


SG-36 Westerleigh Business Park

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)	Westerleigh Business Park, Woodward Avenue, Yate, BS37 5YX		
A1.2a Sub Area	Yate and Surrounding Areas		
A1.3 Location Plan / Geospatial reference			
A1.4 Site area (ha)	22.1ha		
A1.5 Site Context	<p>Westerleigh Business Park is a modern industrial park in Yate, with large scale manufacturing, distribution and office uses. The site includes the Smurfit Kappa strategic scale manufacturing site and TNT's Bristol Depot, as well as other industrial and distribution occupiers. The site is to the west of Yate and is within close proximity of Badminton Road Trading Estate (SG-58).</p>		
A1.6 Policy Status (existing/emerging)	<p>Site is an interim safeguarded area for economic development in Core Strategy Policy CS12. Should an application for B8 storage be sought on the site, policy</p>		

	PSP27 would need to be satisfied. In addition, the Joint Waste Core Strategy Policy 5 identifies the site as an appropriate location in principle for the development of residual waste treatment facilities within the existing industrial park.
A1.7 Planning history	The majority of the site was developed around the late 1990's, with application P94/1220 Development of 20 HA of land of A1, A2, A3, B1, B2 and B8 and P96/2298 outline application being approved for B1, B2, B8 and vehicle sales. More recently, application PT12/2353/F was granted permission in 2012 for the erection of an additional warehouse and additional car parking spaces; and application PT13/2352/F for an extension at 500 Woodward Avenue was approved. These permissions have both been completed.
A1.8 Location	Westerleigh Business Park is situated out-of-centre in Yate, to the south of the town, adjacent to the Badminton Road Trading Estate (A432). The site is bordered to the south by the railway line, to the east by Badminton Road Trading Estate (SG-58), to the west by green belt land, and to the north by the A432. It is located approximately 11 miles north east of Bristol City Centre. The site is within the Yate and Surrounding Areas FEMA.

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: Manufacturing - Wholesale & Retail Trade; Repair of Motor Vehicles & Motorcycles - Transportation & Storage</p> <p>Key employers within the site include: Smurfit Kappa UK Ltd - Apak Group Ltd - TNT UK Ltd - Selecta UK Ltd - Westrock Packaging Systems UK Ltd - David Hathaway Transport</p> <p>The site is an industrial park with modern premises to the west of Yate, with use classes E, B2 and B8. It accommodates large-scale manufacturing and distribution uses with a range of occupiers, including additional office space. The major occupier on site is a strategic-scale manufacturing premises for Smurfit Kappa Machine Systems. Occupiers on site also include TNT (courier service depot), Scott Aerospace (engineering), Optimal Industrial Automation, ComputerWorld Group (computer consultants), Selecta UK (vending machine supplier), WestRock (packaging manufacturer) and Rexel (electrical wholesaler).</p>
A2.2 Amount of undeveloped land on site/within cluster (ha)	The site is largely developed out through large-scale manufacturing and distribution units, with limited potential for intensification of the existing activity occurring on site.
A2.2a Total number of units on site	According to SGC NDBR records, in June 2020 there were 21 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 1310 (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 made up of modern industrial and warehousing premises in good condition, with reasonable parking provision. This includes fully refurbished high-specification units and detached warehouses, with modern office space. There are currently three vacant distribution units to let, suggesting possible reducing market demand in the area.
A2.3a Age and suitability of stock	Mainly built 1990's onwards; modern specification may attract national occupiers.

A2.3b Evidence of significant vacancies	There is no evidence of significant vacancies.
A2.3c Suitability of buildings for modern occupiers	Well regarded; good market appeal; attracts close to prime values.
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 town of Yate 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. The site has reasonable access for HGVs and other larger vehicles.</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 however 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>Westerleigh Business Park is situated within walking distance of the town centre of Yate, which offers a wide range of local amenities (such as Tesco, Lidl and McDonald's) and convenience services such as banks and a post office. Yate Shopping Centre is within 2 miles from the premises. Smaller local amenities are available on the site and the adjoining Badminton Road Trading Estate, such as a sandwich shop.</p>
A3.4 Digital Connectivity	<p>The Think Broadband UK Broadband Coverage and Speed Test Result: Basic – download speeds up to 10 mpbs</p> <p>The site has recorded basic levels of broadband speed in recent years, which suggests significant infrastructure investment would be required to attract modern occupiers seeking strong levels of broadband coverage.</p>
A3.5 Compatibility with neighbouring uses/character of wider area	<p>Established commercial area; mainly compatible and uniformity of uses.</p> <p>The distribution and industrial uses of the site reflect the make-up of the neighbouring premises and is compatible with the surrounding industrial premises on Badminton Road and wider employment area of Yate. The site</p>

