed allocation site provides a suitable, available and deliverable opportunity to allocate land for employment. It will provide the following:

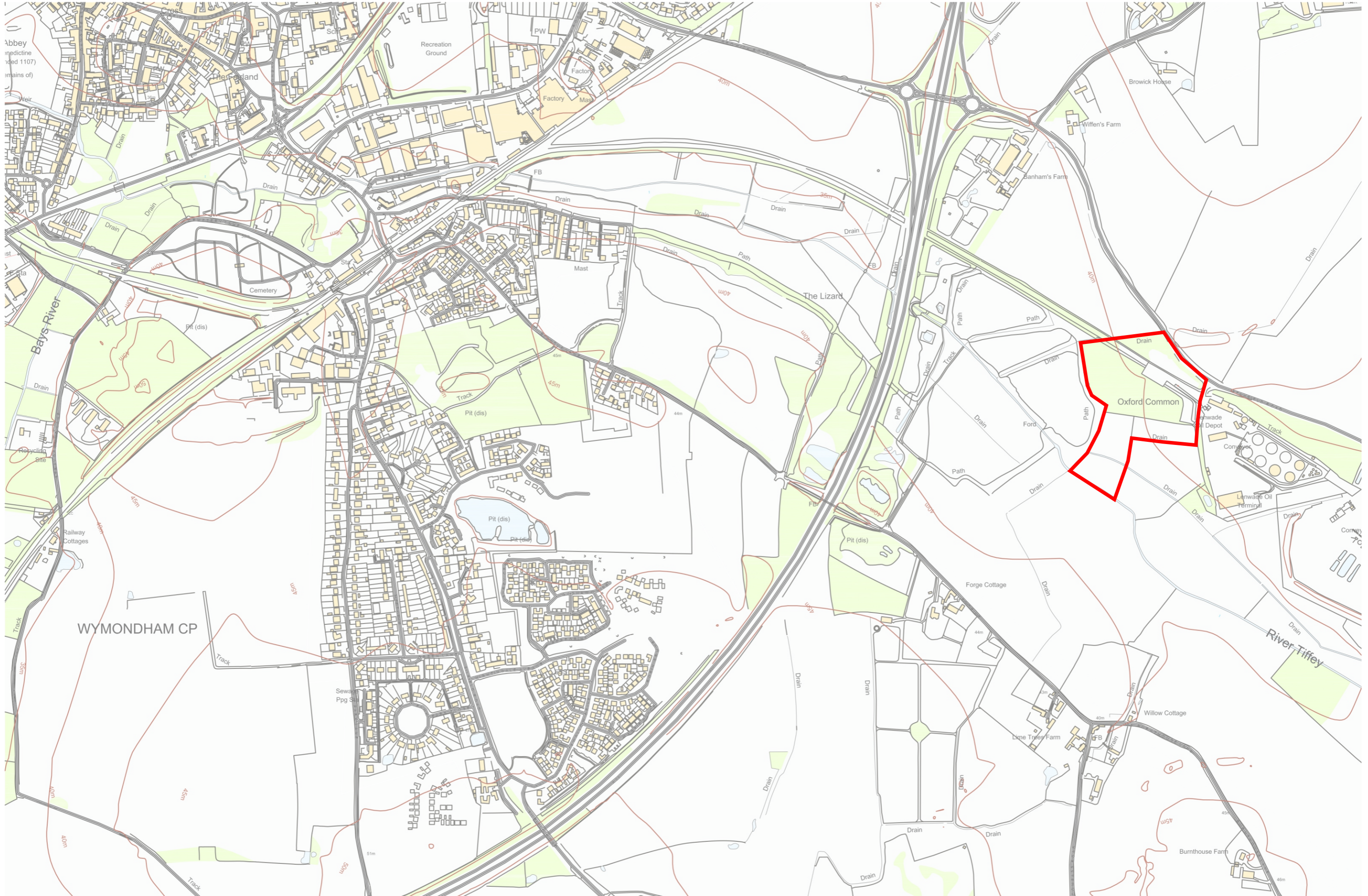
- Exemplar Scheme within the Cambridge-Norwich Tech corridor creating world class knowledge intensive jobs and supporting the growth of a diverse low carbon economy, in line with the Greater Norwich Local Plan’s vision.
- specific need from identified stakeholders for this type of facility in this location
- good sustainable links to Wymondham and the wider area
- landscape visual mitigation strategy
- multi-purpose high quality hub, creating an entrepreneurial community
- up to 12,000 sqm gfa, up to 10,000 sqm lettable space
- parkland setting at entrance
- connections to existing high ecological value areas
- low carbon high sustainability
- car parking for 250+ cars
- well screened service yard with storage container areas to the rear

I trust that the above and enclosed is of assistance to you and your colleagues in concluding the suitability and deliverability of the proposed allocation site.

We would welcome the opportunity to discuss these proposals with you further.



