


# SG-20 Eclipse Business 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>Eclipse Business Park, High Street, Staple Hill, BS16 5EL</b>		
A1.2a Sub Area	Bristol East Fringe		
A1.3 Location Plan / Geospatial reference			
A1.4 Site area (ha)	0.5ha		
A1.5 Site Context	<p>The Eclipse Business Park is a small office park located on the south side of the High Street in Staple Hill, accommodating Professional Services and social enterprise organisations in modern office suites. The Business Park is currently occupied by Wards Solicitors, Right At Home Bristol, Cherish Able Care and Milestones Trust, as well as some vacancies.</p>		
A1.6 Policy Status (existing/emerging)	<p>Site is a safeguarded area for economic development in Core Strategy Policy CS12.</p>		

A1.7 Planning history	The site was approved for B1 office use in the mid 1980's. No further applications have been received on the site in recent years.
A1.8 Location	Eclipse Business Park is located off the High Street in Staple Hill, within the East Fringe FEMA, approximately 3 miles east of Bristol City Centre and directly east of Fishponds. The site is outside of the town centre boundary and is close to the boundary with Bristol City Council. The site is bound to the south and east by residential dwellings, to the west by a pub and residential dwellings, and to the north by the High Street (B4465).

<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: Professional, Scientific &amp; Technical Activities - Human Health &amp; Social Work Activities - Administrative &amp; Support Service Activities - Transportation &amp; Storage</p> <p>Key employers within the site include: Milestones Trust - Bristol Quality Care Limited</p> <p>The Eclipse Business Park is a modern and recently refurbished office park in an edge-of-centre location, situated to the south of Staple Hill High Street with good connectivity to Bristol. The current occupiers are Wards Solicitors (a lawyer business), Right At Home Bristol (a home care service), Cherish Able Care (care services) and Milestones Trust (a non-profit organisation), with evidence of some vacancies.</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 20 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 500 (employment) jobs associated with this site. (ONS, 2019)
A2.3 Quality and fitness of purpose of existing site and premises (existing sites only)	The Business Park is characterised by recently refurbished, Grade B office stock in fairly good condition. There is a limited amount of parking provision, although this is primarily on-street. The office stock is largely open plan and can be considered to be suitable for modern occupiers in a secondary office location, with an adequate supply of local amenities in close proximity to the site.
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 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.

