

- 4.11** For the purposes of this policy, ‘Employment sites’ 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 only employment sites outside designated Principal Industrial and Warehousing Areas and Maritime Industrial and Warehousing Areas.
- 4.12** 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.

Policy Links

Bristol Local Plan Core Strategy – Key Policies

- BCS2: Bristol City Centre
- BCS3: Northern Arc and Inner East Bristol – Regeneration Areas
- BCS8: Delivering a Thriving Economy

Policy BCAP8: Maritime industries

- 4.13** Policy BCS8 of the Core Strategy sets out the council’s overall approach to industrial and warehousing development⁷. It identifies a continued need for industrial and warehousing floorspace in Bristol.
- 4.14** Industrial and warehousing growth is not feasible in Bristol City Centre after the area’s other development needs have been taken into account, and the city centre is not identified by the Core Strategy as a location for new industrial and warehousing development. However, the need to preserve a supply of existing industrial and warehousing floorspace within the city does affect the Harbourside neighbourhood, where there is still a concentration of such floorspace on Spike Island.
- 4.15** Locations around the Floating Harbour that are currently used wholly or partially for maritime industries will be safeguarded for that purpose as **Maritime Industrial and Warehousing Areas**.

Sites within the Maritime Industrial and Warehousing Areas shown on the Policies Map will be retained for industrial and warehousing uses. Development will be expected to protect or enhance the maritime function of the area. Development that would affect the function or viability of existing maritime uses in the area or otherwise erode the maritime function of the area will not be permitted.

Policy Links

Bristol Local Plan Core Strategy – Key Policies

- BCS2: Bristol City Centre
- BCS8: Delivering a Thriving Economy

⁷ Use classes B1b-B8