

**Record of the Presentation Given to Honingham Parish Council on Monday 10<sup>th</sup> September 2018  
by Condimentum Ltd Regarding Planning Application 20181294**

David Martin (DM) representing Condimentum Ltd and David Bond (DBd) representing Norfolk Mint Growers attended to give further information regarding planning application 20181294 to build a Milling tower building and 6 no. storage hopper silos for food processing and production.

DM and DBd gave an overview of companies involved and the reason for the application.

2 years ago Condimentum met with a local mint grower (DBd) who had been supplying the brand Colman's Mustard (owned by Unilever) for generations. DBd explained that himself and fellow growers and suppliers to Colman's would like to move towards manufacturing ingredients. DM assisted DBd in preparing a business plan to see if the idea was valid and manufacturing ingredients would be viable.

In Oct 2017 Britvic announced they were going to leave their Carrow Road site. This 50 acre site is currently split with 25 acres being used by Britvic and the other 25 acres used by Unilever. Because the site is shared it became difficult to justify keeping the whole site open to use just 25 acres and Unilever announced they would also leave this site. The grower group then had further discussions with Unilever about their plans for manufacturing their own produce and supplying Unilever.

Condimentum Ltd are a grower group consisting of 18 mustard growers and 4 mint growers from Peterborough to Norfolk. They will continue to grow crops but now want to build a facility to manufacture the product for Unilever. The proposition is about gaining more control over produce/ingredients. This is a long term project. They want to process mint sauce and manufacture the mustard seed into mustard flour required for Colman's mustard. They propose building a facility and aim to start processing by Sept 2019.

Mustard flour is a key ingredient in Colman's mustard. The mint has to be processed very quickly so all the current growers are based close to Norwich and the Carrow Road site. If Unilever move away from Norfolk they will not be able to continue to supply them. There is about 2 hours from time of picking the mint to processing. Proposed site at the Food Enterprise Zone is roughly equidistant between all 4 mint farms. This is an opportunity to retain ingredients grown in Norfolk and processed in Norfolk into a well-known local brand.

DM welcomed questions.

**Questions from the Parish Council**

RH – What you have said so far is interesting, however regarding the processing; does this mean jars of mint sauce are being bottled on site?

DM – Unilever have decided that we can process and pack mustard powder. We will supply processed ingredients to another factory which make the sauce in Burton on Trent.

RH – Will the transport to the factory be tractors or lorries?

DBd – They will be tractors (Colman's branded ones)

LH – I would like to know more about the buildings, where they are and what they look like.

DM – There are 2 buildings, a small 350 sq metre building and the mill building. A traditional milling facility is done on a gravity fed basis. You need to put grain/seed in the top to be milled and this needs a taller building. It is currently done in Norwich in the Carrow Road facility. The new equipment needs more space than the current machinery which is 60 years old.

LH – How noisy will it be?

DM – Its' not very noisy.

DBd – It will be a lot quieter than the current processing in Norwich.

DM – There will also be sound proofing on the new building and it will be well below the maximum sound levels allowed.

LH – Is it going to be 24 hour processing?

DM – It will have sufficient capacity to run on single shift basis. E.g. 8am-5pm, for both mustard and mint processing.

We do have aspirations to become the predominant supplier of food ingredients for this product. We have a fantastic opportunity to enter in to a long term contract with Unilever and this under-  
rights our business plan.

TR – You mentioned the acoustic cladding, is it specific cladding or aluminium cladding?

DM – Its aluminium, we have factored in the decibel emissions from the equipment and have had an acoustics engineer evaluate the proofing when planning the aluminium cladding.

TR – The LDO wants you to be under 10 metres but the small building is over this. From the plans there looks to be a taller section at the end of the gantry which looks like it will be taller.

DM – It's really about the small footprint building which falls outside of the LDO height restriction and we have done as much as we can to limit the impacts of this.

NC – What about light pollution, when you have finished each day will the lighting go off?

DM – We will shut down the facility, there will just be perimeter lighting.

DB – I understand all the vehicles will come from Easton roundabout and up church lane. What route will tractors use and will there be any rat running?

DM – There will only be about 4-5 runs a day. They will all come via that route along the A47.

DB – What happens if the A47 is blocked with the 2 hour window for processing?

DM – We haven't had any problems with tractors getting stuck on A47, we experience problems on hot days and for example with traffic delays on Norfolk show days.

DB – What do you do with lost produce?

DBd – It has to go back to farm if rejected by the factory.

### **Questions from the Public**

Question - What guarantee is there that there will be no emissions such as flour dust?

DM – As part of the building specification there is significant dust filtration systems on the process. Mustard flour is significantly less dustier than milling of oats/flour due to higher oil content. Oil suppresses dust emissions.

DBd – I don't know if you have spoken to members of local parish councils to the current factory (e.g. Trowse), they could give you some feedback on noise problems but never had any complaints.

Question – Broadland have granted an LDO on this site with conditions, including a 10m limit height. It's important to recognise that the application is a request to double this height limit. It took 5-7 years to go through the process to approve the LDO and we are already receiving requests for changes. Did you recognise this when you first considered the site?

