SG-12a Emersons Green (Science 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	✓	*Tick relevant box* *Note: Subject to the type of site being considered, not all fields in this proforma will be populated.*
	Committed (permitted)		
	Allocated (in Local Plan)	✓	
	Proposed (submitted to HELAA)		
A1.2 Site Name & Address (Inc Site reference, if applicable)	**Emersons Green (Science Park), Jenner Boulevard West, BS16 7LR**		
A1.2a Sub Area	Bristol East Fringe		
A1.3 Location Plan / Geospatial reference			
A1.4 Site area (ha)	22.2ha		
A1.5 Site Context	This is one of three land parcels making up the large-scale Emersons Green employment site (SG-12), which covers most of the Emerson Green Enterprise Area in the East Fringe of Bristol. This is the central land parcel, which houses the Bristol and Bath Science Park and National Composites Centre, as well as consented land for further development.		
A1.6 Policy Status (existing/emerging)	Site is safeguarded for economic development by Core Strategy Policy CS12. Policy PSP27 B8 Storage and Distribution Uses allocates the site for storage and distribution subject to a number of criteria.		
A1.7 Planning history	The site was permitted as part of the wider development at Emersons and Lyde Green as part of a wider outline permission for the whole area **(P95/4605)**. Reserved matters were granted in 2008 for the erection of a Science Research		

	Park building (**PK08/0737/RM**), and the erection of the National Composites Centre (**PK12/4178/F**).
A1.8 Location	The large-scale Emersons Green site is situated to the south of the M4 in the Bristol East Fringe and adjacent to the A4174 to the west. The site is strategically located between the cities of Bristol and Bath, located north of Emersons Green town centre. The site is bounded by the A4174 to the west, Westerleigh Road/Jenner Boulevard to the north and Lyde Green residential development to the east and south.

A2. Current Use *(Existing employment and town centre sites only)*	
A2.1 Current role and sectors served by site	Main Employment Sectors within the site include: Professional, Scientific & Technical Activities - Administrative & Support Service Activities - Information & Communication Key employers within the site include: NCC Operations Limited - Aerospace & Airworthiness - Hieta Technologies Ltd Emersons Green is a significant employment location for South Gloucestershire and the wider sub-region, accommodating modern office space, specialised industrial activity and strategic distribution units. This section of the site includes Bristol and Bath Science Park - an internationally renowned hub for the region's science and technology businesses. Occupiers at Bristol and Bath Science Park include a range of key occupiers from the sectors of Health and Life Sciences, Creative and Digital and various start-ups, such as HiETA Technologies (research and development), CNC Data (software company), Yoto Creative (web designer), Altair Engineering (engineering consultant) and CFMS (research institute). Adjacent to this is the National Composites Centre, which provides a national centre of manufacturing facilities at an industrial scale.
A2.2 Amount of undeveloped land on site/within cluster (ha)	None identified. However, any remaining undeveloped land will be consented for development. The land to the eastern edge of the site, and just beneath Dirac Crescent, is still to come forward as RM.
A2.2a Total number of units on site	According to SGC NDBR records, in June 2020 there were 61 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 620 (employment) jobs associated with this site. (ONS, 2019)
A2.3 Quality and fitness of purpose of existing site and premises (existing sites only)	The Bristol and Bath Science Park is a state-of-the-art modern facility, including two areas for businesses: the Innovation Centre for emerging businesses and the Grow On Centre for expanded businesses. Accommodation across both facilities includes small and large offices serviced and non-serviced-semi-industrial workspace, laboratories and conference facilities as well as high bandwidth and excellent communications. There is good parking provision for the existing occupiers, with a well-maintained environment and landscaped open space.
A2.3a Age and suitability of stock	Built 2000 onwards; quality as ‘Grade A’ specification to attract national/corporate occupiers; FRI or close to condition. Industrial - 6.5m plus eaves; Offices – open plan accommodation on single floor plates, air conditioning.
A2.3b Evidence of significant vacancies	There is no evidence of significant vacancies.