APPENDIX A – LOCATION PLAN





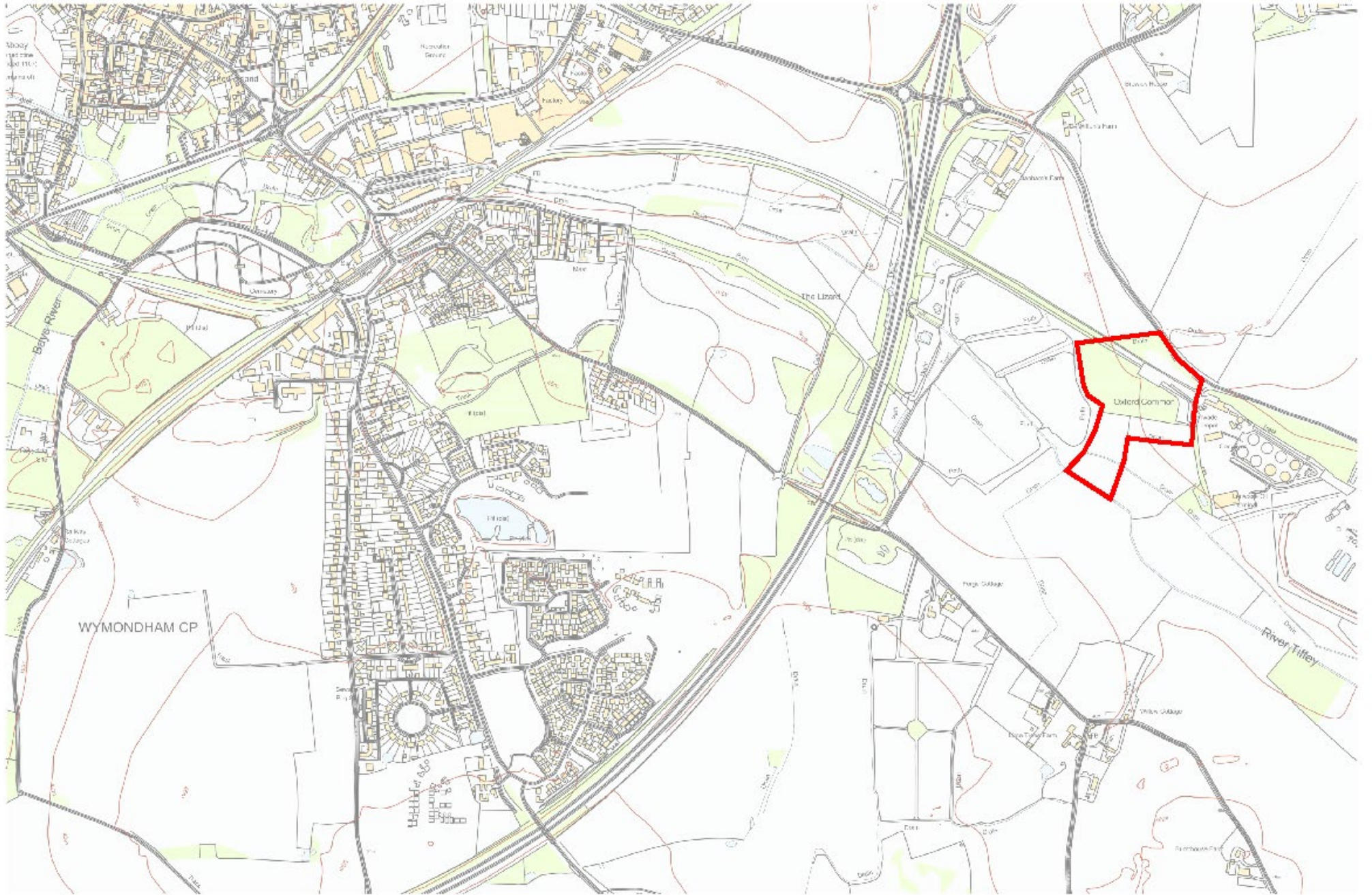
APPENDIX B – PROJECT SUMMARY

HETHEL ENERGY CENTRE

THE HOME OF LOW CARBON INNOVATION



THE SITE





THE SITE

EXISTING GOFF FACILITY

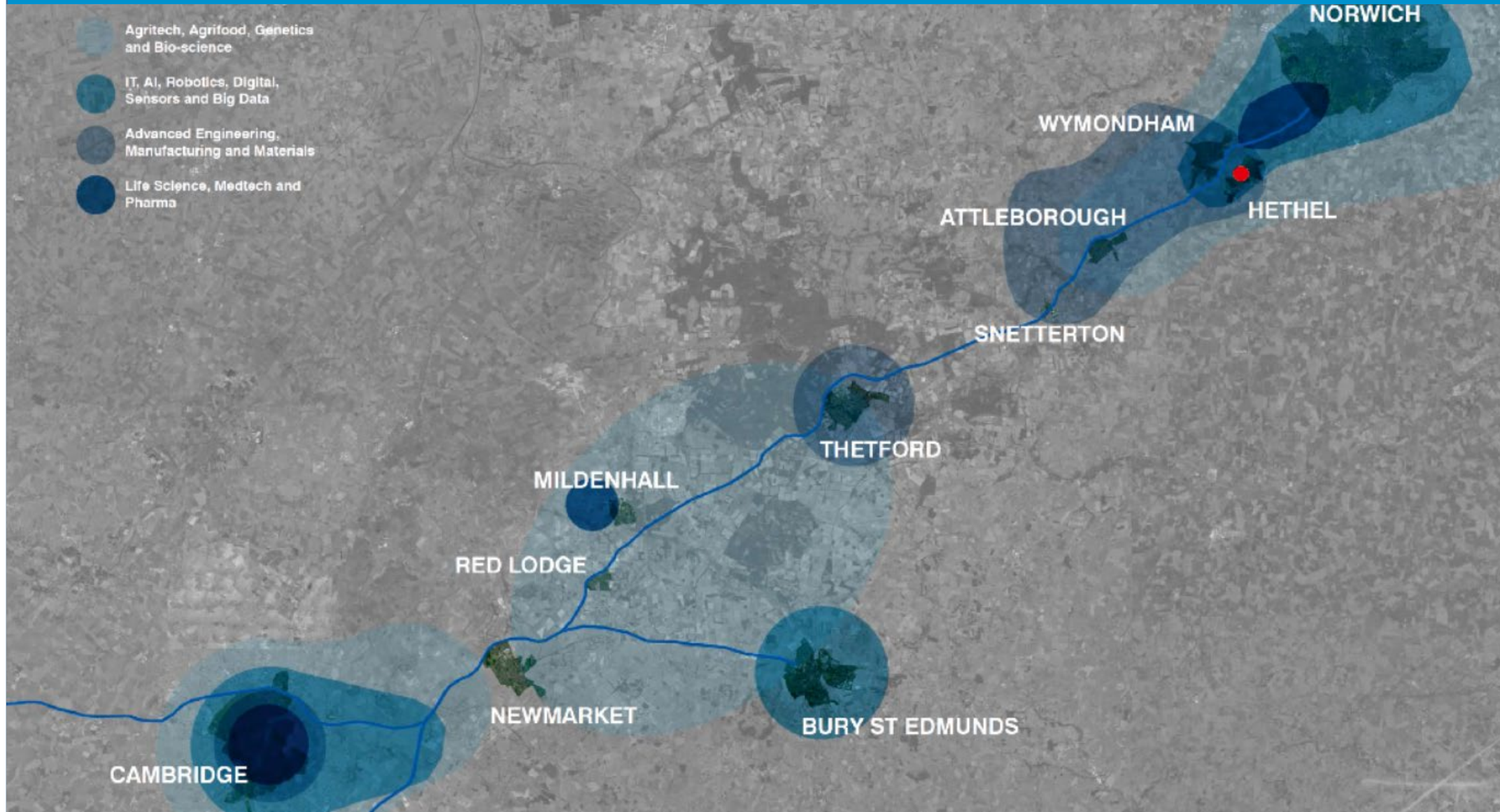
LOTUS

HETHEL INNOVATION CENTRE

WHY?

- GOFF FAMILY BUSINESS – OIL DISTRIBUTION
- LONG TERM VIABILITY – LEGISLATION- CLIMATE CHANGE – CULTURAL CHANGE – PEAK OIL
- CREATE A NEW ENERGY BUSINESS FUTURE
- AVAILABLE LAND WITHIN OWNERSHIP ADJACENT TO EXISTING BUSINESS PREMISES

