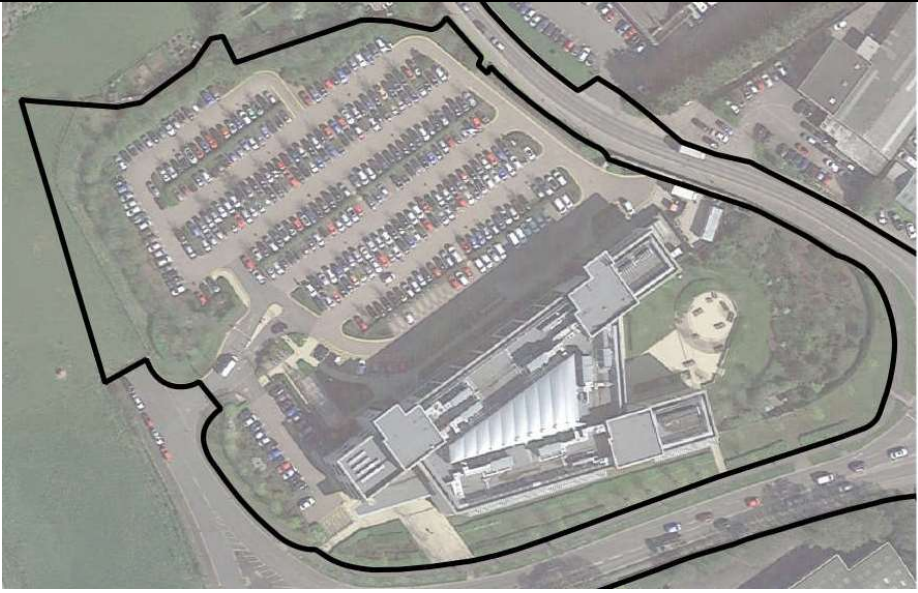


# SG-32 Council Offices, Badminton Road

## 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>South Gloucestershire Council Offices, Badminton Road, Yate, BS37 5AF</b>		
A1.2a Sub Area	Yate and Surrounding Areas		
A1.3 Location Plan / Geospatial reference			
A1.4 Site area (ha)	2.6ha		
A1.5 Site Context	<p>The Badminton Road Council Offices are located in the centre of Yate, 7.5 miles north east of Bristol City Centre. The site provides office space for South Gloucestershire Council and its individual departments. The Badminton Road office space is situated in a modern premise, with parking facilities provided to the rear of the site.</p>		
A1.6 Policy Status (existing/emerging)	The site is safeguarded for economic development by Core Strategy Policy CS12.		
A1.7 Planning history	<p>The site was approved in 2006 under application <b>PT06/2824/R3O</b> and <b>PT07/3002/R3R</b> for the erection of Council offices. The application has been implemented.</p>		

A1.8 Location	The Badminton Road offices are located out-of-centre in the Yate employment area, prior to the main High Street, situated opposite Badminton Road Trading Estate (SG-58). Yate is located approximately 7.5 miles northeast of Bristol City Centre, situated within the Yate and Surrounding Areas FEMA. The site is located on the A432, which provides access into Central Bristol. The site is located to the west of Yate Road, and north of Badminton Road (A432). It is surrounded by industrial units to the east, and south. There are some residential units along Badminton Road that the site fronts. To the west and north is countryside.
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**A2. Current Use** *(Existing employment and town centre sites only)*

A2.1 Current role and sectors served by site	<p>Main Employment Sectors within the site include: Public Administration &amp; Defence; Compulsory Social Security - Human Health &amp; Social Work Activities</p> <p>Key employers within the site include: South Gloucestershire Council</p> <p>The Badminton Road site provides important modern Grade A office space for South Gloucestershire Council in good condition, including the Department of Social Services.</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 was 1 business unit 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 1490 (employment) jobs associated with this site. (ONS, 2019)
A2.3 Quality and fitness of purpose of existing site and premises (existing sites only)	The site is in good condition and suitable for its current occupiers. The office space is modern and open plan, including good environmental conditions and generous landscaped open space. However, there is insufficient parking provision on the site for its current uses.
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. 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	Displays market appeal; day to day churn; attracts secondary value.
A2.3d Onsite facilities	Poor parking and loading facilities; poor car parking ratio.

**A3. Description of qualitative features of site (sourced from available data, previous ELRs, GIS & other secondary sources)**

