
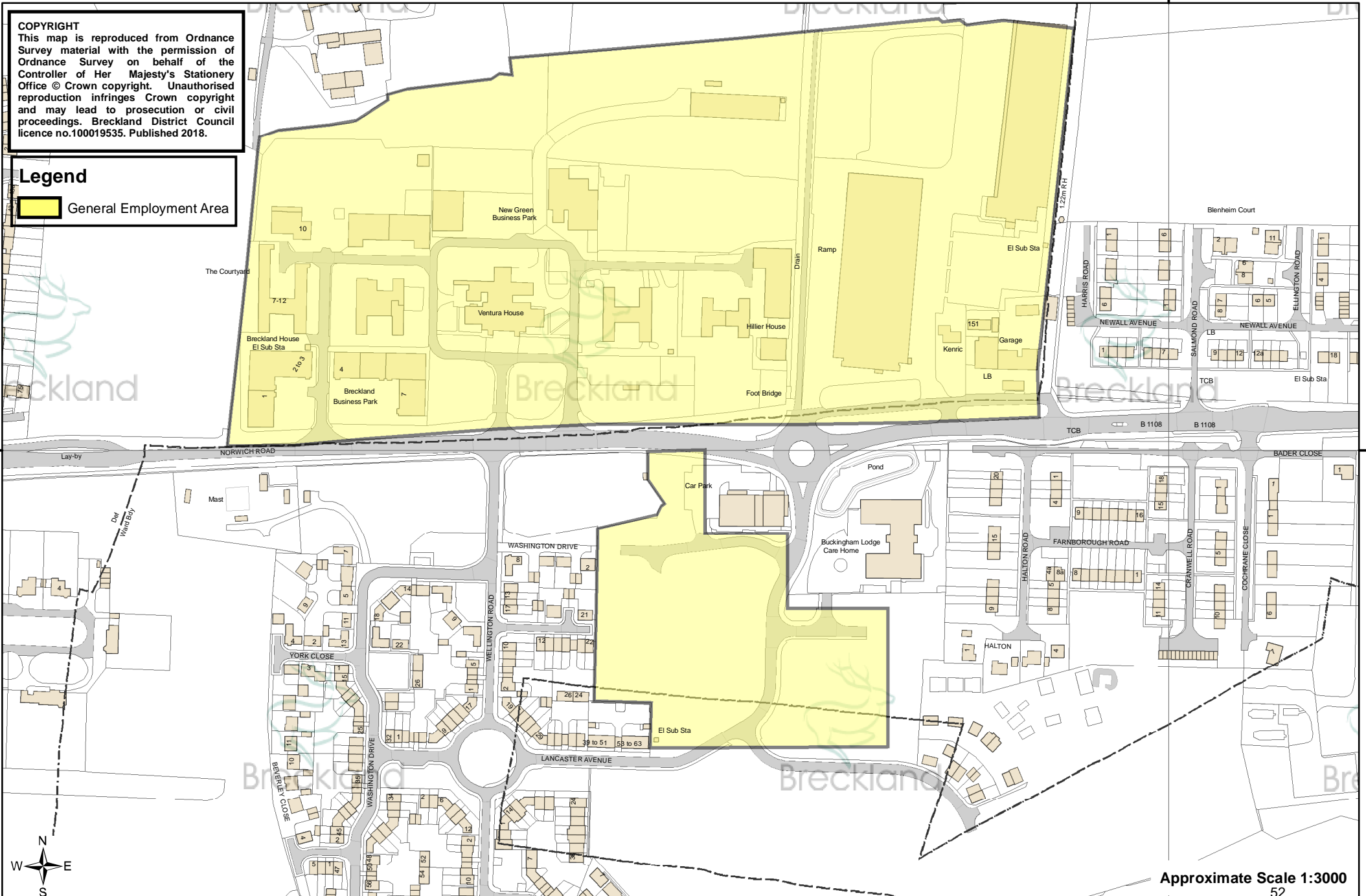


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Legend
 General Employment Area

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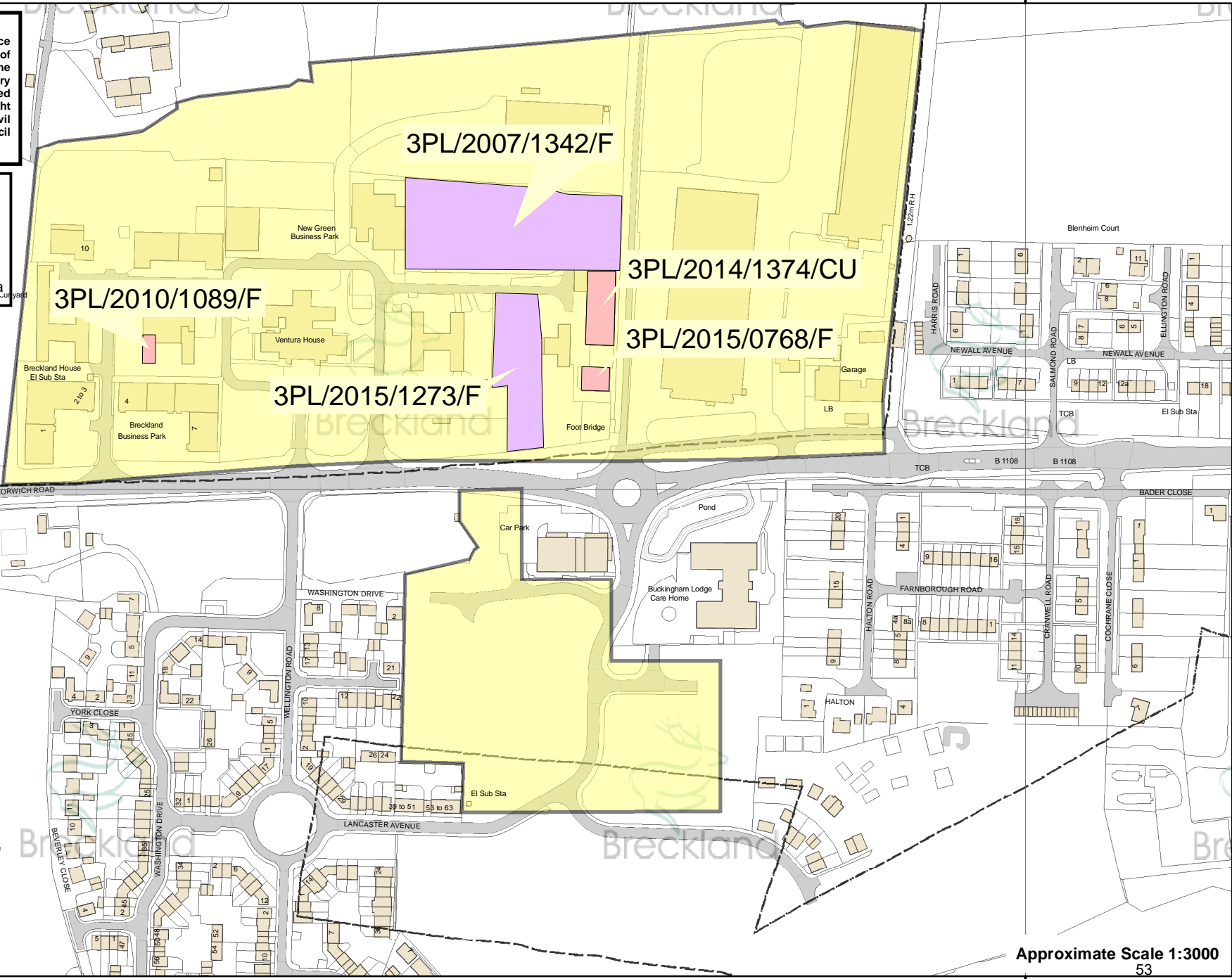


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Legend

- Retail Permissions
- Employment permissions
- General Employment Area



300800

300800



Approximate Scale 1:3000

GEA20: Griston Road, Watton

Introduction

- 2.78. The General Employment Area boundary was designated in 2009 through the adoption of the Core Strategy and reviewed through the Site Specific Policies and Proposals Development Plan Document. Map 30 shows the extent of the general employment area as proposed on the Local Plan Policies Maps (LP/S/2).

Summary of the site

- The site totals 0.5ha and is located within Watton's Urban Centre.
- The site has good access to local services.
- The site is principally accessed via Linmore Crescent.

