

EM1 Identified employment sites (industry and business)

The sites listed overleaf are identified primarily for industrial and business use under (Use Classes B1(b) (c) and B2 but not excluding B1a). Warehousing (Use Class B8) will not be permitted on these sites unless it is ancillary to the main use(s) or in accordance with the criteria in policy EM7. B8 uses would be acceptable in any small starter units on the identified industrial sites.

Trade counters will not be acceptable in the B8 units.

- 5.17 To help meet the council's strategic priority of getting people into work, a range of sites and premises is identified both to support home-grown businesses and to attract new businesses to Brighton & Hove. In line with national planning policy, the emphasis is firmly directed toward making the best use of the land available and re-using brownfield sites.
- 5.18 The list of 'indicative uses' for each site (see table EM1) is intended to help provide clear guidance to developers. Modern businesses often carry out a range of different activities on a site and evidence from the consultation process carried out to inform the Local Plan shows that such businesses require greater flexibility. Accordingly, in a significant break from the planning policies of the past, many of the sites listed above are considered to be suitable for a variety of employment generating uses. This approach provides a supportive policy framework for the local economy, including those sectors where the economy is already strong, such as research and development, technology and multimedia.
- 5.19 Some sites are identified as particularly suitable to meet the needs of small and start up businesses. These sites may be appropriate for the development of 'incubator' units where some facilities are shared or managed starter units where rentals include the building overhead costs such as insurance and maintenance. Other sites are identified as suitable for small workshops providing for a range of uses, including vehicle servicing and repair. Uses such as these would assist local people to set up small businesses near to where they live and should be flexible enough to include small office uses as well as general industrial uses.

EM1 Sites		
Site name	Area in ha	Indicative uses
Hollingbury Industrial Estate	9.9	General business uses, including managed industrial starter units
South Portslade Industrial Estate	5.38	Industrial / business uses and light industrial uses
Hove Technology Park, St Joseph's Close Old Shoreham Road	4.6	High-tech, managed starter units and civic amenity site
The Hyde Business Park, Bevendean	4.3	Industrial and light industrial and business uses
Woodingdean Industrial Estate	3.9	Industrial / business uses and managed starter units, high technology uses
Hollingdean Industrial Estate	3.4	Materials Recovery Facility (MRF), general B2 uses, small car repair workshops and managed starter units
Moulsecoomb and Fairways Industrial Estate	3.46	Industrial / business uses and managed starter units
Victoria Road Industrial Area	3.3	Industrial / business uses
Brighton General Hospital Site (part)	3.16	Mixed uses - general industrial uses and / or medical uses including veterinary hospital, some housing
Freshfield Road Business Park	3.1	Industrial / business uses and managed starter units
Conway Street Industrial Area	2.8	Industrial / business uses and managed units, automotive industry and bus depot
Portland Road Business Park	2.75	Industrial / business uses and limited warehousing
Home Farm Industrial Estate	2.5	Industrial / business uses
Newtown Road Industrial Area	2.4	Industrial / business uses
English Close Industrial Area, Old Shoreham Road	1.7	Industrial / business uses
Bell Tower and Roedean Road (former gasworks site)	1.5	Starter and growth units, including vehicle workshops
Centenary Industrial Estate	1.3	Industrial / business
School Road Industrial Area	1.2	Managed starter units, general industrial / business units
Sussex House Industrial Area (includes BT Depot)	1.0	Small managed starter units and workshops
New England Street Business Area	0.9	Industrial / business uses, managed media / starter units
Melbourne Street Industrial Area	0.55	General industrial uses, starter units
Franklin Street Industrial Area	0.54	Industrial / business uses
Shoreham Harbour (mixed use site)	27 (part)	Industrial / business uses, see also policies EM9 and EM12
Brighton Station Site (mixed use site)	6.9 (part)	Mixed use site including business/industrial use, workshops, starter units and live work units (amounting to 19,843- 26,941m ²). See also policies EM2, EM9 and EM13