


SG-35 The Ridge, 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	✓	<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)	The Ridge, Station Road, Yate, BS37 4AF		
A1.2a Sub Area	Yate and Surrounding Areas		
A1.3 Location Plan / Geospatial reference			
A1.4 Site area (ha)	2.5ha		
A1.5 Site Context	<p>The site is an existing employment area located in the Yate and Surrounding Areas FEMA subzone to the north-west of Bristol, accommodating the service centre for Hanson (as part of a wider aggregates facility). It is situated on the edge of the Yate employment area, the largest town in South Gloucestershire, which is set to grow further in response to strategic housing need and employment growth, supported by significant investment in transport infrastructure.</p>		

A1.6 Policy Status (existing/emerging)	The site is safeguarded for economic development by Core Strategy Policy CS12.
A1.7 Planning history	The site was granted permission in the 1970's for the erection of two storey office building, single storey training centre, lab, store and residential block. Other than works to re-clad the buildings, there have been few applications on the site in recent years.
A1.8 Location	The site is located to the east of Yate and is bounded by residential to the west and south. To the north and east is open fields. The site is relatively secluded from public view and accessed via Drovers Way. It is outside of settlement limits, within close proximity of the settlement boundary at Yate.

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: Financial & Insurance Activities - Manufacturing - Professional, Scientific & Technical Activities - Water Supply; Sewerage, Waste Management & Remediation Activities - Mining & Quarrying</p> <p>Key employer within the site include: Hanson Quarry Products Europe Ltd</p> <p>The site comprises two modern office premises serving Hanson, which acts as a service centre for the multi-national building and aggregates supplier. The site is part of the wider aggregates facility in this area, which includes the quarry to the north of the site.</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 330 (employment) jobs associated with this site. (ONS, 2019)
A2.3 Quality and fitness of purpose of existing site and premises (existing sites only)	Both of the office premises look to be in good condition and suitable for modern occupiers, with good environmental conditions and adequate parking provision for the size of the site. The office space appears to be Grade A with a large floorplate, situated in a picturesque location. There are no obvious vacancies, with all the premises occupied by Hansen.
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.

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 Ridge is relatively remote from a strategic transport hub and located approximately 5 miles from motorway access to the M4, thus offering limited connectivity to the strategic road network. Bristol City Centre is situated 13 miles south-west (approximately 25 minutes by car via the M32) and the Port of Bristol at Avonmouth is approximately 20 miles west. The local road network is unsuitable for HGVs, including a number of narrow lanes. The site is also relatively remote from the strategic rail network, with Yate station located 2.5 miles away providing regional and interregional links.</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 reached via a long access road, which makes the site relatively remote from local public transport links. The closest bus stop offers an irregular service (every two hours) into Yate, Chipping Sodbury and Acton Turville. The Yate Master Plan is currently exploring the delivery of strategic road infrastructure to provide more attractive walking and cycling routes and green infrastructure.</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 stop.</p>
A3.3 Accessibility to town centres/local amenities	<p>The site is within 1.2km from Chipping Sodbury town centre.</p> <p>The long access road to The Ridge again means that accessibility to town centres and local amenities is fairly limited. There are limited local amenities available on Chipping Sodbury High Street, however the nearest designated district centre with significant amenities is located 2 miles away in Yate town centre.</p>
A3.4 Digital Connectivity	<p>The Think Broadband UK Broadband Coverage and Speed Test Result: Superfast – download speeds up to 24 mpbs</p>
A3.5 Compatibility with neighbouring uses/character of wider area	<p>Established commercial area; mainly compatible and uniformity of uses.</p> <p>The site is surrounded by an area allocated for the rural economy, agricultural development and rural residential uses, suggesting a possible lack of compatibility with the character of the wider area. However, the office premises and wider aggregate facility are relatively contained and screened by tree coverage and open greenfield space.</p>
A3.6 Strength of functional and/or spatial linkages	<p>The Hanson premises will possess strong functional linkages with the construction industry and supply chain around the UK, as one of the largest building materials manufacturers nationwide, as well as with the Port of Bristol at Avonmouth for exports and imports.</p>
A3.7 Access to Local Workforce	<p>Site within Yate / Chipping Sodbury: broad balance between resident workers to job (job to worker ratio 0.5-1.5).</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 Ridge site comprises purpose-built, Grade A office premises in a low-density configuration with strong parking provision, benefitting from good environmental conditions and natural screening. Although not necessarily a prime location for office uses, the site is primarily an aggregates facility and does offer reasonable connectivity to the cluster of aerospace activity at Filton via the A4174 and Bristol City Centre via the M32. The site is therefore suitable for the current occupier from the Housing, Construction and Development sector, serving the occupier's market needs and connectivity 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	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 currently meets the premises and locational requirements of the occupier and serves its function well as a service centre. The site is unlikely to change from its existing use in the short to medium term, particularly due to its proximity to the quarry. Other companies who require office space (such as Professional Services, Creative and Digital, or Public Administration) may not favour the location of the site out-of-centre, despite its reasonable access to the strategic road network.				
B1.3 Scale of Opportunity	N/A – no significant development potential.				
B1.4 Requirement for infrastructure investment to enable suitability potential to be realised.	No infrastructure investment required to maintain existing employment activity. However, demand for the office space would be limited if the current occupier vacated the site. As a result, significant investment would be required to adapt the facilities into a research centre or specialist energy facility (in keeping with the locational characteristics of The Ridge site). Remediation of the quarry to the north could be required as a planning obligation.				
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			✓		
	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 poor suitability of employment likely to be generated	