Planning permissions on the GEA

- 2.79. The following planning permissions have been granted on the site:

- **3PL/2006/0837/D** -Proposed residential development
- **3PL/2009/0328/F** - Change of use of existing building to veterinary surgery including extensions to front side and rear
- **3PL/2015/1330/F** - Installation of external walkway and change of use of building 2 to a veterinary office and practice

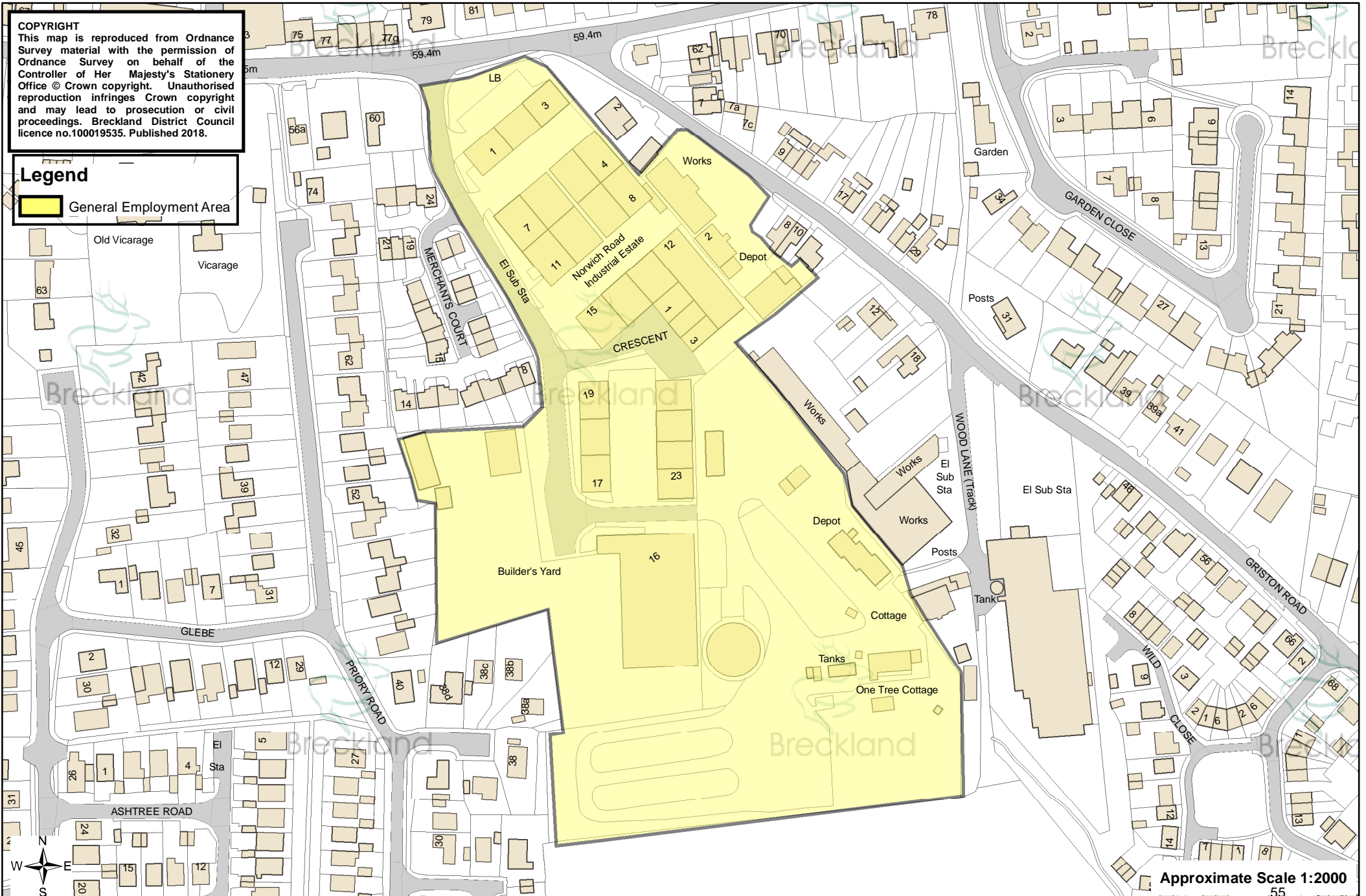
- 2.80. These planning permissions can be seen on Map 31. The residential permission uses the same access, but does not result in a proposed amendment to the GEA boundary. No other applications would result in a change to the GEA boundary.

Conclusion

- 2.81. There are no planning permissions that would result in a need to amend the boundary of the GEA. The boundary as defined is considered to be robust and is proposed to be carried forward within the Local Plan.

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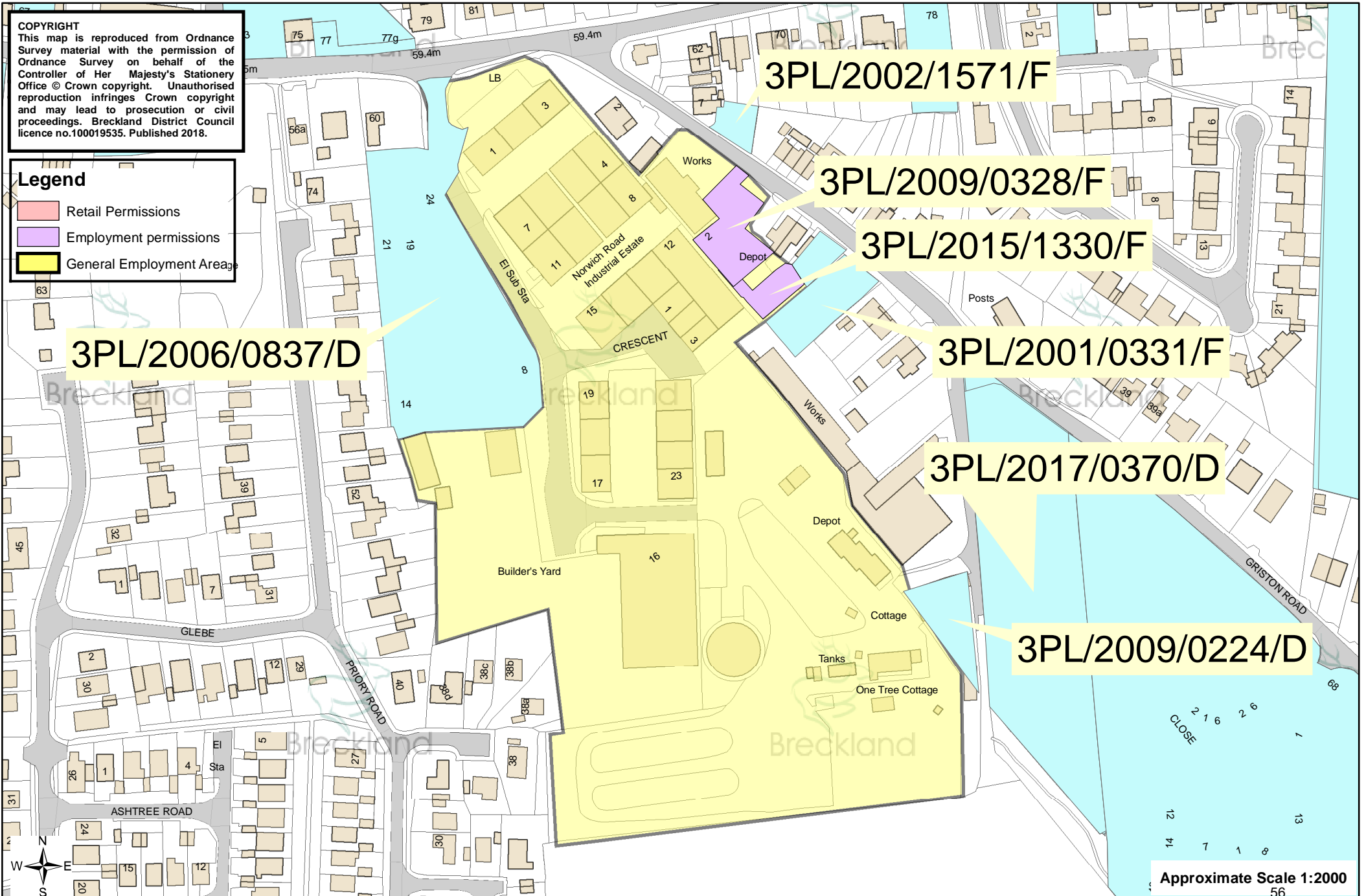
Legend
General Employment Area



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Legend

- Retail Permissions
- Employment permissions
- General Employment Area



3PL/2006/0837/D

3PL/2002/1571/F

3PL/2009/0328/F

3PL/2015/1330/F

3PL/2001/0331/F

3PL/2017/0370/D

3PL/2009/0224/D

GEA21: Part of RAF technical site, Watton

Introduction

- 2.82. The General Employment Area boundary was designated in 2009 through the adoption of the Core Strategy and reviewed through the Site Specific Policies and Proposals Development Plan Document. Map 28 shows the extent of the general employment area as proposed on the Local Plan Policies Maps (LP/S/2).

