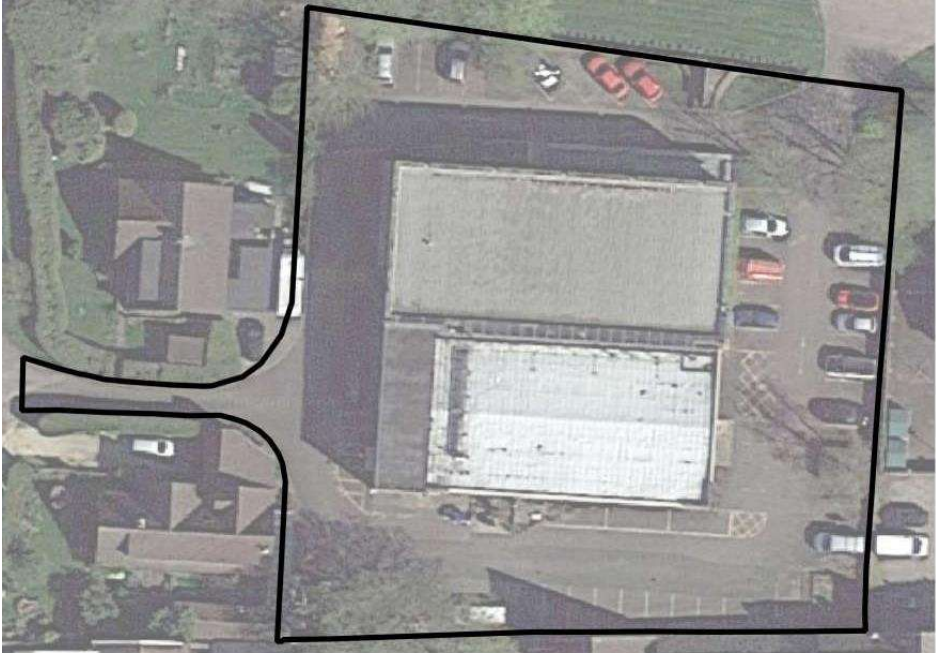


SG-44 Sunguard Vivista Premises, Marshfield

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	<input checked="" type="checkbox"/>	<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)	<input type="checkbox"/>	
	Allocated (in Local Plan)	<input checked="" type="checkbox"/>	
	Proposed (submitted to HELAA)	<input type="checkbox"/>	
A1.2 Site Name & Address (Inc Site reference, if applicable)	Sungard Vivista Premises, Tomarton Road, Marshfield, SN14 8SR		
A1.2a Sub Area	South and East Rural		
A1.3 Location Plan / Geospatial reference			
A1.4 Site area (ha)	0.3ha		
A1.5 Site Context	<p>The site contains a small low-spec office building in the town of Marshfield, containing a boiler supplier and a haberdashery store. It previously housed a major information and communications technology firm, which have since left the site. As a result, the significance of the site for employment in the area has reduced. The site is located to the south of the A420 and is bounded by residential to the west and east, and to the south is commercial and a community building. To the north, on the other side of the A420 is open fields.</p>		

A1.6 Policy Status (existing/emerging)	Site is a safeguarded area for economic development in Core Strategy Policy CS12.
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). No additional applications have been received on the site since 1984.
A1.8 Location	The site is located in the small town of Marshfield, isolated in the east of the South and East Rural FEMA. The site is located to the south of the A420 and is bounded by residential to the west and east, and to the south is commercial and a community building. To the north, on the other side of the A420 is open fields. The site borders the counties of Wiltshire and Somerset, 8 miles north of Bath and 15 miles east of Bristol. It fronts the A420 road, which runs between Bristol and Oxford. Marshfield is a rural location, positioned within the Cotswolds Area of Natural Beauty and a Conservation Area.

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: Administrative & Support Service Activities - Information & Communication - Professional, Scientific & Technical Activities</p> <p>Key employers within the site include: Windhager UK Ltd</p> <p>The site contains a small low-spec office premises, occupied by Windhager (a boiler supplier) and The Makery (haberdashery shop). The existing uses are small-scale and serve the local area, with the former major software development occupier (Sungard Vivista) vacating the site recently.</p>
A2.2 Amount of undeveloped land on site/within cluster (ha)	The site is largely developed out, with limited undeveloped land for new build or redevelopment. The potential for intensification and redevelopment is also limited by the constraints imposed by the major road and residential area bordering the site.
A2.2a Total number of units on site	According to SGC NDBR records, in June 2020 there were 1 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 20 (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 stock includes a small ageing low-spec office premises in reasonable condition, suitable for independent or sole traders with small-scale activity. The current parking provision is likely adequate for the current uses on site. The existing premises are arguably not suitable for modern occupiers; however, demand is limited for such premises here due to its fairly remote location in a rural area.
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	The site previously housed a major information and communications technology firm (Sungard Vista), which have since vacated the site. As a result, the significance of the site for employment in the area has reduced and there is a major vacancy at present.

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.

