


SG-03 Aztec West 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)	Aztec West, Park Avenue, Bradley Stoke, BS32 4TR		
A1.2a Sub Area	Bristol North Fringe		
A1.3 Location Plan / Geospatial reference			
A1.4 Site area (ha)	61.4ha		
A1.5 Site Context	<p>Aztec West is a major designated employment area on the northernmost edge of the Bristol North Fringe urban area, to the south of the M4/M5 interchange and south east of the Patchway residential area. It is positioned around the Park Avenue loop road at the heart of the site, with several large office and industrial buildings in the centre and several business parks branching off. There are two landscaped lakes towards the southwestern edge of the site and significant green infrastructure along the south eastern and south western boundary.</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	Initial planning applications for the site came in early 1980's for office development. In recent years, there have been a number of planning applications to change the use of the existing units - with applications such as PT16/0401/F Change of use of Units 1A, 3 and 9, 6 and 8 on ground floor from A1 to Offices (Class B1(a)); and P19/11014/F Change of use from office (Class B1) to Wellbeing Centre (Class D1).
A1.8 Location	Located on the edge of the Greater Bristol Urban area in the North Fringe, within settlement limits, bound by the westbound carriage way of the M5 to the north and Almondsbury Business Park to the east. Residential dwellings on Hempton Lane bound the site to the south east, as well as Patchway Sports and Social Club and Patchway Community School to the south. Open fields form the site's south western boundary and create a break from the residential area of Coniston.

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: Administrative & Support Service Activities - Professional, Scientific & Technical Activities - Information & Communication</p> <p>Key employers within the site include: Atkins Ltd - BT Group Plc - Integral UK Ltd - Nokia UK Limited - Liverpool Victoria General - Wates Construction Ltd - Allianz Insurance Plc</p> <p>The site contains a wide range of employment activity, typified by single occupier buildings and established regional and national occupiers. The central employment uses within Park Avenue are comprised of offices providing legal services, engineering and environmental consultancy, with notable occupiers including EE, RPS and Co-op. There are two multi-let warehouse buildings containing digital printing, software technology and retail. There is also three stepped light industrial units occupied by engineering consultants, distribution and business to business component supplies.</p> <p>The north eastern quadrant contains office premises for larger companies across a range of sectors. The two largest buildings accommodate telecoms provider EE and General Electric Oil and Gas. Occupiers also include financial service providers LV, Allianz and St James. Regus also has a serviced office in this location. In the south western quadrant along Waterside Drive there are several 2-3 storey office premises occupied by telecom providers Nokia and Virgin Media, as well as housebuilders Taylor Wimpey and Barra Homes. On the corner of Park Avenue and Waterside Drive is a large three storey office building occupied by engineering consultant Atkins. Adjacent to the west in Hempton Court is three, 3 storey offices occupied by professional service provider SCC, telecom provider Broadcom and government company Highways England.</p> <p>Along the northern edge of Park Avenue is an area with a distinct light industrial character. The largest industrial premises are occupied by equipment rental HSS Hire, action sports retailer Shiner, while the larger office units are occupied by Software company and computing consultants Capgemini and Zuken. In this location there are also smaller general industrial occupiers such as computer component suppliers.</p>
A2.2 Amount of undeveloped land on site/within cluster (ha)	There is one vacant land parcel to the west of Park Avenue of approximately 2.95ha (Plot 900, 950 and 960). It received consent for a three-storey office building in 1998 (P98/1161).
A2.2a Total number of units on site	According to SGC NDBR records, in June 2020 there were 240 business units operating within the site.