Summary of the site

- The site totals 2.2 hectares and is located on part of the RAF technical site.
- The site is situated on the southern side of Norwich Road, directly opposite Norwich Road Industrial Estate.
- Planning Permission was granted in 2006 for a major mixed-use development including 624 new homes, a neighbourhood centre and employment development on this site.
- The site has now been cleared.


Planning permissions on the GEA

- 2.83. There are no planning permissions within the GEA boundary.

Conclusion

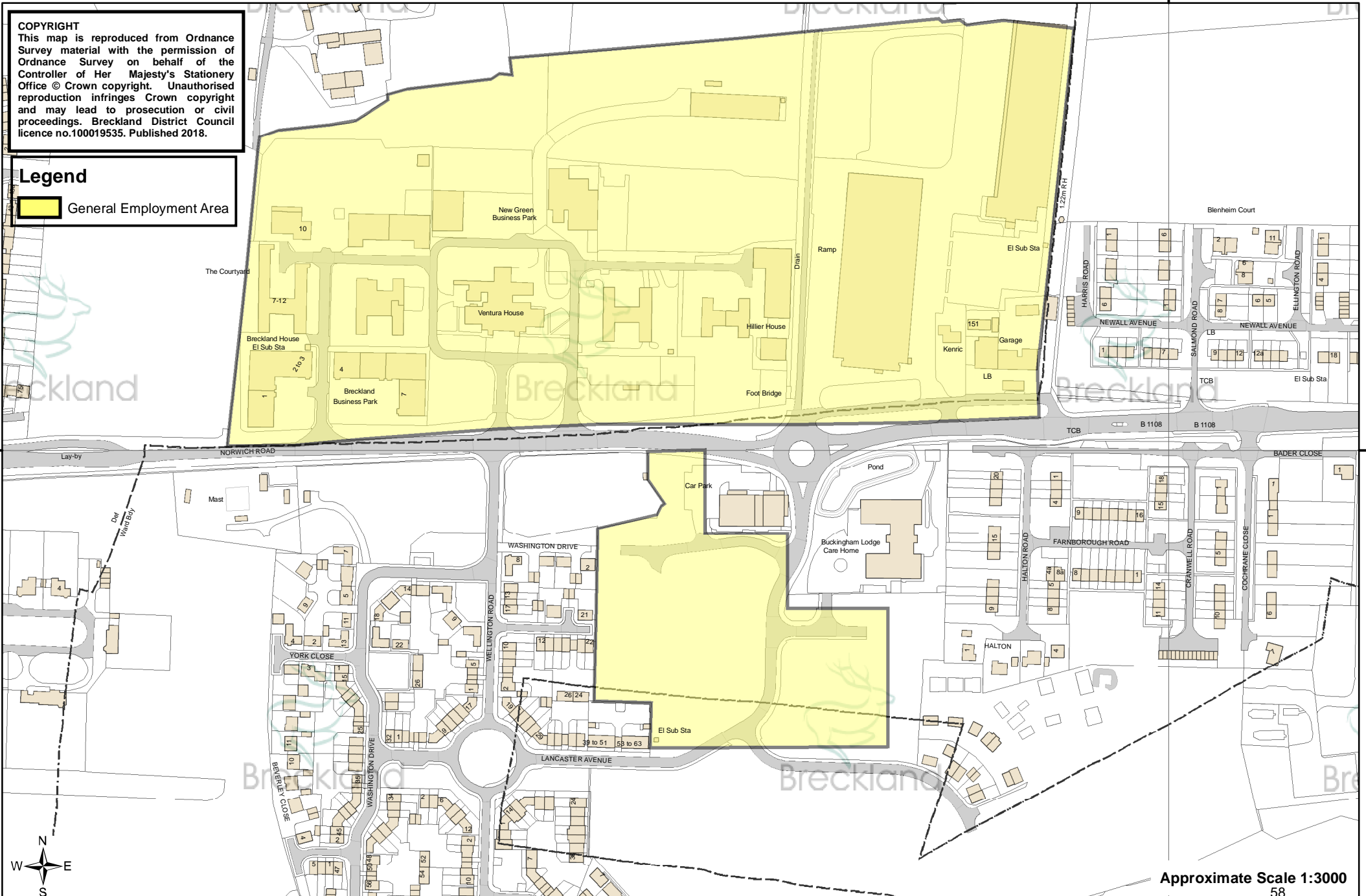
- 2.84. There are no planning permissions that would result in a need to amend the boundary of the GEA. The boundary as defined is considered to be robust and is proposed to be carried forward within the Local Plan.

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Legend
 General Employment Area

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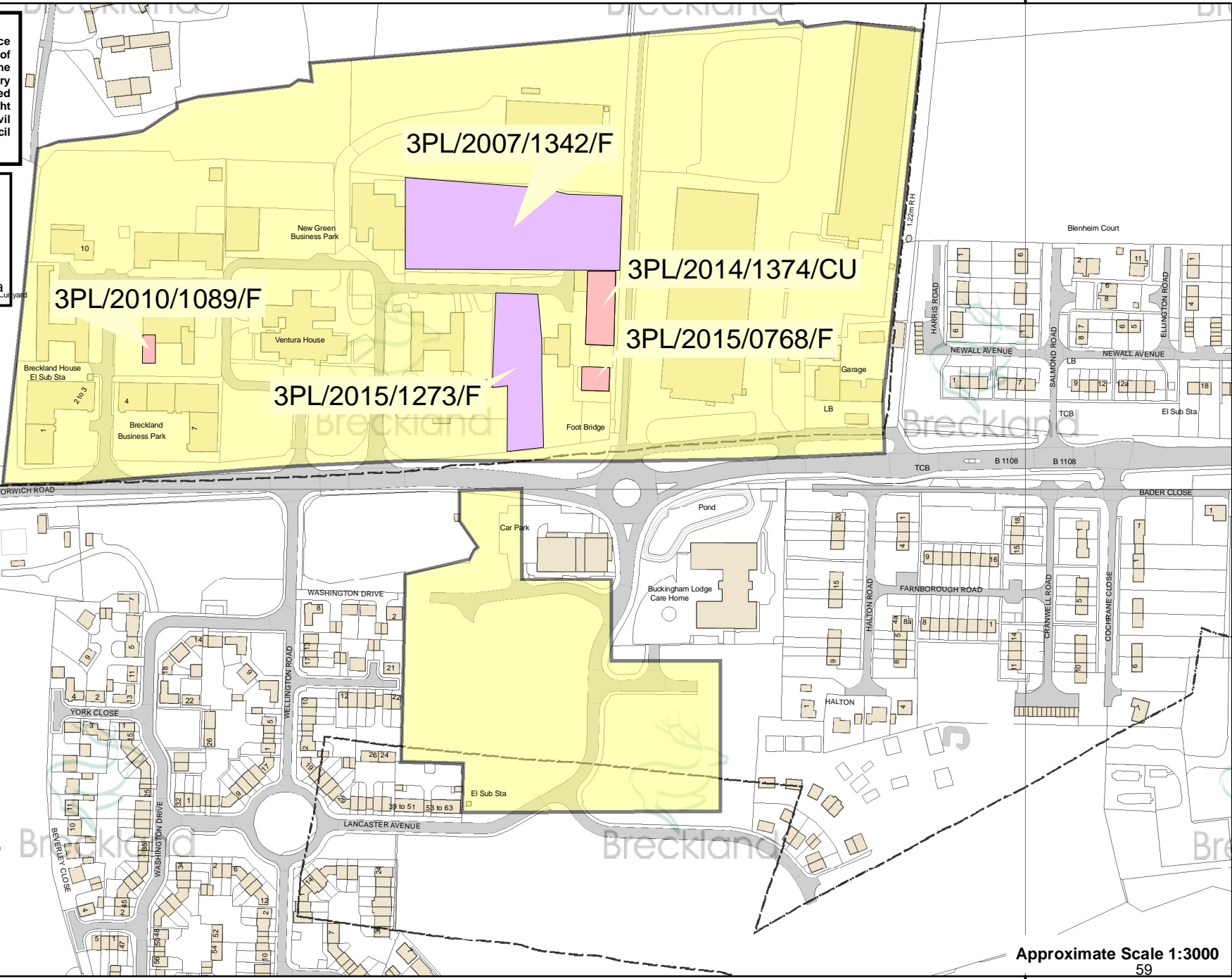