DM – At the time we originally looked at the site we didn't have specifications from the equipment supplier. We investigated in offsetting the height and explored other options for reducing head height in processing but were not able to find a suitable alternative. We went to a number of suppliers and all examples were all within a few metres in height of each other so we realised there was no way to reduce height. We looked at all aspects but a linear milling approach is not possible. We looked at a visual impact assessment and employed a consultant, and we placed the building in an area to minimise the impact of the higher building.

Question – It's a very detailed report. I notice you looked at 5 other sites, it was suggested you couldn't use 2 others because of limitations on height. Why did you decide to not use these and use Honingham?

DM – One site is an established one with lots of other buildings there and we decided that the timings of our project would not be achievable at this site. We were not refused planning permission at any other site; we chose Honingham as we felt it was the ideal location for the facility we want to build.

Question – Your visual identity screening, if you look at where the 20 m heights are situated, things can be seen and not seen. I was surprised that all the photos were taken in the summer. When the leaves are off the trees in the winter there would be much more to see.

DM – This is simply to do with timings, we tried to understand the visual impact analysis. The only reason is the timings in which we had to submit the application.

Question – It is noted in your reports that you are situated on top of a ridge which stands higher than the local area, there was an FEZ (food enterprise zone) report which recognised severe adverse change of views from various areas, and your report says we shouldn't be concerned about this. I believe that you should not be granted planning permission. The point is whether HPC should recommend we approve the planning application. This would set a precedent to future planning applications. We are being blitzed in the area with other planning issues such as A47 dualling, NDR, a proposed new market village. I would suggest that the height increase is wholly inappropriate. I believe the price we are being asked to pay is too high.

Question – I commend the work you have done in the application, but you have not taken into consideration into the proposals for a major housing in close proximity to your building.

DM – I have to go back to the small footprint of the building. It does go beyond the LDO height, it is highly unlikely that the traditional manufacturing process of milling flour would be beyond 20m. The silos have been kept to 10m. We have very little room for manoeuvre in the milling height but with everything else we can have some choice. We have a serious situation in Norwich where approx. 350

jobs will be lost. We can't employ everyone from Colman's, however this will be a significant employment opportunity in the area. I believe we have the provenance as we have growers who are investing in this project, but we also have an employment opportunity,

Question – You have taken no consideration of the planning application for houses in Easton.

DM – I am not able to answer this question as I am not aware of the application. I am more than happy to find out about the housing development you are talking about and come back and meet with you.

Question – Is there no way you can reduce the height to 10m?

DM – Most of the recognised milling equipment suppliers do not make linear equipment.

DBd – It is a finer milled flour used in Colman's which is unique to the product and we weren't confident that some of the linear equipment we found would produce this.

DM – This is not a standard flour milling ingredient. There are only 3 super fine mustard flour mills in the world. It is very unique. 1 in Norwich and 2 in Canada. The fineness of flour is not available in any other product which is what makes Colman's unique.

Question – Unilever have a whole host of mustard brands, are you going to use the facility to make ingredients for any other products?

DM – Unilever have requested that we manufacture the base for the French blended mustard products.

Question – We talked about the number of vehicles. Which direction will this be sent out, via Church Lane or another route?

DM - The products are high density ingredients. Each truck can move 25 tons of flour. The number of trucks required is a lot lower than you might expect. Overall volume of product coming in fresh and being sent out processed is low.

Question – The outputs will be smaller quantities so surely there will be more lorries?

DBd – They will be going out to factories and so will be full lorry loads.

TR - Going back to height, is there a reason the tower can't go 10 metres into ground to reduce height?

DM – We did investigate the option of going a few metres underground. The issues from contamination are very high and this is something we have been advised not to do.

Question – I work near the current factory and I can smell the manufacturing, can you control this?

DM - It is a more open in the current site, we would have the process and facilities more controlled on the new site which would have less smell.

DBd – There is a current building used which is open and there is no suitable filtration which is why the current facility gives off a smell. There may be a smell of mint but it is highly unlikely it will be significant. I can't say there will be no smell. This will be a state of the art food manufacturing facility.

DB – I worked at the Kettle factory for many years and they were forced to build a chimney to reduce emissions and this didn't work as expected. In Easton in a normal day you can smell the factory.

DM - It is difficult to filter out fat emissions. We are dealing with something which is less volatile. We have the opportunity to start with a state of the art facility.

Question – If your project goes ahead how many will you employ to begin with, how many in 5 years' time and what will be their access and how will this affect rat running in the local area?

DM – We will start with 25 people. We have a business plan which we forecast 3-5 years up to 40 people. This is not going to be hundreds of people. The mill process is highly automated so numbers we need is small.

Question - Are you going to restrict access of those staff to Church Lane?

DM - We haven't thought about this. We don't know where the staff will be located. Are you proposing we should restrict access?

Question – If you are going to get up to 40 extra people in the morning and evening on the local road should they be restricted to the same access to the site as the tractors?

DM – We haven't discussed this but in terms of access. Staff will add to local traffic but I still believe it will be relatively small.

Question – Is there any waste to the process and what happens to it?

DM – The key proportion comes from the husk of the seed. We will sell this to other suppliers who will use it as combustible material in renewable energy.

Question – Will that go out on lorries?

DM – Approx. 10% of what comes in will go out as waste.

DB thanked DM and DBd for attending.