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B&NES FUTURE ECONOMIC NEEDS ASSESSMENT

# Site Assessments

February 2024





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## Document control

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# 1 Introduction

- 1.1 This Site Assessments report sits alongside the Future Economic Needs Assessment (2024). The site assessments have been compiled by Lambert Smith Hampton (LSH) on behalf of B&NES Council.
- 1.2 The site assessments set out within this report have updated and supplemented those previously prepared as part of B&NES Employment Growth and Employment Land Review (2020). As a result, a number of sites which are no longer relevant to the emerging B&NES Local Plan have been omitted, and a small number of new sites included. Previously prepared pro-formas have been reviewed and updated to take account of changes since the original study and to reflect the current commercial market context.
- 1.3 A standard pro-forma was agreed between HJA/LSH and B&NES Council. The template pro-forma with guidance notes is attached as Appendix 1 to this report. Each site is scored, using a range of 1-5) against a series of characteristics (quality, access, amenity, character, market attractiveness and stock). Qualitative data is also captured.
- 1.4 A summary of findings, based on the completed site assessments is set out at Chapter 2 of this report. The remaining chapters set out the site assessments, with high level summary for each of the B&NES sub-areas:
  - Bath City;
  - Keynsham;
  - Somer Valley; and
  - Rural Area.

## Site images

- 1.5 Please note all site boundaries shown on the assessments are illustrative.
- 1.6 Site images prepared using QGIS. QGIS Development Team 2024. QGIS Geographic Information System. Open-Source Geospatial Foundation Project. Map data © Google 2024.

## 2 Summary of Site Assessments

- 2.1 This chapter provides a summary of the findings of the site assessment process.
- 2.2 Table 2.1 summarises the total number of sites assessed by sub-area. A total of 56 sites have been reviewed, including 36 existing sites and 20 allocations. The greatest number of sites are within the Bath City sub-area. This includes the Newbridge Riverside area which comprises multiple smaller sites.

**Table 2.1 Distribution of assessed sites by sub-area**

Sub Area	Existing	Allocated	Total
Bath City	17	11	<b>28</b>
Keynsham	3	2	<b>5</b>
Somer Valley	9	7	<b>16</b>
Rural	7	0	<b>7</b>
<b>B&amp;NES Total</b>	<b>36</b>	<b>20</b>	<b>56</b>

### Existing Sites

- 2.3 This section considers the existing sites that have been assessed. Sites were graded 1-5 in line with the scoring criteria set out at Appendix 1.

#### Quality Grading

- 2.4 Table 2.2 summarises the overall scoring by quality grading. A single site is scored as 5/5 – Bath Business Park. Seven sites received a score of 4/5 and sixteen sites were scored mid-range at 3/5. Five sites received the lowest rating 1/5, this included four sites in the Bath City sub-area.

**Table 2.2 Distribution of existing sites by quality grading and sub-area**

Sub Area	1	2	3	4	5
Bath City	4	5	5	3	0
Keynsham	0	1	1	1	0
Somer Valley	1	0	6	1	1
Rural	0	0	5	2	0
<b>B&amp;NES Total</b>	<b>5</b>	<b>7</b>	<b>16</b>	<b>7</b>	<b>1</b>

### Access

- 2.5 The rating of sites by access was heavily clustered in the 2-4 range. This is reflective of general levels of connectivity in B&NES. No sites scored either 5/5 or 1/5.

**Table 2.3 Distribution of existing sites by access and sub-area**

Sub Area	1	2	3	4	5
Bath City	0	8	6	3	0
Keynsham	0	1	1	1	0
Somer Valley	0	1	7	1	0
Rural	0	0	2	5	0
<b>B&amp;NES Total</b>	<b>0</b>	<b>10</b>	<b>16</b>	<b>10</b>	<b>0</b>

### Local Amenities/Public Transport

- 2.6 The majority of sites were scored in the upper mid-range of 3-4 for local amenities and public transport access. Four sites, all within the Bath City sub-area achieved the highest rating of 5/5. A further four sites received the lowest rating, these were in the Somer Valley and Rural sub-areas.

**Table 2.4 Distribution of existing sites by local amenities and public transport and sub-area**

Sub Area	1	2	3	4	5
Bath City	0	0	6	7	4
Keynsham	0	2	1	1	0
Somer Valley	2	1	3	3	0
Rural	2	1	4	0	0
<b>B&amp;NES Total</b>	<b>4</b>	<b>4</b>	<b>14</b>	<b>11</b>	<b>4</b>

### Character of Area and Uses

- 2.7 In terms of site character and use mix the lower to mid-range (2-3) dominated. Only seven of the 36 sites assessed scored 4-5.

**Table 2.5 Distribution of existing sites by character of area and uses and sub-area**

Sub Area	1	2	3	4	5
Bath City	0	10	6	1	0
Keynsham	0	1	0	1	1
Somer Valley	1	2	3	3	0
Rural	1	5	0	0	1
<b>B&amp;NES Total</b>	<b>2</b>	<b>18</b>	<b>9</b>	<b>5</b>	<b>2</b>

### Commercial Market

2.8 Sites scored well in terms of commercial market attractiveness, with 33 of the 36 sites achieving a score of 3 or 4. The remainder scored only 1/5, which included two sites in the rural sub-area.

**Table 2.6 Distribution of existing sites by commercial market attractiveness and sub-area**

Sub Area	1	2	3	4	5
Bath City	1	0	3	13	0
Keynsham	0	0	2	1	0
Somer Valley	0	0	7	2	0
Rural	2	0	5	0	0
<b>B&amp;NES Total</b>	<b>3</b>	<b>0</b>	<b>17</b>	<b>16</b>	<b>0</b>

### Age and Suitability of Stock

2.9 In terms of the suitability of existing premises stock, this is variable. Whilst the most frequently awarded score was 3/5 there were multiple sites in every scoring category including seven sites scoring only 1/5. These were clustered in the Bath City sub-area.

**Table 2.7 Distribution of existing sites by age and suitability of stock and sub-area**

Sub Area	1	2	3	4	5
Bath City	6	0	6	4	1
Keynsham	0	1	2	0	0
Somer Valley	0	3	4	1	1
Rural	1	1	4	0	1
<b>B&amp;NES Total</b>	<b>7</b>	<b>5</b>	<b>16</b>	<b>5</b>	<b>3</b>

### Overall Scores

2.10 When combining scores across the characteristics no sites achieved a score of 25 or above. Equally no sites scored below 10 (out of 30). There were six sites scored in the 10-14 range which indicates multiple potential issues to be addressed. However, in all cases the overall assessment identifies these sites should be retained due to the role they play within their locality. The majority of sites scored in the 15-24 range.



**Table 2.8 Distribution of existing sites by total score (out of 30) and sub-area**

Sub Area	< 10	10 14	15 19	20 24	25+
Bath City	0	3	7	7	0
Keynsham	0	1	1	1	0
Somer Valley	0	1	5	3	0
Rural	0	1	5	1	0
<b>B&amp;NES Total</b>	<b>0</b>	<b>6</b>	<b>18</b>	<b>12</b>	<b>0</b>

## Allocated Sites

2.11 The following analysis considers the 20 allocated sites that have been assessed.

### Quality Grading

2.12 Half of the sites received the highest score of 5/5. The remainder were spread over the 2-4 range. The majority of the lowest scoring sites were within the Somer Valley sub-area.

**Table 2.9 Distribution of allocated sites by quality grading and sub-area**

Sub Area	1	2	3	4	5
Bath City	0	1	4	1	5
Keynsham	0	0	0	0	2
Somer Valley	0	3	1	0	3
Rural	0	0	0	0	0
<b>B&amp;NES Total</b>	<b>0</b>	<b>4</b>	<b>5</b>	<b>1</b>	<b>10</b>

### Access

2.13 The vast majority of sites were rated 3/5 for access, with five sites scoring 4/5.

**Table 2.10 Distribution of allocated sites by access and sub-area**

Sub Area	1	2	3	4	5
Bath City	0	1	6	4	0
Keynsham	0	0	1	1	0
Somer Valley	0	1	6	0	0
Rural	0	0	0	0	0
<b>B&amp;NES Total</b>	<b>0</b>	<b>2</b>	<b>13</b>	<b>5</b>	<b>0</b>

### Local Amenities/Public Transport

2.14 Nine of the 20 sites scored 5/5 for amenities and public transport access. This includes eight sites in the Bath City area. Eight of the remaining sites scored 3-4 with three sites in the Somer Valley area scoring only 2/5, due in large part to weaker public transport provision.

**Table 2.11 Distribution of allocated sites by local amenities and public transport and sub-area**

Sub Area	1	2	3	4	5
Bath City	0	0	1	2	8
Keynsham	0	0	0	1	1
Somer Valley	0	3	4	0	0
Rural	0	0	0	0	0
<b>B&amp;NES Total</b>	<b>0</b>	<b>3</b>	<b>5</b>	<b>3</b>	<b>9</b>

### Character of Area and Uses

2.15 In terms of the character of area and uses the sites received a spread of scores from 1-5. The majority (15 of 20) received scores of 3 and above.

**Table 2.12 Distribution of allocated sites by character of area and uses and sub-area**

Sub Area	1	2	3	4	5
Bath City	1	0	3	1	6
Keynsham	0	0	1	0	1
Somer Valley	0	4	0	3	0
Rural	0	0	0	0	0
<b>B&amp;NES Total</b>	<b>1</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>7</b>

### Commercial Market

2.16 Commercial market attractiveness is also spread across the range. The sites in the Bath City sub-area are largely scored very positively with more challenging market conditions in the Somer Valley sub-area.

**Table 2.13 Distribution of allocated sites by commercial market attractiveness and sub-area**

Sub Area	1	2	3	4	5
Bath City	0	1	2	4	4
Keynsham	0	0	1	1	0
Somer Valley	1	5	1	0	0
Rural	0	0	0	0	0
<b>B&amp;NES Total</b>	<b>1</b>	<b>6</b>	<b>4</b>	<b>5</b>	<b>4</b>

### Age and Suitability of Stock

2.17 The age and suitability of stock scores are not particularly helpful for these sites which are earmarked for development. As a result, the scores are generally low reflecting the fact the majority of sites are brownfield with existing poor quality stock remaining.

**Table 2.14 Distribution of allocated sites by age and suitability of stock and sub-area**

Sub Area	1	2	3	4	5
Bath City	5	1	3	1	1
Keynsham	1	1	0	0	0
Somer Valley	6	0	0	0	0
Rural	0	0	1	0	0
<b>B&amp;NES Total</b>	<b>12</b>	<b>2</b>	<b>4</b>	<b>1</b>	<b>1</b>

### Overall Scores

2.18 When combining scores across the characteristics one site achieved a score of 25 or above (South Quays and Riverside Court). No sites scored below 10 (out of 30). There were two sites scored in the 10-14 range both of which are located in the Somer Valley sub-area. Both are former manufacturing sites However, in both cases these are residential led schemes with an employment component. The majority of sites scored in the 15-24 range.

**Table 2.15 Distribution of existing sites by total score (out of 30) and sub-area**

Sub Area	< 10	10 14	15 19	20 24	25+
Bath City	0	0	2	8	1
Keynsham	0	0	0	2	0
Somer Valley	0	2	5	0	0
Rural	0	0	0	0	0
<b>B&amp;NES Total</b>	<b>0</b>	<b>2</b>	<b>7</b>	<b>10</b>	<b>1</b>

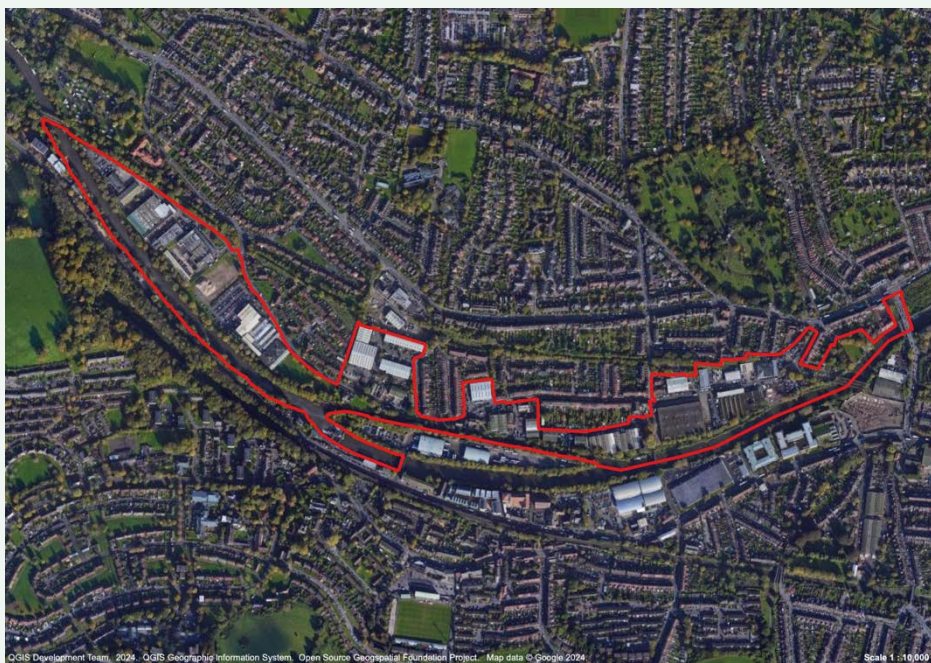
### 3 Bath City Sub Area

#### Existing Sites

##### 1 Brassmill/Locksbrook (Newbridge Riverside Area)

###### Site Reference

Sub Area	Bath
Site Size (ha)	160ha
Address	Brassmill Lane and Locksbrook Road, Bath
Site Description	The area comprises a number of sites providing a mixture of industrial stock constructed between 1970-1990s. Occupiers include Rotork, Roper Rhodes, Horstman Defence Systems and Lovehoney.



###### Current Situation

Current On Site Uses	E, B2, B8.
Greenfield or Brownfield	Brownfield
Current Planning Status	Existing
Quality Grading	The space offered across the area is a mixture of grading.  3 – the majority is of an acceptable design with some limitations, manoeuvring compromised, obstructions, on a main road or prominent site but some limited visibility
Access	The area has a mix of sites and therefore individual sites have different access issues. Overall, the sites have reasonable site access

	<p>for the majority of vehicles, indirect or restricted access to major road network which is a 3.</p> <p>Site access via the Upper Bristol Road, which feeds to Bristol and the M4.</p>
Local Amenities/Public Transport	<p>4 – Close to a reasonable range of employment related services; close to a station, peak time bus route and cycle route, on a pedestrian route.</p> <p>Bath City Centre c.10-minute drive. Regular bus stops on Upper Bristol Road.</p>
Character of Area and Uses	3 – Mixed commercial area with residential nearby; mainly compatible uses.
Commercial Market	4 – Well regarded; good market appeal; attracts close to prime values.
Age and Suitability of Stock	<p>There is a mix of age and suitability of commercial property in the area, the majority of which is well let and well regarded in the market. However, the space does need modernising and longer / medium term plans put in place to redevelop and refurbish the poorer space. However overall, the majority of the space is mainly built 1990's onwards; reasonable modern specification may attract national occupiers; FRI or 75% condition. Industrial - 6m plus eaves; adequate parking and loading - 4</p>

### Opportunity

Suitable Uses	Industrial, Offices, R&D and Lab space mixed use
Scale of Opportunity	Limited opportunity for commercial expansion given occupational levels but opportunity for intensification and to modernise the accommodation through both refurbishment and redevelopment.
Likely Constraints	Flooding – site sits along River Avon, divided ownerships.
Timing	N/A
Recommendation	<p>Retain and protect.</p> <p>Location remains important for commercial uses, especially industrial. This site lies within the main area of industrial land within the city. However, there is also the potential for innovation and education use due to the location of key Bath Spa University building (Herman Miller Building). To note the aspiration for future development via joint BSU/B&amp;NES development to accommodate the Fashion Collection Archive (B&amp;NES), National Centre for Sustainable Fashion, The Studio, Emerge and teaching space (all BSU). The Fashion Collection Archive alone is of critical importance as a piece of cultural infrastructure. BSU uses intended to promote growth in future economic areas of focus for the area and region. Future aspirations also for the inclusion of economic use such as maker spaces and affordable working spaces linked to BSU to aid graduate retention. Although would require changes in land ownership/letting to facilitate.</p>

## 2 Victoria Park Business Centre

### Site Reference

Sub Area	Bath
Site Size (ha)	0.4 ha
Address	Victoria Park Business Centre, Upper Bristol Road, Bath BA1 3AX
Site Description	Victoria Park Business Centre provides a small industrial estate of 17 units laid out as two opposite facing terraces each with their own loading door.



