

S/OA/NR - This representation is made on behalf of Railpen, as the landowner of both the Newmarket Road Retail Park (NRRP) and Beehive Centre (BC). The Local Plan 'First Proposals' include for two new Opportunity areas as S/OA/NR and S/OA/BC to cover NRRP and BC, respectively. The Opportunity Area policy direction set out is one that recognises that the current sites do not make efficient use of the land in what is a highly sustainable location and could be reimagined into an intensified form that could bring about a multitude of social, economic and environmental benefits. Such a reimagining could include for a number of new uses, not least for Research and Development space to support the rising need of this sector in the City.

Railpen support the policy approach to introduce the two Opportunity Areas and look forward to working with the Council and stakeholders to determine what the optimum, long-term and beneficial reimagining of the sites could be.