groups and/or areas of high deprivation.	type of employment likely to be generated	and/or provision of suitable jobs	
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 limited potential to meet demand for new and emerging green industries on the site, as this is not compatible with the existing stock and surrounding residential uses. Redevelopment of the site could focus on incorporation of green industries, should the existing occupier vacate the site.		
B1.9 Potential to contribute to zero/low carbon growth?	There is reasonable potential to contribute to zero and low carbon growth through opportunities presented by the current occupier's position in the construction supply chain. Future low carbon technologies could be supported on the site, with significant investment. The site is relatively remote and positioned awkwardly for public transport, thus meaning access will primarily be via car, with the associated consequences for carbon emissions.		
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.
The site is unlikely to change from its existing use in the short to medium term, particularly due to the nature of the wider aggregate facility. If the current occupier was to vacate the site, there would be potential for significant redevelopment to create a bespoke research facility or specialist energy site. Market testing would be required here to gauge the demand for such a facility within Yate.			
Cross-sectoral spatial needs (if not yet captured above)			
B1.11 Can provide space for social enterprise	The site is currently unsuitable for providing space for flexible/co-working or a start-up hub, owing to its remoteness from local amenities and public transport. The existing occupier is unlikely to vacate the site in the short to medium term, thus there is no viable space to accommodate such uses.		
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.		

<p>B1.15 Physical and/or environmental constraints</p>	<p>The site is constrained physically by the Frome Valley, neighbouring residential uses and wider aggregate facility. There is currently no developable land on the site, but the existing parking provision could be reduced if demand for intensification was strong enough to make this an economically viable option – however this is highly unlikely. The surrounding area is a regionally important geological site, which limits the types of employment activity which can occur in the area. There may be requirements to remediate the quarry to the north in future, as part of any planning obligation.</p>		
			<p>✓</p>
	<p>No significant or relatively minor constraints that will not undermine development feasibility, viability or deliverability.</p>	<p>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</p>	<p>Major or prohibitive constraints that will undermine development feasibility, viability or deliverability.</p> <p>Environmental constraints sufficiently important to prevent development for employments.</p>
<p>B1.15 Likely Delivery Timeframe</p>	<p>N/A – no significant development potential.</p>		
<p>C1 Regional Conclusion and Recommendations</p>			
<p>C1.1 Conclusion: The site has reasonable strategic potential to contribute to employment growth and key sector prioritisation across South Gloucestershire in the long term.</p>		<p>RAG Summary</p> <p style="text-align: center;">Reasonable</p>	
<p>C1.2 Justification/rationale – The Ridge site provides modern Grade A office space on the edge of Yate as part of a unique aggregate facility, in a secluded location with limited access to public transport and local amenities. The existing site is unlikely to contribute significantly to employment growth and key sector prioritisation across South Gloucestershire; however, it remains an important site for the wider local area and should continue to be safeguarded. The site would likely not experience significant demand if the current occupier vacated, however it could be redeveloped to provide a specialist research facility or renewable energy site with significant infrastructure investment.</p>			
<p>C1.3 Recommendation –</p> <ul style="list-style-type: none"> • Retain and continue to safeguard for employment use. • Identify necessary policy and investment requirements to promote green technologies. 			