Policy Title:

LP19 - Non-Safeguarded Employment Sites

Existing Policies Which adopted Core Strategy or Policies Sites and Places (PSP) policy would eventually be replaced	**Core Strategy Policy CS13 – Non-Safeguarded Economic Development Sites**
Non-Strategic / Strategic	**Non-Strategic**

Purpose

In addition to Safeguarded Employment Areas, Economic Development uses within other sites contribute to South Gloucestershire's economy. The purpose of this policy is therefore to maximise retention and/or reprovision of these uses within new development proposals.

Policy wording

Supported proposals within Non-Safeguarded Employment Sites

1. **The following types of development will be supported:**
    a. **Proposals for the continued use, development, or redevelopment for Economic Development uses where they are compatible with neighbouring uses and do not have unacceptable wider impacts; and**
    b. **Ancillary uses where they serve Economic Development uses and are small in scale relative to them.**

Proposals for Non-Economic Development Uses

2. **Proposals for change of use to non-Economic Development uses will not be permitted unless it has been clearly demonstrated, through Adequate Marketing together with other relevant evidence, that all reasonable attempts have been made to retain Economic Development uses, in the following priority sequence:**
    a. **Economic Development re-use of the whole site; and then**
    b. **A mixed-use scheme of economic and non-economic development uses, where the economic development element would improve economic output of the site; and then**
    c. **A mixed-use scheme of economic and non-economic development uses.**

General Assessment Criteria

3. **The following requirements will additionally apply to proposals within Non-Safeguarded Employment Sites:**
    a. **All development should make efficient use of land; and**
    b. **All development should manage its off-site impacts including those upon residential amenity, the operation of other nearby uses, the environment and the highway network; and**
    c. **Proposals for ancillary uses and non-economic development uses must not impact upon the continued use, development, or redevelopment of Economic Development uses elsewhere within the Non-Safeguarded Employment Site.**

Supporting text

Definitions

1. **Non-Safeguarded Employment Sites** are sites which are not safeguarded under Policy LPS7 - Safeguarded Employment areas, and where the existing, or last known lawful use, is for Economic Development.
2. **Economic Development** includes:
    a. Business, Industrial and Distribution uses falling within Use Classes E(g)(i) - Office, E(g)(ii) - Research and Development, E(g)(iii) - Light Industrial, B2 - General Industry, and B8 - Storage and Distribution of the Use Classes Order 1987 (as amended), or any future equivalent provision;
    b. Local Community uses falling within Use Class F2 of the Use Classes Order 1987 (as amended), or any future equivalent provision;
    c. Main Town Centre uses as defined in the National Planning Policy Framework; and

d. Other development which achieves at least one of the following objectives

   i. Provides employment opportunities;

   ii. Generates wealth; and/or

   iii. Produces or generates an economic output or product.

While the definition is broad, not all uses will be appropriate in all locations. The definition of economic development uses does not include residential developments falling within Use Classes C2 and C3 of the Use Classes Order 1987 (as amended), or any future equivalent provision. These will be assessed as non-Economic Development uses.

3. **Adequate Marketing** requires compliance with the council's Commercial Marketing Guidance (being prepared) covering the factors which will be considered for assessment of the adequacy of marketing undertaken. It will need to be evidenced that there is no demand for existing commercial premises and sites, and that they have been actively marketed without success.

Application of the Policy

4. This policy sets out a priority for retaining Economic Development uses within Non-Safeguarded Employment Sites. Economic Development proposals will need to be appropriate for the site, including not having unacceptable impacts on neighbouring employment or residential uses, nor wider impacts such as upon the environment or the highway network. As part of this, Main Town Centre uses will additionally need to meet requirements of the sequential test and impact assessment, where applicable under Policy LPS8 - Town Centres, Retail and Leisure.

5. Until replaced, the following saved Policies, Sites and Places Plan policies provide additional criteria for Enterprise Areas and for managing off-site impacts that new development must meet the requirements of, including:

   a. **Policy PSP8 - Residential Amenity** protecting against unacceptable living conditions or impacts upon residential occupiers; and

   b. **Policy PSP11 - Transport Impact Management** requiring the transport implications of new development to be fully addressed; and

   c. **Policy PSP21 - Environmental Pollution and Impacts** requiring prevention of unacceptable pollution and mitigation of this and other adverse impacts to nearby uses; and

   d. **Policy PSP26 - Enterprise Areas** covering specific requirements for Enterprise Areas; and

   e. **Policy PSP27 - B8 Storage and Distribution Uses** directs proposals falling within Use Class B8 to the most appropriate locations, as well as requirements for density and avoiding significant conflicts with neighbouring uses. Severnside is considered the main focus for large-scale strategic distribution and logistics. The benefits of ancillary offices to B8 uses may also form an important consideration; and

   f. **Policy PSP28 - Rural Economy** covering economic development within rural areas.

6. In circumstances where it can be clearly demonstrated that the existing Economic Development uses are unviable in their current form, a priority sequence is set out to maximise the retention and/or reprovision of other Economic Development uses within a new development. In such cases it must be clearly demonstrated that all reasonable attempts have been made to secure a use higher in the sequence before moving to the next, and the maximum provision of Economic Development uses within the new development should be secured.
7. Examples of improving economic output of the site could be through:
    a. Increasing the number and/or range of jobs available;
    b. Demonstratable increase to GVA performance;
    c. Economic appropriateness of the use to the proposed location, for example a retail/ food and beverage use in an area with significant footfall/ passing trade; and/or
    d. There being no suitable provision for the use allocated elsewhere within the local plan.

    A wider range of employment generating development can therefore be considered as well as the individual economic merits of a proposal.

    Opportunities for economic development uses to be intensified, or to become more flexible and adaptable so that they make more efficient use of land, and in doing so provide more and a wider range of jobs, will be encouraged.

Additions	
Key evidence	N/A
Other relevant policies to cross-reference?	LPS7 - Safeguarded Employment Areas LPS8 - Town Centres, Retail and Leisure LP20 - Employment and Skills Development Saved Policy PSP8 - Residential Amenity (until replaced) Saved Policy PSP11 - Transport Impact Management (until replaced) Saved Policy PSP21 - Environmental Pollution and Impacts (until replaced) Saved Policy PSP26 - Enterprise Areas (until replaced) Saved Policy PSP27 - B8 Storage and Distribution Uses (until replaced) Saved Policy PSP28 - Rural Economy (until replaced)