

- 2.11.3 The parking provision standards for Use Class A1 shop ‘Service Vehicles’, set out in Appendix 2: Parking Standards Schedule, contains the appropriate level of parking for trader vehicles.

Policy Links

Bristol Local Plan Core Strategy – Lead Policy

- BCS7: Centres and Retailing

Other key Core Strategy policies

- BCS21: Quality Urban Design

Application Information

The following should be submitted with planning applications to show how the proposal addresses this policy:

- Design and Access statements should explain how storage facilities, toilets and parking for traders would be addressed.

Policy DM12: Retaining Valuable Employment Sites

- 2.12.1 The Core Strategy states that employment sites, premises and floorspace outside the city’s Principal Industrial and Warehousing Areas will be retained where they make a valuable contribution to the economy and employment opportunities. This is because due to their scattered nature they may have particular economic importance to the local area due to a lack of alternative employment sites in the vicinity. Retaining these sites helps to provide employment and business opportunities close to where people live. This is particularly important in those parts of Bristol experiencing persistently high levels of socio-economic deprivation. Maintaining a range of employment sites across the city also helps reduce the need to travel, especially by car. This Development Management policy sets out the criteria the council will use to assess the value of these sites when determining planning applications which propose to develop them for alternative land uses. This policy does not apply to employment sites in Bristol City Centre.

Employment sites should be retained for employment use unless it can be demonstrated that:

- i. **There is no demand for employment uses; or**
- ii. **Continued employment use would have an unacceptable impact on the environmental quality of the surrounding area; or**
- iii. **A net reduction in floorspace is necessary to improve the existing premises; or**
- iv. **It is to be used for industrial or commercial training purposes.**

- 2.12.2 For clarity, ‘Employment sites’ in the policy wording refers to sites, premises and floorspace which are used, were last used or are allocated for employment uses. Employment uses are generally those activities falling within Use Classes B1-B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended). This policy applies to employment sites outside the city’s Principal Industrial and Warehousing Areas. It does not apply to employment sites in Bristol City Centre.

- 2.12.3 This policy aims to acknowledge the situations in which it would be inappropriate to retain employment sites because either:
- there is no demand for employment use, particularly if the site has remained empty or vacant for a period of time although it has been marketed and it no longer serves the needs of businesses; or,
 - employment use on the site is causing unacceptable environmental impacts; or
 - the proposal is necessary to improve the existing premises or would provide facilities for employment-related training.
- 2.12.4 Regarding the first criterion of the policy, the council will expect applicants to submit evidence that the site has been adequately marketed for employment uses. This should be undertaken in accordance with the guidelines on the carrying out of marketing which are available to view on the council's website in the 'Planning advice and guidance' section.
- 2.12.5 Regarding the second criterion, as a means of assessing whether unacceptable impacts are being caused, regard will be had to substantiated complaints made to the council's Pollution Control team. Proposals will be expected to demonstrate that the site would continue to have unacceptable environmental effects even if reasonable efforts could be employed to reduce the environmental impacts of the existing use to an acceptable level.

Policy Links

Bristol Local Plan Core Strategy – Lead Policy

- BCS8: Delivering a Thriving Economy

Application Information

An Economic Statement should be submitted with planning applications to show how the proposal addresses this policy. Having regard to the explanatory text above, the statement should set out:

- evidence of a lack of demand for employment uses on the employment site;
- evidence that continued employment use of the site would cause unacceptable impacts on the environmental quality of the surrounding area;
- why a net reduction in floorspace is necessary to improve the existing employment use; or
- evidence that the employment site is to be used for industrial or commercial training purposes.

Policy DM13: Development proposals on Principal Industrial and Warehousing Areas

- 2.13.1 The Core Strategy states that the city's Principal Industrial and Warehousing Areas (PIWAs) will be identified and retained for industrial and warehousing uses. The boundaries of the PIWAs are shown on the Policies Map. They are based on recent survey work which has identified them as functioning well as evidenced by generally high levels of occupancy and recent investment in new or refurbished buildings. Their designation reflects the National Planning Policy Framework's requirement that local