


SG-04 Bristol 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)	Bristol Business Park, The Crescent, Stoke Gifford, BS16 1EJ		
A1.2a Sub Area	Bristol North Fringe		
A1.3 Location Plan / Geospatial reference			
A1.4 Site area (ha)	14.6ha		
A1.5 Site Context	<p>The site is an edge of centre business park and a designated business employment area in the Bristol North Fringe urban area. The site has a traditional office park layout, with single carriageway highway 'The Gardens' running vertically through the site. The first phase of the Bristol Business Park redevelopment has recently been completed on the south western corner of the site. The site is located 5 miles north east of Bristol City centre, accessed from Coldharbour Lane via Filton Road and is adjacent to the UWE main campus and Hillside Gardens Strategic Green Infrastructure and visually important hillside.</p>		
A1.6 Policy Status (existing/emerging)	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.
A1.7 Planning history	The site was first granted approval in 1994 for the erection of four two storey office blocks, and then a year later for the erection of six two storey office blocks. The site has since intensified. In recent years, there have been relatively few planning applications on the site, primarily dealing with installation of cycle storage (P19/09599/F), and erection of security cameras (P19/11843/F).
A1.8 Location	A brownfield site on the eastern edge of the Greater Bristol urban area, within the North Fringe FEMA. The site lies to the south Filton Road. To the east is the Holiday Inn and Hillside Gardens and the M32, to the south is Stoke Gifford Retirement Village development site, and to the west is the University of the West of England.

A2. Current Use *(Existing employment and town centre sites only)*

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 - Accommodation & Food Service Activities</p> <p>Key employers within the site include: Boeing Defence UK Ltd - Motability Operations Limited - Forestry Commission - Thales UK Limited - Leonardo M W Ltd - Babcock Integrated Technology Ltd - Qinetiq Ltd</p> <p>The site is predominantly comprised by 2-3 storey single let office Grade A/B office buildings in a traditional office park layout. Its current tenants include well-known national and international aerospace and engineering companies such as Boeing, Leonardo, Thales Alenia, Stirling Dynamics. Specifically, it is their corporate and desk-based functions, rather than their lab or production facilities. Therefore, their accommodation characteristics are closer to professional services, although they operate in the aerospace and advanced engineering sector.</p> <p>Other occupiers include semi-professional, business support and government offices such as translators, car and office rental and the Forestry Commission. The exception to the building form is the recently completed 85,790sq ft 100 Bristol Business Park development. This has been pre-let to Babcock, an engineering service provider to the Ministry of Defence, who are relocating from an existing office on the site.</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 66 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 2870 (employment) jobs associated with this site. (ONS, 2019)
A2.3 Quality and fitness of purpose of existing site and	The original buildings are low density 2-3 storey single let offices. They do not have a contemporary design but have good facilities. The site is well maintained with good environmental conditions and some landscaping features. Each building has its own parking area that appears to be well utilised and controlled.

premises (existing sites only)	Overall, the site is serviceable but appears to be at maximum capacity. 100 Bristol Business Park is a contemporary five storey office with glazed façade and modern specification – attractive to larger occupiers.
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	Poor loading and parking; minimal parking and basic fit out

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 1 mile to the M4 and M5 and in proximity to the M32. • Bristol Parkway (served by Cross Country and GWR lines) is within a mile and can be accessed via the Frome Valley greenway. Filton Abbey Wood is also 2 miles away on Cross Country and GWR lines.
<p>A3.2 Local accessibility and opportunities to reduce carbon through travel</p> <p>Indicator compiled by the following:</p>	<p>The site is located adjacent to the A4174 and A38 Distributor Road. The Frome Valley Greenway, a segregated traffic-free link for non-motorised user links Bristol Parkway to Bristol City centre and can be accessed at the UWE Frenchay campus adjacent to the site. Local bus routes 10,11, 19 can be accessed on Coldharbour Lane providing a half hourly service to Bristol City Centre and Avonmouth and hourly service to Thornbury, Cribbs Causeway and Bath City Centre. The M3 Metrobus rapid transit bus service can be accessed at the UWE campus, running from Emersons Green to the city centre.</p>
A3.2a Reducing carbon from travel to work (Walking / Cycling)	The site has pedestrian access and is within 100m of a strategic cycle route.
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	<p>The site is within 1.2km from Stoke Gifford retail centre.</p> <p>There are some local amenities on the UWE campus including cafes and a GP. Abbey Wood retail park and Stoke Gifford district centre are within reasonable walking distance and provide access to supermarkets, restaurants and gyms. There are sports facilities within 15-minute walking distance along Hillside Gardens.</p>
A3.4 Digital Connectivity	<p>Think Broadband UK Broadband Coverage and Speed Test Result:</p> <p>Ultrafast – download speeds up to 300mpbs</p>