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 site is relatively remote, owing to its location in the small town of Marshfield. The area does possess fairly good connectivity by road via the A420, and the site is located 6 miles from the M4. There is currently no links to the strategic rail network, and the site is isolated from any major strategic transport hubs. The site has restricted access for HGVs and other larger vehicles at present.</p>
A3.2 Local accessibility and opportunities to reduce carbon through travel	<p>Despite the site's relative connectivity via road, it is currently poorly served by local buses to Bristol and the wider area and is remote from train services. The current entrance onto Tormaton Road is narrow, providing an access issue for the site. The site is remote from Metrobus routes.</p> <p>Indicator compiled by the following:</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>There is a small number of local amenities available in Marshfield, however the options remain limited. The site is remote from major town centres.</p>
A3.4 Digital Connectivity	<p>The Think Broadband UK Broadband Coverage and Speed Test Result:</p> <ul style="list-style-type: none"> • Superfast – download speeds up to 24 mpbs
A3.5 Compatibility with neighbouring uses/character of wider area	<p>Mainly residential with few commercial uses.</p> <p>The site is generally compatible with the surrounding residential area, as its existing uses are relatively unobtrusive and concealed into the wider character of the area. The existing employment land in Marshfield is relatively limited, with this office site presenting one of the few of its kind in the area.</p>
A3.6 Strength of functional and/or spatial linkages	The existing businesses on the site mainly solely serve the local area, thus there is no evidence of existing functional linkages with other sites. The frontage to the A420 offers spatial linkages into Bristol and Bath.
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	These premises in the isolated rural area of Marshfield is comprised of small ageing office suites and a secondary retail workshop space, appropriate for independent businesses and sole traders. The site is therefore suitable for small-scale office-based activity if demand exists, for instance from local Professional Services businesses looking for affordable office space. The site is not suitable for modern occupiers and is in an undesirable location with limited connectivity and poor availability of local amenities.				
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 is only really suitable for limited and small-scale office activity, while demand for the area remains relatively slim. It does not currently meet the premise and locational requirements of the key market sectors, with future development or intensification unlikely on site.				
B1.3 Scale of Opportunity	There is currently low potential for growth, owing to the scale of business activity and limited demand. Furthermore, the site is physically constrained by the surrounding residential area and road frontage. There is no development expected on the site in the future.				
B1.4 Requirement for infrastructure investment to enable suitability potential to be realised.	The lack of growth potential on the site means limited infrastructure investment will be required to continue to support the existing uses. In order to accommodate modern occupiers, the office space may require some refurbishment, however there is no demand from such businesses.				
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	There is currently limited to no potential to meet demand for emerging or new green industries on the site, as this is not compatible with the existing uses. This would require significant infrastructure investment if demand did exist here.		
B1.9 Potential to contribute to zero/low carbon growth?	There is currently limited to no potential to contribute to zero or low carbon growth on site, as this is not compatible with the existing uses and the stock is ageing office space. Significant infrastructure requirement would be required to enable such growth. The site is predominantly accessible by car, reducing opportunities for low carbon growth.		
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 scope for in-situ expansion of businesses or intensification, largely as a result of the limited existing demand on the site and the surrounding residential uses/road frontage.			
Cross-sectoral spatial needs (if not yet captured above)			
B1.11 Can provide space for social enterprise	The existing stock on site could potentially provide space for social enterprise, however there is not likely demand for this in Marshfield. In addition, the site could be capable of providing flexible/co-working space, if the office space is refurbished accordingly to meet the spatial requirements. The site is situated in a relatively remote residential area, however demand may increase for remote working hubs in such areas as a result of the COVID-19 pandemic. The site is not suitable for incubator or start-up hub space.		
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 neighbouring road frontage and surrounding residential area, as well as the small existing site. There is no developable land available for new development or intensification of existing activity, combined with a lack of demand. The site is also located in an Area of Outstanding Natural Beauty and a Conservation Area, representing significant environmental constraints.		
			✓
	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	Major or prohibitive constraints that will undermine development feasibility, viability or deliverability.

		measures. Costs of doing so may reduce but not significantly diminish development viability or deliverability	Environmental constraints sufficiently important to prevent development for employments.
B1.15 Likely Delivery Timeframe	N/A – no significant development expected on the site.		
C1 Regional Conclusion and Recommendations			
C1.1 Conclusion: The site has limited strategic potential to contribute to employment growth and key sector prioritisation across the South Gloucestershire in the long term.		RAG Summary 	
C1.2 Justification/rationale – The site is a fairly important local employment site; however, the previous software occupier has now left, which has reduced the strategic potential of the site to small-scale activities. As a result, there is low potential for contribution to the key market sectors, with existing demand relatively limited in the area. There is a number of physical and environmental constraints in place which restrain the options for new development and intensification on the site. There is currently low potential for growth, owing to the scale of business activity and limited demand.			
C1.3 Recommendation –			
<ul style="list-style-type: none"> • Retain and continue to safeguard to protect existing employment activity. • Consider redevelopment of site in the long-term to accommodate a wider range of key market sectors. 			