

EM7 Warehouses (B8)

Planning permission for new primary warehousing development will not be permitted unless it can be demonstrated that such proposals are essential to the economy of Brighton & Hove; and

- a. **the number of jobs to be created would not be significantly less than those which would be likely to be generated by Class B1 or Class B2 use;**
- b. **there are no vacant warehouse buildings existing, under construction or with planning permission in the Brighton & Hove area;**
- c. **there is no adverse environmental impact due to increased traffic and noise;**
- d. **the development will not be significantly detrimental to the amenities of occupiers of nearby properties or the general character of the areas; and**
- e. **there is satisfactory provision for access, parking and servicing.**

- 5.34 Brighton & Hove is densely developed with limited opportunities for large scale industrial development. The area has above average unemployment levels. Therefore it is important to maximise employment generation on those sites which are available for business and industrial uses. The Structure Plan guidelines point out that there is no outstanding quantitative requirement for general industrial or warehousing floorspace provided that existing commitments are implemented and re-usable industrial sites and premises are reused for employment purposes: use classes B1(c), B2 or B8. Therefore it is not proposed to allocate any new sites for primary warehousing in the plan period. There are occasions where local businesses require storage of products near the point of manufacture or other goods need to be stored, ready for use. Ancillary warehousing, in conjunction with a main industrial use, can be appropriate provided it meets the provisions of the other policies in the Plan such as those for transport and design.

EM8 Live-work units on redundant industrial business and warehouse sites

Planning permission will be granted for the conversion or redevelopment of redundant industrial / business and warehouse premises or sites (Use Classes B1, B2, and B8) to live-work units provided the sites are not identified for other uses elsewhere in the plan and ground floors are retained for industrial or business use.

The work areas must be suitable for a full range of B1 uses and be of adequate design and sufficient size for light industrial use. Designs will include adequate noise attenuation measures, floor strengths and separate servicing arrangements.

Conditions will be applied removing residential permitted development rights to ensure that work areas are retained as employment units.

- 5.35 Small vacant sites and premises can provide real opportunities for new businesses to set up, perhaps as part of mixed use schemes which include housing. The concept of mixed use is embodied in 'live work' units, which as the name implies, provide living and working space under the same roof.
- 5.36 Live work units may offer an alternative approach where former industrial sites are no longer needed for their original purpose and have little prospect of attracting a single user for employment use. They should be of a substantial area and well designed to fit business purposes. It is essential that ground floor units remain available for workshops or businesses and are not re-absorbed into the dwelling space. Therefore residential permitted development rights will not apply so that they cannot become part of the domestic premises.

EM9 Mixed uses and key mixed use sites



Planning permission will be granted for the conversion or redevelopment of redundant or vacant sites not identified in the plan for any other purpose, for mixed uses. The uses should include employment generation, affordable housing, amenity space, community facilities and commercial development amongst other uses. Uses should be mixed both horizontally and vertically where practicable, to add to the vitality of the area and respect the grain of the neighbouring developments.

The mixed-use areas should be readily accessible by public transport.

(NB the uses suggested for the sites are indicative, to illustrate a range of uses that may be acceptable. The indicative uses are not intended to be prescriptive and an alternative range of uses in line with the objectives of the policy may also be acceptable).

- 5.37 The Plan identifies a number of sites for mixed uses to which the Policy applies. It will also apply to additional sites that become available for development during the Plan period. Mixed use sites improve the vitality and diversity of inner urban areas. Uses should be mixed from site to site and floor to floor, depending on the type of use. They should be of a scale that encourages walking and cycling because of the short distances involved and help to keep streets populated at night. It is important that all developments are more sustainable and create more rounded environments in which to live, work and pass leisure time.
- 5.38 As part of the consultation for the Local Plan, a focus group considered mixed use developments and concluded that the council should be proactive in promoting mixed use developments in partnership with others and promoting the importance of good design in achieving attractive mixed uses and reducing travel distances.
- 5.39 The Urban Task Force report, 'Towards an Urban Renaissance' refers to the good example of Brighton & Hove with its unique, popular, multi-purpose places and its robust and long enduring form and fabric which supports many different activities and a wide mix of housing tenures. This Policy seeks to achieve this mix in new developments and retain the mix in the existing built up areas.