- SITE CLOSE TO HETHEL INNOVATION CENTRE AND WITHIN CAMBRIDGE TECH CORRIDOR
- LINKS THROUGH TO MILTON KEYNES



BASED ON
ENERGY INNOVATION/RESEARCH/PRODUCTION

PRE-APPLICATION 2018/19

THE PLANNING NARRATIVE

PREVIOUS PLANNING CONSENT FOR EMPLOYMENT SPACE 2010/2011

AD PLANT CONSENTED 2016, IMPLEMENTED 2019

PRE-APPLICATION FOR NEW CENTRE 2018/19

PLANNING POLICY - OUTWITH SETTLEMENT BOUNDARY AND UNALLOCATED – REQUIREMENT TO ESTABLISH SPECIFIC NEED ON THIS SITE

LANDSCAPE SETTING AND RESPONSE TO VISUAL IMPACT

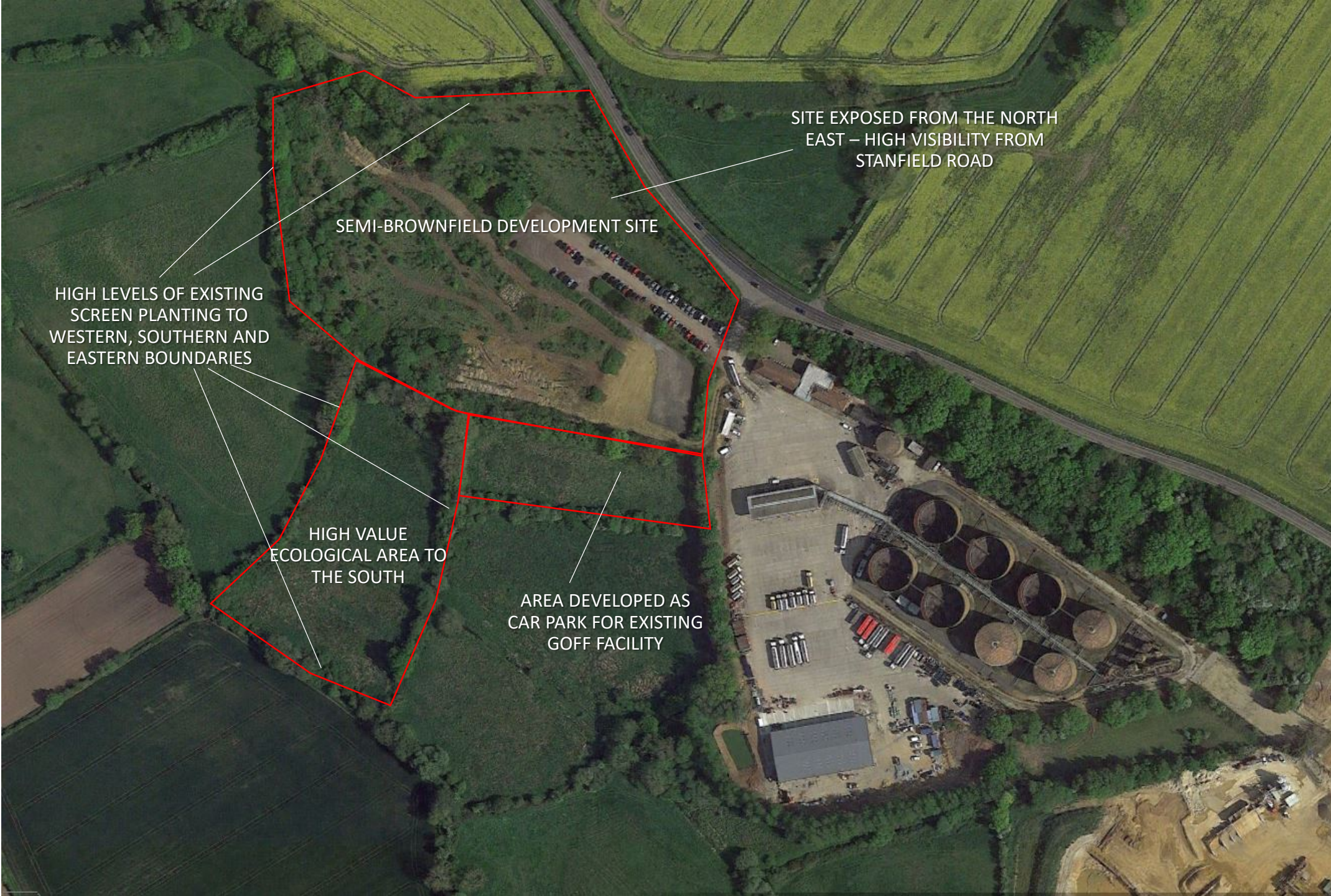
SUSTAINABLE CONNECTIONS TO WYMONDHAM

DESIGN

ECOLOGY AND ENVIRONMENT

RENEWABLE ENERGY

RESPONSE TO VISUAL IMPACT



SITE EXPOSED FROM THE NORTH
EAST – HIGH VISIBILITY FROM
STANFIELD ROAD

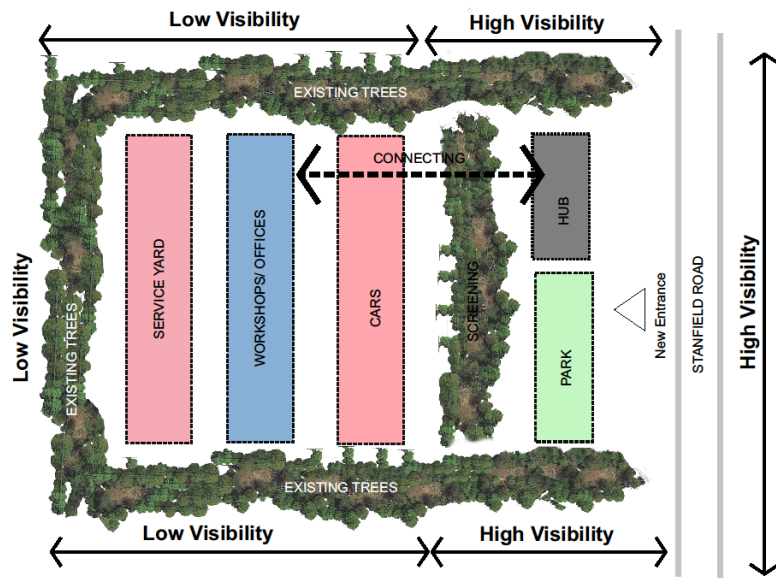
SEMI-BROWNFIELD DEVELOPMENT SITE

HIGH LEVELS OF EXISTING
SCREEN PLANTING TO
WESTERN, SOUTHERN AND
EASTERN BOUNDARIES

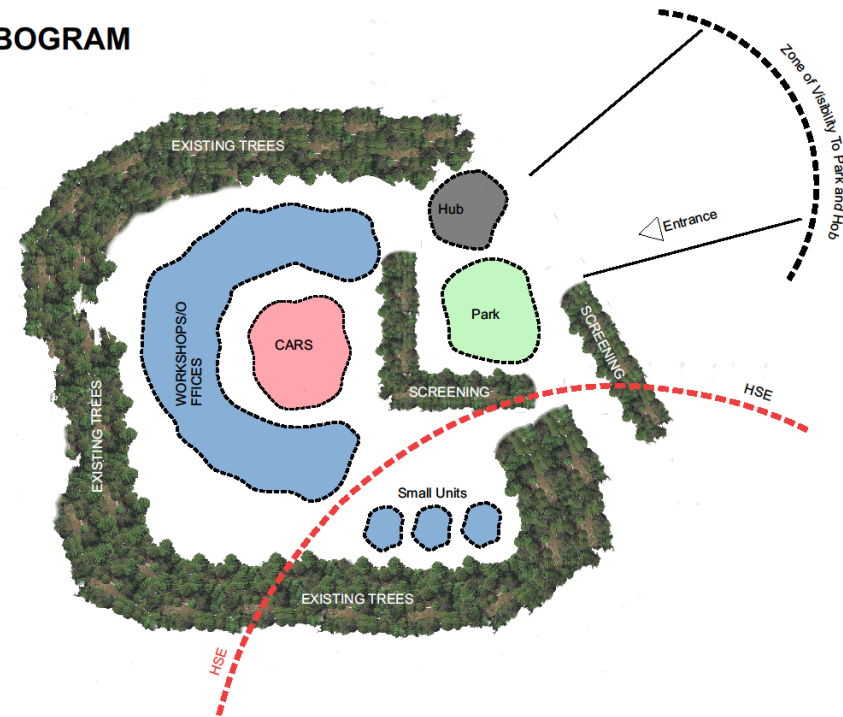