A2.3c Suitability of buildings for modern occupiers	Highly regarded; very good market appeal; attracts and achieves prime values.
A2.3d Onsite facilities	Good parking and loading facilities; good car parking ratio.

A3. Description of qualitative features of site (sourced from available data, previous ELRs, GIS & other secondary sources)	
A3.1 Strategic connectivity	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 • Emersons Green lies alongside the A4174 ring road providing excellent transport access around the eastern edge of the city and directly to the M32 and M4/M5 motorway corridors. • The site provides ease of access for HGVs, with the local road network in good condition and suitable parking/loading provision available on site. • Emersons Green is strategically located between Bristol and Bath, attracting commuters from a range of major residential areas. • The site is well served by key bus routes into and from Bristol and Bath, although relatively remote from the rail network. • Bristol Port and airport are within reasonable driving distance from the site via the motorway.
A3.2 Local accessibility and opportunities to reduce carbon through travel Indicator compiled by the following:	The Emersons Green site is well served by the 462, M3 and 48 bus routes, which run into Bristol City Centre. These buses also offer links to UWE, Fishponds and Broadmead. The A4174 ring road runs adjacent to the site, offering connections into Bristol and directly into the M4/M5 motorway corridors. There is a Park and Ride scheme in Lyde Green, located to the south of the site. The nearest train stations are located at Yate or Bristol Parkway, approximately 6 miles away.
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	Site is within 1.2km from Emersons town centre. There are local amenities available on the Emersons Green site which serve the working population, including staff canteens and other small eateries. The Emersons Green town centre is also located south of the site. It contains a Sainsbury's and Lidl supermarkets, Costa Coffee, postal facilities, cash machine, petrol station and pharmacy, as well as other retail stores and amenities. There are several sport facilities, including a gym and cycling track, available within 1.2km.
A3.4 Digital Connectivity	The Think Broadband UK Broadband Coverage and Speed Test Result: Superfast – download speeds up to 24mpbs This is relatively limited digital connectivity compared with other sites in the East Fringe, with some sections of the site registering scores of less than 10mpbs – approaching a basic level of coverage and speed.

A3.5 Compatibility with neighbouring uses/character of wider area	Mixed commercial area with residential nearby; mainly compatible uses Emersons Green is a major employment location for South Gloucestershire and the wider sub-region. The site is wholly compatible with the neighbouring provision of industrial and distribution uses in the wider Emersons Green site. The area is dominated by large-scale warehouses and manufacturing facilities, as well as local retail centres. The site is relatively screened from residential dwellings via the A4174 and designated Green Belt land, which extends northwards beyond the M4.
A3.6 Strength of functional and/or spatial linkages	The Science Park is a hub for science and technology businesses, connecting entrepreneurs, start-ups and established businesses with investors and academia, and design. The area is rapidly developing into a cluster of start-ups and more established firms from the sectors of Creative and Digital, Advanced Engineering and Health and Life Sciences. There are synergies between the use of the site by innovative engineering businesses and the Aerospace and Advanced Engineering cluster in the nearby Filton Enterprise Area, as well as functional linkages with the MOD site at Abbey Wood and the waste activity at Severnside. Linkages exist with the region's universities and research facilities, particularly the nearby UWE campus at Frenchay.
A3.7 Access to Local Workforce	Site within East Fringe: More resident workers than jobs (job to worker ratio <0.5).

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	Bristol and Bath Science Park provides a focal point for the convergence of science, innovation, technology, creative and digital media. The site contains some of the highest quality existing employment premises in the region. It is purpose-built to support companies to grow and develop from start-ups to establish firms. The Innovation Centre provides office space and flexible workshop space for early stage companies, while the Grow-On Centre is designed for businesses that are taking root, with offices and modern laboratories fitted out to spec. The site is suitable for start-ups and established firms from the key market sectors of Creative and Digital, Aerospace and Advanced Engineering, Health and Life Sciences, and Food and Rural Enterprise. The Emersons Green site offers excellent connectivity by road, owing to its location alongside the A4174 ring road.				
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 existing site meets the current locational and spatial needs for knowledge-based and specialist research activity, as discussed. The site is fully ready and viable to accommodate future occupiers from a range of key market sectors, with limited requirement for infrastructure investment. There is strong potential to provide for incubator and start-up hub space, particularly for high-tech businesses. The site includes some of the highest quality employment premises in South Gloucestershire, situated in a strategic location.				

