


SG-01 Abbey Wood Business Park

A: BASELINE SITE INFORMATION

A1. Baseline/Context – All baseline data to be provided by SGC either via AMR, GIS layers or other sources			
A1.1 Site Typology	Existing	✓	<i>Tick relevant box</i> <i>Note: Subject to the type of site being considered, not all fields in this proforma will be populated.</i>
	Committed (permitted)		
	Allocated (in Local Plan)	✓	
	Proposed (submitted to HELAA)		
A1.2 Site Name & Address (Inc Site reference, if applicable)	Abbey Wood Business Park, Emma Chris Way, Bristol, BS34 7JU		
A1.2a Sub Area	Bristol North Fringe		
A1.3 Location Plan / Geospatial reference			
A1.4 Site area (ha)	1.7ha		
A1.5 Site Context	<p>The site is to the south of Station Road (the A4174) and is bounded by the main railway line into Bristol on the east, and residential to the south and west. To the other side of the railway line is Abbey Wood Retail Park. It is a small business park in the Bristol North Fringe, to the east of the designated Filton Enterprise Area – accommodating a diverse range of established occupiers.</p>		
A1.6 Policy Status (existing/emerging)	<p>Site is safeguarded for economic development by Core Strategy Policy CS12. Should an application for B8 storage be sought on the site, policy PSP27 would need to be satisfied.</p>		

A1.7 Planning history	P96/1431 - Light Industrial Estate (B1, B2 and B8) to east of new road. Office Park (B1) to west of road. (Outline). P96/2095 - Development of land without compliance with condition 06 (provision of landscape buffer) condition 11 (provision of new bus layby) and condition 12 (construction of footway/cycleway along Station Road) attached to outline planning permission P96/1431
A1.8 Location	A brownfield site located within settlement limits on the A4174 (Station Road), immediately to the west of the railway line and east of Filton Avenue. The site is situated within the North Fringe FEMA sub-zone and vertically intersected by Emma Chris Way.

A2. Current Use <i>(Existing employment and town centre sites only)</i>	
A2.1 Current role and sectors served by site	<p>Main Employment Sectors within the site include: Information & Communication - Professional, Scientific & Technical Activities - Wholesale & Retail Trade; Repair Of Motor Vehicles & Motorcycles</p> <p>Key employers within the site include: South West News Service Limited - Euro Car Parts Ltd - Oliver Crispin Robotics Ltd - 72 Point Ltd</p> <p>The site currently accommodates a range of general and specialised industrial uses, retail and social enterprise. The eastern section of the site accommodates OC Robotics and A GE Aviation (manufacturer) in purpose-built, low density and high spec manufacturing facilities, as well as Halfords Autocentre MOT Centre. In addition, it accommodates retail warehousing/trade counter facilities, which are home to Euro Car Parts, an auto parts store, and CLIC Sargent, serving the retail sector. On the western section of the site low-density office facilities with generous parking provision accommodate occupiers such as the USDAW Bristol Office (trade union) and the Jaguar Enthusiasts Club, a specialist car servicing provider in the service-based industrial sector.</p>
A2.2 Amount of undeveloped land on site/within cluster (ha)	None identified.
A2.2a Total number of units on site	According to SGC NDBR records, in June 2020 there were 11 business units operating within the site.
A2.2b Number of vacant units	According to SGC NDBR records, in June 2020 there were 0 unoccupied business units within the site - indicating that the vacancy rate is approx. 0%
A2.2c Estimate of total number of jobs on site (where possible)	There are approximately 170 (employment) jobs associated with this site. (ONS, 2019)
A2.3 Quality and fitness of purpose of existing site and premises (existing sites only)	The site accommodates a range of modern big box style employment premises on the eastern section of the site and low-density office buildings on the western section, both generally well served with parking provision and suitable for existing uses on the site.
A2.3a Age and suitability of stock	Mainly built 1990's onwards; modern specification may attract national occupiers.
A2.3b Evidence of significant vacancies	There is no evidence of significant vacancies.

A2.3c Suitability of buildings for modern occupiers	Displays market appeal; day to day churn; attracts secondary value.
A2.3d Onsite facilities	Adequate parking and loading facilities; adequate car parking ratio.

