

POLICY DM38:

~~EMPLOYMENT LED REGENERATION~~ FACILITATING SITE REGENERATION AND RENEWAL

**Commented [MS1]:** This is the title of the policy in the 2015 version of the DPD.

A

The Council will support proposals for mixed-use development within ~~a Local Employment Area~~ Regeneration Area or on a highly accessible non-designated employment site and in Locally Significant Industrial Sites where this is necessary to facilitate the renewal and regeneration (including intensification) of existing employment land and floorspace and in the case of Locally Significant Industrial Sites where it can support the delivery of Growth Areas.

In addition to complying with other policy requirements, proposals must:

a

~~Suitably demonstrate that for reasons of viability a mixed-use scheme is necessary to facilitate the delivery of employment floorspace~~ maximise continuing employment generating uses on site alongside achieving other plan objectives;

b

~~where appropriate provide more, or more intensively used B Class employment floorspace; or retain or increase the number of jobs permanently provided on the site and result in wider regeneration benefits.~~

~~Maximise the amount of employment floorspace to be provided within the mixed-use scheme, having regard to development viability;~~

c

Provide demonstrable improvements in the site's suitability for continued employment generating and business commercial use, having regard to:

i The quality, type and number of jobs provided, including an increase in employment densities where appropriate;

ii Flexibility of design to enable adaptability to different business uses over the lifetime of the development;

iii Environmental quality of the site; and

iv ~~Provision for an element of affordable workspace where viable. The needs of small and medium sized businesses including smaller units, flexible lease terms and appropriate rents~~

d

~~Investigate the site's potential to contribute to meeting the Borough's identified gypsy and traveller accommodation needs;~~

e d

~~Ensure an adequate separation of uses, particularly where new residential floorspace is introduced as part of a mixed-use scheme that design facilitates the co-existence of commercial and residential uses in any mixed use schemes, and that residential amenity requirements do not prejudice long-term employment uses;~~

f e

Not conflict with or inhibit the continued employment function of the site and nearby employment sites; and

g f ~~Enable~~ Facilitate connection to ultra-fast broadband.

POLICY DM40:

LOSS OF EMPLOYMENT LAND AND FLOORSPACE

A

Subject to other policy requirements, the loss of non-designated employment land and floorspace to a non-employment use will only be permitted where:

a

It is in or adjacent to a Growth Area or in a highly accessible location, in which case the criteria in Policy DM38 may be applied; or

b

It is providing an item of Strategic Community Infrastructure identified by the Council in an up to date Infrastructure Plan.

In all other cases development will only be allowed where:

a

It is demonstrated that the site is no longer suitable or viable for the existing or an alternative industrial or business use; and

b

There is clear evidence that an open and recent campaign to market the site, covering a minimum continuous period of 3.2 years, or longer if necessary to demonstrate non-viability over an economic cycle, has been undertaken without success.

B

Where the Council is satisfied that the loss of non-designated employment land or floorspace is acceptable, it will require new development proposals to ~~apply a sequential approach to delivering an alternative use through redevelopment as follows~~ consider how the following uses could be accommodated on the site:

a

Strategic community infrastructure ~~appropriate to the~~ identified for that location in an up-to-date infrastructure plan;

b

Mixed-use development that includes employment generating and/or community uses;

c

Residential use.

C

Proposals involving the total loss of employment floorspace ~~will~~ may be required to make a financial contribution towards employment regeneration projects, training schemes, job brokerage services or business support initiatives in line with Policy SP9.