### Current Situation

Current On Site Uses	E, B2
Greenfield or Brownfield	Brownfield
Current Planning Status	Existing
Quality Grading	3 – acceptable design with some limitations, inadequate landscaping, manoeuvring compromised, obstructions, on a main road or prominent estate but tucked away from view.
Access	3- Restricted access for HGVs due to limited external space and poor estate road. Indirect access to motorway network via A46.
Local Amenities/Public Transport	5 – c. 15-minute walk to Bath City Centre which provides a wide range of employment related services (e.g. shops, leisure/recreation, pubs/restaurants, banks); peak time bus route and cycle route, on a pedestrian route.
Character of Area and Uses	3 – Mixed commercial area with residential nearby; mainly compatible uses.

Commercial Market	3 – Displays market appeal; day to day churn; attracts secondary value. Units appear to be in good condition with general wear and tear.
Age and Suitability of Stock	3 – Mainly built 1980's onwards; adequate specification, more suitable to local businesses due to size of units.
<b>Opportunity</b>	
Suitable Uses	Industrial or mixed
Scale of Opportunity	Opportunity for expansion with the adjacent parcel of land although
Likely Constraints	Access within current estate is limited and therefore may pose issue with increasing the density of units. Sits on the edge of flood zone 2.
Timing	Within 5 years for expansion
Recommendation	Retain and protect. Allocate site to the west for industrial uses. Location remains important for commercial uses, especially industrial. Although limited opportunity for redevelopment of existing units as well let.

### 3 Stable Yard

Site Reference	
Sub Area	Bath
Site Size (ha)	0.4ha
Address	Units 1-12 Stable Yard
Site Description	The site provides industrial estate constructed between 1990 and 1995 let to various local, regional and national tenants.



Current Situation	
Current On Site Uses	E, B2, B8.
Greenfield or Brownfield	Brownfield
Current Planning Status	Existing
Quality Grading	4 – acceptable design, adequate landscaping and environment, easy manoeuvring, no obstructions, visible site, on a main road or prominent site
Access	3- Reasonable site access for all vehicles, indirect or restricted access to major road network.  Site access via the lower Bristol Road which feeds to Bristol and the M4.
Local Amenities/Public Transport	4 – Close to a reasonable range of employment related services; close to a station, peak time bus route and cycle route, on a pedestrian route.  Bath City Centre c.10-minute drive. Regular bus stops



Character of Area and Uses	3 – Mixed commercial area with residential nearby; mainly compatible uses.
Commercial Market	4 – Well regarded; good market appeal; attracts close to prime values.
Age and Suitability of Stock	4 – Mainly built 1990's onwards; modern specification may attract national occupiers; FRI or 75% condition. Industrial - 6m plus eaves; adequate parking and loading;

**Opportunity**

Suitable Uses	Industrial, logistics, mixed use
Scale of Opportunity	Opportunity to intensify site with a mixed of uses with commercial retained on part or ground floor level
Likely Constraints	Flooding – site sits along River Avon, divided ownerships.
Timing	N/A
Recommendation	Retain and protect employment uses.

## 4 Railway Arches

Site Reference	
Sub Area	Bath
Site Size (ha)	0.2ha
Address	Wood Street, Lower Bristol Road, Bath
Site Description	The site provides 22 self-contained railway arches located to the rear of Beazer House and Esso Petrol Station.



Current Situation	
Current On Site Uses	E, B2
Greenfield or Brownfield	Brownfield
Current Planning Status	Existing
Quality Grading	2 – poor design, old standard with limitations, inadequate landscaping, manoeuvring restricted, obstructions, visible on a minor road or estate
Access	2 – Restricted access of HGVs due to narrow road. Access to Bristol and M4 via Lower Bristol Road, however indirect.
Local Amenities/Public Transport	5 – Close to a wide range of employment related services (e.g. shops, leisure/recreation, pubs/restaurants, banks); close to a station, peak time bus route and cycle route, on a pedestrian route. Within 5-minute walk of Bath City Centre.
Character of Area and Uses	4 – Established commercial area; mainly compatible and uniformity of uses.

Commercial Market	3 – Displays market appeal; day to day churn; attracts secondary value
Age and Suitability of Stock	1 - Built before 1980; inadequate specification; only attract smaller, local businesses with un-neighbourly uses.
<b>Opportunity</b>	
Suitable Uses	Light industrial
Scale of Opportunity	Limited redevelopment opportunities
Likely Constraints	Size of units and proximity to railway tracks limited target market
Timing	N/A
Recommendation	Retain and protect. No redevelopment opportunities. Potential to encourage investment to improve quality. Could look at other commercial uses but unlikely to be demand over current use. Retain for commercial use

## 5 Western Lock (former Polamco site)

Site Reference	
Sub Area	Bath
Site Size (ha)	0.4 ha
Address	Western Lock, Lower Bristol Road, Bath
Site Description	Site comprises of a self-storage facility of c.25,000 sq ft. The property sits on Western Lock Retail Park which hosts occupiers including M&S Foodhall, Currys/PC World and McDonalds. Adjacent to the site was developed out last year to expand the retail offering in the area with Lidl, Hobbycraft, Pets at Home, Costa Coffee as tenants.



Current Situation	
Current On Site Uses	B8
Greenfield or Brownfield	Brownfield
Current Planning Status	Existing
Quality Grading	4 – acceptable design, adequate landscaping and environment, easy manoeuvring, no obstructions, visible site, on a main road or prominent site
Access	2 – restricted access of HGVs, restricted access to major road networks Site often busy from retail customers.
Local Amenities/Public Transport	3 – Close to a limited range of basic services; close to either a station, bus route or cycle route, on a pedestrian route.  Bath City Centre c. 20 minutes' walk from site. A number of amenities along Lower Bristol Road.

Character of Area and Uses	3 – Mixed commercial area with residential nearby; mainly compatible uses.  Immediate environs offer commercial space with high density residential surrounding.
Commercial Market	4 – Well regarded; good market appeal; attracts close to prime values. Limited availability and location attracts national occupiers.
Age and Suitability of Stock	5 – Built 2000 onwards; quality as 'Grade A' specification to attract national/corporate occupiers; FRI or close to condition. Industrial - 6.5m plus eaves; adequate loading and parking

### Opportunity

Suitable Uses	Storage
Scale of Opportunity	Suitable to provide similar function if current tenant vacates.  Surrounding location is retail biased with residential and student accommodation in addition. Market would likely to be interested in other commercial use such as retail.
Likely Constraints	Access
Timing	N/A
Recommendation	Retain and protect for employment use.

## 6 Pines Way Industrial Estate

### Site Reference

Sub Area	Bath
Site Size (ha)	0.7ha
Address	Ivo Peters Road, Bath
Site Description	The site provides industrial / trade counter accommodation built in 1980's /1990's. Occupiers include Screwfix, Magnet and Crown. The site is well occupied and popular with the local market.



### Current Situation

Current On Site Uses	E and B8.
Greenfield or Brownfield	Brownfield
Current Planning Status	Existing
Quality Grading	4 – acceptable design, adequate landscaping and environment, easy manoeuvring, no obstructions, visible site, on a main road or prominent site
Access	3- Reasonable site access for all vehicles, indirect or restricted access to major road network.
Local Amenities/Public Transport	4 – Close to a reasonable range of employment related services; close to a station, peak time bus route and cycle route, on a pedestrian route.
Character of Area and Uses	3 – Mixed commercial area with residential nearby; mainly compatible uses.
Commercial Market	4 – Well regarded; good market appeal; attracts close to prime values.

Age and Suitability of Stock	4 – Mainly built 1990's onwards; modern specification may attract national occupiers; FRI or 75% condition. Industrial - 6m plus eaves; adequate parking and loading;
<b>Opportunity</b>	
Suitable Uses	Industrial, mixed
Scale of Opportunity	Limited Opportunity for commercial expansion
Likely Constraints	Flooding
Timing	N/A
Recommendation	Retain and protect. Location remains important for commercial uses, especially industrial. Although limited opportunity for new / redevelopment as units well let. Unlikely to be of interest to larger occupiers therefore retain current mix and uses, although pressure on uses from residential.

## 7 Cheltenham Street

Site Reference	
Sub Area	Bath
Site Size (ha)	0.6ha
Address	Cheltenham Street, Bath
Site Description	Cheltenham Street is located adjacent to the Lower Bristol Road. The area comprises a new residential block, with light industrial units and garages around the edge.



Current Situation	
Current On Site Uses	E, B2, C3
Greenfield or Brownfield	Brownfield
Current Planning Status	Existing
Quality Grading	2 – poor design, old standard with limitations, inadequate landscaping, manoeuvring restricted, obstructions, visible on a minor road or estate
Access	3- reasonable site access for all vehicles, indirect or restricted access to major road network
Local Amenities/Public Transport	4 – Close to a reasonable range of employment related services; close to a station, peak time bus route and cycle route, on a pedestrian route.
Character of Area and Uses	3 – Mixed commercial area with residential nearby; mainly compatible uses.



	In the immediate vicinity, Lower Bristol Road plays host to a number of car showrooms, petrol station, Sainsburys superstore and smaller retailers.
Commercial Market	3 – Displays market appeal; day to day churn; attracts secondary value
Age and Suitability of Stock	3 – Mainly built 1980's onwards, adequate specification, more suitable to local businesses. Access for bigger vehicles is limited due to narrow roadways.  Residential stock built in last 3 years – Grade A quality.

### Opportunity

Suitable Uses	Industrial
Scale of Opportunity	Only current industrial uses can be redeveloped as the rest of the site has already been redeveloped to residential.
Likely Constraints	Site backs onto railway track. Upheaval of current occupiers.
Timing	Location has been approved for demolition of Bath Bakery site.
Recommendation	Retain for smaller scale workshop and enterprise space.  Limited opportunity for new / redevelopment as units well let. Unlikely to be of interest to larger occupiers therefore retain current mix and uses although expect pressure on uses from residential.

## 8 Bath Self Storage

Site Reference	
Sub Area	Bath
Site Size (ha)	0.5ha
Address	Bath Self Storage, Bellotts Road, Bath, BA2 3RT
Site Description	The site comprises of an industrial property that is currently used for storage to the southwest of Bath City Centre.

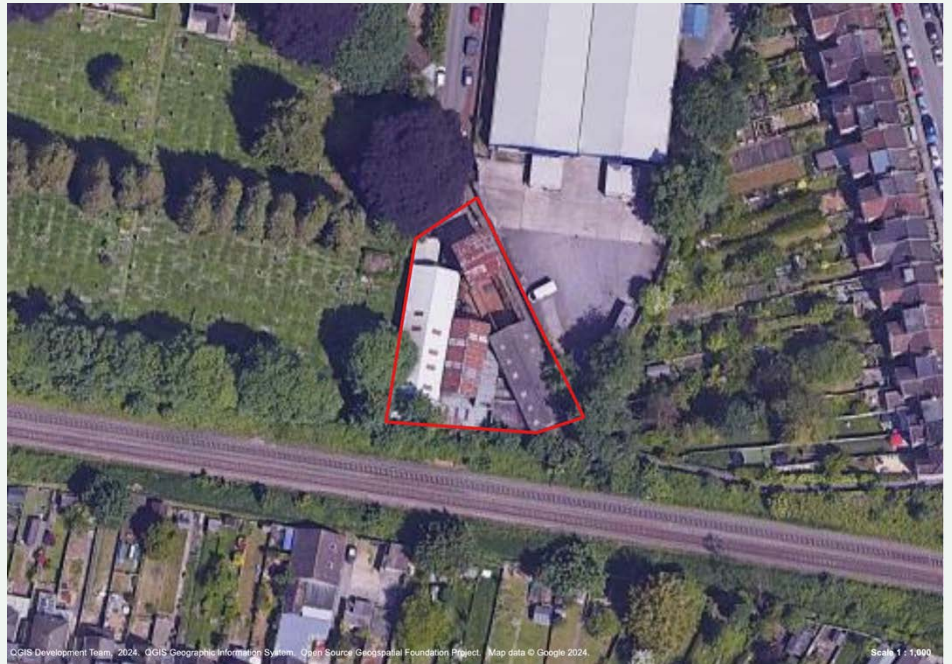


Current Situation	
Current On Site Uses	Storage (B8)
Greenfield or Brownfield	Brownfield
Current Planning Status	No current planning proposals
Quality Grading	3 - Acceptable design with some limitations, inadequate landscaping, manoeuvring compromised, obstructions, on a main road or prominent estate but tucked away from view
Access	Site lies to the south of the A36. 4 - Close to major road network, easy access for all vehicles
Local Amenities/Public Transport	Regular bus routes into Bath City Centre and walking distance to Oldfield Park train station. Also provides basic amenities. 4 - Close to a reasonable range of employment related services; close to a station, peak time bus route and cycle route, on a pedestrian route.

Character of Area and Uses	Surrounding users comprises largely of residential with some commercial uses.  2 - Mainly residential with few commercial uses in immediate environs.
Commercial Market	Limited availability attracts local/regional occupiers.  4 – Well regarded; good market appeal; attracts close to prime values.
Age and Suitability of Stock	3 - Mainly built 1980's onwards; adequate specification
<b>Opportunity</b>	
Suitable Uses	Office, light industrial
Scale of Opportunity	Whole site could be developed out to provide a range of different uses.
Likely Constraints	None
Timing	5-10 years
Recommendation	Retain site for commercial uses

## 9 M&B Engineering

Site Reference	
Sub Area	Bath
Site Size (ha)	0.1ha
Address	M & B Engineering, Bellotts Road, Bath, BA2 3RT
Site Description	The site comprises of an industrial property that is currently used for steel fabrication to the southwest of Bath City Centre.



Current Situation	
Current On Site Uses	Steel Fabrication (B2/E(g))
Greenfield or Brownfield	Brownfield
Current Planning Status	No current planning proposals
Quality Grading	2 - Poor design, old standard with limitations, inadequate landscaping, manoeuvring restricted, obstructions, visible on a minor road or estate
Access	Site lies to the south of the A36. 4 - Close to major road network, easy access for all vehicles
Local Amenities/Public Transport	Regular bus routes into Bath City Centre and walking distance to Oldfield Park train station. Also provides basic amenities. 4 - Close to a reasonable range of employment related services; close to a station, peak time bus route and cycle route, on a pedestrian route.

