


SG-16 Oatley Trading Estate

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)	Oatley Trading Estate, Gladstone Road, Kingswood, BS15 1SW		
A1.2a Sub Area	Bristol East Fringe		
A1.3 Location Plan / Geospatial reference			
A1.4 Site area (ha)	0.3ha		
A1.5 Site Context	<p>The Oatley Trading Estate is small warehouse / lock-up style industrial estate located in the suburban area of Kingswood, on the eastern border of the City of Bristol. The site accommodates general small-scale industrial and warehousing activity in the current ageing stock. The site is located close to the boundary with Bristol City Council and is in the East Fringe.</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	The site was approved in 1976, and no significant applications have been received on the site since.
A1.8 Location	The Oatley Trading Estate is located in the centre of the suburban area of Kingswood, close to the boundary with Bristol City Council, approximately 3 miles east of Bristol City Centre. The site is bound by residential uses on all sides and lies directly to the west of the A4017 – which provides strong connectivity into Central Bristol. The site is just north of Kingswood High Street. The Trading Estate is situated within the East Fringe FEMA. The site is located close to the boundary with Bristol City Council and is in the East Fringe.

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 - Construction - Arts, Entertainment & Recreation</p> <p>Key employers within the site include: Oatley Ceilings & Floors Ltd - Avon Fixings Limited</p> <p>The Oatley Trading Estate provides for small-scale general industrial use, with the current occupiers of Cyril Minns Engineering (precision engineering and tool making specialists for the aviation, space and defence industries), Avon Fixings (a fastener supplier for the construction industry) and Cash 4 Clothes (a garment recycling centre). The site also includes a music recording studio, Attic Attack Studio, which demonstrates the flexibility of the current lightweight structures located on the Trading Estate.</p>
A2.2 Amount of undeveloped land on site/within cluster (ha)	The site is fully developed out with no existing land available for development, and no potential for intensification of the current employment activity on the site.
A2.2a Total number of units on site	According to SGC NDBR records, in June 2020 there were 12 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 10 (employment) jobs associated with this site. (ONS, 2019)
A2.3 Quality and fitness of purpose of existing site and premises (existing sites only)	The Oatley Trading Estate is comprised of ageing industrial stock in reasonable condition, with sufficient parking provision on the site for the current occupiers. The Trading Estate would require extensive refurbishment in order to provide suitable accommodation for modern occupiers, if market demand existed to make this viable.
A2.3a Age and suitability of stock	Built before 1980; inadequate specification compared to modern units, suitable to local businesses. Industrial - 5m eaves or below; Office – cellular offices.
A2.3b Evidence of significant vacancies	There is no evidence of significant vacancies.
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.
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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 site is situated in an edge of centre location, with access to the M4 situated approximately 3 miles away. The site is also located with good access to the A420 and A4174, providing routes into the advanced engineering cluster at Filton in under 20 minutes by road. Although the site does possess relatively good access to the strategic road network, it is approximately 6 miles from Filton Abbey Wood railway station and thus lacks strong connectivity via rail. Furthermore, the residential surroundings means access is restricted for larger vehicles, such as HGVs.</p>
<p>A3.2 Local accessibility and opportunities to reduce carbon through travel</p> <p>Indicator compiled by the following:</p>	<p>The Oatley Trading Estate site is well served by local bus routes, which run regularly between Bristol and Kingswood. The site is also located with good access to the A4174 and A420 roads, providing routes into the centre of Bristol in under 15 minutes by road. However, the site is remote from the Metrobus routes and strategic cycle routes.</p>
A3.2a Reducing carbon from travel to work (Walking / Cycling)	The site has pedestrian access however is not 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 however is not within 800m of a metrobus route.
A3.3 Accessibility to town centres/local amenities	<p>The site is within 1.2km from Kingswood town centre</p> <p>The site is well served by local amenities, owing to its location near to Kingswood town centre. A range of food and drink establishments, as well as convenience services like banks and a pharmacy can be accessed within walking distance. These include a Greggs, Costa Coffee, Sainsbury's and Boots within a 5 minute walk.</p>
A3.4 Digital Connectivity	The Think Broadband UK Broadband Coverage and Speed Test Result: Superfast – download speeds up to 24 mbps
A3.5 Compatibility with neighbouring uses/character of wider area	<p>Mainly residential with very few commercial uses; nonconforming uses</p> <p>The immediate area surrounding the Oatley Trading Estate is dominated by residential uses. While the Trading Estate is relatively well screened and does not provide a major nuisance for the suburban area, this does limit the types of employment activity which could occur on site significantly. The site has reasonable compatibility with the employment offer in the wider area, with similar small trading estates located in and around Kingswood and Soundwell.</p>
A3.6 Strength of functional and/or spatial linkages	The small-scale of the existing employment activity means there are no discernible synergies on the site. The Cyril Minns Engineering premises will however possess functional linkages with the aerospace cluster at Filton and its supply chain via the A4174, as well as with the Port of Bristol at Avonmouth for exports and imports.