A3.5 Compatibility with neighbouring uses/character of wider area	Established commercial area; mainly compatible and uniformity of uses. The site is compatible with the adjacent UWE Frenchay, which houses their technology and science buildings, and is part of the wider knowledge economy. There is a retirement village to the south which is generally compatible with the site. The open land to the east is designated as visually important hillside which could result in a low level of incompatibility if the site was densified.
A3.6 Strength of functional and/or spatial linkages	There are clear functional linkages with the Abbey Wood Ministry of Defence as several aerospace and engineering businesses have military defence contracts. Furthermore, there are direct functional linkages with the UWE campus, whose support and IT functions are located on site, and provides direct access to skilled labour. There are also functional linkages with the aerospace sector in the Filton Enterprise Area.
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 prime business park location well located in respect of Abbey Wood MOD, UWE campus and well connected to the motorway and public transport. The original office premises are low density single let Grade A/B spaces which indicate limited market to accommodate professional services, although this is compensated for by the site's strong location. The exception is 100 Bristol Business Park, which provides Grade A large floorplates and is well suited for professional services.				
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 partially meets market demand from professional aerospace and engineering activity. If the site had more Grade A high density office accommodation like 100 Bristol Business Park it would likely score higher.					
B1.3 Scale of Opportunity	There are negligible amounts of undeveloped land on site. There is a low level of opportunity for infill development across the site, however this is very minor amounts of land.				
B1.4 Requirement for infrastructure investment to enable suitability potential to be realised.	No significant infrastructure constraints.				
Short-term Recovery (COVID-19)					
B1.5 Significant opportunity to provide short term job generation or supply chain support to drive short-term			✓		
	Likely to provide significant jobs or supply chain support within the next year		Not Likely to provide jobs or supply chain support within the next year Scores to reflect scale of job opportunities		

recovery from COVID-19 pandemic	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 existing aerospace engineering and defence occupiers on the site are not synonymous with green industry, although the site offers low potential through general innovation.		
B1.9 Potential to contribute to zero/low carbon growth?	Aerospace and engineering for defence contracts is carbon intensive, however there is limited potential to contribute to low carbon growth through market application of innovative and more efficient processes. There is some potential to contribute to low carbon growth on site through Electric Vehicle charging, cycle parking and complimentary staff facilities. The site is predominantly accessible by car, limiting opportunities to reduce carbon emissions.		
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.
	Short term market demand for the site may be subdued due to COVID-19's impact on the aerospace sector and reduced government defence spending. However, the site offers some opportunities for expansion.		
Cross-sectoral spatial needs (if not yet captured above)			
B1.11 Can provide space for social enterprise	There is currently flexible office accommodation provided by Citibase at Argentum House. The other office premises on the site could also provide similar flexible/co-working space through minor refurbishment. Reasonable potential also exists for provision of accelerator/start-up hub space, particularly due to the Business Park's proximity to UWE and its research facilities.		
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	The site itself is relatively unconstrained, apart from the physical border of the A4174 to the north. The strategic green infrastructure and visually important hillside are protected landscapes; however, this would not prohibit higher-density development on site. There is limited available land for development 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.	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 significant development potential.		
C1 Regional Conclusion and Recommendations			
C1.1 Conclusion: The site has reasonable strategic potential to contribute to employment growth and sector prioritisation across South Gloucestershire.		RAG Summary Reasonable	
<p>C1.2 Justification/rationale – Bristol Business Park is a strategically located employment area, with excellent access to the UWE Frenchay campus, Ministry of Defence site and strong transport connectivity. It is a well-designed office park, that currently serves several important aerospace and advanced engineering companies which are functioning well. The relative age and size of the original office accommodation has limited appeal and would constrain growth, however there are relatively few other dedicated office locations in the vicinity.</p> <p>Market demand from aerospace engineering may be hampered due to the implications of COVID-19, as well as restrained MOD spending, thus future demand could be realised in the medium term. The site has a strong locational offer, although it is under-utilised in places and could benefit from intensification of office accommodation. Refurbishment of premises to meet the standards of the 100 Bristol Business Park building would encourage modern occupiers in the long term.</p>			
<p>C1.3 Recommendation –</p> <ul style="list-style-type: none"> • Retain and continue to safeguard for employment use. • Consider site masterplan for coordinated delivery of higher-density, modern office premises following from the southern section of the site. 			