

North Red Lodge Masterplan – Amended Text

Following a request from WSC for more details and certainty in relation to the delivery of employment uses at Red Lodge North, it is proposed to amend the Employment section accordingly (text in red is new):

EMPLOYMENT (Masterplan Document, Rev Q, Pg44)

As required by SALP Policy SA10(J) 8 hectares of employment land will be provided within the allocation site at North Red Lodge. Opportunities exist to provide any combination of the following uses:

- Class E(g): offices (i), research and development (ii), light industrial (iii) which can be carried out in a residential area without detriment to amenity (former Use Class B1 (Business));
- Class B2 (General Industrial): an industrial process other than one falling within Class E(g)(former Class B1);
- Class B8 (Storage and Distribution): use for storage or as a distribution centre.

~~The mix and form of the employment uses and buildings will form part of a detailed planning application.~~

The employment site is located on the A11, within the Norwich to Cambridge Tech Corridor, as identified in the West Suffolk Employment Land Review 2021 (as amended). This Review identifies its potential for B1c (light industrial)/B2/B8 uses. This accords with the market interest that the Landowner has received.

The employment land will be located to the west of the allocated site, 'north' and 'south' of a new internal access road as shown on Figure 23 (TBC).

The western boundary of the northern employment area, along the A11, is partly screened by an existing bund which will be retained and planted with native trees, shrubs and grasses. The southern boundary is currently open and the employment area would front the northern park.

Views of the southern employment area from the west will be filtered by existing trees and two pine lines bisect this area compartmentalising it. Its southern and north eastern boundary, where it will front new residential development is open. Naturalistic mounding within the northern park will help to attenuate noise from the employment area and filter views from the proposed residential development.

Employment Mix and Delivery

Having regard to site constraints and the proximity of more sensitive residential uses, Class B2 and B8 employment uses will be located in the northern employment area only. Light industrial uses (Class E(g)(iii)) will be located within the southern employment area. It is not anticipated that Red Lodge North will be a location for offices other than those that are ancillary to another employment use.

The northern and southern employment areas as shown are broadly the same size and as such will each accommodate 50% of the total new employment as follows:

- Northern employment area: 50% Class B8 and /or B2;
- Southern employment area: 50% Class E(g)(iii), to include the provision of some small business units the details of which would form part of a future planning application.

Delivery of the Red Lodge North development as a whole will be phased as shown on the Phasing Plan (Figure **XX**). The majority of the southern employment area should be delivered as part of Phase 1, with a small area to the north and the northern employment area delivered as part of Phase 3. This phasing does not prohibit the early delivery of the northern employment area in response to market interest.