HIGH VALUE
ECOLOGICAL AREA TO
THE SOUTH

AREA DEVELOPED AS
CAR PARK FOR EXISTING
GOFF FACILITY

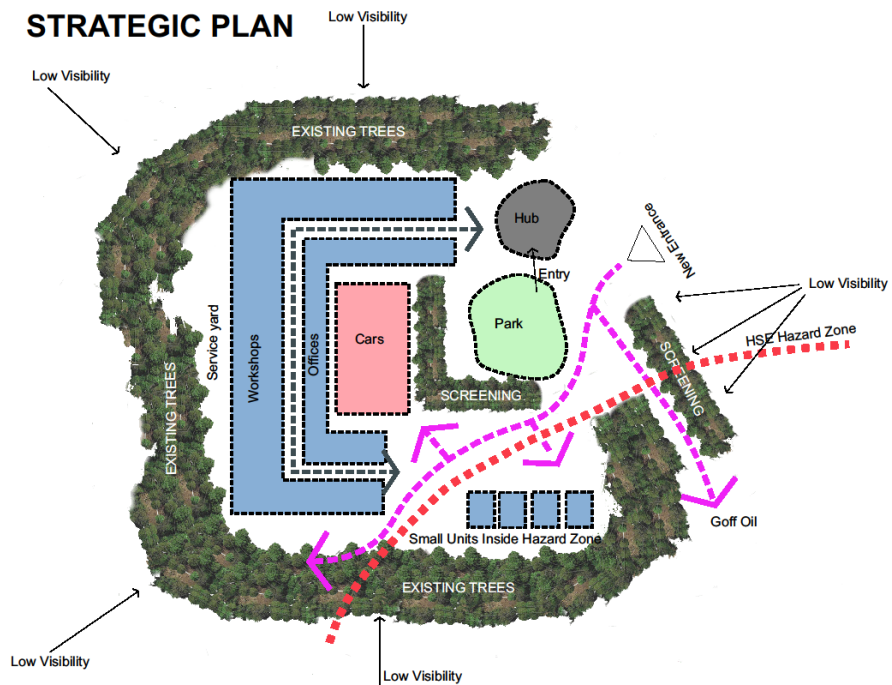
THE SERIES OF LAYERS



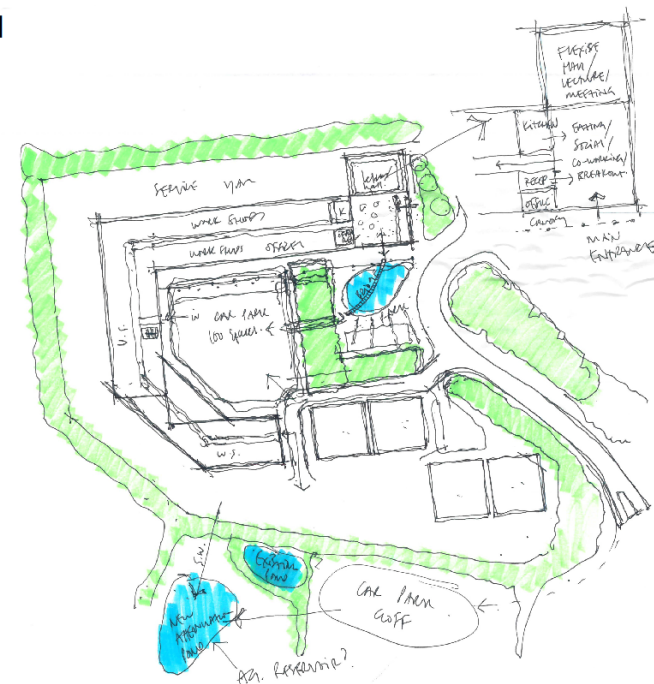
BLOBOGRAM



STRATEGIC PLAN

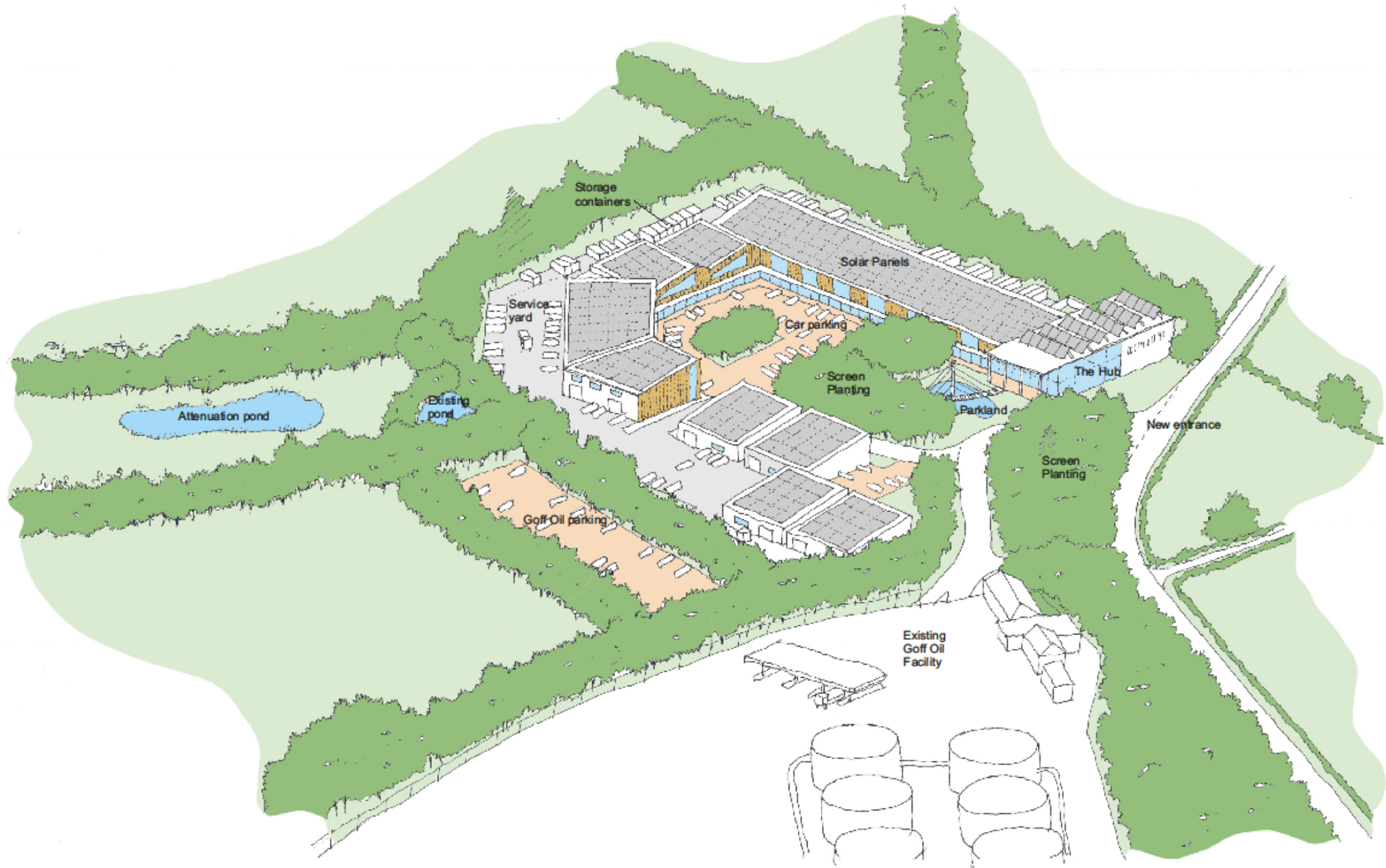


SKETCH PLAN



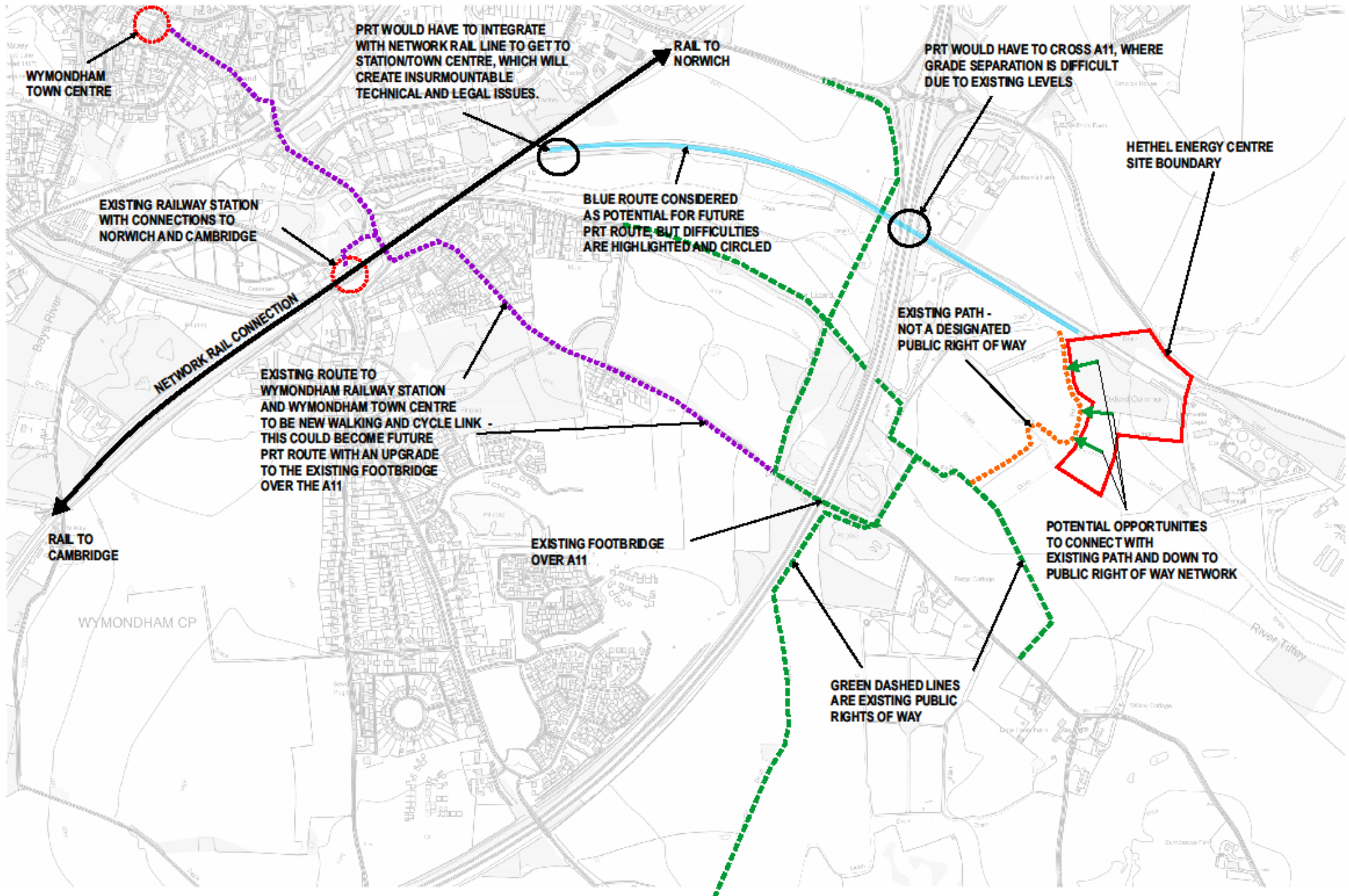


OPTION TO RETAIN
EXISTING ACCESS





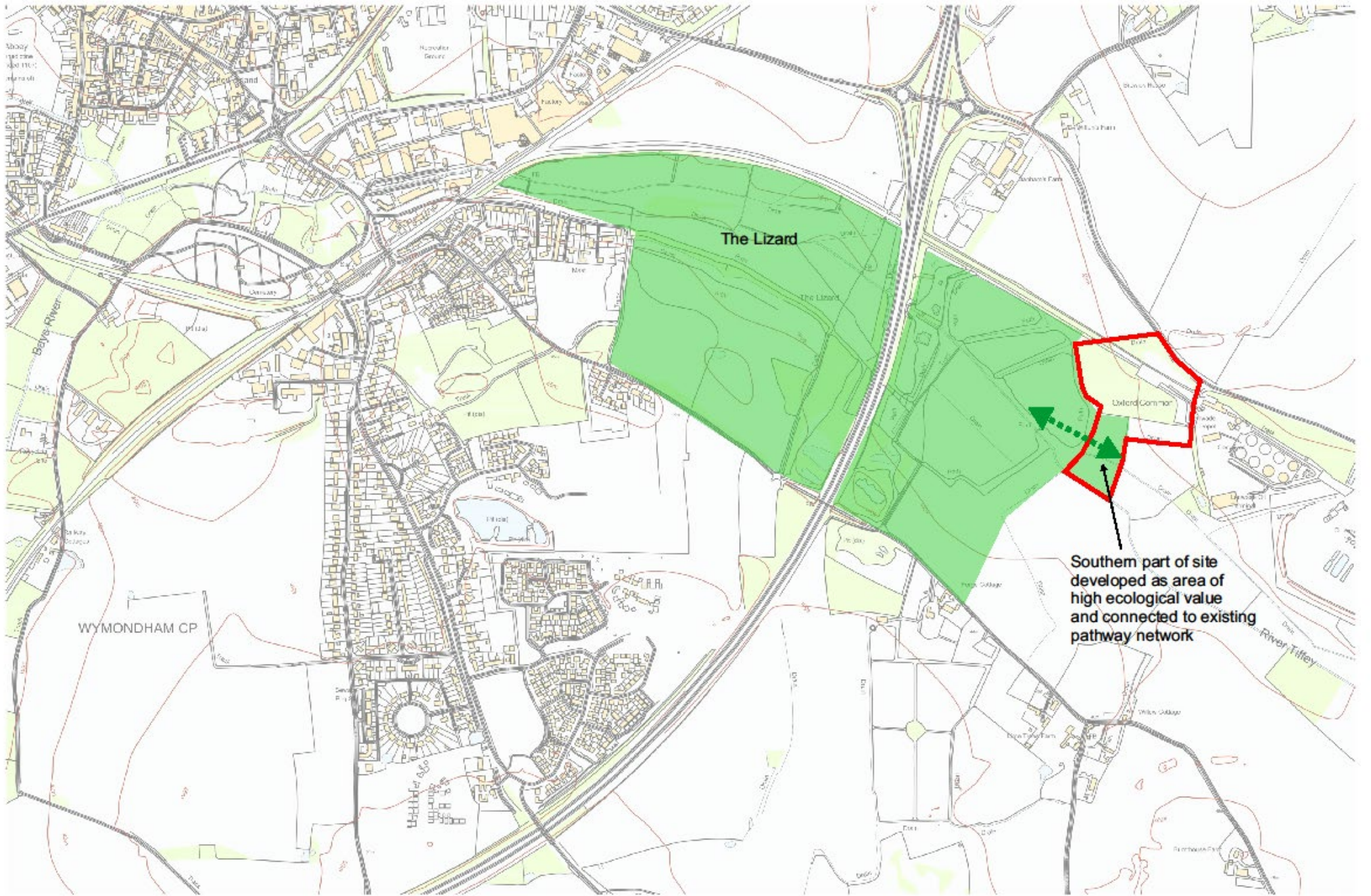
SUSTAINABLE CONNECTIONS TO WYMONDHAM AND BEYOND



