

AGENDA ITEM 8: DEFERRED APPLICATIONS

Item. 9a: pages 40 - 68

Location: Snetterton: Land at Chalk Lane

Proposal: The construction of an agricultural feed mill (Use Class B2) with ancillary offices and welfare facilities, creation of a new vehicular access and associated infrastructure including silos; engineering; landscaping; and ground works - this is an Environmental Impact Assessment Development.

REFERENCE: 3PL/2020/0780/F

Applicant: 2 Agriculture Ltd

Author: Fiona Hunter

LOCAL REPRESENTATIONS

The following comments have been erroneously excluded from the Planning committee Report and are detailed below.

Three letters of support have been received raising:

- The development will be the destination for much of the feed cereals grown in Breckland and is a much-needed facility locally.
- It will also create jobs in the area.
- The site is set in the middle of one of the largest pig producing areas of the country and major grain production areas of the country
- Close to A11 taking traffic away from nearby villages

A letter of support has also been received from National Farmers Union East Anglia. They set out that:

The poultry sector is critical to the rural economy of East Anglia and this significant investment in the infrastructure of the poultry sector is very much welcomed by the NFU. Investment in feed compounding capacity in the region is required to ensure that costs of production are minimised (feed accounts for circa 60% of the cost of production of poultry meat and eggs) and to help ensure that the sector remains productive and competitive against cheaper imports often produced to lower standards. Cost of producing poultry meat and eggs is increasing. The mill will provide a key market for locally grown cereals as well as reducing transport distances in getting cereals to mill and feed from mill to poultry producers. The development will provide employment opportunities. The applicants have pursued extensive due diligence in putting this particular location forward and NFU local members are in support of the proposal. The economic benefits through job creation during the construction period and into operation will be a big benefit to the area, along with the social and environmental benefits of the relocation, increased capacity and reduced overall transport distances.

ASSESSMENT

The majority of points raised are included within Section 8.0 and 11.0 of the Planning Committee Report. However, the National Farmers Union East Anglia raised that that agriculture and poultry agriculture is a significant part of Breckland and East Englia's economy and this is worth highlighting as being a reason in support of the application. Also the reduction in cost for feed is a new point and can be afforded moderate weight as a positive economic benefit of the development. More specifically, this will facilitate in keeping current and new poultry production viable in a competitive industry. Without more specific details such as how the cost saving would be passed on and when no further weight can be attached to this aspect.

RECOMMENDATION

Continues to be recommended for approval as detailed in the Committee Report.