<b>A3. Description of qualitative features of site (sourced from available data, previous ELRs, GIS &amp; other secondary sources)</b>	
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 A432 arterial road, providing routes into the centre of Bristol in under 20 minutes and the Port of Bristol at Avonmouth in under 25 minutes by road. Although the site does possess relatively good access to the strategic road network, it is approximately 5 miles from the Bristol Parkway railway station and thus lacks strong strategic connectivity via rail. There is restricted access to the site at present.</p>
<p>A3.2 Local accessibility and opportunities to reduce carbon through travel</p> <p>Indicator compiled by the following:</p>	<p>The Eclipse Business Park site is well served by local bus routes, which run regularly between Bristol and Yate, and offer routes to Bristol City Centre, Keynsham and Emersons Green. The site is also located with good access to the A432 arterial road, providing routes into the centre of Bristol in under 20 minutes by road.</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 however is not within 800m of a metrobus route.</p>
A3.3 Accessibility to town centres/local amenities	<p>The site is within 1.2km from Downend and Staple Hill town centres</p> <p>The site is well served by local amenities, owing to its location in Staple Hill town centre. A range of food and drink establishments, as well as convenience services like banks, a gym and a pharmacy can be accessed in walking distance. These include a Co-op, Tesco Metro, Greggs and several coffee shops within a 10-minute walk.</p>
A3.4 Digital Connectivity	<p>The Think Broadband UK Broadband Coverage and Speed Test Result:</p> <ul style="list-style-type: none"> <li>• Ultrafast – download speeds up to 300 mpbs</li> </ul>
A3.5 Compatibility with neighbouring uses/character of wider area	<p>Mixed commercial area with residential nearby; mainly compatible uses</p> <p>The immediate area surrounding the site is dominated by retail and residential uses. However, the Business Park is relatively well screened and does not provide a major nuisance for the suburban area. The site has reasonable compatibility with the employment offer in the wider area, with similar office premises located in and around Staple Hill and Fishponds.</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 developing 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 &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	The Eclipse Business Park is comprised of Grade B, multi-let office suites in the edge-of-centre location of Staple Hill. The office space is largely modern and open plan, with allocated parking provision, and has recently undergone refurbishment. Crucially, the office space within the Business Park contains relatively small floorplates. As a result, the site is predominantly suitable for small-scale office activity – for instance SMEs, sole traders and start-ups. This could also include smaller businesses from the key market sectors of Professional Services and Creative and Digital.				
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 Business Park currently meets the premise and locational requirements of the small-scale office activity occurring on site, including social enterprise and minor Professional Services activities. There is currently no cohesion and synergies between the existing uses, with no evidence of clustering. The current vacancies on the site suggest that market demand may be declining for such premises in Staple Hill and the East Fringe area. There is reasonable potential to redesign the offices to provide flexible or co-working space.				
B1.3 Scale of Opportunity	N/A – no significant development potential, with a lack of developable land for intensification.				
B1.4 Requirement for infrastructure investment to enable suitability potential to be realised.	N/A – no significant development potential				
<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	Yes – Within 2km of Priority Neighbourhood		
<b>Clean Growth</b>			
B1.8 Potential to meet demand for new/emerging green industries	There is currently no potential to meet demand for new or emerging green industries, owing to the current stock and the unlikelihood of development of the existing site in the short to medium term.		
B1.9 Potential to contribute to zero/low carbon growth?	The existing office premises are built to a high-spec, thus likely have to conform to low carbon guidelines. As a result, there is some potential for the Business Park to contribute to low carbon growth, although this will be a relatively insignificant contribution due to the size of the site.		
<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 limited viability for the in-situ expansion of businesses within the office park, owing to the physical constraints of the surrounding residential area and the recent refurbishment. The significant investment required to redevelop the existing premises would not be considered proportionate to the market positioning of the site, as demonstrated by the existing vacancies.			
<b>Cross-sectoral spatial needs (if not yet captured above)</b>			
B1.11 Can provide space for social enterprise	The Eclipse Business Park currently accommodates a social enterprise on the site, Milestones Trust, a charity that supports people with learning disabilities, mental health needs and dementia in the West of England. As a result, the site has strong potential to provide space for further social enterprise organisations. There is also reasonable potential to repurpose the existing office suites to deliver flexible/co-working space within the site, with demand likely to increase for such spaces post-COVID (particularly for neighbourhood co-working hubs in residential areas). The Business Park's edge-of-centre location in Staple Hill means there is unlikely to be demand for accelerator/start-up hub space, which would also require significant investment to develop.		
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 constrained by the high-density residential and retail uses that neighbour the Business Park, as well as the road frontage to the High Street. Therefore, it is unlikely that the site could develop beyond the boundaries of the existing allocation. There is currently no surplus developable land located on the site in addition.		

			✓
	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 or intensification expected on site.		
<b>C1 Regional Conclusion and Recommendations</b>			
<b>C1.1 Conclusion:</b> The site has relatively limited potential to contribute to employment growth and key sector prioritisation across South Gloucestershire in the long term.		<b>RAG Summary</b> <b>Reasonable</b>	
<b>C1.2 Justification/rationale –</b> Eclipse Business Park is an important employment site for Staple Hill, providing modern Grade B office premises capable of accommodating SMEs and small-scale office activity. There is some potential in repurposing the existing office suites to provide flexible/co-working space, with demand likely to increase for such spaces in residential areas post-COVID. However, it is important to recognise that redevelopment of the Business Park is constrained by the built-up suburban area which bounds the site, as well as the lack of developable land on the existing site.			
<b>C1.3 Recommendation –</b>			
<ul style="list-style-type: none"> <li>Retain and continue to safeguard to protect existing employment activity.</li> </ul>			