

- 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

planning authorities should identify strategic employment sites, support existing business sectors and plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries.

- 2.13.2** Due to their strategic economic importance the council will generally seek to resist proposals on PIWAs which would lead to a loss of industrial or warehousing floorspace. However, over the course of the plan period to 2026, there may be a change of circumstances on some PIWAs which would lead the council to consider allowing a loss of industrial or warehousing floorspace. This Development Management policy sets out these circumstances and also identifies what uses are appropriate in PIWAs.

In addition to industry and warehousing (Use Classes B1b-B8 and sui generis uses of a similar nature), the following uses are also likely to be acceptable on Principal Industrial and Warehousing Areas shown on the Policies Map subject to other relevant development plan policies being satisfied:

- Industrial or commercial training facilities;
- Community facilities;
- Specialised leisure uses which cannot be accommodated in centres because of their scale and / or operational impacts;
- Essential public utilities development; and
- Ancillary facilities and services which support the functioning of the Principal Industrial and Warehousing Area including child care facilities, small-scale retail uses, sandwich shops and cafés.

Development involving the loss of industrial and warehousing floorspace within the Principal Industrial and Warehousing Areas shown on the Policies Map will not be permitted unless the development is for a use referred to above, or:

- i. It is demonstrated that there is no demand for:
 - a. The use of the existing site / premises for industry or warehousing; or
 - b. The redevelopment of the site for new industrial or warehousing premises; and
- ii. The proposal will not prejudice the function or viability of the rest of the Principal Industrial and Warehousing Area.

- 2.13.3** Regarding the first criterion of the policy, the council will expect applicants to submit evidence that the site has been adequately marketed for industrial and warehousing uses. As well as the existing premises, this also includes marketing the site under the scenario of it being cleared and redeveloped for new industrial and warehousing premises. Marketing 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.

- 2.13.4** Regarding the second criterion, it is important that proposals which would lead to the loss of industrial and warehousing floorspace do not compromise the functioning or viability of the wider PIWA. These proposals should therefore carefully consider how, through their design and layout for example, any such negative impacts can be avoided.

- 2.13.5 Many PIWAs are physically separated from more sensitive land use, such as housing. Industrial and warehousing businesses often favour sites without neighbouring residential dwellings as this has less potential to restrict their round-the-clock operation through disturbance and noise. This characteristic also makes PIWAs suitable for non-industrial and warehousing users who have particular locational requirements due to their larger size or operational needs and impacts. Such proposals would be subject to the sequential approach set out in policy DM7 Town Centre Uses. There are also other non-industrial and warehousing uses which can support the functioning of a PIWA by providing services to businesses and employees based on it. The policy sets out these non-industrial and warehousing uses which are likely to be acceptable on PIWAs, subject to meeting the requirements of other relevant development plan policies.

Policy Links

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Food Systems

- 2.13.6 The issues of food production, quality and security impact directly on the health and wellbeing of current and future generations and are important concerns to Bristol City Council, stakeholders and residents in the city. Bristol City Council supports the work of the Bristol Food Policy Council (www.bristolfoodpolicycouncil.org) which has produced a Good Food Plan for Bristol (December 2013) based on the findings of 'Who Feeds Bristol' (March 2011). The documents in the Bristol Local Plan contain policies which can help to support and develop food security, local food growing and increasing sustainability within the city's food system as a whole. Core Strategy Policy BCS9 recognises the multi-functional role of the city's green infrastructure, including its role in food production. Allotments form part of the city's green infrastructure; within the built up areas they are identified as Important Open Space reflecting their community value. Policy DM15 Green Infrastructure Provision expects new residential development to be designed and located to facilitate opportunities for local food growing. Policy DM29 expects proposals for new development to incorporate opportunities for green infrastructure such as green roofs, green walls and green decks which could be used for food growing. The approach to internal space standards in Core Strategy Policy BCS18 will help to ensure new homes will have sufficient room to store food and to prepare and eat meals.
- 2.13.7 In addition to those policies, the approach to centres in Policy BCS7 provides a context to help ensure local shopping facilities are within reach of local communities. It identifies a retail hierarchy with 47 centres of differing scales and roles. Policies DM8 and DM9 aim to ensure that the roles of those centres are maintained. Policy DM10 covers food and drink uses, such as restaurants, cafés and pubs, and addresses the potential health issues of takeaways in close proximity to schools and youth facilities. Policy DM11 encourages the provision of new markets in the city.
- 2.13.8 In terms of food manufacturing, processing and distribution, Core Strategy Policy BCS8 provides a context for the maintenance of a stock of industrial and warehousing land within the city. Policies DM12 and DM13 specifically deal with the retention of industrial

sites, subject to consideration of their role and continued viability. Core Strategy Policy BCS23 protects existing uses, which can include food manufacturing and processing, from the impact of pollution from new development. Policy DM33 seeks to ensure that development sensitive to pollution is not located in areas where it may undermine the future viability of industrial areas which can include food related industries.

- 2.13.9 The council will continue to have regard to matters related to food production, food quality and food security when policies in the Local Plan are reviewed. The provisions for review are set out in paragraphs 1.11 and 1.12 of this document and in chapter 5 of the Core Strategy.

Health Policies

Policy DM14: The Health Impacts of Development

- 2.14.1 The environment is known to have a major impact on health and wellbeing. The National Planning Policy Framework highlights the role of the planning system in supporting health, social and cultural wellbeing and creating healthy, inclusive communities. The Core Strategy aims to deliver a safe and healthy city where development contributes to reducing the causes of ill health, improving the health and wellbeing of the local population and reducing health inequalities. This policy ensures the impact on health is taken into account from the outset in considering proposals and requires systematic health impact assessments to be undertaken for larger proposals.

Development should contribute to reducing the causes of ill health, improving health and reducing health inequalities within the city through:

- i. Addressing any adverse health impacts; and
- ii. Providing a healthy living environment; and
- iii. Promoting and enabling healthy lifestyles as the normal, easy choice; and
- iv. Providing good access to health facilities and services.

Developments that will have an unacceptable impact on health and wellbeing will not be permitted.

A Health Impact Assessment will be required for residential developments of 100 or more units, non-residential developments of 10,000m² or more and for other developments where the proposal is likely to have a significant impact on health and wellbeing. Where significant impacts are identified, measures to mitigate the adverse impact of the development will be provided and/or secured by planning obligations.

- 2.14.2 The policy ensures that health and wellbeing, including health inequalities, is considered in the determination of planning applications with the goal of creating healthy places to grow up and grow old in, that support people in making healthy choices, that make these choices easier, that enable active ageing to become the norm rather than the exception and to address health inequalities as a priority.

- 2.14.3 The council encourages applicants to seek to minimise adverse health and health inequality impacts, and to promote population health and wellbeing. Scoping for potential impacts early in the design processes is encouraged and will give a development the best chance of meeting the objectives of this policy.