Character of Area and Uses	Surrounding users comprises largely of residential with some commercial uses.  2 - Mainly residential with few commercial uses in immediate environs.
Commercial Market	Limited availability attracts local/regional occupiers.  4 – Well regarded; good market appeal; attracts close to prime values.
Age and Suitability of Stock	3 - Mainly built 1980's onwards; adequate specification
<b>Opportunity</b>	
Suitable Uses	Light industrial
Scale of Opportunity	Whole site could be developed out to provide a range of different uses.
Likely Constraints	None
Timing	5-10 years
Recommendation	Retain site for commercial uses. Valuable industrial site close to local residents for local jobs and should be retained for this purpose.

## 10 Booker McConnell

### Site Reference

Sub Area	Bath
Site Size (ha)	0.3ha
Address	Bellotts Road, Bath, BA2 3RT
Site Description	The site comprises of an industrial property that is currently used for wholesale to the southwest of Bath City Centre.



### Current Situation

Current On Site Uses	Wholesale (B8)
Greenfield or Brownfield	Brownfield
Current Planning Status	No current planning proposals
Quality Grading	3 - Acceptable design with some limitations, inadequate landscaping, manoeuvring compromised, obstructions, on a main road or prominent estate but tucked away from view
Access	Site lies to the south of the A36. 4 - Close to major road network, easy access for all vehicles
Local Amenities/Public Transport	Regular bus routes into Bath City Centre and walking distance to Oldfield Park train station. Also provides basic amenities. 4 - Close to a reasonable range of employment related services; close to a station, peak time bus route and cycle route, on a pedestrian route.

Character of Area and Uses	Surrounding users comprises largely of residential with some commercial uses.  2 - Mainly residential with few commercial uses in immediate environs.
Commercial Market	Limited availability attracts local/regional occupiers.  4 – Well regarded; good market appeal; attracts close to prime values.
Age and Suitability of Stock	3 - Mainly built 1980's onwards; adequate specification
<b>Opportunity</b>	
Suitable Uses	Industrial
Scale of Opportunity	Whole site could be developed out to provide a range of commercial uses.
Likely Constraints	None
Timing	5-10 years
Recommendation	Retain site for commercial/warehouse/industrial uses.

## 11 Workmans Yard

### Site Reference

Sub Area	Bath
Site Size (ha)	0.3ha
Address	Claude Avenue, Twerton, Bath
Site Description	The site comprises of 11 workshops and 36 storage units/garages.



### Current Situation

Current On Site Uses	B1c/B2/B8
Greenfield or Brownfield	Brownfield
Current Planning Status	No current planning proposals
Quality Grading	1 - Historic design and unacceptable layout, no landscaping and manoeuvring severely restricted, obstructions, on a minor road or estate tucked away from view
Access	Narrow road into the site. 2 - Restricted access of HGVs due to narrow road.
Local Amenities/Public Transport	Bus stops located within close proximity. 3 - Close to a limited range of basic services; close to either a station, bus route or cycle route, on a pedestrian route.
Character of Area and Uses	Surrounding users comprises largely of residential with some commercial uses.



	2 - Mainly residential with few commercial uses in immediate environs.
Commercial Market	Limited availability attracts local/regional occupiers. 4 – Well regarded; good market appeal; attracts close to prime values.
Age and Suitability of Stock	1 - Built before 1980; inadequate specification; only attract smaller, local businesses with un-neighbourly uses.
<b>Opportunity</b>	
Suitable Uses	Industrial, Class E
Scale of Opportunity	Limited – no opportunity to increase site
Likely Constraints	Access
Timing	5 years
Recommendation	Retain site for commercial uses. Significant size for this location should be protected as important to the overall stock.

## 12 Lymore Gardens

### Site Reference

Sub Area	Bath
Site Size (ha)	0.3ha
Address	Lymore Gardens, Twerton, Bath
Site Description	The site is made up of 10 units comprising mix of manufacturing, office and warehousing within a predominantly residential area.



### Current Situation

Current On Site Uses	B2/B1a/B8
Greenfield or Brownfield	Brownfield
Current Planning Status	No current planning proposals
Quality Grading	1 - Historic design and unacceptable layout, no landscaping and manoeuvring severely restricted, obstructions, on a minor road or estate tucked away from view
Access	Narrow road into the site. 2 - Restricted access of HGVs due to narrow road.
Local Amenities/Public Transport	Bus stops located within close proximity. 3 - Close to a limited range of basic services; close to either a station, bus route or cycle route, on a pedestrian route.
Character of Area and Uses	Surrounding users comprises largely of residential with some commercial uses.

	2 - Mainly residential with few commercial uses in immediate environs.
Commercial Market	Limited availability attracts local/regional occupiers. 4 – Well regarded; good market appeal; attracts close to prime values.
Age and Suitability of Stock	1 - Built before 1980; inadequate specification; only attract smaller, local businesses with un-neighbourly uses.
<b>Opportunity</b>	
Suitable Uses	Industrial, Class E,
Scale of Opportunity	Limited – no opportunity to increase site
Likely Constraints	Access
Timing	5 years
Recommendation	Retain site for commercial uses. Significant size for this location should be protected as important to the overall stock.

## 13 North of Dartmouth Avenue

### Site Reference

Sub Area	Bath
Site Size (ha)	0.3ha
Address	Dartmouth Avenue, Bath
Site Description	The site is made up of 3 units providing a mixture of manufacturing and office space.



### Current Situation

Current On Site Uses	B2/B1a (Temporary D1 planning permission)
Greenfield or Brownfield	Brownfield
Current Planning Status	No current planning proposals
Quality Grading	3 - Acceptable design with some limitations, inadequate landscaping, manoeuvring compromised, obstructions, on a main road or prominent estate but tucked away from view
Access	Narrow entry and exit to the site. 2 - Restricted access of HGVs due to narrow road.
Local Amenities/Public Transport	Bus stops located within close proximity. 3 - Close to a limited range of basic services; close to either a station, bus route or cycle route, on a pedestrian route.
Character of Area and Uses	Surrounding users comprises largely of residential with some commercial uses.

	2 - Mainly residential with few commercial uses in immediate environs.
Commercial Market	Limited availability attracts local/regional occupiers. 4 – Well regarded; good market appeal; attracts close to prime values.
Age and Suitability of Stock	1 - Built before 1980; inadequate specification; only attract smaller, local businesses with un-neighbourly uses.
<b>Opportunity</b>	
Suitable Uses	Class E
Scale of Opportunity	Redevelopment
Likely Constraints	None
Timing	5 years
Recommendation	Retain site for employment and/or commercial use.

## 14 Bath Trade Park

Site Reference	
Sub Area	Bath
Site Size (ha)	1.4ha
Address	Westmoreland Station Rd
Site Description	The site comprises of six (6 no.) mixed commercial units and land used for storage south of the railway in close proximity to Bath city centre.



Current Situation	
Current On Site Uses	B2/B8/Sui Generis
Greenfield or Brownfield	Brownfield
Current Planning Status	No current planning proposals
Quality Grading	2- Poor design, old standard with limitations, inadequate landscaping, manoeuvring restricted, obstructions, visible on a minor road or estate
Access	<p>Close proximity to Lower Bristol Road (A36) although there is restricted access due to height restrictions of the bridge.</p> <p>3 - Reasonable site access for all vehicles, indirect or restricted access to major road network.</p>
Local Amenities/Public Transport	Regular bus routes into Bath City Centre. Also provides basic amenities.

	3 - Close to a limited range of basic services; close to either a station, bus route or cycle route, on a pedestrian route.
Character of Area and Uses	Surrounding users comprises largely of residential with some commercial uses.  2 - Mainly residential with few commercial uses in immediate environs.
Commercial Market	Limited availability attracts local/regional occupiers.  4 – Well regarded; good market appeal; attracts close to prime values.
Age and Suitability of Stock	4 -Mainly built 1990's onwards; modern specification may attract national occupiers; FRI or 75% condition. Industrial – although lower eves height than most require
<b>Opportunity</b>	
Suitable Uses	Industrial
Scale of Opportunity	Whole site could be developed out to provide a range of commercial uses.
Likely Constraints	None
Timing	5-10 years
Recommendation	Retain site for commercial/warehouse/industrial uses.

## 15 Broadway Court

### Site Reference

Sub Area	Bath
Site Size (ha)	0.2ha
Address	Broadway Court, Miles Street
Site Description	The site comprises of 13 units consisting of manufacturing workshops and storage in railway arches.



### Current Situation

Current On Site Uses	B2/B8
Greenfield or Brownfield	Brownfield
Current Planning Status	No current planning proposals
Quality Grading	1 - Historic design and unacceptable layout, no landscaping and manoeuvring severely restricted, obstructions, on a minor road or estate tucked away from view
Access	Difficult access due to the railway bridge. 2 - Restricted access of HGVs due to narrow road.
Local Amenities/Public Transport	0.3 miles from Bath Spa train station. 5 - Close to a wide range of employment related services (e.g. shops, leisure/recreation, pubs/restaurants, and banks); close to a station, peak time bus route and cycle route, on a pedestrian route.



Character of Area and Uses	Surrounding users comprises largely of residential with some commercial uses.  2 - Mainly residential with few commercial uses in immediate environs.
Commercial Market	Limited availability attracts local/regional occupiers.  4 – Well regarded; good market appeal; attracts close to prime values.
Age and Suitability of Stock	1 - Built before 1980; inadequate specification; only attract smaller, local businesses with un-neighbourly uses.

### **Opportunity**

Suitable Uses	Industrial, Class E
Scale of Opportunity	Limited – no opportunity to increase site size
Likely Constraints	None
Timing	5 years
Recommendation	Retain site for commercial uses.

## 16 Ferry Court

### Site Reference

Sub Area	Bath
Site Size (ha)	0.1ha
Address	Ferry Lane, Bathwick, Bath
Site Description	The site comprises of a number of railway arches adjacent to residential properties.



### Current Situation

Current On Site Uses	B2/B8
Greenfield or Brownfield	Brownfield
Current Planning Status	No current planning proposals
Quality Grading	1 - Historic design and unacceptable layout, no landscaping and manoeuvring severely restricted, obstructions, on a minor road or estate tucked away from view
Access	Difficult access due to the railway bridge. 2 - Restricted access of HGVs due to narrow road.
Local Amenities/Public Transport	0.4 miles from Bath Spa train station. 5 - Close to a wide range of employment related services (e.g. shops, leisure/recreation, pubs/restaurants, and banks); close to a station, peak time bus route and cycle route, on a pedestrian route.

Character of Area and Uses	Surrounding users comprises largely of residential with some commercial uses.  2 - Mainly residential with few commercial uses in immediate environs.
Commercial Market	Limited availability attracts local/regional occupiers.  4 – Well regarded; good market appeal; attracts close to prime values.
Age and Suitability of Stock	1 - Built before 1980; inadequate specification; only attract smaller, local businesses with un-neighbourly uses.

### **Opportunity**

Suitable Uses	Industrial, Class E
Scale of Opportunity	Limited – no opportunity to increase site
Likely Constraints	None
Timing	5 years
Recommendation	Retain site for commercial uses.

## 17 Cross Manufacturing

### Site Reference

Sub Area	Bath
Site Size (ha)	12.8ha
Address	Midford Road, Bath
Site Description	Irregular shaped site with bespoke buildings on. Site appears to be a mixture of industrial and ancillary office uses. Occupied by Cross Manufacturing



### Current Situation

Current On Site Uses	E, B2
Greenfield or Brownfield	Brownfield
Current Planning Status	Industrial
Quality Grading	2 – poor design, old standard with limitations, inadequate landscaping, manoeuvring restricted, obstructions, visible on a minor road or estate
Access	2 – Restricted access for HGVs, site is overdeveloped with limited external car parking/loading space.
Local Amenities/Public Transport	3 – Close to a limited range of basic services; close to either a station, bus route or cycle route, on a pedestrian route.
Character of Area and Uses	2 – Mainly residential with few commercial uses in immediate environs.

Commercial Market	1 - Mainly residential with very few commercial uses; nonconforming uses. Opposite Hospital
Age and Suitability of Stock	3 – Mainly built 1980's onwards; adequate specification, very bespoke
<b>Opportunity</b>	
Suitable Uses	Industrial and office
Scale of Opportunity	Whole site could be redeveloped if vacated
Likely Constraints	Planning,
Timing	Within 5 years
Recommendation	Occupier has recently purchased adjacent site from the Council for expansion and continued investment – if occupier were to relocate in the longer-term future, commercial development opportunities exist on site.

## Allocated Sites

### 18 Green Park Station West

<b>Site Reference</b>	<b>SB7A</b>
Sub Area	Bath
Site Size (ha)	2.6 ha
Address	Green Park Station BA1 1JB
Site Description	Green Park Station and the units that face James Street West including Sainsburys



#### Current Situation

Current On Site Uses	Use class E
Greenfield or Brownfield	Brownfield
Current Planning Status	Policy allocation within Placemaking Plan (site SB7A) for mixed use redevelopment including offices.
Quality Grading	Mixture of buildings on sites; some purpose built and some period.  3 – acceptable design with some limitations, inadequate landscaping, manoeuvring compromised, obstructions, on a main road or prominent estate but tucked away from view
Access	2 – restricted access for HGVs, restricted access to major road networks
Local Amenities/Public Transport	5 – Close to a wide range of employment related services (e.g. shops, leisure/recreation, pubs/restaurants, and banks); close to a station,

peak time bus route and cycle route, on a pedestrian route. NB: 'Close' = within about 10 minutes' walk.

Character of Area and Uses	4 – Established commercial area; mainly compatible and uniformity of uses.
Commercial Market	4 – Well regarded; good market appeal; attracts close to prime values. 3 – Displays market appeal; day to day churn; attracts secondary value
Age and Suitability of Stock	1 - Built before 1980; inadequate specification suitable for refurbishment or redevelopment; only attract smaller, local businesses with un-neighbourly uses.

**Opportunity**

Suitable Uses	Mixed
Scale of Opportunity	Possible change of use and growth in the area to benefit from location. Demand would be from variety of uses mainly residential, offices, retail and leisure based.
Likely Constraints	A number of constraints ranging from access, flooding, and ownership, to current occupiers and listed building issues.
Timing	Within 5 years.
Recommendation	Progress with regeneration proposals

## 19 Sydenham Park

<b>Site Reference</b>	<b>SB7B</b>
Sub Area	Bath
Site Size (ha)	5.5 ha
Address	Sydenham Park, Pinesgate and Lower Bristol Road
Site Description	Mixed use site, which includes Pinesgate office building, Pinesgate Industrial Estate and Homebase, divided up by roads.



