


# SG-12b Emersons Green (Emerald Park and Harlequin Office Park)

## A: BASELINE SITE INFORMATION

<b>A1. Baseline/Context – All baseline data to be provided by SGC either via AMR, GIS layers or other sources</b>			
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)	<b>Emersons Green (Emerald Park and Harlequin Office Park), Fox Brook Road, BS16 7LR</b>		
A1.2a Sub Area	Bristol East Fringe		
A1.3 Location Plan / Geospatial reference			
A1.4 Site area (ha)	34.3ha		
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 northern land parcel, which houses the Harlequin Office Park and Emerald Park, as well as a range of strategic-scale distribution and industrial premises.		
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 developed around the late 1990's and has continued to be developed for the past 30 years.		

A1.8 Location	The large-scale Emersons Green site is situated to the south of the M4 in the Bristol East Fringe and bounded by the A4174 to the west. The site is strategically located between the cities of Bristol and Bath, located north of Emersons Green town centre. This section of the site is bound to the north by the M4, to the west by the A4174, and Westerleigh Road/Jenner Boulevard to the south.

<b>A2. Current Use</b> <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 &amp; Support Service Activities - Professional, Scientific &amp; Technical Activities - Wholesale &amp; Retail Trade; Repair of Motor Vehicles &amp; Motorcycles</p> <p>Key employers within the site include: Mitie Catering Services Ltd - DHL Supply Chain Limited - Care UK Ltd - Mitie Cleaning &amp; Environmental - Mitie Shared Services Limited</p> <p>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 Harlequin Office Park - an established office campus with modern, Grade A open plan accommodation. Occupiers at Harlequin Office Park include a range of key market sectors, such as the corporate offices for Mitie Waste and ALD Automotive. Adjacent to this is Emerald Park, which houses modern industrial units and strategic distribution units, with occupiers including a major Sainsbury's distribution centre, as well as UPS and Knorr Bremse Systems. The remaining section of the site is occupied by Monarch Court and Brook Office Park - high quality campus style office space adjacent to the A4174. Monarch Court and Brook Office Park feature a range of key market sectors within the site, such as Expleo (engineering consultant), Leidos Europe (logistics service), Procentia (software company), Symec Technologies (IT services) and Uplands (construction company), as well as the Practice Plus Group Hospital.</p>
A2.2 Amount of undeveloped land on site/within cluster (ha)	None identified. Any remaining undeveloped land will be consented for development.
A2.2a Total number of units on site	According to SGC NDBR records, in June 2020 there were 50 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 5020 (employment) jobs associated with this site. (ONS, 2019)
A2.3 Quality and fitness of purpose of existing site and premises (existing sites only)	The Harlequin Office Park is an established office campus, offering self-contained modern Grade A office space with significant parking provision around a central core. The park has a very good BREEAM rating and an impressive double height reception area. Emerald Park offers significant modern distribution premises, with ample parking and loading docks, as well as good circulation and strong connectivity to the strategic road network. Monarch Court and Brook Office Park provide high quality campus style office space in a well-established landscaped environment adjacent to the A4174 ring road, with strong parking provision and attractive communal 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	<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"> <li>• 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.</li> <li>• The site provides ease of access for HGVs, with the local road network in good condition and suitable parking/loading provision available on site.</li> <li>• Emersons Green is strategically located between Bristol and Bath, attracting commuters from a range of major residential areas.</li> <li>• The site is well served by key bus routes into and from Bristol and Bath, although relatively remote from the rail network.</li> <li>• Bristol Port and airport are within reasonable driving distance from the site via the motorway.</li> </ul>
A3.2 Local accessibility and opportunities to reduce carbon through travel	<p>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.</p> <p>Indicator compiled by the following:</p>
A3.2a Reducing carbon from travel to work (Walking / Cycling)	<p>The site has pedestrian access however is not 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 and is within 800m of a metrobus route.</p>
A3.3 Accessibility to town centres/local amenities	<p>Site is within 1.2km from Emersons Green town centre</p> <p>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.</p>

A3.4 Digital Connectivity	<p>The Think Broadband UK Broadband Coverage and Speed Test Result: Superfast – download speeds up to 24mpbs</p> <p>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.</p>
A3.5 Compatibility with neighbouring uses/character of wider area	<p>Mixed commercial area with residential nearby; mainly compatible uses</p> <p>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 parks. The site is well screened from residential dwellings via the A4174 and the designated Green Belt land, which extends northwards beyond the M4.</p>
A3.6 Strength of functional and/or spatial linkages	<p>Clear functional and spatial linkages exist between the distribution premises on site and port activity at Avonmouth, as well as further linkages into the West of England due to its role as a distribution centre. The site possesses a number of spatial linkages through the motorway network for regional distribution. The office-based activity on site includes a number of compatible businesses from the sectors of Creative and Digital, Health and Life Sciences and the Circular Economy, which are increasingly engaging with one another. The existing uses on site will thrive on the functional linkages and clustering currently in place, which will continue to grow as employment activity at Emersons Green develops.</p>
A3.7 Access to Local Workforce	<p>Site within East Fringe: More resident workers than jobs (job to worker ratio &lt;0.5).</p>

