

Policy CS15 – Criteria for Employment Development

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New employment development to provide new or additional floorspace for B1, B2, B8 and other similar employment uses, including conversions and changes of use, will be permitted where proposals can be demonstrated to:

1. make effective use of existing infrastructure and contribute to the enhancement of an existing employment area; and/or
2. provide for priority sectors or activities identified in Policy CS14; and/or
3. assist in enhancing access to jobs and training for local residents, particularly within areas of greatest need; and
4. minimise the impact on surrounding uses and protect residential amenity, in terms of light, noise, dust, odour, traffic and other disturbance; and
5. meet the requirements of Policy CS42.

Visually intrusive activities or those involving the handling of wind-blown materials will, in the absence of other more effective control measures, normally be required to carry out all operations, including loading, within a building to minimise the impact on neighbouring uses and the environment.

New office development should first be directed towards existing centres in accordance with Policy CS29 and then to existing employment areas and other locations with easy access to high-frequency public transport corridors, unless a proven need to co-locate with an existing facility can be demonstrated.

- 19.14 The Council will take a flexible approach to new high quality employment development for B1, B2, B8 and other similar employment uses, such as industrial or construction training facilities; vehicle hire, sales and repair businesses; builders merchants; and taxi businesses. in line with the presumption in favour of sustainable development and in the interests of maintaining and increasing levels of employment and developing a sustainable local economy.