### Current Situation

Current On Site Uses	E, B8
Greenfield or Brownfield	Brownfield
Current Planning Status	<p>Policy allocation within Placemaking Plan (site SB7B) for mixed use redevelopment including offices.</p> <p>Allocation policy notes: “Residential development will make up a significant proportion of floorspace (over 500 units), that will be complemented with E class <u>employment floorspace of around 14,000sqm GIA</u>, retailing (of around 7,000sqm net sales floorspace, subject to it not competing with the retail offer of other centres as defined in CP12), a hotel (of around 150 beds) and complementary food and drink establishments”.</p> <p><u>Previous planning app ref: 15/05026/EFUL</u>            Erection of an office building (Use Class E) totalling 15,348sqm GIA...            Date of decision: 19<sup>th</sup> May 2016            Expiration: 19<sup>th</sup> May 2019</p>



	The most recent application (Non-material amendment ref: 18/00363/NMA) was approved on the 25th of January 2018. <u>Unable to confirm if the permission was implemented.</u>
Quality Grading	Complete mix of uses and buildings.  3 – acceptable design with some limitations, inadequate landscaping, manoeuvring compromised, obstructions, on a main road or prominent estate but tucked away from view
Access	4 – close to major road network, easy access for all vehicles
Local Amenities/Public Transport	5 – Close to a wide range of employment related services (e.g. shops, leisure/recreation, pubs/restaurants, banks); close to a station, peak time bus route and cycle route, on a pedestrian route. NB: 'Close' = within about 10 minutes walk.
Character of Area and Uses	5 – Well established commercial area; compatibility and uniformity of uses.
Commercial Market	4 – Well regarded; good market appeal; attracts close to prime values.
Age and Suitability of Stock	Variety of buildings  3 – Mainly built 1980's onwards, adequate specification, more suitable to local businesses. Industrial - 5m to eaves upwards; adequate loading and parking. Office - mainly open plan accommodation, air-conditioning, adequate car parking ratio and broadband connectivity
<b>Opportunity</b>	
Suitable Uses	Office, industrial, retail, mixed
Scale of Opportunity	The surrounding area is changing and the site is well located. A major opportunity to change or reroute the road could allow for a large comprehensive development which will attract a number of uses and really good demand.
Likely Constraints	Access, ownership, services/other infrastructure,
Timing	Within 5 years
Recommendation	Redevelopment of part already happened and under way. Part of existing offices have been refurbished and relet although for offices it is seen as a fringe location and therefore less demand. Longer-term mixed-use redevelopment could be considered.

## 20 Cattlemarket Site

<b>Site Reference</b>	<b>SBI</b>
Sub Area	Bath
Site Size (ha)	1.8 ha
Address	Walcot Street, Bath BA1 5BG
Site Description	Former two storey listed Cornmarket building and surface level car park known as Cattlemarket, together with a Hilton Hotel.



### Current Situation

Current On Site Uses	CI and sui generis uses
Greenfield or Brownfield	Brownfield
Current Planning Status	None / existing Policy allocation within Placemaking Plan (site SB1) for mixed use redevelopment including E.
Quality Grading	<p>A lot of the site is vacant and the Cornmarket is a listed building that could be brought back into use, however, currently poses a risk due to its poor structural condition. The Hilton Hotel is a successful hotel which is currently undergoing a major renovation. The Cattlemarket site is a popular albeit small car parking that holds a market every Saturday.</p> <p>2 – poor design, old standard with limitations, inadequate landscaping, manoeuvring restricted, obstructions, visible on a minor road or estate</p>

Access	Access is from Walcot Street but a road splits the site to give access to larger car park and hotel.  3- Reasonable site access for all vehicles, indirect or restricted access to major road network.
Local Amenities/Public Transport	5 – Close to a wide range of employment related services (e.g. shops, leisure/recreation, pubs/restaurants, banks); close to a station, peak time bus route and cycle route, on a pedestrian route. NB: 'Close' = within about 10 minutes' walk.
Character of Area and Uses	5 – Well established commercial area; compatibility and uniformity of uses.
Commercial Market	5 – Highly regarded; very good market appeal; attracts and achieves prime values.
Age and Suitability of Stock	1 - suitable for refurbishment or redevelopment;
<b>Opportunity</b>	
Suitable Uses	Mixed, Retail, office and Leisure led development
Scale of Opportunity	There is an opportunity for a wide variety of uses on the site including retail, offices and leisure.
Likely Constraints	Some environmental constraints, listed building and ownership issues.
Timing	Within 5 years
Recommendation	Progress regeneration proposals. Area needs regeneration and mixed-use scheme suits location

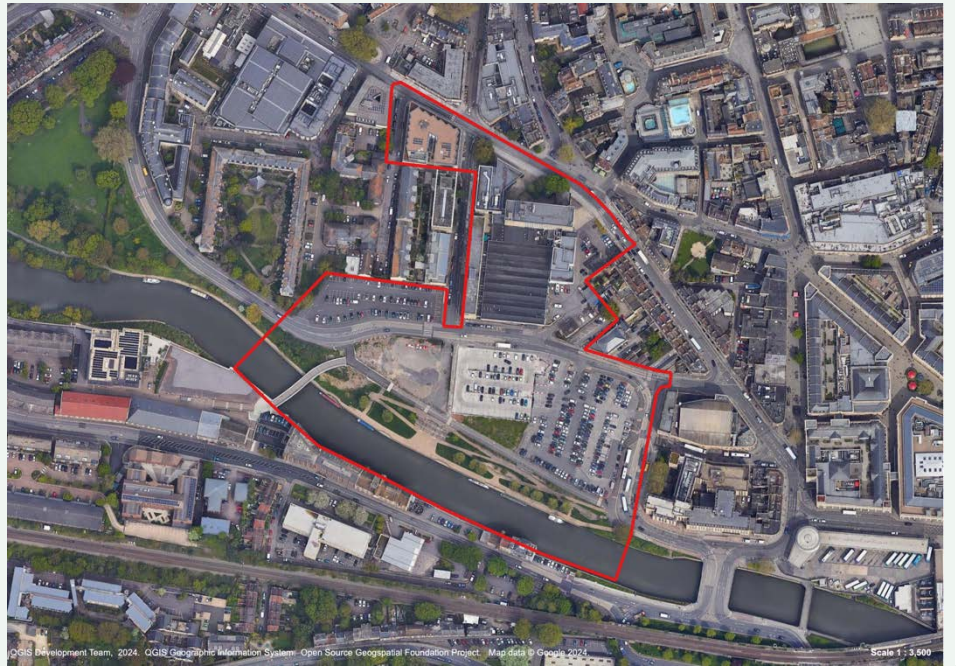
## 21 Manvers Street

<b>Site Reference</b>	<b>SB3</b>
Sub Area	Bath
Site Size (ha)	1.4 ha
Address	Manvers Street, Bristol
Site Description	The area comprises a number of sites extending from the Grade 1 listed South Parade towards the Bath Spa Railway Station.
	
<b>Current Situation</b>	A number of period and poorly designed buildings alongside buildings that have been refurbished and brought back into use.
Current On Site Uses	Variety but mainly E, Sui Generis and D1 uses
Greenfield or Brownfield	Brownfield
Current Planning Status	Site allocated in Place Making Plan (SB3) to include a minimum of 9,000sqm (GIA) office floorspace.
Quality Grading	<p>Mixed as some of the space has been refurbished and some has been redeveloped.</p> <p>3 – acceptable design with some limitations, inadequate landscaping, manoeuvring compromised, obstructions, on a main road or prominent estate but tucked away from view</p>
Access	<p>City centre road so access restricted.</p> <p>3- reasonable site access for all vehicles, indirect or restricted access to major road network</p>

Local Amenities/Public Transport	5 – Close to a wide range of employment related services (e.g. shops, leisure/recreation, pubs/restaurants, banks); close to a station, peak time bus route and cycle route, on a pedestrian route. NB: 'Close' = within about 10 minutes walk.
Character of Area and Uses	5 – Well established commercial area; compatibility and uniformity of uses.
Commercial Market	5 – Highly regarded; very good market appeal; attracts and achieves prime values. For the right buildings
Age and Suitability of Stock	Mixed as some of the space has been refurbished and some has been redeveloped.  Difficult to allocate a score as very mixed-use area with a variety of buildings however majority will be 2 – Built before 1980; inadequate specification compared to modern units, suitable to local businesses and un-neighbourly uses. Industrial - 5m eaves or below; poor loading and parking; Office – cellular offices, minimal parking and basic fitout.
<b>Opportunity</b>	
Suitable Uses	Mix of leisure, retail and offices
Scale of Opportunity	Major opportunity to provide a welcome route into Bath from the station. The area at the moment has a real mix of buildings and doesn't offer a sense of arrival or a coherent use
Likely Constraints	Various constraints centred around ownership, planning and listed buildings
Timing	5-10 years
Recommendation	Highly prominent location and area in Bath – Progress regeneration proposals. City Centre location allows for mixed use scheme to be brought forward, which include, E classes and Residential.

## 22 Bath Quays North & Bath College

<b>Site Reference</b>	<b>SB4</b>
Sub Area	Bath
Site Size (ha)	3.7 ha (1.3 ha car park site)
Address	Bath Quays North
Site Description	A level site currently a used as a car park and service car park.



<b>Current Situation</b>	Currently in detailed discussions with Bell Hammer and L&G to develop 150,000 sq ft of offices, a basement car park, Hotel and residential units.
Current On Site Uses	Car park
Greenfield or Brownfield	Brownfield
Current Planning Status	Site allocated in Place Making Plan (SB4) to include a minimum of 20,000sqm office floorspace.  Planning Application 18/00058/ERE03 proposes 15,000 – 25,000sqm of office space. Decision: 2 <sup>nd</sup> April 2019
Quality Grading	5 – should be designed to modern standard, attractive landscaping and environment, very easy manoeuvring, no obstructions, gateway site, visible from major road network
Access	City Centre Site so not ideally access for all but very well connected. 3- reasonable site access for all vehicles, indirect or restricted access to major road network

Local Amenities/Public Transport	5 – Close to a wide range of employment related services (e.g. shops, leisure/recreation, pubs/restaurants, banks); close to a station, peak time bus route and cycle route, on a pedestrian route. NB: 'Close' = within about 10 minutes walk.
Character of Area and Uses	5 – Well established commercial area; compatibility and uniformity of uses.
Commercial Market	5 – Highly regarded; very good market appeal; attracts and achieves prime values.
Age and Suitability of Stock	1 - Built before 1980; inadequate specification suitable for refurbishment or redevelopment.

### **Opportunity**

Suitable Uses	Office, residential, Hotel and associated retail / leisure
Scale of Opportunity	4 acres – 150,000 sq ft of offices
Likely Constraints	Planning
Timing	Within 5 years
Recommendation	<p>Continue proposals and JV.</p> <p>The site is an important site for Bath future as an office location with the opportunity to provide Grade A office accommodation in the centre of Bath, in a high-quality mixed-use scheme.</p>

## 23 South Quays & Riverside Court

<b>Site Reference</b>	<b>SB5</b>
Sub Area	Bath
Site Size (ha)	1.3 ha
Address	South Quays, Lower Bristol Road, Bath
Site Description	Mixed use and part vacant site in between the river and Lower Bristol Road near Bath City Centre, including the Riverside Court site. B&NES have developed offices on part of the site and TCN have redeveloped Newark Works to provide offices for the TMT sector.



### Current Situation

Current On Site Uses	E and C3
Greenfield or Brownfield	Brownfield
Current Planning Status	<p>Site allocated in Place Making Plan (SB5) to include a minimum of 9,500sqm (GIA) office floorspace to include a significant proportion of creative workspace within the former Stothert and Pitt buildings.</p> <p>[App ref: 16/04818/ERE03 -Hybrid] Detailed = ..."erection of an office building (Use Class E - 5,017sqm GIA..."</p> <p>[App ref: 19/05069/FUL &amp; 19/05070/LBA] proposal: Internal and external alterations to Newark Works to provide Creative Employment Workspace (Total 4,974m2 GIA), <u>including A3 use for not more than 10% of the total new floor area.</u></p> <p>Total area permitted for office/employment = 5,017 + 4.974 (minus retail space) = <u>approximately 9,991sqm</u></p>



Quality Grading	The new development will provide Grade A office and residential accommodation to the market.  5 – Designed to modern standard, attractive landscaping and environment, very easy manoeuvring, no obstructions, gateway site, visible from major road network.
Access	Good access, the main road A36 from the west to east of Bath.  4 – close to major road network, easy access for all vehicles
Local Amenities/Public Transport	5 – Close to a wide range of employment related services (e.g. shops, leisure/recreation, pubs/restaurants, banks); close to a station, peak time bus route and cycle route, on a pedestrian route. NB: 'Close' = within about 10 minutes' walk.
Character of Area and Uses	5 – Well established commercial area; compatibility and uniformity of uses.
Commercial Market	5 – Highly regarded; very good market appeal; attracts and achieves prime values.
Age and Suitability of Stock	5 – Built 2000 onwards; quality as 'Grade A' specification to attract national/corporate occupiers; FRI or close to condition. Industrial - 6.5m plus eaves; adequate loading and parking; Offices – open plan accommodation on single floor plates, air conditioning, excellent car parking ratio and fibre optic connectivity.
<b>Opportunity</b>	
Suitable Uses	Office
Scale of Opportunity	BANES have developed No1 Bath Quays and this is successfully letting. There is further opportunity to develop No2 and this needs to be progressed, to allow the site to benefit from the demand.
Likely Constraints	None although the larger office development needs to be brought forward.
Timing	Within 5 years
Recommendation	Continue with second phase.. Initial office schemes have been well received in the market and site is now prime location for office use. Bridge that links to Green Park Road has opened up the site.

## 24 South Bank

<b>Site Reference</b>	<b>SB6</b>
Sub Area	Bath
Site Size (ha)	1.1 ha
Address	Site off Lower Bristol Road and Midland Bridge Road
Site Description	The site is occupied by Travis Perkins, Car Showrooms and a Builders Yard, under two separate ownerships.



### Current Situation

Current On Site Uses	E and potentially B8
Greenfield or Brownfield	Brownfield
Current Planning Status	Site allocated in Place Making Plan (SB6) to include a minimum of 5,000sqm (GIA) office floorspace plus residential.
Quality Grading	Bespoke buildings which suit the existing use  4 – acceptable design, adequate landscaping and environment, easy manoeuvring, no obstructions, visible site, on a main road or prominent site
Access	Good profile buildings  3- reasonable site access for all vehicles, indirect or restricted access to major road network
Local Amenities/Public Transport	5 – Close to a wide range of employment related services (e.g. shops, leisure/recreation, pubs/restaurants, banks); close to a station, peak

	time bus route and cycle route, on a pedestrian route. NB: 'Close' = within about 10 minutes walk.
Character of Area and Uses	5 – Well established commercial area; compatibility and uniformity of uses.
Commercial Market	4 – Well regarded; good market appeal; attracts close to prime values.
Age and Suitability of Stock	Purpose built accommodation unsuitable for other uses.  3 – Mainly built 1980's onwards; adequate specification, more suitable to local businesses.
<b>Opportunity</b>	
Suitable Uses	Mixed employment
Scale of Opportunity	Allocation recognises potential for redevelopment of the area as it is adjacent to South Quays and could attract higher value uses such as offices and residential as the site becomes more linked to the City Centre.
Likely Constraints	Flooding, ownership
Timing	5-10 years.
Recommendation	Retain allocation Good commercial location although unsuitable for intensified industrial usage. Current uses work and possible for other longer term uses which include offices.

## 25 Bath Press

<b>Site Reference</b>	<b>SB9</b>
Sub Area	Bath
Site Size (ha)	2 ha
Address	The Bath Press, Lower Bristol Road, Bath
Site Description	Large landmark site fronting Lower Bristol Road, with listed façade facing on the Lower Bristol Road.