A3.1 Strategic connectivity	Reasonable site access for all vehicles, indirect or restricted access to major road network.
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	The site is located 350m from Yate Station, however it is relatively remote from the strategic road network, with the closest motorway access situated 5 miles away. Yate Station is well served by regional and interregional links, located on the main Bristol to Birmingham line. The positioning of the site within Yate means it is isolated from major strategic transport hubs like the Port of Bristol.
A3.2 Local accessibility and opportunities to reduce carbon through travel  Indicator compiled by the following:	The nearby Yate Station to the east of the site provides excellent rail links into Bristol and Bath. There are two local bus routes available on Badminton Road also, running regularly to locations such as Bristol, Kingswood, Southmead, Chipping Sodbury and Cribbs Causeway. The local highway network is in good condition, with the site situated on the A432 between Yate and the Bristol North Fringe. The site has fairly limited pedestrian access, due to its location on a main road.
A3.2a Reducing carbon from travel to work (Walking / Cycling)	The site has pedestrian access but 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 stop.
A3.3 Accessibility to town centres/local amenities	The site is within 1.2km from Yate town centre. Yate Town Centre can be accessed via the A432 within 1.2km, although this is a fairly long walk. The centre of Yate is well served with a wide range of amenities such as Tesco, Lidl, McDonald's and other premises, as well as convenient services such as banks, gyms and a post office. Some local amenities, including convenience stores, a petrol station and small eateries like Greggs are accessible within easier walking distance in the surrounding trading estates
A3.4 Digital Connectivity	The Think Broadband UK Broadband Coverage and Speed Test Result: Superfast – download speeds up to 24 mpbs
A3.5 Compatibility with neighbouring uses/character of wider area	Established commercial area; mainly compatible and uniformity of uses. The immediate area surrounding the Badminton Road offices is dominated by industrial and distribution uses. However, the site is relatively well screened, and these do not provide a major nuisance for the offices. The site has reasonable compatibility with the employment offer in the wider area, situated adjacent to the main employment area of Yate.
A3.6 Strength of functional and/or spatial linkages	The small-scale of the existing premises and the presence of one sole occupier means there are no discernible synergies on the site. South Gloucestershire Council will however possess strong functional linkages with the locality due to the nature of its role, as well as with the Council's other premises in the unitary authority.
A3.7 Access to Local Workforce	Site within Yate / Chipping Sodbury: broad balance between resident workers to job (job to worker ratio 0.5-1.5).

## 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 Badminton Road site is made up of open plan Grade A office space with a large floorplate in a modern, energy-efficient building. The existing office space has been purpose built for the occupiers of South Gloucestershire Council, and thus is suitable for its current use. However, if the office space was to become vacant, it would be suitable for businesses from the key market sector of Professional Services, as well as office-based activity from the Creative and Digital and Health and Life Sciences sectors. The site would be capable of providing flexible co-working space, as well as a start-up hub or incubator.				
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 Badminton Road office space currently meets the premises and locational requirements of South Gloucestershire Council, and serves its function well as an open plan and modern office space. The site is unlikely to change from its existing use in the short to medium term, benefitting from its proximity to Yate station and strong access to the road network. However, the current parking availability is not suitable for the number of workers, especially considering that the site is predominantly accessible by road. This also poses issues to the surrounding industrial estates and businesses, as workers are forced to park outside of the site.				
B1.3 Scale of Opportunity	N/A – no significant development or redevelopment expected.				
B1.4 Requirement for infrastructure investment to enable suitability potential to be realised.	N/A – no significant development expected on the site.				
<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	✓				
	High to good degree of proximity to areas of high deprivation and scale /	Reasonable proximity to high deprivation	Very low to low degree of proximity to areas of high deprivation and		

groups and/or areas of high deprivation.	type of employment likely to be generated	and/or provision of suitable jobs	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 user and the unlikelihood of redevelopment 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, including a number of low carbon initiatives. As a result, there is some potential for the offices 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.
The existing public sector occupier is unlikely to display market demand for expansion of the premises, as it currently meets premise requirements. If demand did exist for intensification in future, this could be at the cost of the extensive parking provision on site.			
<b>Cross-sectoral spatial needs (if not yet captured above)</b>			
B1.11 Can provide space for social enterprise	The site is unlikely to change from its existing use in the short to medium term, particularly due to the current occupier of South Gloucestershire Council. However, if the current occupier was to vacate the site, the existing premises would be highly capable of providing flexible/co-working space, as well as start-up hub space with some minor refurbishment. Market testing would be required here to gauge the demand for such a facility within Yate.		
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	Site is owned by South Gloucestershire Council, making it unlikely that the site would be redeveloped or repurposed.		
B1.15 Physical and/or environmental constraints	The site is constrained physically by the A432 and Stover Road. There is currently no developable land on the site, with the parking provision unlikely to be able to be reduced. This is the case even if demand for intensification was strong enough to make this an economically viable		

	option – however this is highly unlikely. The River Frome, situated to the north of the site, is a Site of Importance for Nature Conservation.		
		✓	
	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.		
<b>C1 Regional Conclusion and Recommendations</b>			
<b>C1.1 Conclusion:</b> The site has reasonable strategic 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> The Badminton Road site provides modern Grade A office space on the edge of Yate, with good connectivity to Bristol and strong provision of local amenities. The Council Offices are unlikely to contribute significantly to employment growth and key sector prioritisation across South Gloucestershire whilst it is occupied by the Council as a public sector facility. However, this is an important site for the wider local area and the functioning of the Unitary Authority. The site would provide high-quality office accommodation for a range of key market sectors if it was to be leased in the future.			
<b>C1.3 Recommendation –</b>			
<ul style="list-style-type: none"> <li>Retain and continue to safeguard to protect existing employment activity.</li> </ul>			