	is one of the main industrial parks in Yate's employment area and is adjoined by the Badminton Road Trading Estate. The site is isolated and screened from any residential uses.
A3.6 Strength of functional and/or spatial linkages	The site accommodates a number of large-scale manufacturing and distribution uses. The Aerospace and Advanced Engineering businesses located on site have functional and spatial linkages with the cluster at Filton, enabled by access links via the A432. Scott Aerospace, an occupier on site, has direct supply chain linkages with Rolls-Royce and BAE Systems in the Bristol North Fringe.
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 Westerleigh Business Park is predominantly made up of good quality, modern industrial stock. This includes low density, purpose-built manufacturing and warehousing facilities with good circulation and strong parking provision. While not necessarily a prime location for manufacturing or distribution, the site benefits from connectivity to the advanced engineering cluster at Filton via the A432. The site is therefore suitable for businesses from the Aerospace and Advanced Engineering and Transport and Logistics sectors, as well as large-scale and high-spec occupiers from the Housing, Construction and Development sector. There is limited potential for redevelopment to provide a specialist waste or energy facility, which would benefit from the site's remoteness from residential uses.				
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 modern, high-spec and high-tech accommodation with additional office space which meets the premises requirements of the current occupiers. 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	As previously mentioned, there is currently limited land available on the site for new development or intensification of existing activities. There is limited potential for redevelopment to provide a specialist waste or energy facility, in line with the policy aspirations outlined, given the industrial location and distance from residential areas. However, this would require significant infrastructure investment and redevelopment of the site.				
B1.4 Requirement for infrastructure investment to enable suitability potential to be realised.	There is no requirement for infrastructure investment if no redevelopment occurs, as the majority of existing units have been refurbished in recent years and are suitable for modern occupiers from a range of key market sectors. As discussed, if the policy aspirations to develop a specialist				

	waste or energy facility on site are developed and become a viable option, then significant infrastructure investment will be required.		
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 high-tech and high-spec premises on site. The location is suitable for emerging green industries, owing to its distance from residential uses and large floorplates, 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 high-tech and modern premises on site. However, the existing uses on site do not contribute to low carbon growth, with some heavy industrial uses and aerospace manufacturing occupiers. There is currently a solar panel farm situated on the other side of the A432, which could be explored as an energy source for the site.		
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 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 three current vacancies on the site for manufacturing and distribution 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 business park. This would require minor refurbishment of the existing office and distribution premises; however, the question remains as to demand for such a space within the Yate area. The out-of-centre locations 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 south by the railway line, to the east by Badminton Road Trading Estate (SG-58), to the west by green belt land, and to the north by the A432. The green belt land to the west and south includes the 51.5ha safeguarded open space of The Common, Yate. 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 major new development or intensification projected.		
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 – Westerleigh Business Park is an important industrial park location in Yate, with existing distribution and industrial occupiers performing well. This includes the strategic-scale manufacturing premises for Smurfit Kappa. The site offers modern, high-spec and high-tech accommodation with additional office space and strong parking provision, which meets the premises requirements of the current occupiers. Alternative employment uses could also be considered e.g. flexible space for start-ups or a specialist waste facility, as stated in the JWCS. The JWCS also states that the Council should seek advice on future uses based on relevant market information and			

projections at the time. 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 modern, high-spec and high-tech employment use.
- Also, consider potential for specialist waste facility, as stated in the JWCS.
- Coordinate with SG33, SG57; the other sites highlighted in policy 5 of the JWCS.