DESIGN PRECEDENTS

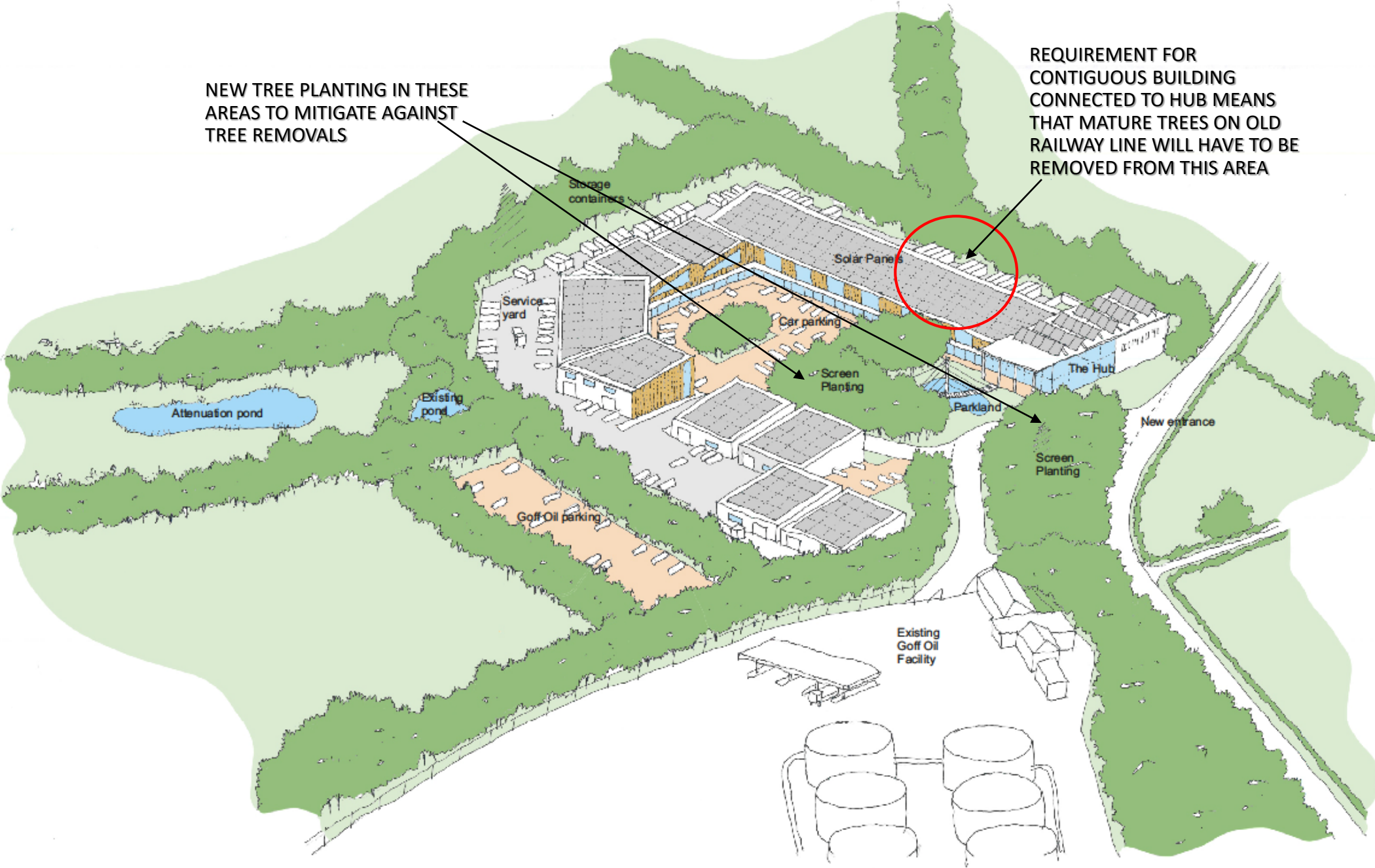


ECOLOGY AND ENVIRONMENT



NEW TREE PLANTING IN THESE AREAS TO MITIGATE AGAINST TREE REMOVALS

REQUIREMENT FOR CONTIGUOUS BUILDING CONNECTED TO HUB MEANS THAT MATURE TREES ON OLD RAILWAY LINE WILL HAVE TO BE REMOVED FROM THIS AREA

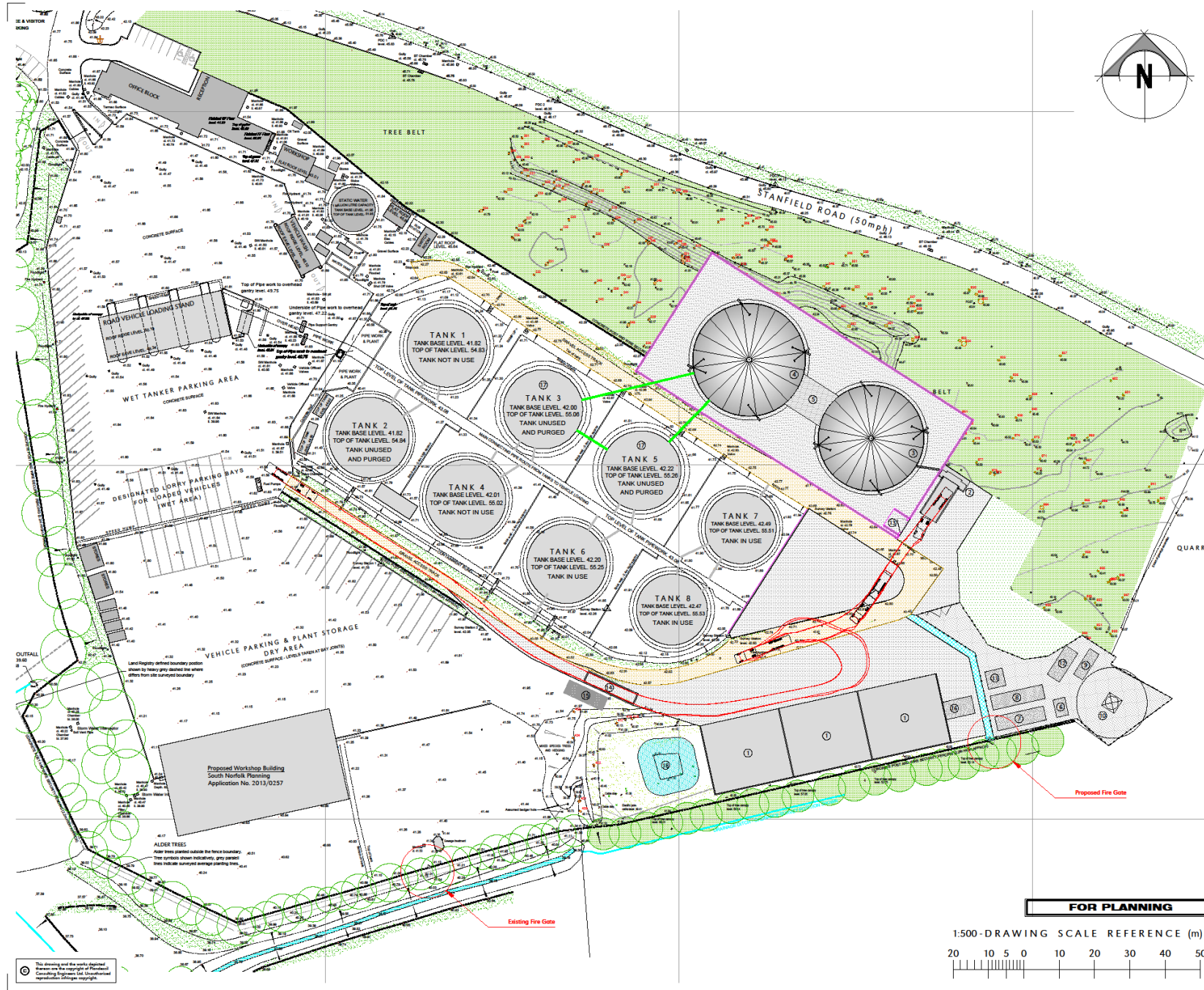


SUSTAINABILITY AND RENEWABLES

- ZERO CARBON
- BREEAM EXCELLENT
- LOW EMBODIED ENERGY
- LOCALLY SOURCED MATERIALS
- PASSIVEHAUS
- MODERN METHODS OF CONSTRUCTION
- EXISTING AD PLANT PLANNING CONSENT
- PHOTOVOLTAICS
- SOLAR HOT WATER
- GROUND/AIR SOURCE HEAT PUMPS
- BIOMASS BOILER
- COMBINED HEAT AND POWER