A3. Description of qualitative features of site (sourced from available data, previous ELRs, GIS & other secondary sources)

A3.1 Strategic connectivity	<p>Adjoining major trunk road or motorway junction, easy access for all vehicles, access to rail station, metrobus and other key bus routes airport or seaport.</p> <ul style="list-style-type: none"> • The site is located adjacent to the A4174 and A38 Distributor Road, providing good access to the M4 and M5. • Less than 1 mile from Filton Abbey Wood station, which is well served by regional and interregional links. • Existing motorway links provide the site with good access to Avonmouth Port.
A3.2 Local accessibility and opportunities to reduce carbon through travel	<p>The nearby Filton Abbey Wood station to the south of the site provides excellent rail links into Bristol in walking distance and a range of bus services are available from Filton Avenue and A4174.</p> <p>Indicator compiled by the following:</p>
A3.2a Reducing carbon from travel to work (Walking / Cycling)	<p>The site has pedestrian access and is within 100m of a strategic cycle route.</p>
A3.2b Reducing carbon from travel to work (Public Transport)	<p>The site is within 400m of a bus stop, however, is not within 800m of a metrobus route.</p>
A3.3 Accessibility to town centres/local amenities	<p>Site is within 1.2km from Filton town centre, Abbey Wood retail park and Stoke Gifford district centre.</p> <p>The site is an edge of town business park, although local amenities are available a short walking distance from the site with shopping and food outlets such as Asda, Nando's, McDonalds etc. available in the adjacent Abbey Wood Retail Park and the district centre extending immediately beyond the retail park.</p>
A3.4 Digital Connectivity	<p>Think Broadband UK Broadband Coverage and Speed Test Result:</p> <ul style="list-style-type: none"> • Ultrafast – download speeds up to 300 mpbs <p>Business ISP Star opened a new multi-million-pound, 10,000 square foot Data Centre on the site designed to meet growing demand from businesses for cloud computing services as well as access to an infrastructure for voice and data services.</p>
A3.5 Compatibility with neighbouring uses/character of wider area	<p>Established commercial area; mainly compatible and uniformity of uses.</p> <p>Whilst the site is bound to the west by residential uses and allotments to the south-west, existing uses on the site are compatible with the neighbouring retail uses to the east and Screwfix Building Materials Supplier located across the A4174 to the north of the site. Further, the site is in close</p>

	proximity to the Filton Enterprise Area and existing industrial uses on the site compliment the offer of industrial employment and employment generating uses in the wider area.
A3.6 Strength of functional and/or spatial linkages	There are synergies between the use of the site by OC Robotics and the advanced engineering and aerospace sectors in the nearby Filton Enterprise Area as well as functional linkages with Abbey Wood MOD and UWE engineering campus.
A3.7 Access to Local Workforce	Site within North Fringe: Fewer resident workers than jobs (job to worker ratio >1.5).

B: QUALITATIVE ASSESSMENT – SITE SUITABILITY

B1. Site Potential and Opportunities – Application of market sector frameworks					
B1.1 Suitability of site/cluster for key market sectors	Existing premises on site are located in close proximity to a motorway junction, where strategic demand exists for purpose-built, low-density, high-spec manufacturing facility from the aviation-based businesses in the manufacturing sector, although sectoral demand indicates a preference for Industrial Estates, rather than Business Parks. Existing retail and service-based industrial facilities fully meet strategic demand for out-of-town retail and flexible structures for multiple uses in edge of centre business park locations. Further, the site forms part of a wider storage and distribution cluster and, providing low density sheds with good circulation and parking provision in an edge of centre Business Park location, for which strategic demand exists for storage activities in the warehousing sector.				
B1.2 Strength of existing or potential suitability and rationale		✓			
	Fully, readily and viably meets market / sector needs	Committed infrastructure or other planned investment will enable market / sector needs to be met	Potentially meets sector / market needs if uncommitted infrastructure or constraints are overcome	Only partial potential to meet needs and/or marginal viability being likely	Does not meet sector / market needs and/or demonstrates notable market failure (unviable)
	Overall, the site has good suitability to meet sectoral demand from warehousing, professional services, service-based industrial and retail sectors. However, it only partially meets strategic demand from the advanced manufacturing sector as future sectoral demand for low density purpose-built manufacturing facilities is likely to focus on Industrial Estates rather than Business Park locations.				
B1.3 Scale of Opportunity	No vacant land; parts of site are underutilised, providing extensive car parking and limited opportunity for intensification of employment.				
B1.4 Requirement for infrastructure investment to enable suitability potential to be realised.	N/A – no significant development potential				
Short-term Recovery (COVID-19)					