B1.3 Scale of Opportunity	Based on current consents, the Bristol and Bath Science Park is likely to continue to expand and grow. The location will continue to establish itself as a cluster of specialist activity relating to science and technology, with continued policy protection.		
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 development to be achieved on site. Future provision should concentrate on a range of floorplates to create a fine-grained business environment and allow business growth to stay on site.		
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	There is reasonable potential to meet demand for new and emerging green industries through the research activity and collaboration currently underway on site. The site accommodates the National Composites Centre, which is driving green innovation within the sector and includes world leaders in bio-engineering and sustainable composites. The existing premises are capable of accommodating green industries.		
B1.9 Potential to contribute to zero/low carbon growth?	There is strong potential to contribute to zero and low carbon growth through the specialist research facilities located on site. The existing National Composite Centre is leading work on the utilisation of waste into energy, driving the move towards low carbon growth in the sub-region. The current occupiers are capable of driving zero carbon innovation in their respective industries. The Park has 200 sqm of solar panels, which aim to provide between 10 and 15% of the building's energy requirements, as well as a solar water heating system and a woodchip biomass boiler.		
Regeneration (existing sites only)			
B1.10 Potential for (in-situ) expansion of businesses/ intensification/ repurposing	Strong to good market demand with solid viability prospects for repurposing /	Reasonable market demand with viability prospects good subject to site or	✓ Very low to low market demand and/or likely viability constraints for repurposing / redevelopment to key sector use.

/redevelopment to meet sectoral demand	redevelopment to key sector use.	wider infrastructure investment.	
	There is currently low potential for regenerating the existing premises in the short term, as they currently meet market demand for their uses and have limited physical space for expansion. The Science Park facility has developed and intensified extensively in recent years, and therefore is unlikely to exhibit demand for expansion beyond the current consents. Short term market demand for the site may also be subdued due to COVID-19's impact on the key market sectors.		
Cross-sectoral spatial needs *(if not yet captured above)*			
B1.11 Can provide space for social enterprise	The Science Park acts as an incubator – offering a range of office space, shared and purpose-built laboratories, workshops and co-working facilities specifically for high-tech, science-based entrepreneurs and innovators. It houses a collaborative community of innovators and specialist on-site business support. The site is a prime location for incubator and start-up hub space as a natural outcome of the research activity and corporate partnerships that the Science Park accommodates, as well as flexible or co-working space.		
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 is physically constrained by the A4174 ring road to the south and residential development to the east, however this is unlikely to undermine development viability of the existing consents 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	1-5 years for consented development.		
C1 Regional Conclusion and Recommendations			
C1.1 Conclusion: Considered alongside the other two land parcels which comprise Emersons Green, the site has strong strategic potential to contribute to employment growth and sector prioritisation across South Gloucestershire.		**RAG Summary** Strong	

C1.2 Justification/rationale – The site is a part of regionally significant employment location and one of the West of England's designated Enterprise Zones. The Bristol and Bath Science Park provides a focal point for the convergence of science, innovation, technology, creative and digital media. The Park is purpose-built for occupants from the fields of research and technology, with strong functional linkages, representing a significant contribution to key sector growth and sub-regional employment. The site is in a prime location, benefitting from strong connectivity via road and direct links to the M4/M5 corridor, as well as flexible modern stock and grow-on space which is ready to be used by a range of occupiers from the key market sectors. As demonstrated by the consents on the site, demand is expected to increase further in the future for both incubator and grow-on space. If demand is sustained, a long-term strategy for the Science Park will be required to coordinate growth across the site – including policies to promote sustainable transport.

C1.3 Recommendation –

- Retain and continue to safeguard for employment use.
- Promote sustainable travel interventions to support future growth.
- Consider a strategy for the Science Park to coordinate growth across the site as a whole, focusing on issues around mode share and digital connectivity.