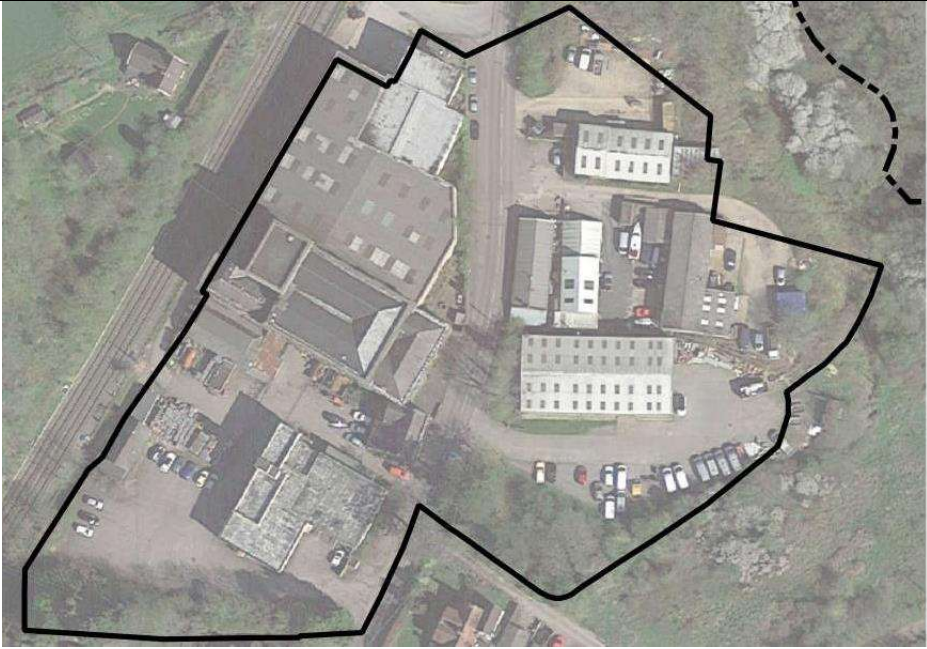


SG-40 Old Cider Mill Trading Estate

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)	Old Cider Mill Trading Estate, The Old Brewery, Station Road, Wickwar, GL12 8NB		
A1.2a Sub Area	Yate and the Surrounding Areas		
A1.3 Location Plan / Geospatial reference			
A1.4 Site area (ha)	1.5ha		
A1.5 Site Context	<p>The site is a small and relatively remote trading estate in the rural area of Wickwar, accommodating small food/drink producers and minor engineering/vehicle services in traditional low-spec industrial sheds. 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)	<p>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.</p>		

A1.7 Planning history	The site has been operational for a significant number of years, and pre-dates records available for the area (around the 1970's). Since then, application PK03/2416/F sought to change the use from storage to brewery, which has since been implemented.
A1.8 Location	The site is located out of centre in the rural area of Wickwar, in the north of the Yate and Surrounding Areas FEMA. The site lies to the north east of Wickwar, on Wickwar Road leading out of the village. The site is surrounded by residential to the south, and countryside on all other aspects. The trading estate is situated considerable distance from the other South Gloucestershire sites, apart from SG-39 (Arnolds Fields 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 (<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: Professional, Scientific & Technical Activities - Wholesale & Retail Trade; Repair Of Motor Vehicles & Motorcycles – Construction</p> <p>Key employers within the site include: Wickwar Wessex Pub Company Ltd</p> <p>The site accommodates small low-spec industrial sheds/workshops and simple office space. Occupiers currently include a wine wholesaler (EWGA Wines), beverage producers (Wickwar Brewing Company), a small sheet metal contractor (Cotswold Engineering) and a vehicle maintenance service/garage (RC Brine and Son Vehicle Maintenance). These occupiers require low-spec and single storey industrial sheds suitable for a range of uses, as demonstrated by the existing stock on the site.</p>
A2.2 Amount of undeveloped land on site/within cluster (ha)	It would appear there is currently no undeveloped land on the site or nearby, with limited space for intensification of existing activities.
A2.2a Total number of units on site	According to SGC NDBR records, in June 2020 there were 27 business units operating within the site.
A2.2b Number of vacant units	According to SGC NDBR records, in June 2020 there were 2 unoccupied business units within the site - indicating that the vacancy rate is approx. 7%
A2.2c Estimate of total number of jobs on site (where possible)	There are approximately 200 (employment) jobs associated with this site. (ONS, 2019)
A2.3 Quality and fitness of purpose of existing site and premises (existing sites only)	The existing traditional industrial sheds are largely low-grade and ageing, unsuitable for modern occupiers. The sheds are low rise and low density, offering good circulation. The small office space on the site is also low-grade and ageing, but again appears to be in good condition and is currently vacant. There is currently also one workshop on the market to let.
A2.3a Age and suitability of stock	Built before 1980; inadequate specification compared to modern units, suitable to local businesses. Industrial - 5m eaves or below; Office – cellular offices,
A2.3b Evidence of significant vacancies	There is some evidence of vacancies within the site, suggesting a lack of market demand.
A2.3c Suitability of buildings for modern occupiers	Occupier resistance; limited market appeal; longer void rates; command below secondary value.