### Current Situation

Current On Site Uses	None
Greenfield or Brownfield	Brownfield
Current Planning Status	<p>Site allocated in Place Making Plan (SB9) to include a minimum of 1,500sqm (GIA) office floorspace and residential development.</p> <p>[App ref: 15/02162/EFUL] “...Mixed use redevelopment comprised of employment (minimum of 1,500 sq m (GIA) of office floorspace) and...”</p> <p>Committee Report states: “...Following demolition works it is proposed to erect 244 dwellings and 1,485 square metres of business space with associated parking”.</p> <p>Current planning application 21/05672/EFUL - Redevelopment of the site to provide a residential-led mixed-use development, comprising residential units (Class C3 Use) and provision of office floor space at ground floor level (Class E(g)(i) Use), provision of three substations, together with associated infrastructure, landscaping, plant equipment, car and cycle parking and access (Resubmission).</p>

Quality Grading	5 – should be designed to modern standard, attractive landscaping and environment, very easy manoeuvring, no obstructions, gateway site, visible from major road network
Access	4 – close to major road network, easy access for all vehicles
Local Amenities/Public Transport	4 – Close to a reasonable range of employment related services; close to a station, peak time bus route and cycle route, on a pedestrian route.
Character of Area and Uses	3 – Mixed commercial area with residential nearby; mainly compatible uses.
Commercial Market	3 – Displays market appeal; day to day churn; attracts secondary value
Age and Suitability of Stock	1 - Built before 1980; inadequate specification suitable for refurbishment or redevelopment;
<b>Opportunity</b>	
Suitable Uses	Residential with commercial space
Scale of Opportunity	We understand plans with a developer are moving forward for a residential led scheme which will provide 244 dwelling and 1,485sqm of commercial accommodation.
Likely Constraints	None
Timing	Within 5 years
Recommendation	Retain allocation.  Progress regeneration proposals.

## 26 Roseberry Place

<b>Site Reference</b>	<b>SB10</b>
Sub Area	Bath
Site Size (ha)	1.5 ha
Address	Roseberry Place, Roseberry Road, Bath BA2 3DU
Site Description	Development site due to provide 175 apartments and up to 60,000 sq ft of office accommodation, situated off of the Lower Bristol Road. Previously two industrial estates.



### Current Situation

Current On Site Uses	E/B2/C2
Greenfield or Brownfield	Brownfield
Current Planning Status	<p>Site allocated in Place Making Plan (SB10) to include a minimum of 6,000sqm (GIA) office floorspace alongside residential.</p> <p>[App ref: 15/01932/EOUT]: “flexible business employment floorspace (Use Class E) (up to 4,500 sq m gross)”</p> <p>Note: office development expected as part of Phase 2. Phase 1 now completed</p>
Quality Grading	5 – designed to modern standard, attractive landscaping and environment, very easy manoeuvring, no obstructions, gateway site, visible from major road network

Access	4 – close to major road network, easy access for all vehicles. Property sits on the Lower Bristol Road which provides links to Bristol and Bath City Centre.
Local Amenities/Public Transport	5 – In close proximity to Bath City Centre which provides a wide range of employment related services (e.g. shops, leisure/recreation, pubs/restaurants, and banks); close to Oldfield Park Railway Station, peak time bus route and cycle route, on a pedestrian route.
Character of Area and Uses	3 – Mixed commercial area with residential nearby; mainly compatible uses.
Commercial Market	4 – Well regarded; good market appeal; attracts close to prime values.
Age and Suitability of Stock	3 – Mainly built 1980's onwards, adequate specification, more suitable to local businesses. Industrial - 5m to eaves upwards; adequate loading and parking. Office - mainly open plan accommodation, air-conditioning, adequate car parking ratio and broadband connectivity
<b>Opportunity</b>	
Suitable Uses	Mixed
Scale of Opportunity	Whole site
Likely Constraints	Lies within flood zone 2 and 3.
Timing	Within 5 years
Recommendation	Residential complete. Office provision potential could work for Locksbrook occupiers due to new planned NCN4 footbridge connection – but limited demand from office market.

## 27 Former MOD Foxhill/Mulberry Park

Site Reference	SB11
Sub Area	Bath
Site Size (ha)	19ha
Address	Former MOD Defence site at Foxhill
Site Description	Located to the north of Bradford Road, east of Foxhill and west of Priory Close. Relatively flat site with a gentle slope from south to north



<b>Current Situation</b>	The site has outline planning for up to 700 dwellings and full permission for the first phase of 276. Curo the developer is on site.
Current On Site Uses	C3 and C2
Greenfield or Brownfield	Brownfield
Current Planning Status	<p>Site allocated in Place Making Plan (SB11) to include a minimum of 1,000sqm (GIA) office floorspace.</p> <p>[App ref: 14/04354/EOUT]: “up to 1,000sqm employment (Use Class E)”</p> <p>After the above the following reserved matters was submitted for employment...</p> <p>[App Ref: 16/03320/RES]: Proposal included: 366 - 432 sq m of Class E employment, provided on the second floor of the Community Hub within the enterprise area;</p> <p>An area of 66 sqm on the first floor of the Community Hub is proposed for either E or D1 use</p>



Quality Grading	5 – designed to modern standard, attractive landscaping and environment, very easy manoeuvring, no obstructions, gateway site, visible from major road network
Access	3- reasonable site access for all vehicles, indirect or restricted access to major road network
Local Amenities/Public Transport	3 – Close to a limited range of basic services; close to either a station, bus route or cycle route, on a pedestrian route.
Character of Area and Uses	1 - Mainly residential with very few commercial uses; nonconforming uses.
Commercial Market	2 – Occupier resistance; limited market appeal; longer void rates; command below secondary value.
Age and Suitability of Stock	n/a.
<b>Opportunity</b>	
Suitable Uses	Residential and E
Scale of Opportunity	1,000sqm E
Likely Constraints	None
Timing	Within 5 years.  Developer on site delivering opportunity
Recommendation	Completed development

## 28 Weston Island

<b>Site Reference</b>	<b>SB23</b>
Sub Area	Bath
Site Size (ha)	2.3 ha.
Address	Weston Island, Lower Bristol Road, Bath, BA2 9ES
Site Description	The site currently is occupied by First Group and used as a Bus Depot and parking. The site is an island site which was created in the 1720's following the construction of the 'Weston Cut' canal that enabled this section of the river to be navigable. The island has an area of approx. 2.3 ha.



### Current Situation

Current On Site Uses	E, B2, B8.
Greenfield or Brownfield	Brownfield
Current Planning Status	Existing
Quality Grading	3 – acceptable design with some limitations, inadequate landscaping, manoeuvring compromised, obstructions, on a main road or prominent estate but tucked away from view
Access	3- Reasonable site access for all vehicles, indirect or restricted access to major road network.  Site access via the lower Bristol Road and, which feeds to Bristol and the M4.

Local Amenities/Public Transport	4 – Close to a reasonable range of employment related services; close to a station, peak time bus route and cycle route, on a pedestrian route.  Bath City Centre c.10-minute drive. Regular bus stops
Character of Area and Uses	3 – Mixed commercial area with residential nearby; mainly compatible uses.
Commercial Market	4 – Well regarded; good market appeal; attracts close to prime values.
Age and Suitability of Stock	4 – Mainly built 1990's onwards; modern specification may attract national occupiers; FRI or 75% condition. Industrial - 6m plus eaves; adequate parking and loading;


### Opportunity

Suitable Uses	Industrial, logistics, mixed use
Scale of Opportunity	Opportunity to intensify site with a mixed of uses. Site offers good opportunity for both intensification and alternative uses, site currently under-utilised.
Likely Constraints	Flooding – site sits along River Avon restricts any residential and PBSA, divided ownerships.
Timing	N/A
Recommendation	Retain and protect employment uses. Site offers valuable opportunity for development as single owner occupier who are looking at longer term relocation. Site has good access of the Lower Bristol Road and opportunity to increase footprint.

## 4 Keynsham Sub Area

### Existing Sites

#### 29 Broadmead Lane Industrial Estate

Site Reference	
Sub Area	Keynsham
Site Size (ha)	3 ha
Address	Broadmead Lane, Keynsham
Site Description	Broadmead Lane Industrial Estate is an established business location sitting on the edge of the River Avon. The estate comprises of a number of industrial units providing a range of specifications. Occupiers include Robin Engineering, Allmead White, Alide Hire Services, LMC Autos and Gary Day Associates.
	 <p style="font-size: small; margin-top: 5px;">GIS Development Team, 2024. GIS Geographic Information System. Open Source Geospatial Foundation Project. Map data © Google 2024. Scale 1 : 3,000</p>
Current Situation	
Current On Site Uses	E, B2 and B8
Greenfield or Brownfield	Brownfield
Current Planning Status	Existing
Quality Grading	3 – acceptable design with some limitations, inadequate landscaping, manoeuvring compromised, obstructions, on a main road or prominent estate but tucked away from view
Access	3- Direct access to major road network. Property sits on the A4 Bath Road linking Bath to Bristol and also to the M4 via the ring road.

Local Amenities/Public Transport	3 – close to a limited range of basic services.  Property is c. 5-minute drive to Keynsham Town Centre, and small number of retailers/fast food offerings c.2-minute drive.
Character of Area and Uses	4 – Established commercial area; mainly compatible and uniformity of uses.  Property sits in a mixed commercial and rural area.
Commercial Market	3 – Displays market appeal; day to day churn; attracts secondary values.
Age and Suitability of Stock	3 – Mainly built 1980's onwards, adequate specification, more suitable to local businesses. Industrial - 5m to eaves upwards; adequate loading and parking. Office - mainly open plan accommodation, air-conditioning, adequate car parking ratio and broadband connectivity Secondary stock of mixed specifications and ages.
<b>Opportunity</b>	
Suitable Uses	Industrial
Scale of Opportunity	Site is likely to be redeveloped into similar stock, if at all.
Likely Constraints	Single access road suitable for only one vehicle at a time. Sits on River Avon so potential for flooding. Size and location of current stock attracts local occupiers who are likely to resist rental increase.
Timing	N/A
Recommendation	Retain and protect. Attractive to local occupiers although unlikely to want higher specification therefore unlikely to be redeveloped unless for alternative use. Retain for local market.

## 30 Ashmead Road/Unity Road/Pixash Lane

Site Reference	
Sub Area	Keynsham
Site Size (ha)	18 ha
Address	Ashmead Road, Pixash Lane and Unity Road Area, Keynsham
Site Description	Ashmead Road is one of the primary industrial locations within Keynsham, with a number of estates leading off the road as well as stand-alone units fronting it. The area is divided up by separate ownerships including owner occupiers, private investors and corporate funds.
	
Current Situation	
Current On Site Uses	E/B2/B8
Greenfield or Brownfield	Brownfield
Current Planning Status	Existing  [App Ref: 16/05227/FUL]: “Erection of 3no business units” (increase of 360sqm – Class E) Permission granted 2 <sup>nd</sup> Feb 2017 Expires 2 <sup>nd</sup> Feb 2020 No applications to discharge conditions appear to have been submitted – suggesting permission is unlikely to be implemented.
Quality Grading	4 – acceptable design, adequate landscaping and environment, easy manoeuvring, no obstructions, visible site, on a main road or prominent site

Access	4 – adjoining onto A4 Bath Road, which provides links to Bristol, Bath, the Ring Road and M4/M32.
Local Amenities/Public Transport	4 – Close to a reasonable range of employment related services; Keynsham Train Station is within 10-minute drive and regular bus services nearby.
Character of Area and Uses	5 – Well established commercial area; compatibility and uniformity of uses.
Commercial Market	4 – Well regarded; good market appeal; attracts close to prime values.
Age and Suitability of Stock	3 – Mainly built 1980's onwards, adequate specification, more suitable to local businesses. Some LLs carrying out refurbishments attracting national occupiers. Industrial - 5m to eaves upwards; adequate loading and parking.
<b>Opportunity</b>	
Suitable Uses	Site provides opportunity for sustainable growth for occupiers with regular churn and potential for expansion.
Scale of Opportunity	Site operates well under current usage, potential for expansion on surrounding land.
Likely Constraints	Ownerships broken up
Timing	Uncertain, permission anticipated to lapse
Recommendation	Retain and protect. Popular location for use and should be retained. Some opportunity for redevelopment but site assembly needed.

## 31 Wansdyke Workshops

Site Reference	
Sub Area	Keynsham
Site Size (ha)	0.8 ha (plus 6.2 ha on adjacent site)
Address	Wansdyke Workshops, Unity Road, Keynsham, BS31 1NH
Site Description	The site comprises a number of 1970's, 1980's and 1990's industrial units with a mix of yards and outside space and larger single occupier site with open storage behind.



Current Situation	
Current On Site Uses	Industrial and storage
Greenfield or Brownfield	Brownfield
Current Planning Status	No current planning proposals
Quality Grading	Access is slightly restricted and current visibility is poor.  2 – poor design, old standard with limitations, inadequate landscaping, manoeuvring restricted, obstructions, visible on a minor road or estate
Access	Shared yard not suitable for HGV access  2 - Restricted access of HGVs due to narrow road.
Local Amenities/Public Transport	1 - None



Character of Area and Uses	2 – Near to one or two basic services; not near a station, bus route nor cycle route, not on a pedestrian route.
Commercial Market	3 - Displays market appeal; day to day churn; attracts secondary value.
Age and Suitability of Stock	2 - Built before 1980; inadequate specification compared to modern units, suitable to local businesses and un-neighbourly uses. Industrial - 5m eaves or below; poor loading and parking.

### **Opportunity**

Suitable Uses	Industrial and storage
Scale of Opportunity	Possible redevelopment as stand-alone site or possible larger development with neighbour sites.
Likely Constraints	Access if developed as stand-alone site
Timing	N/A
Recommendation	Retain for employment and industry

## Allocated Sites

### 32 Land adjoining East Keynsham

<b>Site Reference</b>	<b>KE3a</b>
Sub Area	Keynsham
Site Size (ha)	9 ha
Address	Land to the east of Keynsham
Site Description	Mixed use industrial led development



#### Current Situation

Current On Site Uses	None
Greenfield or Brownfield	Greenfield - Green Belt land to the east of strategic land
Current Planning Status	Site allocated in Place Making Plan (KE3a) to include around 30,000sqm of employment floorspace within Use Classes E, B2 and any employment use not falling within the NPPF definition of a main town centre use"
Quality Grading	5 – should be designed to modern standard, attractive landscaping and environment, very easy manoeuvring, no obstructions, gateway site, visible from major road network
Access	Good location 4 – close to major road network, easy access for all vehicles
Local Amenities/Public Transport	4 – Close to a reasonable range of employment related services; close to a station, peak time bus route and cycle route, on a pedestrian route.

Character of Area and Uses	3 – Mixed commercial area with residential nearby; mainly compatible uses.
Commercial Market	3 – Displays market appeal; day to day churn; attracts secondary value
Age and Suitability of Stock	1 - suitable for refurbishment or redevelopment;
<b>Opportunity</b>	
Suitable Uses	Mixed use – office and industrial
Scale of Opportunity	30,000 sq m employment (E and B2)
Likely Constraints	Access and planning main constraints – area has shown good demand from number of occupiers benefitting from being between Bath and Bristol
Timing	Within 5 years
Recommendation	Retain allocation. Access constraints remain and therefore need to be addressed. Larger mixed-use development should continue to be promoted. This significant industrial allocation has the potential to meet large-scale inward investment.

### 33 Riverside Fire Station Site

<b>Site Reference</b>	<b>KE2b</b>
Sub Area	Keynsham
Site Size (ha)	0.1 ha
Address	Temple Street, Keynsham
Site Description	Site provides derelict Fire Station building of c. 2,500 sq ft.



