

5. Have the council allowed for sufficient flexibility of use classes through the site allocations?

- 5.1 The council believes that it has planned for sufficient flexibility for future uses on the allocated employment land.
- 5.2 The council is requesting a Main Modification MM25 to ascribe B use classes B1, B2 and B8 to the 8ha employment site allocated through Policy SA10 and SA17. If this modification is accepted both mixed use sites will be able to include all three B use classes when preparing the masterplan required by the policies.
- 5.3 The 2016 ELR (CD: C21) considers three scenarios for jobs growth including the Cambridge to Norwich Tech (A11) corridor. Section 8 of the review considers demand/supply balance, and paragraphs 8.31 to 8.37 consider Red Lodge in particular. Paragraph 8.34 summarises the position with regard the allocation on land north of Acorn Way, Red Lodge and reflects the potential for this site to provide employment opportunities in Red Lodge and to meet business needs along the A11 Cambridge to Norwich Tech corridor. Extracts from the Tech corridor website are attached as Appendix 1.
- 5.4 Site SA17(a) Mildenhall Academy and Dome Leisure Centre at Mildenhall is within the SPA 400m Woodlark/Nightjar Constraint Zone, and adjacent to the SSSI to the east of the town. It also adjoins a residential area. The allocation has therefore been restricted to B1 uses to prevent noise, odour or air pollution impacting on the protected species. This site is also close to the A11 in a pleasant woodland setting making it particularly suitable for the B1 uses that the Cambridge to Norwich Tech (A11) corridor is promoting.
- 5.5 The council is requesting a Main Modification MM25 to insert B2 uses as well as the B8 uses currently specified on site SA17(b) St Leger, Newmarket. This is to be consistent with the planning permission that was granted on the site in January this year.
- 5.6 The 2016 ELR summarises the demand and supply balance in paragraphs 8.40 to 8.43. Paragraph 8.40 concludes "Based on available employment land identified by Forest Heath District council and the site appraisal process undertaken by this study, Forest Heath would appear to have sufficient employment space in quantitative terms to meet future needs up to 2031 under all three scenarios of future growth considered."
- 5.7 The 2016 ELR provides comprehensive and robust evidence to support the council's approach to meeting the future jobs growth needs of the district. Paragraph 9.6 in the conclusions and policy implications section of the review advises "The policy choices ultimately adopted by the Council should, as far as possible, seek to plan for a choice of employment sites and locations to support the needs of particular businesses and sectors."

SALP – post-hearing issues for clarification

- 5.8 SALP Policy SA17 allocates 18.6ha of land for employment uses across the three B use classes appropriate to the four locations. This quantity and range of uses is in addition to the sites listed in Policy SA16 that confirm fourteen sites in the towns, key service centres and primary villages as employment areas where uses in classes B1, B2 and B8 will be acceptable providing parking, access, travel and environmental considerations can be met. These employment areas are identified on the Policies Map.
- 5.9 The council believes that Policies SA16 and SA17 identify and allocate sufficient employment land in a flexible way by specifying B uses classes appropriate to the locations identified that will meet the needs of the district in balancing employment and housing growth over the plan period, and meet aspirations for the Cambridge to Norwich Tech (A11) corridor.

**The Cambridge Norwich Tech corridor
(formerly known as the A11 Tech corridor)**

The corridor project is joint project between district councils, county councils and LEPS that will seek to promote the corridor and realise growth potential.

Partners have contributed various funding and a full time 2 year post has been created for a lead officer who will seek to promote and coordinate the corridor.

Below is the welcome page, and map showing the location of the corridor from the website: <http://www.techcorridor.co.uk/>

Welcome to the Tech Corridor

The Cambridge Norwich Tech Corridor will create over £500m of innovation-led growth, investment in infrastructure, housing and skills.

Our partnership team represents: Breckland District Council, Cambridgeshire County Council, East Cambridgeshire District Council, Forest Heath District Council, Greater Cambridge Greater Peterborough LEP, New Anglia LEP, Norfolk County Council, Norwich City Council, South Norfolk Council, St Edmundsbury Borough Council and Suffolk County Council. This is the first time this group of organisations has joined up, working together with a common purpose to let people know what an incredible part of the world we live and work in.

We have all the ingredients for growth: emerging sectors, low cost space, infrastructure (including the recent dualling of the A11), networks and a fast growing economy. Our world-class universities, research institutes and long established tech businesses have created a knowledgeable talent pool, motivated to stay in the East to enjoy a better quality of life.

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OUR LOCATION

The Tech Corridor spans the counties of Suffolk, Norfolk and Cambridgeshire. We have one of Europe's largest single-site concentrations of research in food, health and environmental sciences together with clusters of excellence in digital, manufacturing and advanced engineering. Greater Norwich and Cambridge are both within east reach of the countryside, coast and the Capital.

