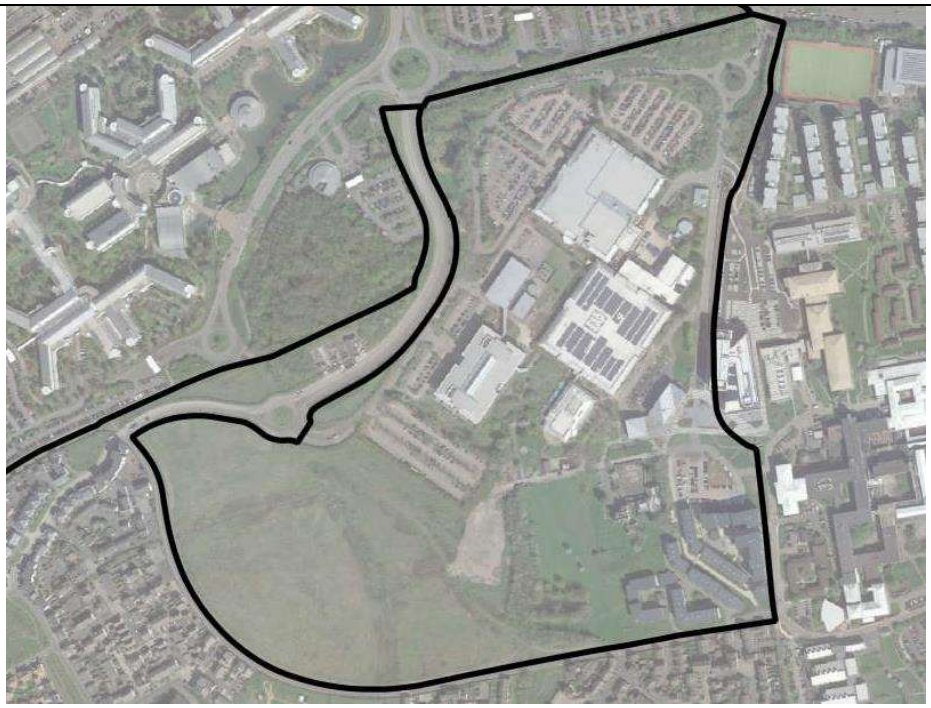
SG-51 University of the West of England

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	✓	*Tick relevant box* *Note: Subject to the type of site being considered, not all fields in this proforma will be populated.*
	Committed (permitted)		
	Allocated (in Local Plan)	✓	
	Proposed (submitted to HELAA)		
A1.2 Site Name & Address (Inc Site reference, if applicable)	**University of the West of England, Frenchay Campus, Long Down Avenue, Stoke Gifford, BS34 8QZ**		
A1.2a Sub Area	Bristol North Fringe		
A1.3 Location Plan / Geospatial reference			
A1.4 Site area (ha)	32.1ha		
A1.5 Site Context	Campus buildings within the University Enterprise Zone including Bristol Robotics Laboratory, the Future Space incubator and shared facilities with Hewlett Packard. The site is located to the south of Filton Road. It incorporates specialist research laboratories and office-based knowledge activity, as well as student-focused facilities and amenities like the UWE Students' Union. There is currently an area in the south of the site, of approximately 8.2ha, which is allocated for the UWE Stadium. However, this project was cancelled in August 2017 and the permission has now expired.		

A1.6 Policy Status (existing/emerging)	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 PSP27 would need to be satisfied. Policy CS28 also allocates the site as land for use by the University of the West of England. Policy PSP47 safeguards the aforementioned area of the site for the UWE Stadium development.
A1.7 Planning history	The site has a long history, with many applications for the development of the site from a technical college to the University of West of England. More recently, application **PT11/1372/F** for the construction of a Test Laboratory totalling 2500sqm B1 floorspace was completed. In addition, application **PT13/1841/F** erected a new student union building, and **PT14/2796/RM** for the erection of a 5/6 storey academic building was also constructed.
A1.8 Location	Located out of centre, 4 miles north of Bristol city centre, with Filton to the West and Stoke Gifford to the North. The site is located to the south of Filton Road, and is bounded by the Bristol Business Park to the east, residential to the south, and the MOD Abbey Wood site (SG-8) to the west.