#### Current Situation

Current On Site Uses	Sui Generis
Greenfield or Brownfield	Brownfield
Current Planning Status	<p>Site allocated in Place Making Plan (KE2b) to include a minimum of 2,500sqm (GIA) office floorspace.</p> <p>[App ref: 19/04405/FUL]: Development of a Boutique Hotel, nine Residential Apartments, two Retail Units, a Restaurant, Office Accommodation and new Public Space to follow demolition of the Old Fire Station.</p> <p>Note: application proposed 970sqm for hotel, 78sqm for shops, 182sqm for restaurant/café, and 360sqm for office)</p>
Quality Grading	5 – to be designed to modern standard, attractive landscaping and environment, very easy manoeuvring, no obstructions, gateway site, visible from major road network
Access	3- Reasonable site access for all vehicles, indirect or restricted access to major road network.

Local Amenities/Public Transport	Situated within Keynsham Town Centre.  5 – Close to a wide range of employment related services (e.g. shops, leisure/recreation, pubs/restaurants, and banks); close to a station, peak time bus route and cycle route, on a pedestrian route. NB: 'Close' = within about 10 minutes' walk.
Character of Area and Uses	5 – Well established commercial area; compatibility and uniformity of uses.
Commercial Market	4 – Well regarded; good market appeal; attracts close to prime values.
Age and Suitability of Stock	Current building is no longer in use and is derelict.  2 – Built before 1980; inadequate specification compared to modern units, suitable to local businesses and un-neighbourly uses. Industrial - 5m eaves or below; poor loading and parking; Office – cellular offices, minimal parking and basic fit out.
<b>Opportunity</b>	
Suitable Uses	Mixed use commercial as part of active frontage.
Scale of Opportunity	Whole site could be redeveloped. Neighbouring site has recently been developed to provide a mixed-use scheme with offices and retail so a similar scheme could be bought forward to expand current offering.
Likely Constraints	Planning, flooding
Timing	Within 5 years
Recommendation	Given decrease in office requirements due to change in working practices offices led scheme unlikely. Mixed use residential led scheme could show good demand with commercial uses to ensure active frontage to the high street.

## 5 Somer Valley

### Existing Sites

#### 34 Bath Business Park

Site Reference	
Sub Area	Somer Valley
Site Size (ha)	12 ha
Address	Bath Business Park, Peasedown St John BA2 8SG
Site Description	Bath Business Park comprises a number of high quality semi-detached, two storey office buildings, industrial units, two car show rooms and a private hospital. Occupiers include Mon Motors, Synter, John Anthony and Natural Spa Factory.



#### Current Situation

Current On Site Uses	Sui Generis, E, B2, D1
Greenfield or Brownfield	Brownfield
Current Planning Status	Existing
Quality Grading	5 – designed to modern standard, attractive landscaping and environment, very easy manoeuvring, no obstructions, gateway site, visible from major road network
Access	3- reasonable site access for all vehicles, indirect or restricted access to major road network

	Site sits on the A367 which connect Radstock to Bath, providing access to M4.
Local Amenities/Public Transport	<p>Predominately residential within 3 miles of the site.</p> <p>3 – Close to a limited range of basic services; close to either a station, bus route or cycle route, on a pedestrian route.</p> <p>Near to local bus route and within 20-minute walk of amenities including Tesco, Co Operative.</p>
Character of Area and Uses	3 – Mixed commercial area with residential nearby; mainly compatible uses.
Commercial Market	<p>Limited availability attracts local/regional occupiers.</p> <p>4 – Well regarded; good market appeal; attracts close to prime values.</p>
Age and Suitability of Stock	5 – Built 2000 onwards; quality as 'Grade A' specification to attract national/corporate occupiers; FRI or close to condition. Industrial - 6.5m plus eaves; adequate loading and parking; Offices – open plan accommodation on single floor plates, air conditioning, excellent car parking ratio and fibre optic connectivity.
<b>Opportunity</b>	
Suitable Uses	Office, industrial, logistics, mixed
Scale of Opportunity	Opportunity to expand development onto surrounding land. Site developed in last 10 years so unlikely to be redeveloped soon.
Likely Constraints	Demand from occupiers, rental levels may be lower due to out of town location.
Timing	N/A
Recommendation	Site predominantly developed. Good demand for industrial, limited demand for offices. Any development should be focused on industrial uses. Possibility to extend as location has been well received by the market.

## 35 Old Mills Industrial Estate

<b>Site Reference</b>	
Sub Area	Somer Valley
Site Size (ha)	3 ha
Address	Old Mills Industrial Estate, Paulton, BS39 7SU
Site Description	Multi let industrial estate with a mix of uses, including trade counter, offices and general industrial
	 <p>QGIS Development Team, 2024. QGIS Geographic Information System. Open Source Geospatial Foundation Project. Map data © Google 2024. Scale 1 : 3,000</p>
<b>Current Situation</b>	Industrial estate comprising 49 units, 4 of which are vacant. Very popular estate offering a range of unit sizes.
Current On Site Uses	E and B2
Greenfield or Brownfield	Brownfield
Current Planning Status	Existing industrial Estate
Quality Grading	Popular estate offering the cost-effective product to the market. 4 – acceptable design, adequate landscaping and environment, easy manoeuvring, no obstructions, visible site, on a main road or prominent site
Access	Well know and located estate but doesn't have great access.  3- reasonable site access for all vehicles, indirect or restricted access to major road network.
Local Amenities/Public Transport	Has limited amenities close by and on site.  2 – Near to one or two basic services; not near a station, bus route nor cycle route, not on a pedestrian route.



Character of Area and Uses	4 – Established commercial area; mainly compatible and uniformity of uses.
Commercial Market	3 – Displays market appeal; day to day churn; attracts secondary value
Age and Suitability of Stock	3 – Mainly built 1980's onwards, adequate specification, more suitable to local businesses. Industrial - 5m to eaves upwards; adequate loading and parking. Office - mainly open plan accommodation, adequate car parking ratio and broadband connectivity

### **Opportunity**

Suitable Uses	Mainly industrial location with some offices
Scale of Opportunity	Small scale infill development. Adjacent site provides potential expansion opportunity.
Likely Constraints	Ownership, services/other infrastructure, flood issues. Obtaining the rents to allow developers to build will prove difficult as they will need to be higher than current market.
Timing	N/A
Recommendation	Attractive to local occupiers although unlikely to want higher specification therefore unlikely to be redeveloped unless for at low rents. However, some recent delivered new units well received by the market. Retain for use for local market. Some opportunity for redevelopment but access route needs to improve for larger schemes.

## 36 Midsomer Enterprise Park

### Site Reference

Sub Area	Somer Valley
Site Size (ha)	8 ha
Address	Midsomer Enterprise Park, Radstock, BA3 2BB
Site Description	Large industrial led mixed use commercial site. Mixture of old buildings and some more modern purpose-built buildings.



### Current Situation

Current On Site Uses	Variety of uses mainly, E, B2 and B8
Greenfield or Brownfield	Brownfield
Current Planning Status	Existing industrial uses – E, B2 and B8  Policy allocation states: “proposals for light industrial, heavy industrial, warehousing (classes E, B2 and B8) and builders’ merchants (sui generis) will be acceptable in principle as Policy ED.2A applies”.
Quality Grading	Variety of space in the area and development sites  3 – acceptable design with some limitations, inadequate landscaping, manoeuvring compromised, obstructions, on a main road or prominent estate but tucked away from view
Access	3- reasonable site access for all vehicles, indirect or restricted access to major road network

Local Amenities/Public Transport	4 – Close to a reasonable range of employment related services; close to a station, peak time bus route and cycle route, on a pedestrian route.
Character of Area and Uses	4 – Established commercial area; mainly compatible and uniformity of uses.
Commercial Market	3 – Displays market appeal; day to day churn; attracts secondary value
Age and Suitability of Stock	2 – Built before 1980; inadequate specification compared to modern units, suitable to local businesses and un-neighbourly uses. Industrial - 5m eaves or below; poor loading and parking;
<b>Opportunity</b>	
Suitable Uses	Industrial led mixed use scheme
Scale of Opportunity	There is opportunity although difficult to say how much as some of the buildings have reached their end of life and therefore need to be redeveloped. This will be alongside possible expansion space.
Likely Constraints	Access, ownership, services/other infrastructure, demand seems high but for cheaper accommodation – Need to assess demand for new accommodation and if local tenants will pay rents required. If so, there are areas to extend enterprise zone and create a bigger commercial hub.
Timing	Within 5 years,
Recommendation	Retain and protect Attractive to local occupiers. Retain for use for local market. Some opportunity for redevelopment to provide new higher quality industrial units.

## 37 Mill Road

Site Reference	
Sub Area	Somer Valley
Site Size (ha)	8 ha
Address	Mill Road, Radstock BA3 5TT
Site Description	Estate situated just outside of the town of Radstock offering 23 industrial units.



Current Situation	
Current On Site Uses	E and B2
Greenfield or Brownfield	Brownfield
Current Planning Status	Existing
Quality Grading	3 – acceptable design with some limitations, inadequate landscaping, manoeuvring compromised, obstructions, on a main road or prominent estate but tucked away from view.
Access	3 - reasonable site access for all vehicles, indirect to major road network
Local Amenities/Public Transport	4 – Close to a reasonable range of employment related services; close to peak time bus route and cycle route, on a pedestrian route. Recent nearby redevelopment of warehousing to small retail parade including Subway, Snap Fitness, Nature Vets and Proper Job.
Character of Area and Uses	3 – Mixed commercial area with residential nearby; mainly compatible uses.
Commercial Market	3 – Displays market appeal; day to day churn; attracts secondary value

Age and Suitability of Stock	3 – Mainly built 1980's onwards, adequate specification, more suitable to local businesses. Industrial - 5m to eaves upwards; adequate loading and parking. Varied specification throughout units as some buildings need refurbishing.
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<b>Opportunity</b>	
Suitable Uses	Industrial/logistics
Scale of Opportunity	Site is largely built out.
Likely Constraints	Steep terrain to the south of the site.
Timing	N/A
Recommendation	Retain and protect for employment uses. Attractive to local occupiers although unlikely to want higher specification therefore unlikely to be redeveloped. Retain for use for local market.

## 38 Haydon Industrial Estate

### Site Reference

Sub Area	Somer Valley
Site Size (ha)	2.5 ha
Address	Haydon Industrial Estate, Radstock BA3 3RD
Site Description	Haydon Industrial Estate is a large industrial scheme situated within the village of Haydon. The estate comprises a wide range of industrial accommodation varying in sizes and quality. 31 units in total.



### Current Situation

Current On Site Uses	E, B2, B8
Greenfield or Brownfield	Brownfield
Current Planning Status	Existing
Quality Grading	3 – acceptable design with some limitations, inadequate landscaping, manoeuvring compromised, obstructions, on a main road or prominent estate but tucked away from view
Access	3- reasonable site access for all vehicles, indirect or restricted access to major road network
Local Amenities/Public Transport	2 – Near to one or two basic services – bus and cycle route c.15-minute walk/ride.
Character of Area and Uses	2 – Mainly residential with few commercial uses; incompatible uses.
Commercial Market	3 – Displays market appeal; day to day churn; attracts secondary value

Age and Suitability of Stock	3 – Mainly built 1980's onwards, adequate specification, more suitable to local businesses. Majority of stock is very poor quality and in need of refurbishment or redevelopment.
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**Opportunity**

Suitable Uses	Office, industrial, logistics, mixed
Scale of Opportunity	Site does provide some opportunity for redevelopment. Some builds are end of life and not suitable for modern occupiers therefore could be knocked down and expanded.
Likely Constraints	Unlikely that current tenants will pay increased rental values if redeveloped into commercial space.
Timing	N/A
Recommendation	Retain and protect as important site for local business. Attractive to local occupiers. Retain for use for local market. Some opportunity for redevelopment to provide new higher quality industrial units.

## 39 Westfield Industrial Estate

### Site Reference

Sub Area	Somer Valley
Site Size (ha)	26 ha
Address	Westfield Industrial Estate, First Avenue, Midsomer Norton, BA3 4BS
Site Description	Westfield Industrial Estate is a large industrial situated within the Radstock/Midsomer Norton area. It is one of the major employment areas within the region.



### Current Situation

Current On Site Uses	E/B2/B8
Greenfield or Brownfield	Brownfield
Current Planning Status	Existing
Quality Grading	3 – acceptable design with some limitations, inadequate landscaping, manoeuvring compromised, obstructions, on a main road or prominent estate but tucked away from view.
Access	3- Reasonable site access for all vehicles, indirect access to A37 which provides links from Dorchester to Bristol.
Local Amenities/Public Transport	4 - In close proximity to Midsomer Norton and Radstock Town Centres which offer a wide range of employment related services and amenities. Bus links close by and cycle track.
Character of Area and Uses	4 – Established commercial area; mainly compatible and uniformity of uses.



Commercial Market	3 – displays market appeal, day to day churn, attracts secondary values.  Whilst values remain on the lower scale of industrial rents, this is one of two major estates within the Midsomer Norton/Radstock area.
Age and Suitability of Stock	4 – Mainly built 1990's onwards; modern specification may attract national occupiers; FRI or 75% condition. Industrial - 6m plus eaves; adequate parking and loading.
<b>Opportunity</b>	
Suitable Uses	Industrial, logistics
Scale of Opportunity	Site is one of the biggest employers within the area. Expansion land considered as a separate site appraisal.
Likely Constraints	Ownership of surrounding land.
Timing	N/A
Recommendation	Retain and protect Attractive to local occupiers. Retain for use for local market. Some opportunity for redevelopment to provide new higher quality industrial units.

## 40 Coombend

### Site Reference

Sub Area	Somer Valley
Site Size (ha)	1.5 ha
Address	Coombend, Radstock
Site Description	The site comprises of approximately 20 industrial units of a variety of ages and specifications on Combe End Road to the northwest of Radstock.



### Current Situation

Current On Site Uses	Industrial
Greenfield or Brownfield	Brownfield
Current Planning Status	No current planning proposals
Quality Grading	3 – Acceptable design with some limitations, inadequate landscaping, manoeuvring compromised, obstructions, on a main road or prominent estate but tucked away from view.
Access	3 - Reasonable site access for all vehicles, indirect or restricted access to major road network.
Local Amenities/Public Transport	1 - None
Character of Area and Uses	3 - Mixed commercial area with residential nearby; mainly compatible uses.

Commercial Market	Rural location resulting in demand being driven by local occupiers. 3 - Displays market appeal; day to day churn; attracts secondary value.
Age and Suitability of Stock	3 - Mainly built 1980's onwards; adequate specification
<b>Opportunity</b>	
Suitable Uses	Industrial
Scale of Opportunity	None
Likely Constraints	None
Timing	N/A
Recommendation	Retain for rural employment.

## 41 Former Sewage Works, Welton Hollow and Land west of Midsomer Enterprise Park

<b>Site Reference</b>	<b>SSV10 &amp; SSV12</b>
Sub Area	Somer Valley
Site Size (ha)	1.4ha and 0.8ha
Address	Midsomer Enterprise Park, Radstock, BA3 2BB
Site Description	Land parcels adjacent to large industrial led mixed use commercial site.



### Current Situation

Current On Site Uses	Development completed on part of SSV12
Greenfield or Brownfield	Brownfield
Current Planning Status	Policy allocation states: "proposals for light industrial, heavy industrial, warehousing (classes E, B2 and B8) and builders' merchants (sui generis) will be acceptable in principle as Policy ED.2A applies".
Quality Grading	Variety of space in the area and development sites  3 – acceptable design with some limitations, inadequate landscaping, manoeuvring compromised, obstructions, on a main road or prominent estate but tucked away from view
Access	3- reasonable site access for all vehicles, indirect or restricted access to major road network
Local Amenities/Public Transport	4 – Close to a reasonable range of employment related services; close to a station, peak time bus route and cycle route, on a pedestrian route.