A2.2b Number of vacant units	According to SGC NDBR records, in June 2020 there were 13 unoccupied business units within the site - indicating that the vacancy rate is approx. 5%
A2.2c Estimate of total number of jobs on site (where possible)	There are approximately 10,020 (employment) jobs associated with this site (ONS, 2019)
A2.3 Quality and fitness of purpose of existing site and premises (existing sites only)	The majority of the building stock is 40 years old, although there has been refurbishment and the addition of specialist features to some of the office premises. There are a range of key market activities occurring on site, with different needs that the site is generally suited to. The site is well maintained and designed to a good standard, with landscaping features making it an attractive location to work. Each building has its own parking space that appears to be well utilised and controlled. It is likely that many of the business will employ some form of travel planning.
A2.3a Age and suitability of stock	Mainly built 1990's onwards; modern specification may attract national occupiers
A2.3b Evidence of significant vacancies	Some small vacancies on site (approximately 5%), however none of particular significance.
A2.3c Suitability of buildings for modern occupiers	Highly regarded; very good market appeal; attracts and achieves prime values.
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>Close to major road network, easy access for all, however mainly offices are based here. Within 1.2km of a town centre:</p> <ul style="list-style-type: none"> • Less than 1km to the strategic road network at the M4 / M5 Almondsbury Interchange. • Patchway Station on the South West main line is reasonable driving distance (2 miles from the site). It provides hourly services to Cardiff Central and Taunton. • Bristol Parkway is a park and ride station, 3 miles away. It provides an hourly service on the London to South Wales and cross-country routes. • Bristol Port is 7 miles away, easily accessed by vehicle on the M5.
A3.2 Local accessibility and opportunities to reduce carbon through travel	The site is adjacent to the A38 radial route in and out of Bristol. There are several bus stops located around Park Avenue served by routes 3X, 10 and 11 – providing a half hourly service to Bristol city centre and Avonmouth and an hourly service to Thornbury. Three further routes can be accessed at Aztec West Roundabout, including the M1 rapid bus transit service which runs every 10 minutes. The community forest path runs along the southern boundary of the site.
Indicator compiled by the following:	
A3.2a Reducing carbon from travel to work (Walking / Cycling)	The site is not within 100m of a cycle network; however, the site is accessible on foot.

A3.2b Reducing carbon from travel to work (Public Transport)	The site is within 400m of a bus stop and is within 800m of a metrobus route.
A3.3 Accessibility to town centres/local amenities	The site is within 1.2km from Bradley Stoke retail centre. The site includes eateries to serve the office workforce. There is a church on site and other community facilities including a health centre in Coniston. Patchway Community School is adjacent to the site and offers sports facilities for the public. Two major supermarkets (Tesco Express and Aldi) and additional local amenities can be found at Patchway Brook roundabout within easy driving distance.
A3.4 Digital Connectivity	Think Broadband UK Broadband Coverage and Speed Test Result: <ul style="list-style-type: none"> • Superfast – download speeds up to 24 mpbs Broadband speeds are classified as decent but well below the average for the Filton and Bradley Stoke constituency. Several postcodes within the site register broadband speeds <10mbps, approaching a basic level of service.
A3.5 Compatibility with neighbouring uses/character of wider area	Established commercial area; mainly compatible and uniformity of uses. The office and light industrial uses are compatible with surrounding residential area and wider character of the North Fringe as the main employment area in South Gloucestershire. The residential area bordering the site could restrict the types of employment activity which could occur on the site.
A3.6 Strength of functional and/or spatial linkages	The main functional linkage is between the site and the motorway and the A38. This benefits all businesses, especially transport and logistics services, that can easily move goods between Bristol City centre, Bristol Port and the rest of the UK. Linkages exist between certain occupiers on the site, for instance between electric component and auto parts suppliers.
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	The site is an edge of centre business park, in a prime location near the M4 / M5 interchange, where demand exists for Grade A large office floorplates for national and regional branches and larger local professional services. Existing office accommodation meets the need for health and life-science based activity. Existing light industrial warehouses meet demand for storage and out of town retail, although an industrial estate location would likely be preferred. The edge of centre location is suitable for the hotel accommodation on site.				
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)
The site meets market demand for larger regional and national professional services, office-based health and life science and creative /					