A2. Current Use *(Existing employment and town centre sites only)*	
A2.1 Current role and sectors served by site	Main Employment Sectors within the site include: Administrative & Support Service Activities - Professional, Scientific & Technical Activities - Information & Communication Key employers within the site include: Hewlett-Packard Ltd - Entserv UK Ltd Incl All Vat Group - University of West of England The site is one of four universities in the UK to have a University Enterprise Zone providing space for businesses. The site currently accommodates a range of specialised research premises and knowledge-based office uses. Bristol Robotics Laboratory is the largest robotics laboratory in Europe, while the Future Space facility provides a business incubator for high-tech companies. The site caters for a range of key market sectors, including Aerospace and Advanced Engineering, Creative and Digital, and Health and Life Sciences. Occupiers include Mass Spec Analytical, Hewlett Packard and DXC Technology. The University of West of England campus also houses higher education teaching facilities and amenities like the UWE Students' Union.
A2.2 Amount of undeveloped land on site/within cluster (ha)	There is currently an area in the south of the site, of approximately 8.2ha, which was allocated for the UWE Stadium. However, this project was cancelled in August 2017 and the permission has now expired.
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 510 (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 accommodates a range of good quality, high-grade modern office space and state of the art specialist research facilities with reasonable parking provision. The co-location of research facilities encourages development of clusters and drives innovation in the key sectors. There is no evidence of significant vacancies and the existing range of office and specialised premises are generally suitable for the current modern occupiers.
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	Highly regarded; very good market appeal; attracts and achieves 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	Reasonable site access for all vehicles, indirect or restricted access to major road network. The site is located adjacent to A4174 and A38 Distributor Road, providing strategic access to the M4 and M5. Filton Abbey Wood railway station is situated within 1 mile from the site, which is well served by regional and interregional links. Existing motorway links offer good access to the strategic transport hub at the Port of Bristol at Avonmouth, which benefits businesses from Transport and Distribution.
A3.2 Local accessibility and opportunities to reduce carbon through travel Indicator compiled by the following:	The nearby Filton Abbey Wood station provides excellent rail links into Bristol and the wider West of England region, whilst a range of bus services are available from Filton Avenue and the A4174. These services run regularly into Bristol city centre and Cribbs Causeway, as well as other local locations. The local road network also offers good access into Bristol and South Gloucestershire. The site has limited pedestrian access in some places and is remote from strategic cycle routes.
A3.2a Reducing carbon from travel to work (Walking / Cycling)	The site has pedestrian access and is 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 and is within 800m of a metrobus stop.
A3.3 Accessibility to town centres/local amenities	The site is not within close proximity to a town centre. Although the site is not within close proximity to a town centre, university specific amenities are available on site at the UWE Students' Union, including a café and bar. Local amenities are also available within a short walking distance from the site with shopping and food outlets such as Asda, Nando's and McDonalds available in Abbey Wood Retail Park.
A3.4 Digital Connectivity	The Think Broadband UK Broadband Coverage and Speed Test Result: Superfast – download speeds up to 24 mpbs
A3.5 Compatibility with neighbouring uses/character of wider area	Established commercial area; mainly compatible and uniformity of uses. Although bound to the south by residential uses, existing uses on the site are largely compatible with the neighbouring cluster of research and knowledge activity in Bristol Business Park and the wider North Fringe area. Further, the site is in close proximity to the Filton Enterprise Area and existing uses on the site compliment the offer of industrial employment and employment generating uses in the wider area. Intrinsic links exist with the region's other universities and UWE's other smaller campuses.

A3.6 Strength of functional and/or spatial linkages	There are synergies between the use of the site by Bristol Robotics Laboratory and the Aerospace and Advanced Engineering cluster in the nearby Filton Enterprise Area, as well as functional linkages with the MOD site at Abbey Wood and Abbey Wood Business Park. Linkages exist with the region's other universities and research facilities, as well as UWE's other smaller sites in the sub-region.
A3.7 Access to Local Workforce	Site within North Fringe: Fewer resident workers than jobs (job to worker ratio > 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 offers a range of high-quality and modern existing premises. This includes purpose-built, flexible workspace and specialist research facilities with ancillary offices. These spaces are high-spec and high tech, positioned in a prime edge-of-centre location with strong connectivity. The site is therefore suitable for businesses from the Creative and Digital, Health and Life Sciences, Aerospace and Advanced Engineering, and Transport and Logistics sectors.				
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 meets the current locational and spatial needs for knowledge-based and specialist research activity, as discussed. The site is fully ready and viable to accommodate future occupiers from a range of key market sectors, with limited requirement for infrastructure investment. There is strong potential to provide for incubator and start-up hub space, particularly for high-tech businesses.				
B1.3 Scale of Opportunity	There is reasonable scope for physical expansion of the existing activities on site. The area of the site allocated for the now scrapped UWE Stadium offers an opportunity for new development, which is expected to be of a similar type to the original proposed plans.				
B1.4 Requirement for infrastructure investment to enable suitability potential to be realised.	Apart from the necessary infrastructure investment required to deliver new development on the UWE Stadium site, limited infrastructure will be required to intensify existing activity on the rest of the site. The majority of premises on the University of West of England land are modern and capable of accommodating a range of occupiers.				
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		