A3.7 Access to Local Workforce	Site within East Fringe: More resident workers than jobs (job to worker ratio <0.5).
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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 Oatley Trading Estate is small warehouse / lock-up style industrial estate, providing for small-scale general industrial uses. The existing premises are traditional, low-spec industrial stock in ageing condition in an edge-of-centre location in Kingswood with good connectivity via the road network. All of the stock is single storey with small floorplates, with sufficient parking provision for the current uses. The site may therefore be suitable for its existing occupiers, such as small-scale engineering and manufacturing, but is unlikely to be able to accommodate larger businesses with more modern premise requirements.				
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	✓	Does not meet sector / market needs and/or demonstrates notable market failure (unviable)
	The site does not meet the sector/market needs of any larger businesses, owing to the low spec and small premises available. Despite reasonable connectivity via the strategic road network, the site is not currently suitable for modern occupiers from the Aerospace and Advanced Engineering or Transport and Logistics sectors. The existing structures are fairly flexible however, as demonstrated by the recording studio, so may be suitable for similar cultural or leisure uses.				
B1.3 Scale of Opportunity	N/A – no significant development or intensification expected on the site.				
B1.4 Requirement for infrastructure investment to enable suitability potential to be realised.	N/A – no significant development expected on the site. However, the refurbishment of current premises may be required to accommodate modern occupiers if sufficient market 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	No – Not within 2km of Priority Neighbourhood.		
Clean Growth			
B1.8 Potential to meet demand for new/emerging green industries	There is currently limited to no potential to meet demand for emerging or new green industries, as this is not compatible with the existing uses. The site is small-scale and existing stock is ageing, therefore significant infrastructure investment would be required if demand did exist here. No major development is expected on the site in future.		
B1.9 Potential to contribute to zero/low carbon growth?	There is currently limited to no potential contribute to zero or low carbon growth on site, as this is not compatible with the existing uses. The site predominantly serves small-scale industrial activity and the existing stock is ageing, therefore significant infrastructure investment would be required to contribute to low carbon. No major redevelopment 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 currently limited scope for in-situ expansion of businesses or intensification, largely as a result of low market demand and the constraints posed by the neighbouring high-density residential dwellings. Minor refurbishment may be required to appeal to modern occupiers, however there is unlikely to be sufficient market demand to make this economically viable.		
Cross-sectoral spatial needs (if not yet captured above)			
B1.11 Can provide space for social enterprise	The Oatley Trading Estate may be suitable for flexible or co-working space, however this would require the repurposing of the majority of units to create shared office space or workshops. The area may see demand increase for flexible neighbourhood working hubs as lockdown continues, particularly due to the site's proximity to residential populations and the town centre. There is reasonable potential for provision of affordable and flexible workshop/studio space for start-ups and SMEs, with a start-up space currently being marketed on site, however the small-scale of the site means grow-on space could not be provided here and thus the range of uses would be limited. There is unlikely to be demand for social enterprise space in the existing site.		
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 on all sides by the surrounding residential development which borders the site, undermining the feasibility of future development.		
			✓
	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 limited strategic potential to contribute to employment growth and key sector prioritisation across South Gloucestershire.		RAG Summary Low	
C1.2 Justification/rationale – The Oatley Trading Estate is small warehouse / lock-up style industrial estate located in the suburban area of Kingswood, on the eastern border of the City of Bristol. The site accommodates general small-scale industrial and warehousing activity in the current ageing stock. It is suitable for the current SME and sole trader businesses occupying the site, however it is unlikely to be able to accommodate more modern occupiers or larger-scale uses. The site is physically constrained by the residential surroundings and poor access, although it does have reasonably good connectivity to Bristol via the strategic road network. There is potential for the accommodation of start-up units with minor refurbishment and should be safeguarded to protect existing employment activity, however the site is unlikely to be of significant strategic importance in the short to medium term without significant investment in refurbishment and retrofitting.			
C1.3 Recommendation –			
<ul style="list-style-type: none"> • Retain and continue to safeguard for employment use. • Potentially consider an alternative strategy for the site to encourage employment growth and key sector prioritisation. 			