A2.3d Onsite facilities	Poor loading and parking; minimal parking and basic fit out.
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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 4 miles from access to the M5, with relatively limited connectivity to the strategic road network. The site has restricted access.</p>
<p>A3.2 Local accessibility and opportunities to reduce carbon through travel</p> <p>Indicator compiled by the following:</p>	<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>
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 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 in Wickwar Village, including some small retail establishments, however the nearest designated district centre with significant amenities is located 6 miles away in Yate town centre.</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>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 the railway line and tree coverage. In addition, the small-scale uses of the site mean it is relatively 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, which predominantly serve the local area.
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	The site is predominantly made up of low rise and low spec industrial sheds, which are small in size. This is suitable for minor Food and Rural Enterprise activities, as well as general small-scale industrial uses – reflecting the current occupiers. The site could likely not accommodate more modern businesses or those larger than that existing on site, as they may require higher spec and larger facilities. The location in Wickwar acts as a major constraint to demand.				
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 site does not meet the sector/market needs of any larger businesses, owing to the low spec and small premises available. The isolated location of the site also limits its suitability for the majority of the key market sectors, with the vacant office space and workshop indicating an apparent lack of demand.				
B1.3 Scale of Opportunity	There is limited growth potential on this site, with no undeveloped land and restricted opportunities for intensification.				
B1.4 Requirement for infrastructure investment to enable suitability potential to be realised.	N/A – no significant development potential.				
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	No – Not within 2km of Priority Neighbourhood.		
Clean Growth			
B1.8 Potential to meet demand for new/emerging green industries	The lack of development potential on the site means it is unlikely that the site can accommodate emerging green industries. Occupiers from these industries would require more high-tech and modern premises, which are currently not provided in the existing stock.		
B1.9 Potential to contribute to zero/low carbon growth?	The lack of development potential on the site means it is unlikely that the site can contribute to zero/low carbon growth, owing to the ageing industrial premises which are housed on the site. The existing occupiers, such as sheet metal contractors and vehicle maintenance services, also contribute 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.
	There is both limited physical and market potential for expansion/intensification of the existing activities on site, as existing uses are small-scale and serve the local area. The site could be redeveloped to meet the needs of modern occupiers; however, the remote locations mean market demand will 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 location and type of stock available. Significant refurbishment would be required to provide co-working or incubator space, plus demand will once again be limited. 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 of the site is restricted by the railway line, as well as a conservation area beyond this. The east of the site borders a Site of Nature Conservation Interest and a Regionally Important Geological Site. Station Road also splits the site in two, limiting the options for intensification.		
			✓

	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 limited strategic potential to contribute to employment growth and key sector prioritisation across South Gloucestershire in the long term.		RAG Summary 	
C1.2 Justification/rationale – The existing uses on the site only contribute to employment growth and key sector prioritisation at the local level. The lack of demand for the vacant premises from the key market sectors is concerning and questions the future viability of this safeguarded employment site. The site is particularly remote in the rural area of Wickwar, with the existing stock largely low-spec and ageing industrial sheds. The site also currently has a basic level of broadband coverage and speed, limiting its attractiveness to modern occupiers. Significant refurbishment would be required to enhance the site's contribution to employment growth in the key sectors, however there is limited physical or market potential for this.			
C1.3 Recommendation –			
<ul style="list-style-type: none"> • Retain and continue to safeguard the site for employment use. • Consider redevelopment of site in the long-term to accommodate a wider range of key market sectors. 			