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Legend

- Retail Permissions
- Employment permissions
- General Employment Area



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Approximate Scale 1:3000

GEA22: Mundford Road, Weeting

Introduction

- 2.85. The General Employment Area boundary was designated in 2009 through the adoption of the Core Strategy and reviewed through the Site Specific Policies and Proposals Development Plan Document. Map 32 shows the extent of the general employment area as proposed on the Local Plan Policies Maps (LP/S/2).

Summary of the site

- The site totals 23.5 hectares and fronts onto the A1065 (the Mundford Road).
- The site is adjacent to Brandon's railway station and within walking distance to Brandon's town centre.
- The site has good access to local service and the strategic road network.

Planning permissions on the GEA


- 2.86. There are no planning permissions within the GEA boundary.

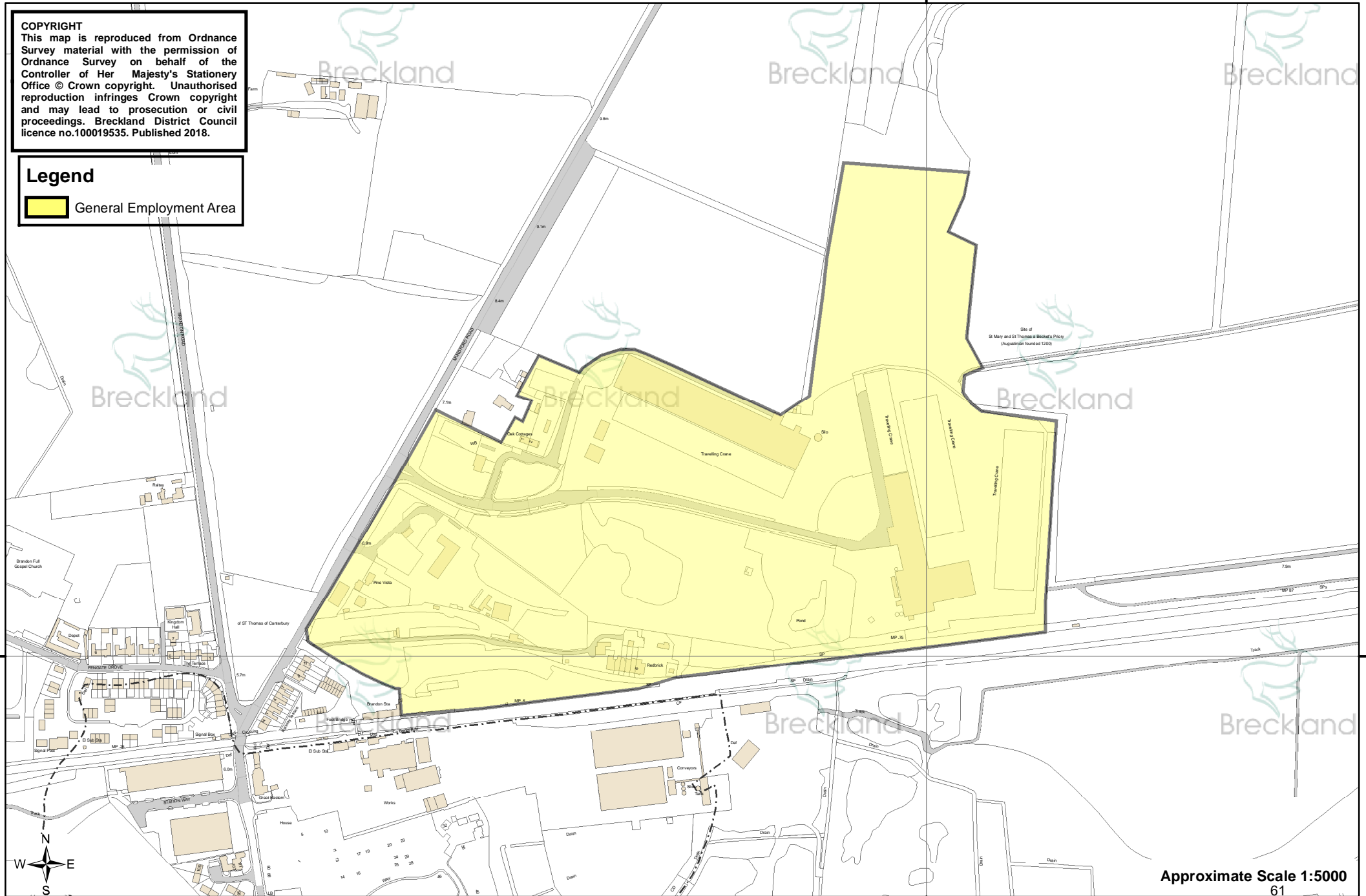
Conclusion

- 2.87. There are no planning permissions that would result in a need to amend the boundary of the GEA. The boundary as defined is considered to be robust and is proposed to be carried forward within the Local Plan.

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Legend

 General Employment Area



Summary of Findings

2.88. The majority of the planning permissions on the GEAs have been for B class uses, in conformity with policy DC 6, 'General Employment Areas', of the Core Strategy. This highlights that the policy has been largely successful and therefore it's continuation through Policy EC 03 is further justified.

2.89. As a result of the site-by-site assessment of GEAs only four amendments have been identified where a non-b class use has been permitted. These are set out in the table below:

General Employment Area	Proposed change	Size of reduction (hectares)	Map reference
GEA6 Rashes Green, Dereham	1 – redraw the boundary around retail permission (3PL/2013/0071/H)	1.7	Map 13
GEA10 Eco-tech Business Park, Swaffham	2 – redraw the boundary around retail permission (3PL/2012/0269/F)	1.45	Map 23
GEA16 Burrell Way, Thetford	3 – redraw the boundary around retail permission (3PL/2010/1249/F)	0.76	Map 28
GEA16 Burrell Way, Thetford	4 – redraw the boundary around residential permission (3PL/2016/0379/F)	0.4	Map 28

2.90. It is proposed that these amendments are reflected on the Policies Maps as part of the Breckland Local Plan.

3. Why is the approach to Snetterton Heath different to the other General Employment Areas

- 3.1. As previously stated, all GEAs were designated through the 2009 Core Strategy and were amended in 2012 through the Site Specific Policies and Proposals Development Plan Document with the exception of GEAs located in Attleborough and Snetterton. This work was proposed to take place through the Attleborough and Snetterton Heath Area Action Plan (ASHAAP). The production of the ASHAAP was halted in order to commence work on the Local Plan. It was therefore envisaged that a more extensive review would be undertaken through the Local Plan.
- 3.2. Work undertaken by the Attleborough Neighbourhood Plan Group in the development of the Attleborough Neighbourhood Plan (LP/D/4), a made Neighbourhood Plan, was considered to be robust. No proposed changes were identified to General Employment Areas within Attleborough.
- 3.3. The remaining focus through the local plan was Snetterton Heath. There were a number of reasons for this focus. The first, as already mentioned, was that no assessment of the General Employment Area had been undertaken since 2009. Furthermore, Snetterton Heath represents a key site along the A11 Corridor, which forms part of the Council's vision for the district. A further reason for the focus on Snetterton was due to the known infrastructure constraints on the site and, as a result of this, landowner engagement was also a fundamental part of the process.

