

## **D5 EMPLOYMENT**

### **OBJECTIVES**

- D5/a To provide a part of the labour force for Cambridge and its locality as well as enabling people who live in Northstowe to work in the town;**
- D5/b To encourage the development of a mixed economy to provide a range of employment to support the development of a socially inclusive community;**
- D5/c To provide for the development of a significant high technology research and development business district located close to the town centre and linked to the main focus of research activity in and on the edge of Cambridge by guided bus;**
- D5/d Only to provide for firms that need to be located close to Cambridge.**

### **POLICY NS/11 Northstowe Employment**

- a) Northstowe will provide the equivalent of a total of 20 hectares of employment land throughout the town comprising:**
  - (i) A high density B1 employment area adjoining and wrapping round the southern end of the town centre located on a stop on the dedicated busway loop providing a significant high technology research and development business district;**
  - (ii) Small scale local B1 employment at each of the five local centres; and**
  - (iii) An employment area of 5 hectares for B2 and B8 employment of a scale serving the needs of Northstowe adjoining the Park & Ride site on Station Road, Longstanton.**
- b) Planning applications will need to demonstrate how employment development proposals will encourage the development of a mixed economy to provide a range of employment to support the development of a socially inclusive community comprising:**
  - (i) High technology research and development;**
  - (ii) Research and educational institutes;**
  - ~~(iii)~~ Service industries for the research sector;**

~~(iii)~~(iv) **Some office employment providing a sub-regional service;**

~~(iv)~~(v) **Light industry;**

~~(v)~~(vi) **Town centre employment in shops, restaurants, bars etc;**

~~(vi)~~(vii) **Employment in the various town services e.g. schools, healthcare, sport and community facilities.**

- D5.1 Northstowe must be a place where people work as well as live if it is not just to become a dormitory town that generates large amounts of daily traffic. However, Northstowe is also a crucial part of the Regional Planning Guidance Note 6 and Structure Plan 2003 strategies to address the shortage of housing in relation to the number of jobs in and close to Cambridge, and as a result it is not intended to match the number of jobs in the town with the number of residents. This will ensure that people working in or close to Cambridge will also have the opportunity to live in Northstowe, served by high quality public transport links with the city.
- D5.2 Employment development at Northstowe will be subject to Policy EM/1 of the Core Strategy and Development Control Policies DPD, that reserves employment land for development that can demonstrate a clear need to be located in the area, to serve local needs, or contribute to the continued success of the Cambridge Sub-Region as a centre of high technology and research.
- D5.3 The Structure Plan identifies Northstowe as being a Strategic Employment Location which will provide a key opportunity for new employment associated with high technology clusters in the Cambridge Sub-Region. Development will include a high technology, research and development business district located close to the town centre and linked to the main focus of research activity in and on the edge of Cambridge, Cambridge City Centre, and Addenbrooke's by guided bus. Its location will ensure support for the town centre and be convenient for its employees, whilst maintaining separation from existing communities. Some activities such as bio-technology research may need more land and a more peripheral location that is well located to the surrounding road network and to the guided busway.
- D5.4 The equivalent of 20 hectares of employment land will be provided at Northstowe. However, the crucial factor is numbers of jobs as opposed to land provision. There will be opportunities to provide employment at higher densities in this urban area, making more efficient use of land than on traditional low-density business parks.

- D5.5 Northstowe, like all established towns, must be socially inclusive and offer a range of employment opportunities. Whilst the Cambridge research sector is not dependent upon any one technology and has proven itself to be resilient to change, it does require a highly trained workforce. To ensure that there is a balance of employment in Northstowe which will ensure that everyone living in the new town has the opportunity of finding employment, it will be necessary to plan for light industry and local services. An area for general industrial (B2) (including small scale pilot manufacturing), storage and distribution (B8) is also needed, serving a local function for Northstowe and its immediate hinterland. There will also be a need to take account of the potential for live/work units for small business owners. This location may also be suitable for a Household Waste Recycling Centre to serve the needs of Northstowe and its immediate hinterland pursuant to Policy WLP20 of Cambridgeshire County Council's Waste Local Plan 2003.
- D5.6 Employers in Northstowe will be required to prepare green travel plans to show how they intend to ensure that travel to work by car by their employees is not encouraged.