Character of Area and Uses	4 – Established commercial area; mainly compatible and uniformity of uses.
Commercial Market	3 – Displays market appeal; day to day churn; attracts secondary value
Age and Suitability of Stock	2 – Built before 1980; inadequate specification compared to modern units, suitable to local businesses and un-neighbourly uses. Industrial - 5m eaves or below; poor loading and parking;

### **Opportunity**

Suitable Uses	Industrial and storage
Scale of Opportunity	Provides potential for expansion of existing industrial and enterprise area.
Likely Constraints	Access, ownership, services/other infrastructure, demand seems high but for cheaper accommodation – Need to assess demand for new accommodation and if local tenants will pay rents required. If so, there are areas to extend enterprise zone and create a bigger commercial hub.
Timing	Within 5 years
Recommendation	Retain allocation. Attractive to local occupiers. Retain for use for local market. Some opportunity for redevelopment to provide new higher quality industrial units.

## 42 Wansdyke Workshops

### Site Reference

Sub Area	Somer Valley
Site Size (ha)	0.2 ha
Address	Wansdyke Workshops, Wellow Lane, Peasedown St John
Site Description	The site comprises of 6 light industrial units in a rural location.



### Current Situation

Current On Site Uses	Industrial
Greenfield or Brownfield	Brownfield
Current Planning Status	No current planning proposals
Quality Grading	1 - Historic design and unacceptable layout, no landscaping and manoeuvring severely restricted, obstructions, on a minor road or estate tucked away from view
Access	Shared yard not suitable for HGV access 2 - Restricted access of HGVs due to narrow road.
Local Amenities/Public Transport	1 - None
Character of Area and Uses	1 - Mainly residential with very few commercial uses; nonconforming uses.
Commercial Market	3 - Displays market appeal; day to day churn; attracts secondary value.

Age and Suitability of Stock	2 - Built before 1980; inadequate specification compared to modern units, suitable to local businesses and un-neighbourly uses. Industrial - 5m eaves or below; poor loading and parking; Office – cellular offices, minimal parking and basic fit out.
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<b>Opportunity</b>	
Suitable Uses	Light industrial
Scale of Opportunity	None
Likely Constraints	Access
Timing	N/A
Recommendation	Retain for local employment.

## Allocated Sites

### 43 Former Paulton Printworks

<b>Site Reference</b>	<b>SV3</b>
Sub Area	Somer Valley
Site Size (ha)	0.6 ha (as part of wider 18 ha development)
Address	Former Paulton Printing factory site
Site Description	Largely redeveloped for residential



#### Current Situation

Current On Site Uses	Residential
Greenfield or Brownfield	Brownfield
Current Planning Status	<p>Site V3 (Saved Policy) development requirements include: Residential development beyond the south-eastern part of the site to take place only as part of a mixed-use scheme which includes employment development. About 350 dwellings to be accommodated within the factory site, with no more than 150 to be constructed unless linked to a scheme for the development of employment floorspace.</p> <p>[App ref: 07/02424/EOUT]: Includes provision of 2,415sqm Class E office and 3,158sqm of B2 and B8 industrial premises.</p>
Quality Grading	The new residential scheme has been finished to good quality standard.



	5 – Designed to modern standard, attractive landscaping and environment, very easy manoeuvring, no obstructions, gateway site, visible from road network.
Access	2 – restricted access for HGVs, restricted access to major road networks
Local Amenities/Public Transport	2 – Near to one or two basic services; not near a station, bus route nor cycle route, not on a pedestrian route.
Character of Area and Uses	2 – Mainly residential with few commercial uses; incompatible uses.
Commercial Market	1 - Virtually no market appeal; occupiers highly reluctant; longest void periods; tertiary values.
Age and Suitability of Stock	0 developed for residential
<b>Opportunity</b>	
Suitable Uses	Predominantly residential
Scale of Opportunity	Majority of redevelopment is already completed. Employment elements as permitted but not yet built.
Likely Constraints	None
Timing	Within 5 years.
Recommendation	Continue with residential led development and proposals with supporting employment use.

## 44 Central High Street, Midsomer Norton (including Palladium and Brewery sites)

Site Reference	SSVI
Sub Area	Somer Valley
Site Size (ha)	0.5 ha
Address	Central High Street, Midsomer Norton
Site Description	Local retail parades and associated car parking



<b>Current Situation</b>	Poor quality retail which is a mix of local tenants and national chains.
Current On Site Uses	A mix of E, A2, A4 and A5.
Greenfield or Brownfield	Brownfield
Current Planning Status	Existing neighbourhood retail centre  Site allocated in Place Making Plan (SSVI). Policy allocation requirements: <i>“Mixed use redevelopment comprising main town centre uses with active frontages on the High Street”</i> . This includes office provision.
Quality Grading	Very dated retail accommodation mixture of 1 and 2  2 – poor design, old standard with limitations, inadequate landscaping, manoeuvring restricted, obstructions, visible on a minor road or estate  1 – historic design and unacceptable layout, no landscaping and manoeuvring severely restricted, obstructions, on a minor road or estate tucked away from view

Access	3- reasonable site access for all vehicles, indirect or restricted access to major road network
Local Amenities/Public Transport	3 – Close to a limited range of basic services; close to either a station, bus route or cycle route, on a pedestrian route.
Character of Area and Uses	Established commercial retail area but poor quality and too big.  4 – Established commercial area; mainly compatible and uniformity of uses.
Commercial Market	2 – Occupier resistance; limited market appeal; longer void rates; command below secondary value.
Age and Suitability of Stock	1 - Built before 1980; inadequate specification suitable for refurbishment or redevelopment; only attract smaller, local businesses with un-neighbourly uses.
<b>Opportunity</b>	
Suitable Uses	Retail mixed with residential
Scale of Opportunity	Existing sites need a comprehensive redevelopment which will incorporate a mixture of uses. Some office uses will be part of the mix, but limited demand will mean circa 3-6,000 sq ft maximum
Likely Constraints	Needs to be a comprehensive redevelopment so ownership, services/other infrastructure, and demand are all potential constraints. The High Street could be shortened and sites for complementary uses such as residential considered.
Timing	5-10 years
Recommendation	Progress proposed redevelopment, residential led mixed use development.

## 45 Former Welton Manufacturing Site

<b>Site Reference</b>	<b>SSV4</b>
Sub Area	Somer Valley
Site Size (ha)	5 ha
Address	North Road / Station Road, Midsomer Norton
Site Description	Large site with a mixture of modern and of industrial buildings.



<b>Current Situation</b>	The current site is vacant.  Planning consent for mixed use scheme of residential, retail, associated leisure and offices.
Current On Site Uses	B2 and B8
Greenfield or Brownfield	Brownfield
Current Planning Status	Permission for mixed use residential led scheme including offices
Quality Grading	Site is redundant in current use.  2 – poor design, old standard with limitations, inadequate landscaping, manoeuvring restricted, obstructions, visible on a minor road or estate
Access	3- reasonable site access for all vehicles, indirect or restricted access to major road network
Local Amenities/Public Transport	2 – Near to one or two basic services; not near a station, bus route nor cycle route, not on a pedestrian route.
Character of Area and Uses	2 – Mainly residential with few commercial uses; incompatible uses.

Commercial Market	2 – Occupier resistance; limited market appeal; longer void rates; command below secondary value.
Age and Suitability of Stock	1 - Built before 1980; inadequate specification suitable for refurbishment or redevelopment; only attract smaller, local businesses with un-neighbourly uses.
<b>Opportunity</b>	
Suitable Uses	Mixed
Scale of Opportunity	The site is large enough to accommodate the planned redevelopment. A mixed use residential led scheme would work with associated and local commercial amenities that serve the local community.
Likely Constraints	Access, and services/other infrastructure are average and may need to look at new access. Very limited commercial demand but may appeal to local business. Office use and retail only
Timing	Within 5 years,
Recommendation	Progress proposed redevelopment, residential led mixed use development.

## 46 Radstock Town Centre

<b>Site Reference</b>	<b>SV3</b>
Sub Area	Somer Valley
Site Size (ha)	8 ha
Address	The Street, Church Street and Fortescue Road, Radstock
Site Description	Various retail buildings around three streets



<b>Current Situation</b>	Poor quality retail which is a mix of local tenants and national chains.
Current On Site Uses	A mix of E, A2, A4 and A5.
Greenfield or Brownfield	Brownfield
Current Planning Status	Existing neighbourhood retail centre Allocated in Place Making Plan as site SV3 Policy states:  <i>Make provision for: Residential development as part of mixed-use schemes Modern office space and community facilities.</i>
Quality Grading	Very dated retail accommodation mixture of 1 and 2 2 – poor design, old standard with limitations, inadequate landscaping, manoeuvring restricted, obstructions, visible on a minor road or estate  1 – historic design and unacceptable layout, no landscaping and manoeuvring severely restricted, obstructions, on a minor road or estate tucked away from view

Access	3- reasonable site access for all vehicles, indirect or restricted access to major road network
Local Amenities/Public Transport	3 – Close to a limited range of basic services; close to either a station, bus route or cycle route, on a pedestrian route.
Character of Area and Uses	Established commercial retail area but poor quality and too big.  4 – Established commercial area; mainly compatible and uniformity of uses.
Commercial Market	2 – Occupier resistance; limited market appeal; longer void rates; command below secondary value.
Age and Suitability of Stock	1 - Built before 1980; inadequate specification suitable for refurbishment or redevelopment; only attract smaller, local businesses with un-neighbourly uses.
<b>Opportunity</b>	
Suitable Uses	Retail mixed with residential
Scale of Opportunity	Existing sites need a comprehensive redevelopment which will incorporate a mixture of use including offices. .
Likely Constraints	Needs to be a comprehensive redevelopment so ownership, services/other infrastructure, and demand.
Timing	5-10 years
Recommendation	Progress proposed redevelopment, residential led mixed use development with active ground floor uses such as class E.

## 47 Somer Valley Enterprise Zone

<b>Site Reference</b>	<b>SSV9</b>
Sub Area	Somer Valley
Site Size (ha)	13.5 ha
Address	North of Old Mills
Site Description	Greenfield site to the north-west of Midsomer Norton



### Current Situation

Current On Site Uses	None
Greenfield or Brownfield	Greenfield
Current Planning Status	Proposed Local Development Order
Quality Grading	Needs to be designed to modern standard, attractive landscaping and environment, very easy manoeuvring, no obstructions, gateway site, visible from major road network - 5
Access	3- reasonable site access for all vehicles, indirect or restricted access to major road network
Local Amenities/Public Transport	3 – Close to a limited range of basic services; close to either a station, bus route or cycle route, on a pedestrian route.
Character of Area and Uses	2 – Mainly residential with few commercial uses; incompatible uses.
Commercial Market	2 – Occupier resistance; limited market appeal; longer void rates; command below secondary value.



Age and Suitability of Stock	1 - suitable for refurbishment or redevelopment;
<b>Opportunity</b>	
Suitable Uses	Industrial, logistics, mixed use
Scale of Opportunity	Opportunity to develop new commercial area in Somer Valley, requirement to increase / improve access, connectivity and local amenities for commercial use
Likely Constraints	Demand and access
Timing	N/A
Recommendation	Continue to promote employment uses but need to invest in infrastructure to attract interest. Main issues surround access and local connectivity.

## 48 Old Mills Industrial Estate - Expansion

<b>Site Reference</b>	<b>SSV9</b>
Sub Area	Somer Valley
Site Size (ha)	3.5 ha
Address	Old Mills Industrial Estate, Paulton, BS39 7SU
Site Description	Expansion land adjacent to existing industrial area.



### Current Situation

Current On Site Uses	Vacant
Greenfield or Brownfield	Greenfield
Current Planning Status	Site allocated in Place Making Plan (reference SSV9). Identified to accommodate 48,000sqm of employment floorspace.
Quality Grading	5 – to be designed to modern standard, attractive landscaping and environment, very easy manoeuvring, no obstructions, gateway site, visible from major road network.
Access	3- reasonable site access for all vehicles, indirect or restricted access to major road network
Local Amenities/Public Transport	2 – Near to one or two basic services; not near a station, bus route nor cycle route, not on a pedestrian route.
Character of Area and Uses	4 – Established commercial area; mainly compatible and uniformity of uses.

Commercial Market	3 – Displays market appeal; day to day churn; attracts secondary value
Age and Suitability of Stock	1 - suitable for refurbishment or redevelopment;
<b>Opportunity</b>	
Suitable Uses	Mainly industrial location with some office potential
Scale of Opportunity	<p>Monitoring demand and offering new accommodation to the market to suit requirements as companies grow or move. Old Mills serves a good position in the market and provides needed accommodation.</p> <p>A lack of new development due to the nature of requirements in the market, with occupiers preferring lower cost space. Need to look at how to get developers to build in the location to provide better quality accommodation.</p>
Likely Constraints	Ownership, services/other infrastructure, flood issues. Obtaining the rents to allow developers to build will prove difficult as they will need to be higher than current market.
Timing	Within 5 years
Recommendation	Retain and protect. Encourage new development of commercial and industrial units.

## 49 Bath College Somer Valley Campus

<b>Site Reference</b>	<b>SSV18</b>
Sub Area	Somer Valley
Site Size (ha)	5 ha
Address	Wells Road, Westfield, Radstock, BA3 3RW
Site Description	Large site situated in a residential area on the outskirts of Radstock.



<b>Current Situation</b>	Currently used and occupied by Bath College, low density on site in a mix of old and more modern buildings.
Current On Site Uses	College – D1
Greenfield or Brownfield	Brownfield
Current Planning Status	<p>Allocated in Place Making Plan as site SSV18 Policy states: “Provide education facility led mixed use development with some employment uses”.</p> <p>[App ref: 16/01981/REG03]: Change of use of The Wellow Building from Education Use (D1) to a Business Centre (E) Office Use, with ancillary shop/café. Permitted 15.06.2016</p> <p>[App ref: 16/01025/FUL]: Erection of Construction Skills Centre, with replacement car parking Permitted: 27.05.2016</p> <p>Both above appear to have been converted/built/being built.</p>

Quality Grading	Mixture of buildings and landscaping, prominent site but some of the buildings are hidden from view.  3 – acceptable design with some limitations, inadequate landscaping, manoeuvring compromised, obstructions, on a main road or prominent estate but tucked away from view
Access	Site lies to the south of the A36.  4 - Close to major road network, easy access for all vehicles
Local Amenities/Public Transport	Regular bus routes into Bath City Centre and walking distance to Oldfield Park train station. Also provides basic amenities.  4 - Close to a reasonable range of employment related services; close to a station, peak time bus route and cycle route, on a pedestrian route.
Character of Area and Uses	Surrounding users comprises largely of residential with some commercial uses.  2 - Mainly residential with few commercial uses in immediate environs.
Commercial Market	Limited availability attracts local/regional occupiers.  4 – Well regarded; good market appeal; attracts close to prime values.
Age and Suitability of Stock	3 - Mainly built 1980's onwards; adequate specification
<b>Opportunity</b>	
Suitable Uses	E Class
Scale of Opportunity	Small scale enterprise space
Likely Constraints	None
Timing	5-10 years
Recommendation	Small scale employment uses complementary to on-site educational uses

## 6 Rural Sub Area

### Existing Sites

#### 50 Cloud Hill Enterprise Park

Site Reference	
Sub Area	Rural
Site Size (ha)	0.3 ha
Address	Cloud Hill Enterprise Park, Eastcourt Road, Temple Cloud, BS39 5BX
Site Description	Cloud Hill Enterprises provides a secure range of offices and industrial units. Total of 27 units.



