

Bristol City Council Examination Note – Employment Land Requirements

This note has been prepared by Bristol City Council to respond to the Inspectors' request for further clarification on employment land matters, especially in relation to completions, commitments in the planning pipeline and the expected capacity for supply within the city during the remaining plan period.

Office

Completions: Office

1. The table below contains data from the Bristol Development Monitoring Report 2024¹, which shows office floorspace completions by year from the start of the plan period (1 April 2022) up to 31 March 2024:

	2022/23 (sqm)	2023/24 (sqm)	Total 2022-24 (sqm)
New	2,885	3,055	5,940
Demolition / change of use (CoU)	-4,317	-15,887	-20,204
Net change	-1,432	-12,832	-14,264

¹ [Bristol Development Monitoring Report 2024](#)

Local plan requirement: Office

2. The table below shows committed office floorspace and overall expected capacity during the plan period and includes the latest available figures which are from the Bristol Development Monitoring Report 2024:

	Floorspace in square metres
Proposed Local Plan Requirement (starting 1 April 2022)²	316,895
Completions 2022 - 2024	-14,264
Net planning permissions (pipeline) at 31 March 2024	
<i>New</i>	227,475
<i>Demolition/CoU</i>	-40,270
	187,205
Additional capacity which does not have permission at 31 March 2024³	143,954
Total capacity to meet the requirement at 31 March 2024	331,159

² As per the Draft Schedule of Suggested Main Modifications [EXA059]. These are modifications suggested by the council and have not been confirmed. The Publication Version Bristol Local Plan (November 2023) [CSD001] as submitted set out the 'requirement' for Office floorspace as 164,000 sqm but this figure did not incorporate the pipeline of planning permissions.

³ Table 14 in the Employment Land Topic Paper [TPC003] refers to an estimated potential office supply figure which formed the basis of the original expected capacity (164,000 sqm). The expected capacity figure at 31 March 2024 has been adjusted to reflect the most recent planning permissions and completions data.

Industry and Distribution

Completions: Industry and Distribution

3. The table below contains data from the Bristol Development Monitoring Report 2024, which shows industry and distribution floorspace completions by year from the start of the plan period (1 April 2022) to 31 March 2024:

	2022/23 (sqm)	2023/24 (sqm)	Total 2022 – 2024 (sqm)
New	6,529	3,620	10,149
Demolition / Change of Use (CoU)	-13,798	-26,498	-40,296
Net change	-7,269	-22,878	-30,147

Local plan requirement: Industry and Distribution

4. The table below shows committed industry and distribution floorspace and overall expected capacity during the plan period and includes the latest available figures from the Bristol Development Monitoring Report 2024:

	Floorspace in square metres
Proposed Local Plan Requirement (starting 1 April 2022)⁴	164,000
<i>Completions 2022 - 2024</i>	<i>Allowed for within requirement (see above table and footnote 5)</i>
Net planning permissions (pipeline) at 31 March 2024	-12,930⁵
<i>New</i>	<i>142,432</i>
<i>Demolition/CoU</i>	<i>- 159,254</i>
Revised expected capacity to meet the net requirement as at 31 March 2024	176,930
<i>Comprising:</i>	
<i>Expected capacity at 1 April 2022</i>	<i>164,000</i>
<i>Further expected capacity</i>	<i>12,930</i>

5. The revised expected capacity figure for industry and distribution floorspace reflects the effect of the net planning permissions pipeline at 31 March 2024. It would contribute to meeting proposed the net requirement starting 1 April 2022. This estimated capacity to realise the requirement is expected to arise from the approach set out in policies the Bristol Local Plan which promote renewal, intensification and

⁴ As set out in the Bristol Local Plan publication version (November 2023) [CSD001].

⁵ The local plan requirement of 164,000sqm incorporated an allowance for the net pipeline supply at the start of the plan period (-34,039sqm). Of this, -30,147sqm has now been completed, leaving -3,892sqm of that original pipeline supply remaining within the local plan requirement. For the purposes of this table, in calculating the expected capacity still to be delivered beyond the pipeline, the actual current pipeline figure of -16,822sqm has been discounted by -3,892sqm to the -12,930 sqm shown.

development within the Avonmouth Industrial Area and Bristol Port and Industry and Distribution Areas (Policies E4 and E5), and the policies which promote investment in industry and distribution as identified in various regeneration areas (Policies DS2,3, 6, 7, 8, 9 and 13). There is vacant land within Policy E4 Avonmouth Industrial Area and Bristol Port recently marketed for industrial, distribution and associated uses which has not been previously accounted for in the potential development scenario in Table 11 in the Employment Land Topic Paper [TPC003]. Over the entire plan period further potential for intensification on Policy E5 Industrial and Distribution Areas is expected which has not been previously accounted for. This would be beyond the potential uplift of 18,596 sqm of industrial floorspace referenced in Table 11 of the Employment Land Topic Paper [TPC003]) which was based on a projection of development potential only over a 5 year period.