

Bristol City Council Examination Note – Employment Land Requirements

This note has been prepared by Bristol City Council as part of the examination of the Bristol Local Plan in response to the Inspectors’ document ***IN10: Inspectors’ Interim Post-Hearing Advice.***

This note addresses the following specific action points from the Inspectors note, related to ***Matter 3: Employment Land Requirement and Supply.***

- ***The council has provided some additional information relating to the employment land pipeline (document EXA047). Unfortunately, this has not provided the clarification we hoped in terms of the scale of committed floorspace that exists for offices, and industry and warehousing. A summary of the information, setting out the total committed floorspace and overall anticipated capacity during the Plan period would be helpful.***
- ***Further to this, our understanding is that the requirements for offices, and industrial and warehousing are, like housing, based on the capacity that exists for such development within the City boundary. However, the evidence appears to suggest that the requirement figures in the Plan reflect capacity over and above existing commitments. This would not necessarily provide a true picture of the capacity level that exists for such uses or what is expected to come forward during the plan period.***
- ***As well as the summary note, the Council should also draft MMs to both the office and industrial and warehousing requirement for our consideration which reflect the actual capacity / pipeline identified for such uses.***

1. This note responds to the Inspectors’ request in IN10 for further clarification on employment land matters, especially in relation to commitments in the planning pipeline, capacity for supply within the city and the basis for proposing modifications to the draft local plan.

2. Consideration of local plan requirements for employment uses was based on forecasts of future jobs growth and estimates of the types and quantity of floorspace required to accommodate new jobs as set out in the Employment Land Topic Paper [TPC003].

Office

3. The table below shows committed office floorspace and overall anticipated capacity during the Plan period:

	Net increase
Planning permissions pipeline:	152,895m ²
Additional floorspace proposed:	164,000m ²
Local plan requirement (pipeline plus additional capacity)	316,895m ²

4. It is assumed that the developments in the **planning permissions pipeline** will be constructed within the plan period. The figure is net. The gross level of development is 189,170m² before demolitions and conversion of office floorspace to other use are subtracted. As set out in the topic paper the figures are dated to 31 March 2022.

5. The **additional floorspace proposed** is considered necessary and appropriate to address the need and demand for office floorspace as discussed in the topic paper. Table 14 in the Employment Land Topic Paper (TPC003) indicates locations which have potential for the capacity for the additional proposed office development floorspace supply figure to be delivered (St Mary le Port, other city centre sites, Temple Quarter sites). The delivery of additional office development in these locations reflects the potential for development there, is consistent with the development strategy in the new plan and is able to be delivered without comprising the delivery of other development needs such as new homes.

Industry and distribution

6. The table below shows committed industrial distribution floorspace and overall anticipated capacity during the Plan period:

	Net increase
Planning permissions pipeline: E(g)(ii), E(g)(iii), B2, B8, mixed B, sui generis industrial	-34,039
Additional floorspace proposed (net):	164,000m ²
Local plan requirement (pipeline plus additional capacity)	164,000m ²

7. It is assumed that the developments in the **planning permissions pipeline** will be constructed within the plan period. The figure is net and in this case does not contribute to the local plan requirement because permissions result in a reduction of industrial floorspace overall when demolitions and conversions are accounted for (albeit those permissions do see the development of 126,204m² of renewed industrial floorspace). As set out in the topic paper the figures are dated to 31 March

2022. This capacity reflects development potential identified by specialist market consultants advising the Council in the Bristol Employment Land Review (June 2023) [EVEE02].

8. The **additional floorspace proposed** is considered necessary and appropriate to address the need and demand for industry and distribution floorspace as discussed in the topic paper. Table 16 in the Employment Land Topic Paper (TPC003) indicates the locations which have potential for the capacity for the additional industry and distribution floorspace (mainly sites at Avonmouth to be allocated by Policy E4 and some intensification of development within Policy E5's Industry and Development Areas). The delivery of additional industry and distribution floorspace in these locations reflects the potential for development there, is consistent with the development strategy in the new plan and is able to be delivered without comprising the delivery of other development needs such as new homes.