#### Current Situation

Current On Site Uses	E and B2
Greenfield or Brownfield	Brownfield
Current Planning Status	Existing
Quality Grading	3 – acceptable design with some limitations, inadequate landscaping, manoeuvring compromised, obstructions, on a main road or prominent estate but tucked away from view
Access	4 – close to major road network, easy access for all vehicles. Property sits within close proximity of A37 trunk road which links Bristol to Dorchester.

Local Amenities/Public Transport	3 – Close to a limited range of basic services; close to bus route (379 Mendip Explorer) and on a pedestrian route.
Character of Area and Uses	3 – Mixed commercial area with residential nearby; mainly rural surroundings.
Commercial Market	3 – Displays market appeal; day to day churn; attracts secondary value
Age and Suitability of Stock	3 – Mainly built 1980's onwards, adequate specification, more suitable to local businesses. Industrial - 5m to eaves upwards; adequate loading and parking.

### Opportunity

Suitable Uses	Industrial, logistics
Scale of Opportunity	Limited – scheme is already built out so no opportunity for expansion
Likely Constraints	-
Timing	N/A
Recommendation	Retain and protect. Attractive to local occupiers although unlikely to want higher specification therefore unlikely to be redeveloped unless for alternative use. Retain for use for local market.

## 51 Temple Bridge Business Park

Site Reference	
Sub Area	Rural
Site Size (ha)	1.6 ha
Address	Temple Bridge Business Park, Temple Cloud BS39 5AA
Site Description	Mixed use site providing light industrial/storage units with office as well as shipping containers, ranging from 300 sq ft to 3000 sq ft.



Current Situation	
Current On Site Uses	E, E, B2
Greenfield or Brownfield	Brownfield
Current Planning Status	Existing
Quality Grading	3 – acceptable design with some limitations, inadequate landscaping, manoeuvring compromised, obstructions, on a main road or prominent estate but tucked away from view
Access	4 – close to major road network, easy access for all vehicles.  Sits in close proximity to A37 linking Bristol to Dorchester.
Local Amenities/Public Transport	3 – Close to a limited range of basic services; close to either a station, bus route or cycle route, on a pedestrian route.
Character of Area and Uses	3 – Mixed commercial area with residential nearby; mainly compatible uses. Mainly rural surroundings.
Commercial Market	3 – Displays market appeal; day to day churn; attracts secondary value



Age and Suitability of Stock	3 – Mainly built 1980's onwards, adequate specification, more suitable to local businesses. Industrial - 5m to eaves upwards; adequate loading and parking. Office - mainly open plan accommodation, air-conditioning, adequate car parking ratio and broadband connectivity Units appear to be in good condition.
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<b>Opportunity</b>	
Suitable Uses	Office, industrial, logistics
Scale of Opportunity	Site provides opportunity to develop/expand additional commercial units.
Likely Constraints	Location and size of units attracts local/regional occupiers who may be reluctant to paying higher rents.
Timing	5 - 10 years
Recommendation	Retain and protect. Attractive to local occupiers although unlikely to want higher specification therefore unlikely to be redeveloped unless for alternative use. Retain for use for local market.

## 52 Hallatrow Business Park

Site Reference	
Sub Area	Rural Area
Site Size (ha)	3.5 ha
Address	Hallatrow Business Park, Wells Road, High Littleton, Bristol BS39 6EX
Site Description	The property comprises two detached industrial buildings and land currently used for open storage purposes. Occupiers include Bookbarn International and Oriental Rugs



Current Situation	
Current On Site Uses	B2 & B8
Greenfield or Brownfield	Brownfield
Current Planning Status	[App ref: 18/00307/FUL]: Permission granted for the erection of a new distribution warehouse of 1,400sqm
Quality Grading	4 – acceptable design, adequate landscaping and environment, easy manoeuvring, no obstructions, visible site, on a main road or prominent site
Access	4 – Property sits on the A39 which feeds through to the A36 to Bath. Property also lies adjacent to the A37 which runs North from Dorchester up to Bristol.
Local Amenities/Public Transport	3 – Property located within 500 yards of White Cross bus stop. Service 376 Mendip Explorer provides links from Bristol to Street every half an hour. Amenities including Co-operative Food, Budgens Petrol Station and public house within 1.0 mile.

Character of Area and Uses	3 – Rural area with a mix of residential and commercial uses.
Commercial Market	3 – Displays market appeal; day to day churn; attracts secondary value
Age and Suitability of Stock	5 – Built 2000 onwards; quality as 'Grade A' specification to attract national/corporate occupiers; FRI or close to condition. Adequate loading and parking.

### Opportunity

Suitable Uses	Industrial, logistics
Scale of Opportunity	Opportunity to expand the current site
Likely Constraints	Location attracts local/regional tenants who may not be willing to pay increase rental levels on new build stock.
Timing	Within 5 years
Recommendation	Retain and protect. Attractive to local occupiers although unlikely to want higher specification therefore unlikely to be redeveloped unless for alternative use. Retain for use for local market. Planned development hasn't occurred.

## 53 Farrington Fields Trading Estate

### Site Reference

Sub Area	Rural Area
Site Size (ha)	4 ha
Address	Farrington Fields Trading Estate, Farrington Gurney BS39 6UU
Site Description	The site comprises an estate of c.9 light industrial units and storage compounds. Occupiers include Ford Fuels, Weaver Demolition, RH Windows, and TPM.



### Current Situation

Current On Site Uses	B2, B8
Greenfield or Brownfield	Brownfield
Current Planning Status	Existing
Quality Grading	3 – acceptable design with some limitations, inadequate landscaping, manoeuvring compromised, obstructions, on a main road or prominent estate but tucked away from view
Access	3- reasonable site access for all vehicles, indirect or restricted access to major road network  Site sits on the A362 which feeds onto the A37, linking Bristol to Dorchester.
Local Amenities/Public Transport	3 – Close to a limited range of basic services; close to either a station, bus route or cycle route, on a pedestrian route.

	c. 10-minute drive into Midsomer Norton town centre. Local bus routes with regular stops.
Character of Area and Uses	3 – Mixed commercial area with residential nearby; mainly compatible uses.  Predominantly rural space surrounding.
Commercial Market	3 – Displays market appeal; day to day churn; attracts secondary value
Age and Suitability of Stock	3 – Mainly built 1980's onwards, adequate specification, more suitable to local businesses. Industrial - 5m to eaves upwards; adequate loading and parking. Office - mainly open plan accommodation, air-conditioning, adequate car parking ratio and broadband connectivity  Units appear to be a mixture of specifications, potential for modification.
<b>Opportunity</b>	
Suitable Uses	Industrial, logistics
Scale of Opportunity	Opportunity to expand site in surroundings, however current site is fully developed so no opportunity for development.
Likely Constraints	Location, size and quality of current spec attract local/regional occupiers who may be reluctant to pay new build rental levels.
Timing	N/A
Recommendation	Retain and protect. Attractive to local occupiers although unlikely to want higher specification therefore unlikely to be redeveloped unless for alternative use. Retain for use for local market.

## 54 Church Farm Business Park

### Site Reference

Sub Area	Rural
Site Size (ha)	1.1 ha
Address	Ashton Hill, Corston
Site Description	The site is made up 5-10 units of mixed-use and office space.



### Current Situation

Current On Site Uses	Class E
Greenfield or Brownfield	Brownfield
Current Planning Status	No current planning proposals
Quality Grading	4 - Acceptable design, adequate landscaping and environment, easy manoeuvring, no obstructions, visible site, on a main road or prominent site
Access	4 - Close to major road network, easy access for all vehicles
Local Amenities/Public Transport	Nearest bus stop to the subject property is located 0.8 miles northeast which provides access to Bath.  2 - Near to one or two basic services; not near a station, bus route nor cycle route, not on a pedestrian route.
Character of Area and Uses	1 - Mainly residential with very few commercial uses; nonconforming uses.

Commercial Market	Rural location resulting in demand being driven by local occupiers.  1 - Mainly residential with very few commercial uses; nonconforming uses.
Age and Suitability of Stock	1 - Built before 1980; inadequate specification; only attract smaller, local businesses with un-neighbourly uses.
<b>Opportunity</b>	
Suitable Uses	Class E
Scale of Opportunity	None
Likely Constraints	None
Timing	5 years
Recommendation	Retain to provide rural commercial property supply.

## 55 Burnett Business Park

Site Reference	
Sub Area	Rural
Site Size (ha)	11 ha
Address	Gypsy Lane, Keynsham
Site Description	The site comprises of a number of industrial units located close to Keynsham between Bristol and Bath.



Current Situation	
Current On Site Uses	Industrial
Greenfield or Brownfield	Brownfield
Current Planning Status	No current planning proposals
Quality Grading	3 - Acceptable design with some limitations, inadequate landscaping, manoeuvring compromised, obstructions, on a main road or prominent estate but tucked away from view
Access	4 - Close to major road network, easy access for all vehicles
Local Amenities/Public Transport	1 - None
Character of Area and Uses	5 - Well established commercial area; compatibility and uniformity of uses.
Commercial Market	Rural location resulting in demand being driven by local occupiers.



	1 - Mainly residential with very few commercial uses; nonconforming uses.
Age and Suitability of Stock	3 - Mainly built 1980's onwards; adequate specification
<b>Opportunity</b>	
Suitable Uses	Industrial
Scale of Opportunity	None
Likely Constraints	None
Timing	N/A
Recommendation	Retain to provide rural commercial property supply.

## 56 Timsbury Village Workshops

### Site Reference

Sub Area	Rural
Site Size (ha)	1.6 ha
Address	Hayeswood Road, Timsbury
Site Description	The site comprises of approximately 20 industrial units to the west of the village of Timsbury.



### Current Situation

Current On Site Uses	Industrial
Greenfield or Brownfield	Brownfield
Current Planning Status	No current planning proposals
Quality Grading	3 – Acceptable design with some limitations, inadequate landscaping, manoeuvring compromised, obstructions, on a main road or prominent estate but tucked away from view.
Access	3 - Reasonable site access for all vehicles, indirect or restricted access to major road network.
Local Amenities/Public Transport	1 - None
Character of Area and Uses	3 - Mixed commercial area with residential nearby; mainly compatible uses.
Commercial Market	Rural location resulting in demand being driven by local occupiers.

3 - Displays market appeal; day to day churn; attracts secondary value.

Age and Suitability of Stock	2 - Built before 1980; inadequate specification compared to modern units, suitable to local businesses and un-neighbourly uses. Industrial - 5m eaves or below; poor loading and parking; Office – cellular offices, minimal parking and basic fit out.
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**Opportunity**

Suitable Uses	Industrial
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Scale of Opportunity	None
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Likely Constraints	None
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Timing	N/A
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Recommendation	Retain for rural employment.
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# Appendix 1. Template Site Assessment Pro Forma

## SITE NAME

### Site Reference

Sub Area  
*Bath  
Keynsham  
Somerset Valley  
Rural Area*

Site Size (ha)

Address

Site Description  
*Brief description of the site*

*Image – site plan or aerial photograph where possible.*

### Current Situation

Current On Site Uses

Greenfield or Brownfield

Current Planning Status

Quality Grading  
*Brief comment and score from 5-1*

*5 – designed to modern standard, attractive landscaping and environment, very easy manoeuvring, no obstructions, gateway site, highly visible  
4 – acceptable design, adequate landscaping and environment, easy manoeuvring, no obstructions, visible on main road or prominent site  
3 – acceptable design with some limitations, inadequate landscaping, manoeuvring compromised, obstructions, on a main road or prominent site but limited visibility*

	<p>2 – poor design, old standard with limitations, inadequate landscaping, manoeuvring restricted, obstructions, visible on a minor road or estate</p> <p>1 – historic design and undesirable layout and obstructions. Very limited visibility.</p>
Access	<p>Brief comment and score from 5-1</p> <p>5 – adjoining major trunk road or motorway junction, easy access for all vehicles, access to rail, air or sea</p> <p>4 – close to major road network, easy access for all vehicles</p> <p>3- reasonable site access for all vehicles, indirect or restricted access to major road network</p> <p>2 – restricted access of HGVs, restricted access to major road networks</p> <p>1 – restricted access for all commercial vehicles, severely limited access to major road networks</p>
Local Amenities/Public Transport	<p>5 – Close to a wide range of employment related services (e.g. shops, leisure/recreation, pubs/restaurants, banks); close to a station, peak time bus route and cycle route, on a pedestrian route. NB: 'Close' = within about 10 minutes walk.</p> <p>4 – Close to a reasonable range of employment related services; close to a station, peak time bus route and cycle route, on a pedestrian route.</p> <p>3 – Close to a limited range of basic services; close to either a station, bus route or cycle route, on a pedestrian route.</p> <p>2 – Near to one or two basic services; not near a station, bus route nor cycle route, not on a pedestrian route.</p> <p>1 - No services in close proximity; not on a pedestrian route, not near a station, bus route nor cycle route.</p>
Character of Area and Uses	<p>5 – Well established commercial area; compatibility and uniformity of uses.</p> <p>4 – Established commercial area; mainly compatible and uniformity of uses.</p> <p>3 – Mixed commercial area with residential nearby; mainly compatible uses.</p> <p>2 – Mainly residential with few commercial uses; incompatible uses.</p> <p>1 - Mainly residential with very few commercial uses; nonconforming uses.</p>
Commercial Market	<p>5 – Highly regarded; very good market appeal; attracts and achieves prime values.</p> <p>4 – Well regarded; good market appeal; attracts close to prime values.</p> <p>3 – Displays market appeal; day to day churn; attracts secondary value</p> <p>2 – Does not secure prime or secondary values. May still serve local or strategic needs. Needs investment.</p> <p>1 - Little market appeal; tertiary values. Needs investment.</p>
Age and Suitability of Stock	<p>5 – Built 2000 onwards; quality as 'Grade A' specification to attract national/corporate occupiers; FRI or close to condition. Industrial - 6.5m plus eaves; adequate loading and parking; Offices – open plan accommodation on single floor plates, air conditioning, excellent car parking ratio and fibre optic connectivity.</p>

4 – Mainly built 1990's onwards; modern specification may attract national occupiers; FRI or 75% condition.  
 Industrial - 6m plus eaves; adequate parking and loading;  
 Office – mainly open plan accommodation, air-conditioning, good car parking ratio and broadband connectivity.

3 – Mainly built 1980's onwards, adequate specification, more suitable to local businesses. Industrial - 5m to eaves upwards; adequate loading and parking. Office - mainly open plan accommodation, air-conditioning, adequate car parking ratio and broadband connectivity

2 – Built before 1980; inadequate specification compared to modern units, suitable to local businesses and un-neighbourly uses. Industrial - 5m eaves or below; poor loading and parking; Office – cellular offices, minimal parking and basic fitout.

1 - Built before 1980; inadequate specification suitable for refurbishment or reinvestment; attracts smaller businesses.  
 Consideration should be given to the value of the site to the overall stock and to local availability/local provision.

### Opportunity

Suitable Uses	Office, industrial, logistics, mixed.
Scale of Opportunity	Estimate of land area for development or regeneration/intensification.
Likely Constraints	Access, flooding, ownership, services/other infrastructure, viability with very brief commentary
Timing	Immediate, within 5 years, 5-10 years, 10 years + (should we just have 5 yrs +?)
Recommendation	Allocate Retain and protect Consider for release



**HARDISTY JONES  
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