


SG-13 Chapel Lane, Warmley

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)	Chapel Lane, Warmley, Bristol, BS15 4WW		
A1.2a Sub Area	Bristol East Fringe		
A1.3 Location Plan / Geospatial reference			
A1.4 Site area (ha)	0.4ha		
A1.5 Site Context	<p>Chapel Lane is a small cluster of office space and light industrial / logistics uses, located in close proximity to the A420. This is a key employment location for the village of Warmley. The site includes a Victorian mill which has been converted into offices and traditional sheds for light industrial and logistics uses. Current occupiers include construction consultant, courier service and logistics service.</p>		
A1.6 Policy Status (existing/emerging)	<p>Site is a safeguarded area for economic development in 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	<p>Permission for the site was granted in 1984 for the erection of three industrial units. Since then, the site has only witness small modifications to the units, such as the installation of doors and windows (PK16/5383/F) and an application to</p>		

	change the use of one of the units from a tyre fitting centre to a machine calibration unit (PK11/2486/F).
A1.8 Location	The Chapel Lane site is located edge-of-centre in the village of Warmley, approximately 4.5 miles east of Bristol City Centre. The site is situated within the East Fringe FEMA, with good access to the A420 and A4174. It is predominantly neighboured by residential dwellings, with the green belt boundary running to the east of the site (including Bristol and Bath Railway Path, part of the National Cycle Network). The site is located to the north of the A420 and is close to the roundabout where the A4174 and A420 intersect.

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: Construction - Transport and Logistics</p> <p>Key employers within the site include: Kier Construction Ltd - Diamond Logistics</p> <p>The Chapel Lane site accommodates a small number of self-contained Grade B office units within the Old Mill building, with the only current occupier being the construction consultants Kier Construction. In addition, there are three traditional, low-spec industrial warehousing sheds on the site with the current occupiers of Diamond Logistics and DAWS Transport Services, both serving the Transport and Logistics sector. The current use classes on the site are E, B2 and B8.</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 3 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 60 (employment) jobs associated with this site. (ONS, 2019)
A2.3 Quality and fitness of purpose of existing site and premises (existing sites only)	The existing stock on the Chapel Lane site is in reasonable to good condition, albeit ageing. The industrial premises are small and low spec but provide reasonable parking provision in a relatively well-connected location, and thus are suitable for local or smaller occupiers. The Old Mill is currently for sale with vacant possession, providing important office space in Warmley, which is generally lacking. There is evidence of letting activity at the industrial units.
A2.3a Age and suitability of stock	Mainly built 1980's onwards; adequate specification, more suitable to local businesses.
A2.3b Evidence of significant vacancies	There appears to be evidence of some vacancies with the Old Mill.
A2.3c Suitability of buildings for modern occupiers	Occupier resistance; limited market appeal; longer void rates; command below 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>Restricted access for HGVs, restricted access to major road networks</p> <p>The Chapel Lane site is located approximately 6 miles from J18 of the M4, with limited connectivity to the motorway network. However, the A420 and A4174 do provide strong links into Bristol and key employment locations like Emersons Green. The site is particularly remote with regards to the strategic rail network, with the closest station offering regional links located 4.5 miles away at Keynsham – providing connections to Bath Spa, Bristol Parkway and Gloucester.</p>
<p>A3.2 Local accessibility and opportunities to reduce carbon through travel</p> <p>Indicator compiled by the following:</p>	<p>The village of Warmley is well served by six local bus routes, three of which run into Bristol City Centre. These buses also offer links to Bath, Kingswood and Cribbs Causeway. The A420 road runs through the village and connects with the Avon Ring Road immediately to the west of the village, offering connections west towards Bristol and east towards Chippenham.</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 network.</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>The site is not within close proximity to a town centre.</p> <p>The site is located in relative proximity to the relatively limited local amenities available in Warmley, which are situated within walking distance. Although limited compared to larger town centres, these include food and drink establishments such as Tesco Express and convenience services such as a post office and pharmacy.</p>
A3.4 Digital Connectivity	<p>The Think Broadband UK Broadband Coverage and Speed Test Result: Superfast – download speeds up to 24mpbs</p>
A3.5 Compatibility with neighbouring uses/character of wider area	<p>Mainly residential with few commercial uses; incompatible uses</p> <p>The site is generally compatible with the surrounding residential area, as it is relatively well screened and separated from housing by Chapel Lane and the green belt boundary. The existing employment land in the immediate local area is relatively limited, with the closest compatible industrial/logistics activity occurring on Tower Road (SG-14) on the other side of the A420.</p>
A3.6 Strength of functional and/or spatial linkages	<p>The existing businesses on the site mainly solely serve the local area, thus there is no evidence of existing functional linkages with other sites.</p>
A3.7 Access to Local Workforce	<p>Site within East Fringe: More resident workers than jobs (job to worker ratio <0.5).</p>