<table>
<tr><td colspan="4">Inclusive Growth</td></tr>
<tr><td rowspan="2">B1.6 Potential to provide significant job and/or skills opportunities for priority socio-economic groups and/or areas of high deprivation.</td><td>✓</td><td></td><td></td></tr>
<tr><td>High to good degree of proximity to areas of high deprivation and scale / type of employment likely to be generated</td><td>Reasonable proximity to high deprivation and/or provision of suitable jobs</td><td>Very low to low degree of proximity to areas of high deprivation and poor suitability of employment likely to be generated</td></tr>
<tr><td>B1.6a Within 2km of designated Priority Neighbourhood</td><td colspan="3">Yes – Within 2km of Priority Neighbourhood.</td></tr>
<tr><td colspan="4">Clean Growth</td></tr>
<tr><td>B1.8 Potential to meet demand for new/emerging green industries</td><td colspan="3">There is reasonable potential to meet demand for new and emerging green industries through the research activity and collaboration currently underway on site. The site accommodates Bristol Robotics Laboratory, which is driving green innovation within the sector and includes world leaders in bioengineering and service robotics. The existing premises are capable of accommodating green industries.</td></tr>
<tr><td>B1.9 Potential to contribute to zero/low carbon growth?</td><td colspan="3">There is strong potential to contribute to zero and low carbon growth through the specialist research facilities located on site. The existing Bristol BioEnergy Centre focuses on the utilisation of waste into energy, driving the move towards low carbon growth in the sub-region. The current occupiers are capable of driving zero carbon innovation in their respective industries.</td></tr>
<tr><td colspan="4">Regeneration (existing sites only)</td></tr>
<tr><td rowspan="3">B1.10 Potential for (in-situ) expansion of businesses/ intensification/ repurposing /redevelopment to meet sectoral demand</td><td>✓</td><td></td><td></td></tr>
<tr><td>Strong to good market demand with solid viability prospects for repurposing / redevelopment to key sector use.</td><td>Reasonable market demand with viability prospects good subject to site or wider infrastructure investment.</td><td>Very low to low market demand and/or likely viability constraints for repurposing / redevelopment to key sector use.</td></tr>
<tr><td colspan="3">The undeveloped land parcel offers reasonable space for expansion of the existing premises on the site. There would likely be some demand to intensify research activities on the site, depending on the market circumstances. The current available land is consented at present however, with uncertainty surrounding its future. Physical constraints are also imposed by the Site of Nature Conservation Interest to the west and employment land/residential uses, thus limiting the scale of opportunity.</td></tr>
<tr><td colspan="4">Cross-sectoral spatial needs (if not yet captured above)</td></tr>
<tr><td>B1.11 Can provide space for social enterprise</td><td colspan="3" rowspan="2">The Future Space incubator offers a range of office space, shared and purpose-built laboratories, workshops and co-working facilities specifically for high-tech, science-based entrepreneurs and innovators. It houses a collaborative community of innovators and specialist on-site business support. The site is a prime location for incubator and start-up hub space as a natural outcome of the research activity and corporate partnerships that UWE accommodates, as well as flexible or co-working space. Social enterprise could also potentially be accommodated within such facilities, depending on demand levels.</td></tr>
<tr><td>B1.12 Capable of providing flexible/co-working space / and/or facilitate remote working</td></tr>
</table>

B1.13 Capable of providing incubator/ accelerator/start-up hub space.			
Delivery			
B1.14 Ownership	Owned by the University of West of England.		
B1.15 Physical and/or environmental constraints	The site is physically constrained to the north, east and west by existing residential and employment land uses. There is also a Site of Nature Conservation Interest to the west. However, the UWE Stadium allocated area in the south of the site offers opportunity for expansion with limited 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 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	On-site growth of university facilities will be modest, although is expected within 6-10 years.		

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 – The site offers high-quality employment facilities and strong research activity across the site, with functional linkages continuing to develop. The area is well connected by road and rail, offering access into Bristol and the wider West of England area (including the Port of Bristol). High value employment activity is arising from corporate partnerships and collaboration with research facilities, with further employment growth expected. On site growth will be modest but can encourage overspill into surrounding employment areas. While plans for the UWE Stadium have since fallen through, it is expected that some form of sporting arena will be developed on the site – providing additional employment growth across certain key market sectors.	
C1.3 Recommendation – • Retain and continue to safeguard for employment use.	