A11 Corridor vision: The Cambridge Norwich Technology Corridor

- 3.4. Breckland Council has had long held ambitions regarding the A11 Corridor. In 2014, the completion of the dualling of the A11, between the junction with the M11 and Norwich, signalled an opportunity to explore the creation of an A11 technology corridor, with the aim of securing substantial economic growth and a need to align employment growth with the significant increase in housing accommodation within the A11 Corridor to meet the needs of predicted population growth. In 2015 Breckland Council, along with South Norfolk and Forest Heath, funded a comprehensive study of sites within the A11 corridor, the A11 Growth Corridor – Feasibility Study (LP/V/8). On the back of this study the A11 Technology Corridor Partnership was set up which included Suffolk and Norfolk County Councils, Norwich City Council and the New Anglia LEP.
- 3.5. Following discussions with Cambridgeshire based authorities this has led to an extension of the corridor so that it may now be considered as the Cambridge Norwich Tech Corridor (CNTC). This has brought East Cambridgeshire Council, the Greater Cambridge Greater Peterborough LEP and Norwich City Council on board as partners. On the 8th November 2016, Liz Truss, Secretary of State for Justice and Lord Chancellor, hosted the official launch of the Cambridge Norwich Tech Corridor, a 15 year vision to create £558m in economic growth at key locations along the A11 between Cambridge and Norwich. Breckland Council,

as a founding member of the CNTC, commissioned a further study entitled the Economic Growth Potential of the Cambridge Norwich Technology Corridor (LP/V/9), which set out an analysis of sectoral growth potential of the CNTC. The study set out a vision of a technology corridor that could generate an additional 26,000 jobs and create value of an additional £2.75bn to the economy and the recommendations on how this can be achieved.

Known Energy Constraints

- 3.6. There were known energy constraints regarding Snetterton Heath highlighted at an early stage within the Infrastructure Delivery Plan. As a result of this the Council has played a more proactive role in addressing these constraints. The IDP sets out that the Council has made a successful bid for £2.309 million to the New Anglia Local Economic Partnership (LEP)¹ that will support the funding of an energy capacity solution for the longer term needs of the site. On the 12th March 2018 the planning application for a substation at Snetterton Heath was approved at Breckland's Planning Committee¹. This new substation will be fed by a 40MW Biomass Plant, adjacent to the substation, which is now fully operational. The IDP also highlights that there are known issues around Foul Water Sewer flows regarding Snetterton Heath. However, there is a workable solution to this, which is to ensure that all developers liaise with Anglian Water to ensure they can make timely improvements in order to meet the additional demand. This illustrates that the Council are proactively seeking to ensure that the constraints regarding the sites can be overcome and that the sites are deliverable.

Landowners Consortium

- 3.7. The approach to Snetterton (specifically Policy EC 02) has been informed through regular meetings with the landowners of Snetterton Heath and interested parties through the Land Owners Consortium. The major landowners were engaged specifically in relation to the Electricity Upgrade Project⁷. As part of these consultations one to one discussions with the Council focused around each owner's aspirations for their employment land development. This level of engagement was required for the Electricity Upgrade Project so that potential power requirements could be estimated in each part of the existing General Employment Area and the proposed additional allocations.
- 3.8. Based on the discussions, both one to one and with the group, it was considered that the approach to zoning of the site was required. This reflects largely what is already emerging on the ground: The northern section of the General Employment Area already has a major new food processing plant, and is likely to appeal to further industrial scale processing plans; the eastern section is already dominated by a well-developed storage, logistics and distribution cluster; the southern section, due to the racing circuit, is likely to appeal to uses related to engineering and the automotive industry.

¹ Breckland District Council (2017) 3PL/2018/0012/F [Online] <http://planning.breckland.gov.uk/OcellaWeb/planningDetails?reference=3PL/2018/0012/F&from=planningSearch> [Accessed 14/03/2018]

Summary

- 3.9. Snetterton Heath was considered a priority of the Council through the Breckland Local Plan. Work was proposed to be carried out through the Attleborough and Snetterton Heath Area Action Plan, but as work was halted on this to allow work to be undertaken on the Local Plan it was imperative that this was addressed. Moreover, the Council's vision for the A11 Corridor and the work that has gone into the formation of the Cambridge Norwich Technology Corridor makes Snetterton Heath a key location. Closer work was also required due to the known infrastructure constraints on the site. This led to the formation of the Landowners Consortium, which was fundamental to allowing the energy constraints to be addressed. This work, by its nature, led to a more focused approach to Snetterton Heath.
- 3.10. It is considered that Snetterton Heath is a key location for employment growth through the Local plan and for the reasons stated, a finer degree of detail was required in regards to Snetterton Heath than the other GEAs within the District.

4. GEA9 Snetterton Heath General Employment Area

Introduction

- 4.1. The General Employment Area boundary was designated in 2009 through the adoption of the Core Strategy, but was not reviewed through the 2012 Site Specific Policies and Proposals Development Plan Document. This was proposed to be amended through the Attleborough and Snetterton Heath Area Action Plan, however production ceased in order to progress work on the Local Plan. As a result of this, the local plan sought to look at the Snetterton General Employment Area in more detail. The original General Employment Area can be seen on Map 33.
- 4.2. The Snetterton Heath General Employment Area was assessed through the allocation process. At the Preferred Site Options and Settlement Boundaries consultation (LP/S/12) a change was proposed to the GEA. A closed landfill site under the care of Norfolk County had previously been included within the GEA boundary. In July 2015 an application (C/3/2015/3012)⁸ was made for an Environmental Impact Assessment screening opinion request for the erection of ground mounted solar panels on the site.
- 4.3. The former landfill site totalled 7.8 hectares. The proposed amendment to the General Employment Area totalled 11.1 hectares. In line with Government guidance² a 15-20% gross internal to net internal calculation should be applied. On top of this a further 10% calculation was applied to allow for adequate screening/design/ layout etc. Therefore the total size of the proposed amendment was 7.77 hectares.
- 4.4. The proposed amendment to the boundary was formed in consultation with the landowner and provided the most suitable area for B-use development to occur. The rationale was considered to be robust and based on what was happening on the ground. The area would provide the opportunity for high quality employment opportunities that would be able to access the race track.
- 4.5. The proposed General Employment Area as set out in the Pre-submission publication, and as shown on the policies maps (LP/S/2), is shown on Map 34.

Why it was considered appropriate to extend the GEA and not to allocate further

- 4.6. It was considered through the Preferred Sites and Settlement Boundaries consultation that this approach was considered to be appropriate for a number of reasons:
 - The 20 hectares of employment land proposed at Snetterton had been met through the two sites LP[087]010 and LP[087]009. Therefore it was not considered necessary to allocate further land.

² Homes and Communities Agency (2010) Employment Densities Guide [Online] https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/378203/employ-den.pdf [Accessed 22 June 2018]

- The land proposed to be included within the GEA was subject to a number of extant planning permissions and the site itself is subject to a range of uses. The intention in extending the GEA in this area was primarily to seek to regularise the uses.
- The proposed land swap represented a desire from the landowners to support this area of the site.

Summary of the site

- Located on the A11 between Thetford and Attleborough, on the former Snetterton Airfield.
- Site is made up of two areas: Snetterton North (9.2ha) and Snetterton South (33.6ha).
- The Snetterton racing circuit is location on the former airfield on Snetterton South.
- The A11 provides excellent accessibility to the employment area.
- There is an existing railhead for transporting goods which could be developed further.

