



# the food enterprise park

ENTERPRISE WAY | EASTON | NORWICH | NR9 5FG

**Facilitating**  
supply chain  
**excellence**

**Food Enterprise Park is a 100-acre development site within the Greater Norwich Food Enterprise Zone.**

The first 46 acres (within Broadland District Council) has planning consented with a Local Development Order to encourage and support food production, processing, and agriculture through the co-location of commercial food and drink companies.

We are now working of the Local Development Order (LDO2) with South Norfolk District Council for the remaining 54 acres and plan to have this completed by the end of 2023.

[www.foodenterprise.com](http://www.foodenterprise.com)





Serviced plots are available to purchase or lease. All infrastructure is in place to support food-related businesses, including a road network, surface, foul and mains water systems, high speed broadband, and electricity to power the site. The upgrading of the A47, with direct access on duelled / motorway to London, is planned to take place in 2023/24.

## Location

**The Food Enterprise Park is just a few miles from the Norwich Research Park – an unparalleled cluster of world-class research organisations working in life sciences.**

Norwich Research Park leads the world in plant and microbial sciences and in interdisciplinary environmental science through the internationally-renowned research at the John Innes Centre and The Sainsbury Laboratory and at the University of East Anglia.

We have strengths in food, diet and health at Quadram Institute Bioscience and Norwich Medical School, and distinctive research expertise and facilities at the Earlham Institute and Norfolk and Norwich University Hospital.

This unique concentration of expertise, combined with collaborative approach to multidisciplinary science, means there are few places which are so well-equipped to make significant contributions to the major challenges of the 21st Century: food and energy security, healthy ageing and living with environmental change.



CGI of proposed A47 road / junction improvements

## Capture the synergies of co-location



Improve logistics, transport, and distribution



Skills in people and innovation



Innovation link to the Norwich Research Park



Adding value, processing, packaging, developing supply chains



## In good company

Existing occupiers on the FEP completed are shown below, other plots are in development.



### CONDIMENTUM LIMITED

A Norfolk company working with local farmers and growers who had the vision and collaborative approach to keep production of the iconic Colman's name in Norwich. With a state-of-the-art mustard mill and local mint growers, Condimentum is leading the way in ingredient processing. [www.condimentum.co.uk](http://www.condimentum.co.uk)



### BROADLAND FOOD INNOVATION CENTRE

The Broadland Food Innovation Centre is the regions first dedicated food grade innovation space. With 13 food grade units (from 1500 to 5000 sq. ft) ideal for food & drink SEM's offering the optimal environment for innovation and growth, combining bespoke facilities, specialist support and a cluster of link-minded businesses.

[www.foodinnovationbroadland.com](http://www.foodinnovationbroadland.com)



### FISCHER FARMS LIMITED

Fischer Farms is revolutionising the future of farming, providing a more sustainable way to feed the world. Fischer Farms is a vertical farming / hydroponics company and production has now started in its vast growing area of 25,000m<sup>2</sup> initially growing salads and herbs. Plans are being made to expand the capacity to 75,000m<sup>2</sup> and grow other crops. [www.fischerfarms.co.uk](http://www.fischerfarms.co.uk)



## Energy to grow – low price renewable power

With the need to boost the 3.7MW supply, the FEP commissioned a new 132kV substation, linked to one side of the pylon from the local distribution network, which will provide 30MW of import capacity and export from a planned 110-acre solar power site on Honingham Thorpe Farms.

The substation will transform the power down to 11kV and feed a switch room housing the import and export meters. Food Enterprise Park's connection is via a single MPAN so our on-site electricity infrastructure is managed as a private wire network meaning that FEP meters the on-site electricity distribution and invoices their tenants directly.



## Streamlined Planning

Food Enterprise Zones (FEZ) are a government initiative introduced by the Department for Food, Environment and Rural Affairs (DEFRA). The Greater Norwich FEZ was designated in 2015, and Local Development Order (LDO) put in place by Broadland District Council in 2017.

### Purpose of Food Enterprise Zones:

- To allow qualifying users to make an immediate start on site, thereby removing planning uncertainty and speeding up the development process.
- Enhance rural development through the growth of food businesses in a particular location.

- Encourage greater collaboration between food and farming businesses, and encourage links to research and education institutions, to develop the domestic food and farming sector.
- Attract inward investment to the region.
- Allow Local Development Orders to be put in place which provides planning permission for specific classes of development and simplifies the planning process.

Any uses proposed will be closely and directly linked to food production and agriculture and the following are specifically listed in the LDO:

- Agri-tech businesses which make use of the local agri-science base.
- Processing of agricultural produce.

- Manufacture of food products.
- Storage and distribution of agricultural produce, products, equipment, machinery and supplies.
- Food technology companies.
- Manufacture of specialist food-relating supplies (e.g., food packaging).
- Haulage services related to the above storage and distribution.

An element of other development which is ancillary, complementary and subsidiary to the above is also permitted.

To help with space calculations, the LDO suggests a maximum ratio of buildings to plot area of 40%. This would allow circa 17,500 sq. ft (1,625 sq m) of building per 1 acre of plot size.

Full copy of the Broadland District Council LDO can be accessed by a link on our website

[www.foodenterprisepark.co.uk](http://www.foodenterprisepark.co.uk)



[www.foodenterprisepark.com](http://www.foodenterprisepark.com)

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