AD PLANT

- 4 MEGAWATT
- PLANNING CONSENT GRANTED 2016
- PLANNING CONSENT IMPLEMENTED 2019



Note:

- All dimensions noted are in millimetres unless stated otherwise.
- Do not scale from this drawing, if dimensions are not clear ask.
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- This drawing is to be read in conjunction with all other relevant documents relating to the project.

PLANT KEY

①	Sludge Clamps/Storage Area (3No.)
②	Fast Feeder
③	Digester (30m ³)
④	Post-Digester (3.2m ³)
⑤	Technical Building
⑥	Compressor
⑦	Gas Cooling Grid
⑧	CHP Base
⑨	Transformer
⑩	Emergency Flare Base
⑪	Oil Tank Base
⑫	Gas Entry System Base
⑬	Access Ramp
⑭	Weighbridge
⑮	Weighbridge Office
⑯	Separator
⑰	Digester Storage (2No. Existing Tanks)
⑱	Surface Water Settlement Pond

GENERAL KEY:

	Fire Escape Route
	Vehicle Track Route
	Bund Wall
	Digester Pipework (Above Ground)

FINISHED SURFACES KEY:

	Asphalt Surface
	Concrete Surface
	D.O.T Type 1 Surface
	Gravel Surface

G	09-12-15	OAJ	Process Area Amended
F	07-12-15	OAJ	Process Area Amended
E	02-12-15	OAJ	Amended As Requested By Client
D	27-11-15	RW	Minor Amendments
C	20-11-15	OAJ	Minor Amendments
B	06-11-15	OAJ	Amendments made to General Layout
A	03-11-15	OAJ	Amendments made to General Layout
O	26-10-15	OAJ	First Issue
Rev	Date	Chkd	Description

plandescil
consulting engineers

Connaught Road, Attleborough, Norfolk, NR17 2BW
Telephone: (0)1933 452001 Fax: (0)1933 456955
Email: info@plandescil.co.uk www.plandescil.co.uk

civil • structural • environmental • surveying

Client
Goff Petroleum Ltd.

Project
**Proposed AD Plant,
Stanfield Road, Wymondham,
Norfolk, NR18 9QY.**

Drawing Title
Proposed Site Layout

Scale: U.N.O. Date Drawn By
1:500 (A1) December 2015 AF

Drawing No. **19658/003** Rev **G**

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Saul D Humphrey LLP

MSc PhD FRICS FCIOB FICE MCIArb CEnv

Goff Petroleum

“HETHEL ENERGY
CENTRE”

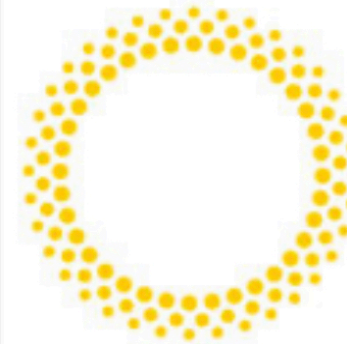
Stakeholder
Engagement

New Anglia LEP



NEWANGLIA GROWTHHUB

for Norfolk and Suffolk



Norfolk
& Suffolk
Unlimited

NEWANGLIA

Local Enterprise Partnership
for Norfolk and Suffolk





CAMBRIDGE NORWICH
TECH CORRIDOR



The Sector Groups



The Local Industrial Strategy



INDUSTRIAL STRATEGY

DRAFT

Norfolk and Suffolk Local Industrial Strategy

NEWANGLIA
Local Enterprise Partnership
for Norfolk and Suffolk

This version of the Norfolk and Suffolk Local Industrial Strategy is a local draft and has not been agreed with government, we are working with them to develop a final agreed version.

Foreword

Building on centuries of innovation, Norfolk and Suffolk is pioneering the technologies and science needed to power, feed and connect a growing national and global population for a cleaner and more sustainable future.

It is the epicentre of the world's largest market for offshore wind energy with expertise in all forms of energy generation. Planned investment will make it the leading supplier of renewable energy to the UK, providing power for more than 58 per cent of UK homes.

Home to BT's global research and development headquarters at Adastral Park, Ipswich – the UK's leading patent filer for artificial intelligence technologies, where global standards and coding for the internet were pioneered and the single-mode optical fibre was realised. Norfolk and Suffolk is at the cutting edge of digital innovation, with a globally-competitive communications technology and digital creative sector anchored by nationally recognised tech clusters centred on Ipswich and Norwich's fast growing digital creative hubs.

With specialisms in telecoms, cyber security, quantum technology, artificial intelligence, Internet of Things, user experience design, marine and microbiome research, the area has some of the highest concentrations of knowledge-intensive jobs in the UK.

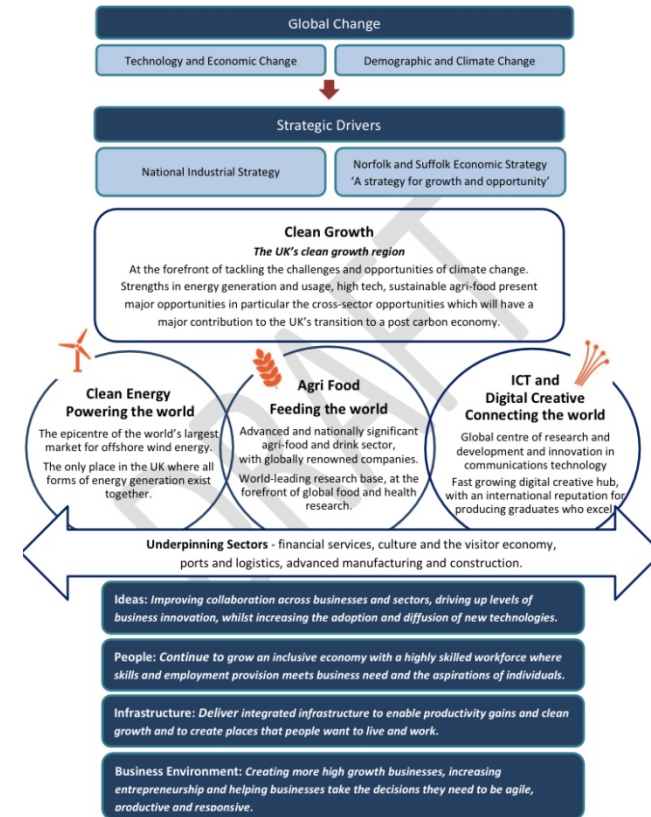
Home to largest agri-food sector in the UK, the area boasts world-leading research into plant and soil technology, agricultural systems and health. Norfolk and Suffolk continue to push the boundaries of food and health science, from agriculture pioneers such as the Coke of Norfolk and Turnip Townshend to scientists at the John Innes Centre leading the global search to develop new antibiotics discoveries.

