


SG-39 Arnold Fields Trading Estate, Wickwar

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>
	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)	Arnolds Fields Estate, The Downs, Wickwar, GL12 8JD		
A1.2a Sub Area	Yate and the Surrounding Areas		
A1.3 Location Plan / Geospatial reference			
A1.4 Site area (ha)	2.3ha		
A1.5 Site Context	<p>The site is a relatively remote trading estate on the north-western edge of the rural area of Wickwar, accommodating a range of small-scale light industrial, research and office uses in traditional low-spec sheds and Grade B office space. The site is surrounded by an area allocated for the rural economy, agricultural development and rural residential uses, highlighting its isolation compared to the other safeguarded employment sites.</p>		

A1.6 Policy Status (existing/emerging)	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.
A1.7 Planning history	The site was approved in 1980 for the erection of printing works, car park and access under application N6862 . More recently, application PK10/3026/F was granted permission for the erection of a replacement building within the B2 use class. This application has been implemented and is completed.
A1.8 Location	The site is located out of centre in the western edge of the rural area of Wickwar, in the north of the Yate and Surrounding Areas FEMA. It is positioned immediately to the east of agricultural land and to the west of residential uses. The trading estate is situated considerable distance from the other South Gloucestershire sites, apart from SG-40 (Old Cider Mill Trading Estate) which is located half a mile down the road in Wickwar. These two sites represent a remote outpost in the FEMA, at the Study area border with Gloucestershire.

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: Manufacturing - Administrative & Support Service Activities - Professional, Scientific & Technical Activities</p> <p>Key employers within the site include: Alderley Systems Ltd - Majorlift Hydraulic Equipment Ltd</p> <p>Arnolds Fields is a relatively small trading estate accommodating a range of small-scale light industrial, research and office uses in traditional low-spec sheds and Grade B office space. At present, there are two occupiers on the site – Majorlift Hydraulic Equipment (an engineering business) and Alderley Systems (a manufacturing business within the energy industry).</p>
A2.2 Amount of undeveloped land on site/within cluster (ha)	There is a parcel of undeveloped greenfield land at the north of the site, which equates to approximately 0.5ha. This provides an opportunity for new small-scale development or intensification of the existing activity on site, if demand does exist for this.
A2.2a Total number of units on site	According to SGC NDBR records, in June 2020 there were 2 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 170 (employment) jobs associated with this site. (ONS, 2019)
A2.3 Quality and fitness of purpose of existing site and premises (existing sites only)	The majority of the premises on the site are recently refurbished, which are in adequate condition for local businesses. The industrial sheds are single storey and low-density sheds with good circulation. The office suites are provided in a Grade B building, which may be refurbished industrial space. There is a relatively limited parking provision within the trading estate, with good environmental conditions.
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>As discussed, the site is relatively remote in the rural area of Wickwar, as a result it does not possess significant strategic connectivity. Despite sitting adjacent to the railway line, the closest station offering regional and interregional links is 6 miles south at Yate. The site is located 5 miles from access to the M5, with relatively limited connectivity to the strategic road network. The site has restricted access.</p>
A3.2 Local accessibility and opportunities to reduce carbon through travel	<p>Owing to its rural location, the site also possesses relatively limited local accessibility. There is a bus service to Yate from Wickwar High Street, which runs only once every two hours. In addition, some of the nearby roads are relatively narrow, restricting options for distribution and logistics uses.</p> <p>Indicator compiled by the following:</p>
A3.2a Reducing carbon from travel to work (Walking / Cycling)	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 route.
A3.3 Accessibility to town centres/local amenities	<p>The site is not within close proximity to a town centre.</p> <p>The site is not well supplied with amenities in the local area. There are limited local amenities available on Wickwar High Street, including two small food establishments, however the nearest designated district centre with significant amenities is located 6 miles away in Yate town centre.</p>
A3.4 Digital Connectivity	The Think Broadband UK Broadband Coverage and Speed Test Result: Superfast – download speeds up to 24 mbps
A3.5 Compatibility with neighbouring uses/character of wider area	<p>Mixed commercial area with residential nearby, mainly compatible uses</p> <p>The site is surrounded by an area allocated for the rural economy, agricultural development and rural residential uses, suggesting a lack of compatibility with the character of the wider area. However, the site is relatively contained and screened by tree coverage and open greenfield space. In addition, the relatively small-scale uses of the site mean it is fairly unobtrusive at present, any further intensification may threaten this though.</p>
A3.6 Strength of functional and/or spatial linkages	The site lacks any obvious functional or spatial linkages, largely owing to the small scale of the businesses operating on the site.
A3.7 Access to Local Workforce	Site within The Rural Area: Broad balance between resident workers to jobs (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	<p>Arnolds Fields is a relatively small trading estate accommodating a range of small-scale light industrial, research and office uses in traditional low-spec sheds and Grade B office space. The majority of the premises on the site are recently refurbished, which are in adequate condition with some specialist research facilities. The site is therefore suitable for smaller-scale activities from the Aerospace and Advanced Engineering sector, with the potential for accommodation of research focused activities from Health and Life Sciences businesses or SMEs/sole traders in Creative and Digital. Rural micro-firms may benefit from the affordability and location of the trading estate.</p>				
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)
	<p>The existing site contributes to the engineering and manufacturing sectors of the local area, with current occupiers performing well. The site offers low density, purpose-built accommodation with additional office space which meets the premises requirements of the current occupiers. However, there is likely to be limited demand in the Wickwar location, with distribution and manufacturing firms looking towards better connected and less remote sites as their areas of search.</p>				
B1.3 Scale of Opportunity	<p>There is currently a limited scale of opportunity, as the site is unlikely to experience sufficient market demand to make development viable. Furthermore, the site does not currently require redevelopment. There is a parcel of undeveloped greenfield land at the north of the site, which provides an opportunity for new small-scale development or intensification of the existing activity on site, if demand does exist for this.</p>				
B1.4 Requirement for infrastructure investment to enable suitability potential to be realised.	<p>Arnolds Field Trading Estate does not currently require infrastructure investment to continue to serve the site's purpose as a skilled employment hub for Wickwar and the surrounding rural area.</p>				
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		Reasonable proximity to high	Very low to low degree of proximity to areas of high deprivation and	