B1.5 Significant opportunity to provide short term job generation or supply chain support to drive short-term recovery from COVID-19 pandemic			✓
	Likely to provide significant jobs or supply chain support within the next year Scores to reflect scale of job opportunities		Not Likely to provide jobs or supply chain support within the next year Scores to reflect scale of job opportunities
Inclusive Growth			
B1.6 Potential to provide significant job and/or skills opportunities for priority socio-economic groups and/or areas of high deprivation.			✓
	High to good degree of proximity to areas of high deprivation and scale / type of employment likely to be generated	Reasonable proximity to high deprivation and/or provision of suitable jobs	Very low to low degree of proximity to areas of high deprivation and poor suitability of employment likely to be generated
B1.6a Within 2km of designated Priority Neighbourhood	No – Not within 2km of Priority Neighbourhood.		
Clean Growth			
B1.8 Potential to meet demand for new/emerging green industries	The site currently accommodates a robotics facility, providing robotic solutions for confined and hazardous environments and a data centre. However, future sectoral demand for specialist manufacturing facilities is likely to be in Industrial Estates rather than edge of centre Business Parks. Accordingly, the site considered to have limited potential to meet future sectoral demand for emerging or green industries.		
B1.9 Potential to contribute to zero/low carbon growth?	Overall, the site is considered to have limited potential to contribute to zero/low carbon growth. Whilst the site is within walking distance from Filton Abbey Wood Station and accessible by rail and bus, which is likely to contribute to reducing carbon from travel to work, this is likely to be limited in light of existing low-density premises, limited size of the site and opportunity for future development. However, the site accommodates existing robotics business and a data centre, which serve new emerging industries.		
Regeneration (existing sites only)			
B1.10 Potential for (in-situ) expansion of businesses/ intensification/ repurposing /redevelopment to meet sectoral demand			✓
	Strong to good market demand with solid viability prospects for repurposing / redevelopment to key sector use.	Reasonable market demand with viability prospects good subject to site or wider infrastructure investment.	Very low to low market demand and/or likely viability constraints for repurposing / redevelopment to key sector use.
	Whilst the site currently meets sectoral demand from the warehousing, professional services, service-based industrial and retail sectors, the site provides limited opportunity for intensification or expansion of existing businesses and redevelopment of existing facilities is unlikely in the short to medium term.		
Cross-sectoral spatial needs (if not yet captured above)			
B1.11 Can provide space for social enterprise	Social enterprise (charity, unions) currently occupy part of the site.		

	The site is not considered capable of providing co-working space/incubator/start-up space, for which strategic demand exists primarily in office-based town centre locations.		
B1.12 Capable of providing flexible/co-working space / and/or facilitate remote working			
B1.13 Capable of providing incubator/ accelerator/start-up hub space.			
Delivery			
B1.14 Ownership	No known ownership constraints.		
B1.15 Physical and/or environmental constraints	Rail line safeguarding to the east of the site and residential developments to the west. The site is bound to the north by the A4174.		
	✓		
	No significant or relatively minor constraints that will not undermine development feasibility, viability or deliverability.	Some constraints that can be addressed or mitigated through achievable infrastructure investment or other measures. Costs of doing so may reduce but not significantly diminish development viability or deliverability	Major or prohibitive constraints that will undermine development feasibility, viability or deliverability. Environmental constraints sufficiently important to prevent development for employments.
B1.15 Likely Delivery Timeframe	N/A – no development potential.		
C1 Regional Conclusion and Recommendations			
C1.1 Conclusion: The site has reasonable strategic potential to contribute to employment growth and key sector prioritisation across South Gloucestershire.		RAG Summary Reasonable	
C1.2 Justification/rationale – The site is a well-functioning established Business Park to the south-east of the Filton Enterprise Area with good access to the M4 and M5, easily accessible by train to Filton Abbey Wood station and by bus to Filton Avenue or Station Road. It provides suitable premises for a diverse range of general, specialist and service-based industrial uses, professional services and retail in the North Fringe, meeting expected demand in those sectors. The site makes an important contribution to the local economy and provides potential for some intensification of existing uses.			
C1.3 Recommendation –			
<ul style="list-style-type: none"> Retain and continue to safeguard for employment use. 			