There are few places which are so uniquely equipped to make telling contributions to the major challenges facing the world in the 21st Century – food and energy security, healthy ageing and living with environmental change in a world where technology is advancing rapidly.

As global, national and local economies adapt to climate change and the transition to a zero-carbon economy, Norfolk and Suffolk is taking action to bring together expertise and emerging technologies across different disciplines and sector boundaries to provide new solutions and clean growth opportunities.

With an economy worth £36bn, Norfolk and Suffolk makes a significant contribution to UK plc and investment here delivers growth. The area strives to be a place with a productive, highly skilled workforce, a place where high-growth businesses aspire to be.

This Local Industrial Strategy is based on strong evidence and sets out the actions local partners are taking and how they are working with government to continue to make this one of the best places in the world to live, work, learn and succeed in business.



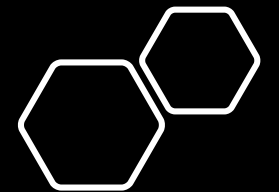


Norfolk
County Council

The Councils

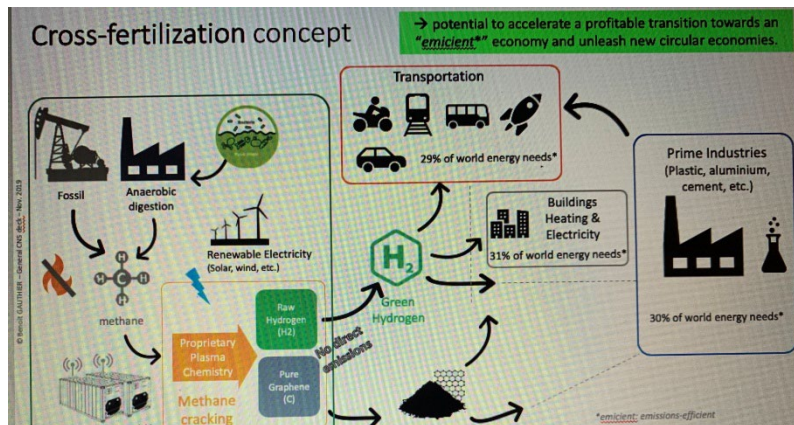
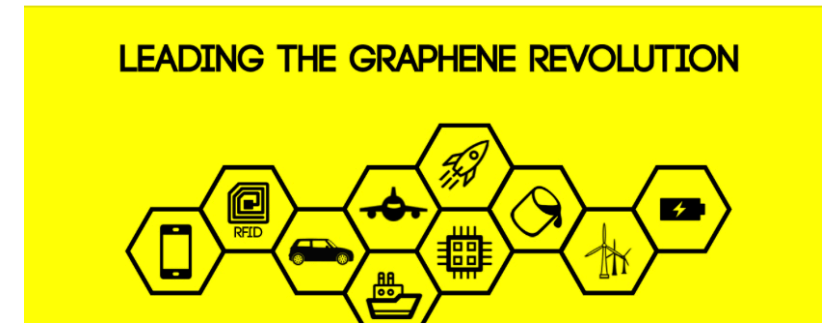
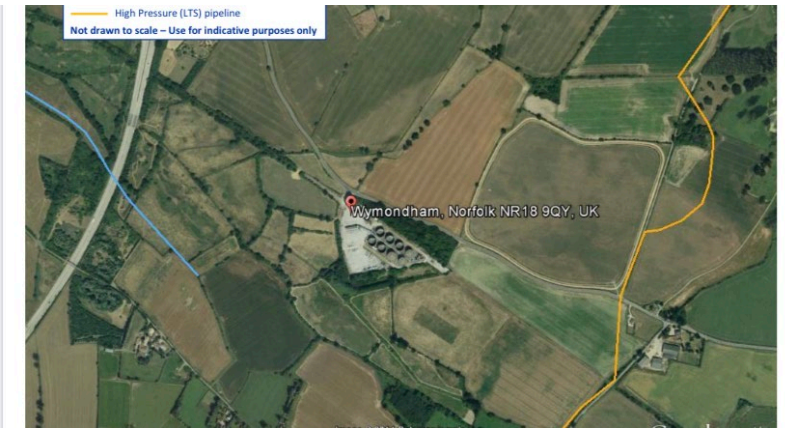
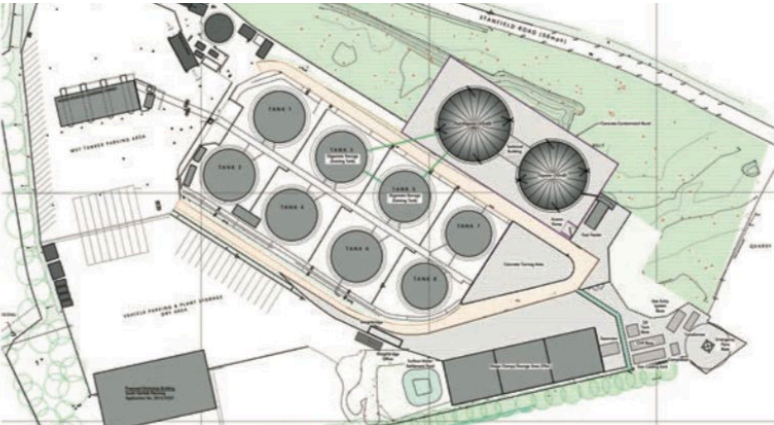
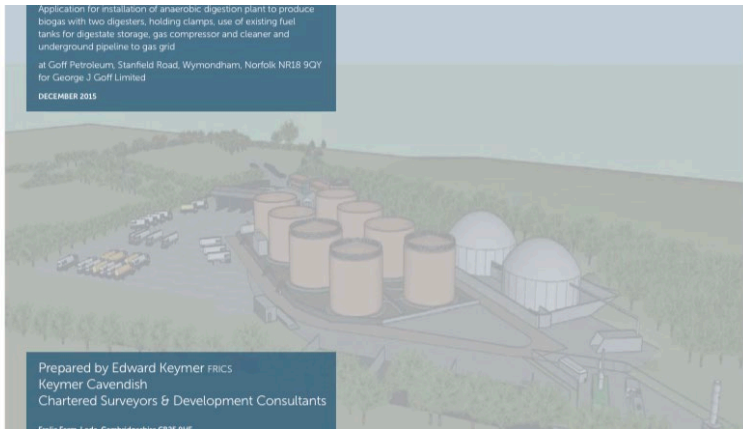


The Special Relationship.....





Potential Partners....



From Cranfield....?

SUMMARY

- GOOD SUSTAINABLE LINKS TO WYMONDHAM AND THE WIDER AREA
- SPECIFIC NEED FROM IDENTIFIED STAKEHOLDERS FOR THIS TYPE OF FACILITY IN THIS LOCATION
- LANDSCAPE VISUAL MITIGATION STRATEGY
- MULTI PURPOSE HIGH QUALITY HUB, CREATING AN ENTREPRENEURIAL COMMUNITY
- UP TO 12,000 SQM GIA, UP TO 10,000 SQM LETTABLE SPACE
- PARKLAND SETTING AT ENTRANCE
- CONNECTIONS TO EXISTING HIGH ECOLOGICAL VALUE AREAS
- LOW CARBON HIGH SUSTAINABILITY
- CAR PARKING FOR 250+ CARS
- WELL SCREENED SERVICE YARD WITH STORAGE CONTAINER AREAS TO THE REAR