

DECEMBER 2025

ECONOMIC STATEMENT

CASTLE HOUSE, 42 BRENTY AVENUE, BRISTOL BS5 0DL

ON BEHALF OF: **EVANS AV STAGING LTD**

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planning

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1. BACKGROUND

- 1.1 This Economic Statement has been prepared by Stokes Morgan Planning Ltd. It accompanies full planning application for the partial demolition and re-building of the existing warehouse, including the erection of a second floor extension to facilitate the change of use to 8no flats.
- 1.2 The site is not part of any land-use designation within the Local Plan, falling outside of the designated PIWAs (Principal Industrial and Warehousing Areas).
- 1.3 The site is located within a residential street, though it adjoins an employment use (also called Castle House) to the rear.
- 1.4 The requirement¹ for an Economic Statement notes that it should be provided on all applications where it is proposed to develop existing employment land/buildings within Use Classes B1, B2 or B8 for an alternative use outside these use classes. Whilst the Council's Local List is now superseded by changes in the Use Classes Order; the application site's current use, whilst considered to be a single planning unit, does have a commercial element. Therefore, this Statement is a proportionate response.
- 1.5 The site comprises a B8 warehouse (530sqm), currently (under)used for storage by a tenant of the applicant.
- 1.6 Policy BCS8 relates to protecting employment land outside of the PIWAs. In this case, employment land is defined as activities falling within Use Classes B1-B8 of the Town and Country Planning (Use Classes) Order.
- 1.7 DM12 similarly seeks to retain employment sites unless it can be shown one of four criteria can be met, including, at bullet point ii, that continued employment use would have an unacceptable impact on the environmental quality of the surrounding area.
- 1.8 The National Planning Policy Framework (NPPF) highlights that substantial weight should be given to the value of using suitable brownfield land within settlements for homes and other identified needs (paragraph 125c) and it is

¹ Bristol City Council's Planning Application Requirements Local List November 2024

also clear that decisions on planning applications need to reflect changes in the demand for land (paragraph 127).

2. CONCLUSION

- 2.1 The site lies on a residential street. The existing B8 use would unlikely be approved in this location if submitted as a new application, due to the impact on the environmental quality of the area, and the access arrangements. The Council has stated within its pre-application advice that the principle of residential development would be acceptable.
- 2.2 Given this, the small amount of employment space on site to be lost, and the benefits of redeveloping this brownfield site for much needed housing, there should be no objection to the loss of the storage and distribution use on site.