Planning Permissions on the site

4.7. The following planning permissions have been granted on the site:

- **3PL/2006/1013/F** - Proposed new building for commercial use
- **3PL/2008/0137/F** - Erection of second & third (blocks A & C) s/storey units Commercial units replacing romney huts
- **3PL/2008/0419/F** - Erection of light industrial/commercial units
- **3PL/2007/1751/F** - Demolition of 2 WWII buildings & erection of 2 industrial buildings, service yard & parking
- **3PL/2008/0423/F** - Single storey extension to workshop & single storey ext. to office building, new metal cladding to whole office
- **3PL/2008/0419/F** - Erection of light industrial/commercial units
- **3PL/2008/0600/O** - Business park development and alterations to motor racing circuit
- **3PL/2011/0853/F** - Erection of two proposed warehouse buildings (Units 13 and 14)
- **3PL/2011/1092/F** - Proposed extension to building 12.
- **3PL/2012/0105/F** - Proposed steel frame, metal clad B8 Warehouse with ancillary offices. 24hour 365 days continuous use
- **3PL/2012/0476/O** - Proposed extension to industrial development (Mixed Use) (Detailed application on the same site **3PL/2013/0727/D** - Earthwork ramp & access road into new development)
- **3PL/2013/0473/F**- minor amendment to planning permission 3PL/2009/1204/F - Erection of model & toy expo building, garden centre, tank museum, covered market & cafe, relocate market & play area etc.)
- **3PL/2013/0489/F** - C/U from unused area assoc. with restaurant to caravan retail area, office & retail shop (extg business retained)
- **3PL/2014/1082/F** -Building to house potato washing water treatment system
- **3PL/2015/0967/F** - Erect factory, warehouse & office building for the manufacture & distribution of pet food

- **C/3/2015/3012** - EIA Screening Opinion: Proposed Solar Farm
- **C/3/2015/3003** - Development of an environmental management and small power generation compound within compound previously constructed for renewable power generation

4.8. The planning permissions can be seen on Map 35. As shown there are a number of applications that lie outside of the General Employment Area as originally defined.

4.9. Planning Permission C/3/2015/3012 was proposed to be removed through the Preferred Sites and Settlement Boundary consultation (LP/S/12). This application was just for a screening opinion. Currently the land is still subject to an implemented permission (C/3/2015/3003) for a compound to harness the remaining gas from the landfill site. The compound use is considered to be compatible with employment uses and in the longer term it would be preferable to safeguard the area as part of the GEA as it is unlikely to be appropriate for other uses given its location in proximity to other employment uses (bordered on three boundaries by existing employment uses).

4.10. Planning permission 3PL/2013/0727/D has yet to be implemented and is a proposed allocation through the Local Plan. Once developed this would then form part of the General Employment Area. This is the same for planning permission 3PL/2015/0967/F, although this has been built this forms part of the proposed allocation and will become part of the GEA once built out. Planning permission 3PL/2008/0600/O is not considered to require a change to the settlement boundary.

4.11. Planning permission 3PL/2013/0473/F formed the basis for the redrawing of the General Employment Area as set out in paragraph 4.4 and 4.6, however in line with the methodology of this topic paper it is no longer considered appropriate that part of this permission is included within the GEA.

4.12. To apply a consistent approach it is proposed to retain the General Employment Area boundary as was historically drawn. This can be seen on Map 33.

Conclusion

4.13. Although the proposed changes were considered at the time of the Preferred Sites and Settlement Boundaries consultation to be appropriate, it is considered that, in line with the methodology of this topic paper the changes are no longer made. To ensure that the Council continue to support economic development in the area a modification is proposed to Policy EC 02 in Section 6 of this topic paper.

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Legend
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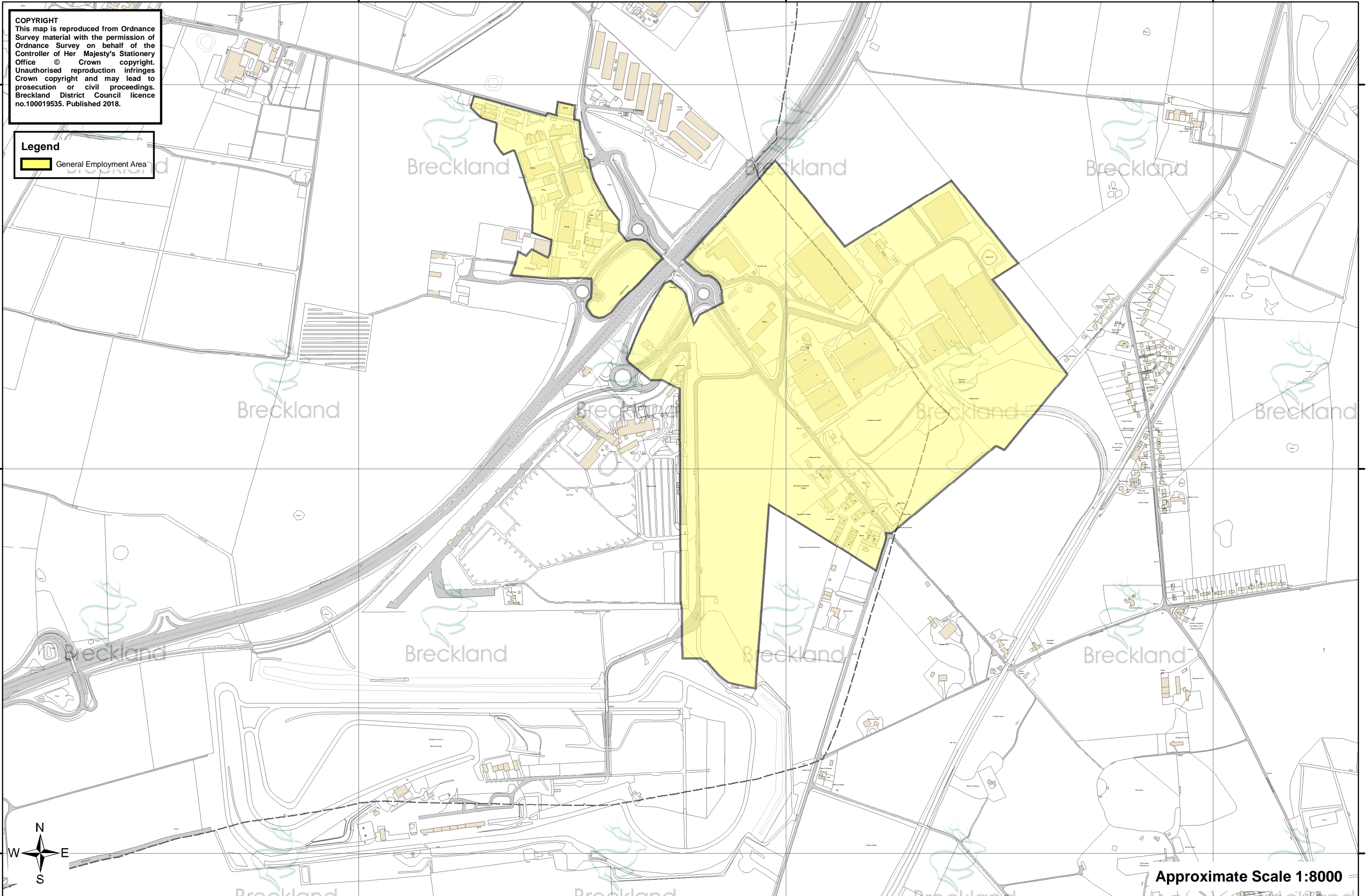
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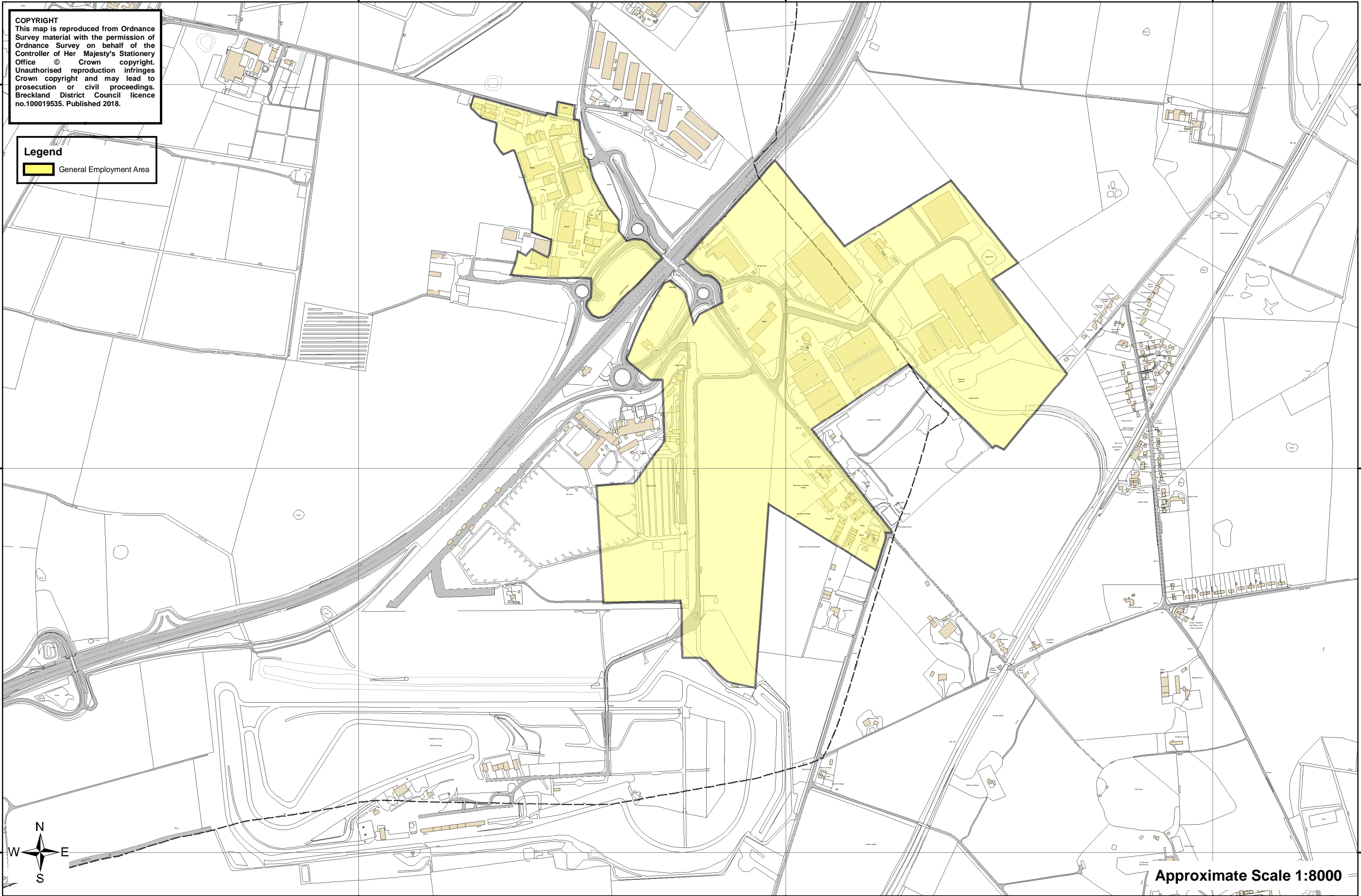
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Legend