	digital activity. Demand is sustained for the office facilities on site. The warehousing and out of town retail activity to the north of Park Avenue is likely to focus on a more obvious industrial park location.		
B1.3 Scale of Opportunity	There is opportunity to develop the vacant land parcel that was subject of planning application P98/1161. Elsewhere there is opportunity to refurbish and redevelop the older low density industrial and office stock located in the south east and north west corners of the site.		
B1.4 Requirement for infrastructure investment to enable suitability potential to be realised.	Investment to improve transport connectivity and shift mode share from private vehicle to sustainable and active modes could enable higher density office development to be achieved on site. Future provision should concentrate on a range of office floorplates to create a fine-grained business environment and allow business growth to stay on site. Investment to create an attractive site with amenities would help attract top occupiers.		
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	Yes – Within 2km of Priority Neighbourhood.		
Clean Growth			
B1.8 Potential to meet demand for new/emerging green industries	The site accommodates several professional services at the forefront of thought leadership in the fields of sustainability, green infrastructure, telecoms and computing. There would be limited demand in the existing industrial units for advanced manufacturing within the emerging green industries, although a traditional industrial estate location would be preferred. Overall, the site has strong potential to meet demand for emerging / green industries.		
B1.9 Potential to contribute to zero/low carbon growth?	The site can contribute to low carbon growth through existing business activity in fields such as renewable energy, digital technology, green financing. The site itself is primarily accessed by car, although there are sustainable travel initiatives for employees such as company buses to nearby train stations. Demand for low carbon accommodation design will be low as occupiers are predominantly cost orientated. Overall, the site has reasonable potential to contribute to low carbon growth.		
Regeneration (existing sites only)			
B1.10 Potential for (in-situ) expansion of businesses/ intensification/	✓		
	Strong to good market demand with solid viability prospects for	Reasonable market demand with viability	Very low to low market demand and/or likely viability constraints for

repurposing /redevelopment to meet sectoral demand	repurposing / redevelopment to key sector use.	prospects good subject to site or wider infrastructure investment.	repurposing / redevelopment to key sector use.
	The site currently meets market demand for office-based professional services, digital technology and health and life science services. There is scope for conversion of general industrial B2 and former B1c warehousing into office accommodation and flexible working space, particularly if demand increases for such space post-COVID.		
Cross-sectoral spatial needs (if not yet captured above)			
B1.11 Can provide space for social enterprise	There are currently non-profit organisations occupying the smaller office accommodation in the south eastern area of the site. Regus and Rombourne currently provides co-working and serviced office space within the Business Park. There is potential for the conversion of general industrial and warehousing facilities to accommodate flexible working space, particularly if demand increases for such space post-COVID.		
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	There are no environmental constraints that would undermine development. The site is physically constrained by the motorway to the north, the A3 and residential development. However, there is reasonable scope to develop the remaining vacant parcel of land on the site.		
	✓	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
B1.15 Likely Delivery Timeframe	6-10 years.		
C1 Regional Conclusion and Recommendations			
C1.1 Conclusion: The site has strong strategic potential to contribute to employment growth and sector prioritisation across South Gloucestershire.		RAG Summary Strong	

C1.2 Justification/rationale – Aztec West Business Park is a strategically located employment area that currently functions well as an office location and light industrial accommodation, with the potential to support further growth. The site currently serves key market sectors, in particular the knowledge economy and professional services. There is an existing vacant parcel of land for development on the site, as well as some scope for intensification of employment lower density units. There is not a visible development pipeline, meaning that future delivery would likely be over a 6 to 10-year timeframe.

Existing office accommodation provides a strong range of floorplates and building features to meet market demand for key market sectors in the knowledge economy. However, there is a need for some form of intervention to further encourage sustainable travel as part of a low carbon agenda.

Furthermore, the aesthetic and amenity value of the site should be considered in order to continue to attract modern occupiers. The northern section of the site accommodates light industrial business that provide important supply chain components and low-density trade retailing, which complements key market sector activity. Future occupiers may prefer a more distinct industrial estate location, therefore allowing for redevelopment/repurposing of light industrial units to provide further office accommodation.

C1.3 Recommendation –

- Retain and continue to safeguard for employment use.
- Consider sustainable travel interventions to support future growth.