groups and/or areas of high deprivation.	deprivation and scale / type of employment likely to be generated	deprivation and/or provision of suitable jobs	poor suitability of employment likely to be generated
B1.6a Within 2km of designated Priority Neighbourhood	No – Not 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 uses and stock. The isolated location of Wickwar also suggests there would be limited demand for such industries here.		
B1.9 Potential to contribute to zero/low carbon growth?	There is currently limited potential to contribute to zero or low carbon growth on the site, as this is not compatible with the existing uses and stock. If development does occur on the existing parcel of greenfield land, this may provide an opportunity to contribute to low carbon growth – for instance, development of more modern industrial/warehouse units will be built to low carbon standards.		
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.
	Whilst there is a parcel of undeveloped land with the opportunity for expansion/intensification of the existing activities on the site, there is likely to be limited market potential as current uses are relatively small-scale. The site could be redeveloped to meet the needs of a range of key market sector occupiers, however the remoteness of the location from major urban areas and the strategic transport network means market demand will again likely be limited.		
Cross-sectoral spatial needs (if not yet captured above)			
B1.11 Can provide space for social enterprise	The site is largely unsuitable for social enterprise accommodation, owing to the remote location in Wickwar. Significant refurbishment would be required to provide co-working or incubator space within the existing stock, plus demand will once again be limited as a result of the location. While the demand for flexible working hubs in residential areas is expected to increase post-COVID, the small population of Wickwar and the surrounding area means this site is likely not a suitable location to meet this demand.		
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 constrained physically and/or environmentally on all sides. Development to the west and south of the site is restricted by the allocated agricultural land, whilst the site is located within a Conservation Area. The east of the site borders residential uses and a car dealership. There is limited space for expansion of the existing site.		
			✓
	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	There is unlikely to be significant new development or intensification on the site, due to a lack of market demand for the area. If the parcel of greenfield land to the north is to be developed, this would be within the period of 6 to 10 years.		
C1 Regional Conclusion and Recommendations			
C1.1 Conclusion: The site has limited strategic potential to contribute to employment growth and key sector prioritisation across South Gloucestershire in the long term.		RAG Summary Low	
C1.2 Justification/rationale – The existing uses on the Arnolds Fields Trading Estate provide skilled employment for the village of Wickwar and the surrounding rural areas. However, the site is particularly remote in the rural area of Wickwar, therefore there is unlikely to be high market demand for new development or intensification of existing activity on site. There is a parcel of undeveloped greenfield land which could be developed to enhance the site's contribution to employment growth across the key sectors, however there is likely to be limited market demand. Furthermore, the site's location within a Conservation Area may act as a key constraint for any expansion or redevelopment.			
C1.3 Recommendation – <ul style="list-style-type: none">• Retain and continue to safeguard to protect existing employment activity.• Consider the employment role of the undeveloped land to the north of the site.			