- Retail Permissions
- Employment permissions
- General Employment Area

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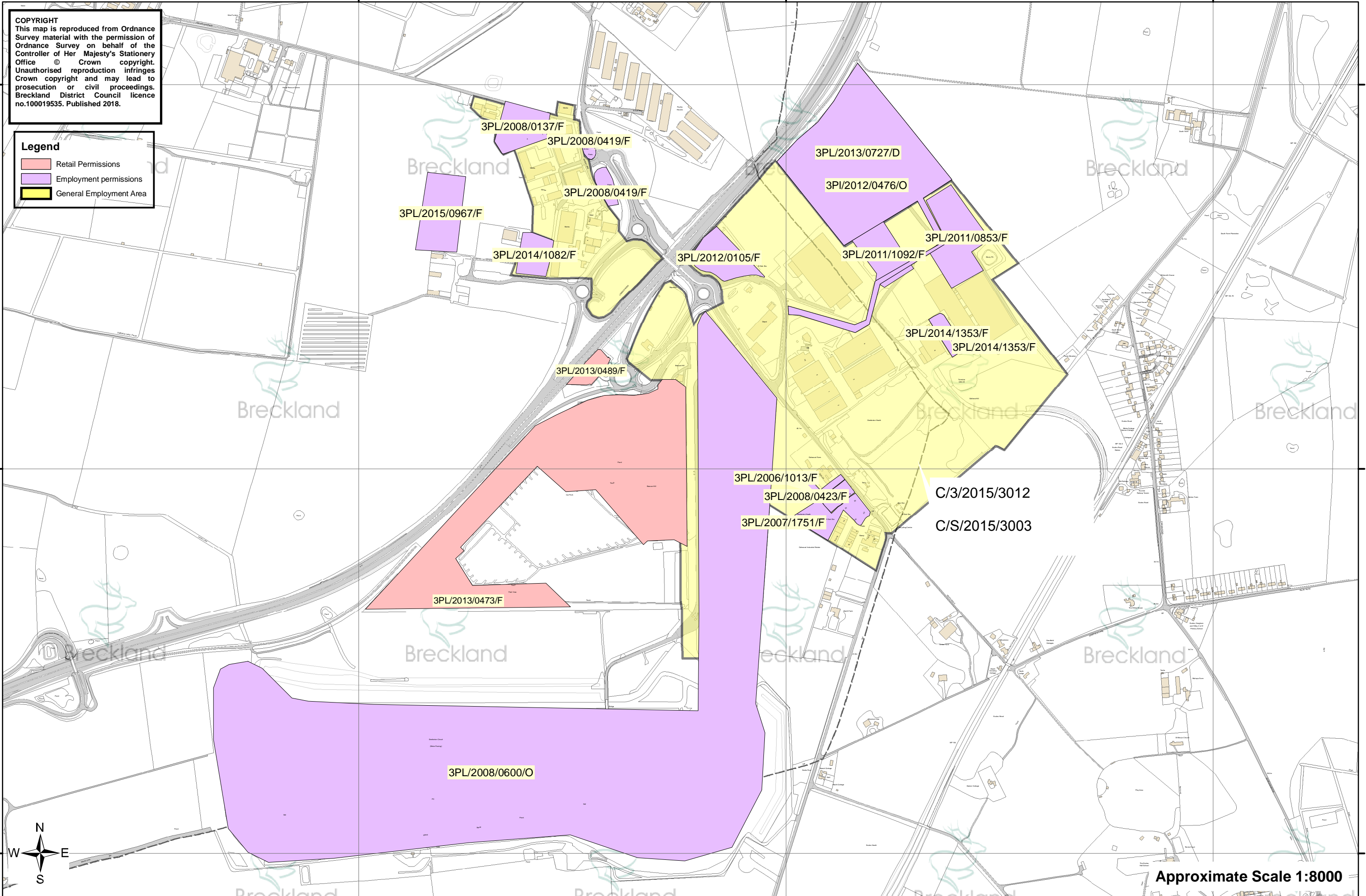
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5. Conclusion – Impact upon the Economic Strategy

- 5.1. The 2013 Breckland Employment Growth Study (LP/ER/1) assessed a range of scenarios setting out a range of land requirements for the period 2011-2031. These scenarios range from 31.6 hectares to 74.7 hectares. The scenario with the highest land requirements in this range, 'Past Take-up', reflects what has been happening in the district over the years 2004 to 2012.
- 5.2. An update to the 2013 study, the 2017 Employment Growth Study Update, has been produced by Lichfields and has been added to the examination library under the reference LP/ER/05. This is considered to be the most-up-to date evidence. The Planning Practice Guidance (PPG) compliant update set out three scenarios, which consider the most up to date modelling information and address the entire plan period. These scenarios illustrate gross land requirements for between -8.9 hectares and 89.4 hectares. The scenario which sets out the highest land requirements in this range, 89.4 hectares, is again the 'Past Take-up' scenario, which reflects what has been happening in the district between 2004/5 and 2016/7.
- 5.3. Through Policy EC01 the Local Plan proposes 64 hectares of employment land, which has been informed by the scenarios within the study. The approach and justification for this is set out in the Council's Matter 9 statement. The following table totals the amount of employment land that is proposed to be removed:

General Employment Area	Proposed change	Size of reduction (hectares)	Map reference
GEA6 Rashes Green, Dereham	1 – redraw the boundary around retail permission (3PL/2013/0071/H)	1.7	Map 13
GEA10 Eco-tech Business Park, Swaffham	2 – redraw the boundary around retail permission (3PL/2012/0269/F)	1.45	Map 23
GEA16 Burrell Way, Thetford	3 – redraw the boundary around retail permission (3PL/2010/1249/F)	0.76	Map 28
GEA16 Burrell Way, Thetford	4 – redraw the boundary around residential permission (3PL/2016/0379/F)	0.4	Map 28
Total		4.31	

- 5.4. The reduction of 4.31 hectares to the General Employment Areas would not undermine the Council's approach towards employment land and it is considered that the positive allocation of a further 64 hectares of employment land through the Local Plan offsets this

reduction. Under all scenarios within the 2013 Employment Growth study and the 2017 Employment Growth Study Update this reduction would not be considered a significant impact upon the provision of employment land within the district.