## B: QUALITATIVE ASSESSMENT – SITE SUITABILITY

<b>B1. Site Potential and Opportunities – Application of market sector frameworks</b>					
B1.1 Suitability of site/cluster for key market sectors	<p>The site offers a range of industrial and warehousing options, as well as office campus accommodation, which are modern and remain in good condition for a range of occupiers. This includes prime, purpose-built premises on Emerald Park which provide good circulation and open storage, with strong access options. Emerald Park is therefore suitable for Transport and Logistics, Aerospace and Advanced Manufacturing and Retail uses, in line with the existing occupiers and stock on the site. Emersons Green is a prime location for such uses, offering strategic links into Avonmouth and Bristol, and beyond into the West of England area via a highway network suitable for HGV movements. The office premises available on the site include Grade A, open plan accommodation with ample parking provision and access to local amenities. The premises' characteristics are suitable for regional branches of national companies, as well as smaller local businesses, office-based creative and digital activity, as well as health and life science businesses.</p>				
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	Does not meet sector / market needs and/or demonstrates notable market failure (unviable)

				being likely	
	The existing site currently meets the locational and premises needs of the market sectors it serves. This is a key distribution and manufacturing site within a wider cluster of such activity in Emersons Green. The existing office accommodation in Monarch Court and Harlequin Office Park could provide space for social enterprise or flexibly managed office space, through provision of modern and open plan accommodation. This site benefits from strong connectivity to the M4 and M5, which provide the site with good access to Avonmouth Port. However, the site is primarily accessible via car and thus limits opportunities for low carbon growth.				
B1.3 Scale of Opportunity	N/A - no significant development potential.				
B1.4 Requirement for infrastructure investment to enable suitability potential to be realised.	N/A – no new development or intensification anticipated on the site, with existing stock in good condition and functioning well.				
<b>Short-term Recovery (COVID-19)</b>					
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		
<b>Inclusive Growth</b>					
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.				
<b>Clean Growth</b>					
B1.8 Potential to meet demand for new/emerging green industries	The site has reasonable potential due to the level of research and development carried out in the wider Emersons Green area. There is some potential to meet demand for emerging or new green industries within the high-tech and high-spec industrial premises on site. The location is suitable for emerging green industries, owing to its distance from residential uses and large floorplates, however market testing will be required here to gauge the demand from green industry businesses.				
B1.9 Potential to contribute to zero/low carbon growth?	The nature of existing employment activity is reliant on in high levels of vehicular trips and therefore has a low potential to contribute to low carbon growth. However, the modern office accommodation at Harlequin Office				

	Park and Monarch Court is predominantly built to low carbon standards, including a 'Very Good' BREEAM rating.		
<b>Regeneration (existing sites only)</b>			
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.
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. Densification is not likely given the nature of the premises and office-based activity. Existing occupiers, particularly smaller businesses, may require more flexible floorplates, suggesting potential for repurposing. In the long term, demand may exist for redevelopment of the office premises to provide incubator/start-up hub space, to capture spill over from the Science Park.			
<b>Cross-sectoral spatial needs (if not yet captured above)</b>			
B1.11 Can provide space for social enterprise	The existing office accommodation in Monarch Court and Harlequin Office Park could provide space for social enterprise or flexibly managed office space, through provision of modern and open plan accommodation. There is the potential to create a suitable 'spoke' or satellite office through minor refurbishment. Given the direct proximity to the Bristol and Bath Science Park, there is also potential for the creation of an incubator/start-up hub space to capture spill over.		
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.			
<b>Delivery</b>			
B1.14 Ownership	No known ownership constraints.		
B1.15 Physical and/or environmental constraints	The site is relatively environmentally unconstrained; however, it has reached maximum capacity and therefore offers a significant physical constraint. The physical boundaries of the M4 to the north and the A4174 to the south also act as a constraint for 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	Major or prohibitive constraints that will undermine development feasibility, viability or deliverability.  Environmental constraints sufficiently important to prevent development for employments.

		viability or deliverability	
B1.15 Likely Delivery Timeframe	N/A – no significant development expected.		
<b>C1 Regional Conclusion and Recommendations</b>			
<b>C1.1 Conclusion:</b> 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.		<b>RAG Summary</b> <b>Strong</b>	
<b>C1.2 Justification/rationale –</b> The site is a part of regionally significant employment location and one of the West of England's designated Enterprise Zones. The site specialises in accommodation of modern office users and large-scale distribution – representing a significant contribution to the key market sectors. This includes a major distribution centre for Sainsbury's and well-functioning occupiers at Harlequin Office Park and Monarch Court. The site is a prime location for distribution and manufacturing, benefitting from strong connectivity via road and direct links to the M4/M5 corridor, as well as existing modern stock which is ready to be used by a range of occupiers from the key market sectors. The existing office accommodation could provide flexibly managed office space, through provision of Grade A open plan suites and ample parking provision. The high-spec warehouses and industrial units at Emerald Park could cater to green industry manufacturing in the long term, with the necessary infrastructure investment and policy support.			
<b>C1.3 Recommendation –</b>			
<ul style="list-style-type: none"> <li>• Retain and continue to safeguard for employment use.</li> <li>• Identify necessary policy and investment requirements to promote green industry manufacturing within Emerald Park, as well as provision of flexible working space in wider site.</li> </ul>			