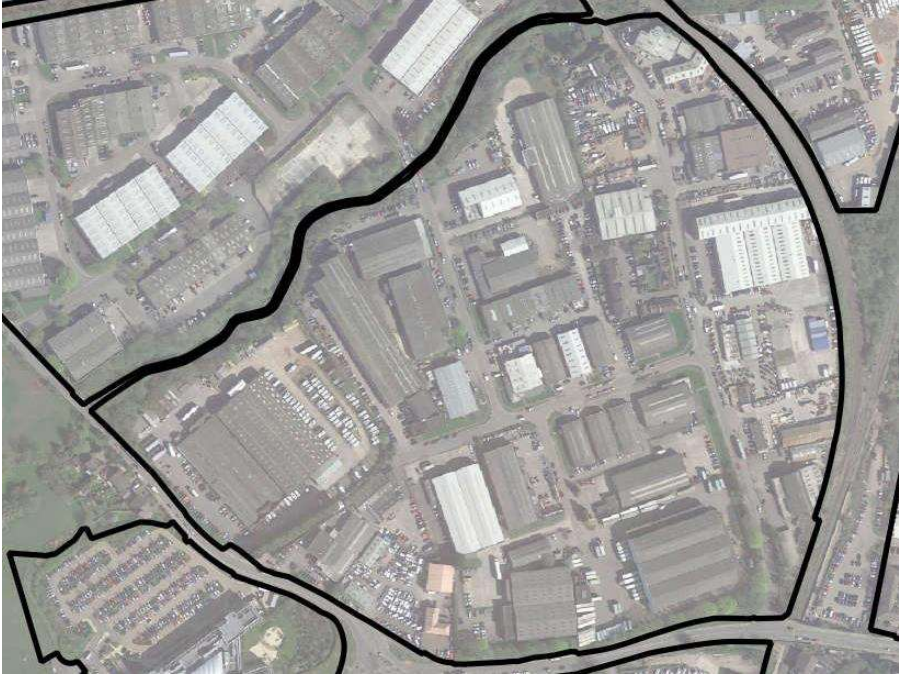


# SG-57 Stover Road and North Road Industrial Estates

## A: BASELINE SITE INFORMATION

<b>A1. Baseline/Context – All baseline data to be provided by SGC either via AMR, GIS layers or other sources</b>			
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)	<b>Stover Road and North Road Industrial Estate, Millbrook Road, Yate, BS37 5JW</b>		
A1.2a Sub Area	Yate and the Surrounding Areas		
A1.3 Location Plan / Geospatial reference			
A1.4 Site area (ha)	17.9ha		
A1.5 Site Context	<p>Stover Road and North Road industrial estate is a large industrial complex located in the Yate employment area, 7.5 miles north east of Bristol City Centre. The site includes a range of general industry and trade counters uses, as well as smaller retail uses which serve the site. The site is situated in a cluster of similar trade parks and industrial estates within the Yate area, bound by Yate Road and the railway line.</p>		

A1.6 Policy Status (existing/emerging)	Site is a 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. The site is also part of the sites identified as locations appropriate for the development of residual waste treatment facilities (as part of the JWCS).
A1.7 Planning history	The site has been used for industrial purposes since before the 1970's and as such, details of the original planning permission on the site is not available. More recently, application <b>PT12/1360/F</b> to change the use of Unit S from A1 to B2 was approved and implemented. Application <b>PK18/3153/F</b> was approved seeking to erect a new distribution warehouse at land to the south of 26 North Road. The application was granted.
A1.8 Location	The Stover Road and North Road Industrial Estate is located out-of-centre in the Yate employment area, situated adjacent to the Beeches Industrial Estate (SG-290). The site is located to the north west of Yate, to the east of Yate Road. Yate is located approximately 7.5 miles northeast of Bristol City Centre, situated within the Yate and Surrounding Areas FEMA. The site is located in close proximity to the A432, which provides access into Central Bristol.

## **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: Wholesale &amp; Retail Trade; Repair Of Motor Vehicles &amp; Motorcycles - Manufacturing - Administrative &amp; Support Service Activities - Transportation &amp; Storage</p> <p>Key employers within the site include: Tuffnells Parcels Express Ltd - Yate Disposables Ltd - British Corner Shop Ltd</p> <p>The site accommodates a range of general industrial activity, distribution warehouses and sui generis wholesale retail units. The premises include standalone industrial sheds, as well as flexible lightweight sheds on the perimeters of the site. The Industrial Estate includes occupiers from a range of sectors such as Yate Supplies (disposable tableware supplier), Travis Perkins (building materials supplier), Jewson (building materials supplier), Dynamic Storage (self-storage facility), Victoria Recovery (car body shop), Tuffnells Parcels Express (courier service), Koan (health and beauty shop), Screwfix (building materials supplier) and Wolseley (plumbers' merchant).</p>
A2.2 Amount of undeveloped land on site/within cluster (ha)	None identified.
A2.2a Total number of units on site	According to SGC NDBR records, in June 2020 there were 41 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. 5%
A2.2c Estimate of total number of jobs on site (where possible)	There are approximately 710 (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 characterised by traditional industrial stock in good condition; however, some refurbishment may be required to suit more modern occupiers. The site offers reasonable parking provision, as well as open storage for vehicles, freight and other goods. The Industrial Estate is likely most suitable to local businesses and trade counters, including the current occupiers on the site.

