

- 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.

The following sites have been identified for mixed use:

EM9 sites	Area in sq m	Policy Reference	Mixed Uses (horizontally and /or vertically integrated) could include:
Shoreham Harbour	271,950	See Policy EM2	Port related activities; employment including both industry and offices; mixed housing types and accommodation types; specialist retail uses, food and services; open space
Brighton Station	81,670	See Policy EM13	Employment uses, both offices and small workshops; mixed housing tenures and accommodation types including live work units; public open spaces, retail uses, community services and education/training
Preston Barracks (part site)	1,180,000	See policies EM2 and EM17	B1a/b uses (yielding not less than 9,300 sq m of office floorspace), retail and leisure uses
Portland Street / Church Street	1,240	See Policy EM2, EM10 and HO1	Offices and small workshops, mixed housing types and ground floor retail frontage to Church Street
West Street / Boyces Street / Middle Street	2,915	See Policy EM16	Employment uses including offices and housing, with complementary retail and / or leisure uses
Jubilee Street	14,165	See Policy EM15	Library; mixed housing tenures; employment uses - including offices and small workshops/live work units; retail uses
Tyre Co, Coombe Road	3,495		Business uses (B1-2), starter business units, housing, community facilities nursery/childcare facility
Air Street Quadrant	835	See Policy EM14	Retail uses with employment uses including offices, and / or housing
Argus Site, Kensington Street / Robert Street		See Policy EM10	Workshops (B1/B2), small scale storage (B8), mixed housing and small scale Use Class A developments
Circus Street / Kingswood Street		See Policy EM2 and SPD	Offices, housing