


SG-33 Great Western Business Park, Yate

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	✓	Tick relevant box
	Committed (permitted)		<i>Note: Subject to the type of site being considered, not all fields in this proforma will be populated.</i>
	Allocated (in Local Plan)	✓	
	Proposed (submitted to HELAA)		
A1.2 Site Name & Address (Inc Site reference, if applicable)		Great Western Business Park, Armstrong Way, Yate, BS37 5NG	
A1.2a Sub Area	Yate and Surrounding Areas		
A1.3 Location Plan / Geospatial reference			
A1.4 Site area (ha)	33.4ha		
A1.5 Site Context	Great Western Business Park is an industrial park located in the Yate employment area, 7.5 miles north east of Bristol City Centre. The site includes a range of light industry and trade counters uses, as well as smaller retail and leisure uses. The site is situated in a cluster of similar trade parks and industrial estates within the Yate area, bound by Yate Road and the railway line. It also includes a strategic waste premises - the SUEZ Recycling and Recovery Centre.		
A1.6 Policy Status (existing/emerging)	The site is safeguarded for economic development by Core Strategy Policy CS12. Should an application for B8 storage be sought on the site, policy PSP27 would need to be satisfied. The site is also part of the sites identified as locations		

	appropriate for the development of residual waste treatment facilities (as part of the JWCS).
A1.7 Planning history	The site has been used for industrial purposes since before the 1970's. More recently, application PK16/2417/MW for the redevelopment of the existing waste management facility has been completed. In addition, application PK15/1288/F for the erection of 17 industrial units for B1c and B8 uses, and PK16/0524/F for the erection of a B8 unit, have all been implemented on the site recently.
A1.8 Location	The Great Western Business Park is located out-of-centre in the Yate employment area, situated between Stover Road & North Road Industrial Estate (SG-57) and Beeches Industrial Estate (SG-29). Yate is located approximately 7.5 miles northeast of Bristol City Centre, situated within the Yate and Surrounding Areas FEMA. The site is located to the north of Yate, near Engine Common to the south of the Yate northern relief road (B4059).

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: Wholesale & Retail Trade; Repair Of Motor Vehicles & Motorcycles - Manufacturing - Administrative & Support Service Activities</p> <p>Key employers within the site include: Suez Recycling And Recovery Uk Ltd - Charles Saunders Ltd - Apec Limited - Eurotaxis Ltd - Matki Public Limited Company - Allied Health-Services Limited -</p> <p>The site accommodates a range of general industrial activity, distribution warehouses and trade counter units. The premises include standalone industrial sheds, as well as flexible lightweight sheds and a significant recycling centre. The Business Park includes occupiers from a range of sectors such as Avin Electronics (electronics manufacturer), SUEZ (waste management service), Office Beverages (coffee machine supplier), LBS South West (software company), Omiron Cutting Technology (engineer) and Asterix (shopfitter). There are also a number of small-scale leisure uses on site, including Kingdom Hall of Jehovah's Witnesses.</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 139 business units operating within the site.
A2.2b Number of vacant units	According to SGC NDBR records, in June 2020 there were 1 unoccupied business units within the site - indicating that the vacancy rate is approx. 1%
A2.2c Estimate of total number of jobs on site (where possible)	There are approximately 1900 (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 characterised by traditional industrial stock in relatively good condition; however, some refurbishment may be required to suit more modern occupiers. The site offers adequate parking provision for the current uses, as well as open storage for vehicles, freight and other goods. However, parking provision is often occupied by South Gloucestershire Council officers – placing pressures on the existing businesses. There is currently evidence of some vacancies within the Business Park. The environmental conditions on site remain good, with limited polluting heavy industries.

A2.3a Age and suitability of stock	Mainly built 1980's onwards; adequate specification, more suitable to local businesses. Industrial - 5m to eaves upwards.
A2.3b Evidence of significant vacancies	There is evidence of some vacancies on site, although not a significant proportion.
A2.3c Suitability of buildings for modern occupiers	Displays market appeal; day to day churn; attracts secondary value.
A2.3d Onsite facilities	Adequate parking and loading facilities; adequate 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>Reasonable site access for all vehicles, indirect or restricted access to major road network.</p> <p>The Great Western Business Park is located approximately 11 miles north east of Bristol City Centre. Junction 14 of the M5 (10 miles west) and Junction 19 of the M4 (7 miles south) are easily accessible. The strategic rail network can be accessed via Yate railway station, located less than a mile away. Yate station is situated on the Bristol to Birmingham line and provides regular services to Bristol Parkway and Bristol Temple Meads.</p>
<p>A3.2 Local accessibility and opportunities to reduce carbon through travel</p> <p>Indicator compiled by the following:</p>	<p>The site is well served by local bus routes on Badminton Road and near Yate railway station, as well as a high-quality local road network. These services run regularly, offering links into Bristol. The site offers access onto the A432 between Yate and Bristol North Fringe and is also within walking distance of the centre of Yate. The site has pedestrian access but it is remote from 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 stop.
A3.3 Accessibility to town centres/local amenities	<p>The site is within 1.2km from Yate town centre.</p> <p>Yate Town Centre can be accessed via the A432, although this is a relatively 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 convenience 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.</p>
A3.4 Digital Connectivity	The Think Broadband UK Broadband Coverage and Speed Test Result: Ultrafast – download speeds up to 300 mpbs
A3.5 Compatibility with neighbouring	<p>Established commercial area; mainly compatible and uniformity of uses.</p> <p>The site is mainly compatible with the neighbouring provision of industrial and 'big box' retail uses in Yate. The area is dominated by large-scale</p>