A2.3a Age and suitability of stock	Mainly built 1980's onwards; adequate specification, more suitable to local businesses. Industrial - 5m to eaves upwards.
A2.3b Evidence of significant vacancies	There is evidence of some vacancies on site, although not a significant proportion.
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 Stover Road and North Road Industrial Estate 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.</p>
A3.2 Local accessibility and opportunities to reduce carbon through travel	<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.</p> <p>Indicator compiled by the following:</p>
A3.2a Reducing carbon from travel to work (Walking / Cycling)	The site has some 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>Yate Town Centre can be accessed via the A432 within 1.3 miles, although this is a relatively long walk. The centre of Yate is well served with a wide range of amenities such as Tesco, Lidl, McDonald's and other premises, as well as convenience services such as banks, gyms and a post office. Some local amenities, including convenience stores, a petrol station and small eateries like Greggs are accessible within easier walking distance in the surrounding trading estates.</p>
A3.4 Digital Connectivity	The Think Broadband UK Broadband Coverage and Speed Test Result: Ultrafast – download speeds up to 300 mbps

A3.5 Compatibility with neighbouring uses/character of wider area	Mixed commercial area with residential nearby; mainly compatible uses. The site is generally compatible with the neighbouring provision of industrial and 'big box' retail uses in Yate. The area is dominated by large-scale warehouses and out-of-town retail, as exemplified by the neighbouring Beeches Industrial Estate. The site is relatively well screened from residential dwellings via trees and open green space.
A3.6 Strength of functional and/or spatial linkages	The site includes national firms and also has strong functional links with the neighbouring trading estate. The distribution premises on the site will have links with the wider sub-region, as will the retail stores.
A3.7 Access to Local Workforce	Site within Yate / Chipping Sodbury: Broad balance between resident workers to jobs (job to worker ratio 0.5-1.5).

## B: QUALITATIVE ASSESSMENT – SITE SUITABILITY

<b>B1. Site Potential and Opportunities – Application of market sector frameworks</b>					
B1.1 Suitability of site/cluster for key market sectors	The Stover Road and North Road Industrial Estate is predominantly made up of good quality, modern industrial stock. This includes low density, purpose-built manufacturing and warehousing facilities with good circulation. While not necessarily a prime location for manufacturing or distribution, the site benefits from connectivity to the North Fringe via the A432 and Avonmouth Port via the M5. The site is therefore suitable for businesses from the Aerospace and Advanced Engineering and Transport and Logistics sectors, as well as smaller-scale occupiers from the Housing, Construction and Development and Retail 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 contributes to the manufacturing and industrial sectors of South Gloucestershire, with current occupiers performing well. The site offers fairly modern, low density accommodation with good open storage 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	N/A – no significant development potential.				
B1.4 Requirement for infrastructure investment to enable suitability potential to be realised.	There is currently limited infrastructure investment required, as there is no major development or intensification is expected. Any future investment should focus on the refurbishment of the site's older premises in order to appeal to modern occupiers.				

<b>Short-term Recovery (COVID-19)</b>			
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
<b>Inclusive Growth</b>			
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.		
<b>Clean Growth</b>			
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 flexible 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 flexible and modern premises on site. However, the existing uses on site do not contribute to low carbon growth, with some heavy industrial uses and vehicle repair occupiers.		
<b>Regeneration (existing sites only)</b>			
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.
Reasonable market demand exists for the redevelopment of the more ageing industrial premises to meet the premise requirements of modern occupiers. However, here 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 current vacancies on the site for manufacturing 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.			
<b>Cross-sectoral spatial needs (if not yet captured above)</b>			

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 industrial estate. This would require minor refurbishment of the existing industrial and warehouse 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.			
<b>Delivery</b>			
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 east by the railway line, to the south by Badminton Road, to the west by Beeches Industrial Estate, and to the north by Frome Valley Walkway. 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 significant development potential.		
<b>C1 Regional Conclusion and Recommendations</b>			
<b>C1.1 Conclusion:</b> The site has reasonable strategic potential to contribute to employment growth and key sector prioritisation across South Gloucestershire in the long term.		<b>RAG Summary</b> <b>Reasonable</b>	
<b>C1.2 Justification/rationale –</b> Stover Road and North Road Industrial Estate is a key industrial park location in Yate, with existing industrial and retail occupiers performing well. The site offers fairly modern, low density and flexible accommodation with adequate parking provision and open storage, which meets the premises requirements of the current occupiers. There may be a need to consider alternative employment uses in future, such as flexible space for start-ups, given the current vacancies on the site. Furthermore, given the site was identified in the JWCS as being a suitable location for residual waste treatment, this could be considered in the future. 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 employment use.
- Consider potential for provision of flexible space for start-ups/SMEs.
- Coordinate with SG33, SG57; the other sites highlighted in policy 5 of the JWCS.