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 Chapel Lane site is made up of small, single storey industrial sheds with reasonable parking provision in an edge-of-centre location. These flexible, low-spec structures could accommodate a range of small-scale industrial and distribution activities, within the Transport and Logistics and Aerospace and Advanced Engineering sector. Local independent traders or SMEs requiring affordable office space may be suitable for the Old Mill premises, which includes Grade B ageing office suites. There is the potential for accommodation of flexible office space with minor refurbishment of the premises.				
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 Old Mill premises are only really suitable for limited and small-scale office activity, while demand for the area remains relatively slim. It does not currently meet the premise and locational requirements of the key market sectors, with future major development or intensification unlikely to occur on site.				
B1.3 Scale of Opportunity	N/A – the scale of opportunity is low considering the limited availability of developable land within the site.				
B1.4 Requirement for infrastructure investment to enable suitability potential to be realised.	There is currently little to no opportunity for new development within the site, so no requirement for infrastructure investment. However, the refurbishment/redevelopment of the Old Mill office premises may be required to meet the demand of modern occupiers if demand exists.				
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	There is currently no potential to meet demand for emerging green industries on the site, as this is not compatible with the existing trade offer and the small area of the site limits the potential uses.		
B1.9 Potential to contribute to zero/low carbon growth?	There is currently no potential to contribute to zero or low carbon growth on the site, as this is not compatible with the existing uses or ageing stock. No major development is expected on the site in future.		
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.
There is limited physical and market demand potential for in-situ expansion of businesses on the Chapel Lane site, due to the constrained and secluded location of the site. Once the Old Mill premises have been purchased, there may be potential for redevelopment of the office suites for a wider range of sectors.			
Cross-sectoral spatial needs (if not yet captured above)			
B1.11 Can provide space for social enterprise	The existing stock on site could potentially provide space for social enterprise, however there is not likely demand for this in Warmley. In addition, the site could be capable of providing flexible/co-working space, if the office space is refurbished accordingly to meet the spatial requirements. The site is situated in a relatively remote residential area; however, demand may increase for remote working hubs in such areas as a result of the COVID-19 pandemic. The site is not suitable for incubator or start-up hub space, due to its edge-of-town location and a subsequent lack of market demand.		
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. There is uncertainty with regards to the future owner of the Old Mill.		
B1.15 Physical and/or environmental constraints	The site is physically constrained by the neighbouring green belt and Site of Nature Conservation Interest designations, as well as the surrounding residential area. The existing site is small with no land available for new development or intensification of existing activity, combined with a lack of market demand.		
			✓

	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 expected, with limited potential for intensification of existing activities.		
C1 Regional Conclusion and Recommendations			
C1.1 Conclusion: The site has limited strategic potential to contribute to employment growth and key sector prioritisation across South Gloucestershire in the long term.		RAG Summary LOW	
C1.2 Justification/rationale – The Chapel Lane site is unlikely to play a major role in contributing to employment growth and key sector prioritisation across South Gloucestershire in the long term, owing to the small-scale activity occurring on the site and its position in the largely residential village of Warmley. However, the existing employment on the site remains important for the local area, and thus the site should remain safeguarded to protect existing activity. There is currently no major development or employment growth expected on the site, however the Old Mill premises have the potential for redevelopment for more modern occupiers and a wider range of market sectors in the long term (including flexible workspace), once the future owner is clarified.			
C1.3 Recommendation –			
<ul style="list-style-type: none"> • Retain and continue to safeguard for employment use. • Encourage diversification of employment activity at the Old Mill site. 			