uses/character of wider area	warehouses, manufacturing units and retail distribution premises, as exemplified by the neighbouring Stover Trading Estate and Beeches Industrial Estate. The site is fairly well screened from residential dwellings via trees and open green space.
A3.6 Strength of functional and/or spatial linkages	The site mainly serves the local area but there are functional links with the neighbouring trading estate. The distribution premises on the site will have links with the wider sub-region, as will the retail stores.
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

B1. Site Potential and Opportunities – Application of market sector frameworks					
B1.1 Suitability of site/cluster for key market sectors	The Great Western Business Park is predominantly made up of good quality, although ageing industrial stock. This includes purpose-built manufacturing and warehousing facilities with good circulation and strong parking provision, in a relatively high-density business park configuration. While not necessarily a prime location for manufacturing or distribution, the site benefits from connectivity to the North Fringe via the A432 and Avonmouth Port via the M5. The site is therefore suitable for businesses from the Aerospace and Advanced Engineering and Transport and Logistics sectors, as well as smaller-scale occupiers from the Housing, Construction and Development and Retail sectors.				
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 site contributes to the manufacturing and industrial sectors of the West of England, with current occupiers performing well. The site offers fairly ageing, although good quality accommodation with good open storage which meets the premises requirements of the current occupiers. The site also acts as a strategic waste centre, due to the location of a SUEZ Recycling and Recovery centre on site. However, the existing vacancies suggest demand is reducing in the Yate location, with distribution and manufacturing firms looking towards Filton and Avonmouth as their areas of search.				
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.				

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 some potential to meet demand for emerging or new green industries, owing to the relatively flexible premises on site. The location is suitable for emerging green industries, as it is distant from residential uses (hence the strategic waste use), 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?	There is some potential to meet contribute to zero/low carbon growth, owing to the flexible and modern premises on site. However, the existing uses on site do not contribute to low carbon growth, with some heavy industrial uses and vehicle repair occupiers. Waste and recycling activities on site could be intensified.		
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.
Reasonable market demand exists for the redevelopment of the more ageing industrial premises to meet the premise requirements of modern occupiers. However, there is currently limited physical scope for intensification or expansion of the business activity currently occurring within the business park. The site is physically constrained by the bordering uses, and there is limited space available for redevelopment. Furthermore, the current vacancies on the site for manufacturing units suggest possible waning market demand for such units in the Yate area,			

	perhaps as a result of the growing clusters of such activity in Avonmouth and Filton.		
Cross-sectoral spatial needs (if not yet captured above)			
B1.11 Can provide space for social enterprise	There is some limited potential for provision of affordable and flexible space for start-ups and SMEs within the industrial estate. This would require minor refurbishment of the existing industrial and warehouse premises; however, the question remains as to demand for such a space within the Yate area. The out-of-centre location typically means there will be limited demand for incubator or accelerator type spaces. Grow-on space could not be provided here, thus the range of uses would be limited.		
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 by the surrounding uses and neighbouring premises. The site is bordered to the east by the Frome Valley Walkway and railway line, to the south by the Stover Road and North Road Trading Estate, to the west by Beeches Industrial Estate, and to the north by the B4059. There is thus limited space for new 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 strong strategic potential to contribute to employment growth and key sector prioritisation across South Gloucestershire in the long term.		RAG Summary Strong	
C1.2 Justification/rationale – Great Western Business Park is an important industrial park location in Yate, with existing industrial and distribution occupiers performing well. The site offers fairly ageing, although good condition and flexible accommodation with good parking provision and open storage, which meets the premises requirements of the current occupiers. The site is also a significant location for the waste sector, owing to the presence of the SUEZ Recycling and Recovery Centre on site, along with the site being identified in the JWCS as being appropriate for residual waste treatment. There may be a need to consider alternative employment uses in future, such as increased provision for waste			

services, given the current vacancies on the site. The site is unlikely to experience new development or intensification of existing activity in future, owing to the physical constraints of the site and limited demand.

C1.3 Recommendation –

- Retain and continue to safeguard for employment use.
- Consider potential for provision of further strategic waste premises, as well as repurposing to support low carbon growth.
- Coordinate with SG36, SG57; the other sites highlighted in policy 5 of the JWCS.