

## Low Employment Generating Uses

### Policy R/EMP7

Development proposals for low employment generating uses will not be permitted, except where:

- i. this is the most appropriate use for the site; or
- ii. they are ancillary to an existing business use; or
- iii. they form part of a comprehensive scheme for a larger site.

- 6.37** In view of the limited amount of land available for employment use, the Borough Council considers that the employment potential of proposed development sites should be maximised. It is the Borough Council's view that the development of significant parts of this limited land supply for employment uses which generate low levels of employment would deplete the supply of larger employment sites and jeopardise its aims both of improving and modernising the Borough's employment base and achieving a more sustainable pattern of development.
- 6.38** For the purposes of this policy 'low employment generating' uses are defined as warehousing, distribution and open storage activities that utilise high levels of automation in their operation. These activities normally require significant areas of land to serve their operations and immediate access to the strategic road network. The Borough Council believes these uses would unnecessarily reduce the stock of employment land within Gosport and that such uses are better located in direct proximity to major rail or road routes. The development of low employment generating uses would also result in the continuation of large scale out commuting from the Borough which would conflict with the aims of sustainability set out in PPG13 and the 1998 Transport White Paper.
- 6.39** This Policy will not prevent the provision of storage and distribution facilities ancillary to manufacturing activities, nor will it affect the permitted development rights of existing storage and warehousing facilities.
- 6.40** There may be instances where proposals are submitted to redevelop an existing industrial site (Use Classes B1 and B2). In these cases the Borough Council would expect that development proposals make provision for the replacement of at least 40% of the B1 and B2 uses with the balance comprising other employment related uses.