6. Policy EC 02 – Snetterton Heath

- 6.1. As a result of the findings of this topic paper a modification is proposed to Policy EC 02. Criterion 4 is proposed to be inserted in order to give ongoing support for the area of land immediately adjacent to the southern extent of the GEA. The proposed amendments are as follows:

Policy EC 02 - Snetterton Heath

~~All proposals at Snetterton Heath will be determined subject to criteria a) to e) of Policy EC 03 General Employment Areas.~~

The distribution of employment development across the site is subject to the following:

1. Within area LP[087]010 as defined on the policies map, 20ha of land is allocated for B1 and B2 use. The layout of any development should not prejudice future expansion of the site;
2. Within the southern extent of the Snetterton General Employment Area as defined on the policies map, proposals for employment use within classes B1 and B2 of the Use Classes Order (as amended) will be preferred. Proposals that are associated with motorsport, automotive and advanced engineering will be encouraged;
3. Within the eastern extent of Snetterton General Employment Area as defined on the policies map, proposals for employment development within class B8 of the Use Classes Order (as amended) will be preferred;
4. Development proposals, for compatible uses, immediately adjacent to the southern extent of the General Employment Area, as defined on the policies map, will be supported where they contribute to the overall vision for the A11 corridor; and
5. Proposals that create a new edge to the employment area shall be expected to provide appropriate boundary treatment to minimise the impact on the landscape, having regard to the principles of the Landscape Character Assessment.

Reasoned Justification

6.26 Draft Strategic Policy PD06 that was subject to consultation in January/ February 2016 identifies Snetterton Heath for an allocation of at least 20ha of new employment land over the plan period. The existing area is characterised by a number of different types of employment use that have developed as distinct clusters of activity which have established over time. This policy seeks to reflect the findings of the Cambridge to Norwich Technology corridor study and previous work under the auspices of the Rural Enterprise Valley (REV) by promoting motorsport and advanced engineering associated with the race track, as well as building on the area's successes within the distribution and manufacturing sectors. The policy seeks to direct particular types of activity within the 'B use classes' to specific areas of the site to promote clustering and capitalise on the inter-relationships between the activities carried out across the site.

6.27 The northern extent of Snetterton Heath, north of the trunk road, has a mixed character with a range of general industrial uses and planning permission was granted on 19th January 2016 for a new general industrial operator. In this area, proposals for new general industrial development would be acceptable having regard to the nature of the existing development.

6.28 The southern extent of Snetterton Heath (south of the A11 trunk road and south-west of Heath Road) is characterised by the motor racing track and former Snetterton Park and comprises a range of existing buildings and established land uses. This area has excellent visibility from the A11 and provides the opportunity to direct the development and intensification of motorsport and advanced manufacturing uses,

building on the proximity of this part of the site to the race track. The area provides opportunities for co-location and access to the track for automotive testing and related activity.

6.29 The eastern extent of the site (south of the A11 and north-east of Heath Road) contains a range of principally storage and distribution uses, including a rail head. Therefore, to ensure the delivery of the overall vision for the site, it is appropriate to direct new uses falling within Class B8 of the Use Classes Order to this location. Such uses do not require such close relationship to the track and due to their higher land take and lower employment density, such uses are therefore best directed towards this area of the site. This area offers potential opportunities to support the transshipment of goods to road from rail.

6.30 The General Employment Area boundary for Snetterton Heath is proposed to be amended to exclude an existing landfill site that does not provide deliverable opportunities for employment development within the plan period. An additional area of brownfield land at the former Snetterton Park is proposed to be included in the designation in order to provide an opportunity to support re-development for B class employment development to this part of the site. This approach will help to support the wider vision for the site.

6.31 The above strategic approach to the use of the site will ensure that the greatest opportunities for clustering and maximising higher job density uses in key locations are maximised.

6.2. Criterion 4, as proposed, would provide support for future applications within the area and would support the overall strategy for the A11 Corridor and ensure that Snetterton Heath continues to be a key location along the A11.

7. Policy EC 03 – General Employment Areas

- 7.1. During the Examination in Public regarding Matter 9 on Friday 11 May 2018, it was considered that further work be undertaken on the approach to mixed use, marketing periods and the need to consider whether the policy refer to all employment uses. The following amendments to Policy EC 03 seek to address the approach to mixed use and the approach to marketing periods. Paragraphs 7.2 and 7.3 address the need for EC 03 to refer to all employment.

General Employment Areas

6.64 As identified on the Policies Map, there are a significant number of employment areas across the District, each of which makes a contribution towards the local economy and provides an important source of local employment.

6.65 Employment uses are traditionally defined as Use Classes B1, B2 and B8 under the Town and Country Planning (Use Classes) Order 1987. However the diversification of the economy means that employment opportunities now emanate from a wider range of uses. These can be complementary to existing industrial uses and provide valuable supporting services such as cafes and nurseries. However, the intensification of individual uses or the cumulative impact of a number of non B1, B2, B8 uses in the same vicinity can reduce the functionality of employment areas for industrial based employers.

6.66 Proposals will be expected to complement their surroundings and not result in any unacceptable impacts on amenity or a severe impact on the local highways network. Proposals will also be encouraged to contribute towards the identified need to make provision for both small and start-up businesses.

6.67 The policy incorporates proposals for mixed use developments to address an issue raised in the Employment Growth Study, suggesting the need for a flexible approach to bring forward employment sites by allowing the development of other higher value non-B uses on part of allocated sites, in order to unlock the site's potential and fund any associated infrastructure works. Mixed use developments include elements of development that do not fall within the B1, B2 and B8 Use Classes. The typical situation is for proposals that involve development that is a town centre use and/or residential development. Town centre uses are defined in the glossary of the NPPF as follows:

“Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities, the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).”

6.68 Appropriate proposals to diversify and ensure the long term sustainability of existing employment areas will therefore be supported where they contain a significant employment element; contribute positively to the viability of the employment land and would not undermine, and are otherwise compatible with, existing employment uses.

6.69 National policy is clear that local authorities need to plan for future needs of economic development but a balance needs to be struck between making land available and not reserving land that has little likelihood of being taken up. For an employment site that is considered as having no reasonable prospect of coming into use, justification would be needed as to whether the site is no longer suitable, available and/or economically viable, including evidence of appropriate marketing and future market demand.”

Policy EC 03 General Employment Areas

Sites that are identified as General Employment Areas, employment allocations that have not been superseded and proposed employment allocations on the Policies Map will be protected for employment use. Proposals to

accommodate new employment development (B1, B2 and B8 uses) will be permitted on General Employment Areas where the following criteria apply:

1. It is not a town centre use-, unless the location is sequentially preferable and need has been demonstrated;
2. It will not undermine the function of the wider employment area;
3. The scale, bulk and appearance of the development is compatible with the character of its surroundings;
4. There is no significant detrimental health impacts, (assessed through a health impact assessment where appropriate), on the amenity of neighbouring land uses and the character of the area by virtue of increased levels of noise, odour, emissions, or dust and impacts on light; and
5. The traffic generated does not have a severe adverse impact on local amenity, highway safety or the operation of the highways network.

Proposals for mixed-use development in identified employment areas will be supported provided that they:

- Incorporate a significant employment element (B1, B2 and B8 uses);
- ~~Are compatible with existing employment uses;~~
- Support the improvement of an employment area that is in need of upgrading;
- Are compatible and Do not constrain the operations of adjoining businesses; and
- ~~Are capable of reinstatement for business and industrial use.~~

Should policy EC03 refer to all employment

7.2. It is considered appropriate that Policy EC 03 refers only to the protection of employment areas designated as General Employment Areas, employment allocations that have not been superseded an proposed employment allocations as shown in the policies maps. It is not considered appropriate that the policy refer to all types of employment for the following reasons:

- Where an application were to be submitted on a site where there is an existing employment use, but is not a General Employment Area, this would be taken into consideration as part of the planning balance.
- It is not considered appropriate to protect all forms of employment use within the district as there may be examples where employment uses are located in areas that are not considered appropriate for employment use.

7.3. The Council consider that the wording of Policy EC 03 only refers to General Employment Areas, employment allocations that have not been superseded and proposed employment allocations.

