Policy Title:
LPS7 - Safeguarded Employment Areas

Existing Policies Which adopted Core Strategy or Policies Sites and Places (PSP) policy would eventually be replaced	**Core Strategy Policy CS11 – Distribution of Economic Development Land** **Core Strategy Policy CS12 – Safeguarded Areas for Economic Development**
Non-Strategic / Strategic	**Strategic**

Purpose

Housing a growing population needs to be balanced with providing sufficient jobs for existing and new residents and ensuring there is enough land to accommodate these jobs. Having land of the right type and in the right places also supports; a strong, responsive and competitive economy, ensuring people have access to employment opportunities close to where they live, managing the impacts of climate change, and assisting to meet a zero-carbon ambition.

South Gloucestershire has strong-performing economic locations that play a key part in priorities for the West of England as set out in the emerging West of England Mayoral Combined Authority (MCA) Local Growth Plan, including:

- **The West Innovation Arc** - A major investment zone for the region covering the North Fringe Urban Area, including an aerospace and advanced engineering cluster with Rolls Royce, GKN and Airbus, together with the Ministry of Defence, University of the West of England, Aztec West and Bristol Business Park. The zone extends through to Emersons Green, hosting the UK's major aerospace Research & Development Cluster, the Bristol & Bath Science Park, the National Composite Centre, the Institute for Advanced Automotive Propulsion Systems (IAAPS), and the Isambard AI Supercomputer. The zone also incorporates many regional capabilities supporting the transition to net zero and creation of green jobs. This is alongside major brownfield development at the Former Filton Airfield (now known as Brabazon) with potential to deliver thousands of new homes together with substantial commercial floorspace, a new railway station, and public open space, all of which is adjacent to the new Bristol arena. Future review of the local plan would, alongside the MCA Local Growth Plan, holistically consider the density and effective use of employment areas in the North Fringe. Contingent on significant upgrades to transport infrastructure and to the range of convenient, safe and accessible transport modes, this could explore opportunities for a wider variety of uses,

increased vitality and a more sustainable urban character, while strengthening the location's economic role and function.

- **The East Fringe Urban Area** - Extending from the West Innovation Arc along the Avon Ring Road with the allocation of thousands of new homes together with circa 25 hectares of new employment land. This will offer a greater range and choice in the market with local job opportunities reachable by sustainable travel modes, connecting through to Hicks Gate and Keynsham Railway Station (within the administrative area of Bath & North East Somerset) and the Bristol to Bath corridor.
- **Severnside** – Together with Avonmouth (within the administrative area of Bristol City Council) it forms a globally significant enterprise zone at the Severn Estuary with strengths in net zero energy transition and logistics. Delivery of key infrastructure will further realise its significant economic potential and decarbonisation opportunities, and its contribution to the regional green economy.
- **Oldbury Power Station** – Located at northern end of the Severn Estuary, the former Magnox Nuclear Power Station, and land identified for new Nuclear, together form a site of national importance alongside Berkeley Power Station (within the administrative area of Stroud). This presents an opportunity for the West of England to lead the UK in 'first-of-a-kind' energy production, research & development skills, and training.

In addition, a range of employment activities support the rural economy of South Gloucestershire, such as quarrying, farming and agricultural, rural offices, industrial and small-scale storage and distribution uses.

The Local Plan's Economic Strategy is to maintain and further realise the potential of these strong-performing locations and their supporting business networks, while further enhancing the North Fringe, the East Fringe, Severnside, and rural areas, with new employment allocations. Fundamental to achieving this is also continuing to safeguard a range of areas for employment uses across the district and manage change on them to ensure that development proposals do not harm their employment offer.

Through this strategic policy the Local Plan is supporting the emerging MCA Local Growth Plan by enabling the region to attract investment, foster business expansion, create jobs and help drive inclusive and sustainable economic development.

Policy wording

Distribution of Safeguarded Employment Land

1. **A supply of land will be maintained for employment, distributed in accordance with Table 1.**

Supported proposals within Safeguarded Employment Areas identified in Table 2

2. **The following types of development will be supported:**
    a. **Business, Industrial and Distribution uses; and**
    b. **Other Economic Development uses where they would improve economic output of the safeguarded employment area; and**
    c. **Ancillary uses where they serve Economic Development uses and are small in scale relative to them; and Uses in accordance with Criterions 3, 4, and 5.**

Criteria relating to specific Safeguarded Employment Areas

3. **At Safeguarded Employment Area 51: University of the West of England, major educational institution and academic investment proposals, which can demonstrate significant benefits to local and sub-regional employment activity will additionally be supported.**
4. **Land at Former Filton Airfield (Brabazon):**
    a. **In Safeguarded Employment Area SEA52a: Brabazon (Mixed Use including Offices) – 8 Land Parcels between 78,030 sq. m and 270,000 sq. m Office floorspace as part of Mixed Use Development where other uses specified in Policy LP13 - Land at Former Filton Airfield – Brabazon will additionally be supported; and**
    b. **In Safeguarded Employment Area SEA52b - Brabazon (Research and Industrial) between 31,130 sq. m and 55,000 sq. m Research & Development and Industrial Floorspace.**

    Proposals for part development of these safeguarded employment areas will be required to demonstrate that the minimum employment floorspace figure (or higher) can be achieved within remainder of that safeguarded area.
5. **At the following Strategic Urban Extensions:**
    a. **In Safeguarded Employment Area 59: North Lyde 'ecotech' Village; and**
    b. **In Safeguarded Employment Area 60: Carsons Green and Rockhouse Farm New Neighbourhoods – 3 Land Parcels;**

    Proposals with a focus on Business, Industrial and Distribution uses together with other uses that are in accordance with their Strategic Urban Extension policies (LP6 - North Lyde 'ecotech' Village and LP7 - Carsons Green and Rockhouse Farm New Neighbourhoods) will be supported.

Proposals for Non-Economic Development Uses within Safeguarded Employment Areas identified in Table 2

6. **Except for development meeting the requirements of criterion 2, proposals for non-Economic Development uses within Safeguarded Employment Areas lying in the East Fringe Urban Area will not be permitted.**

7. **Except for development meeting the requirements of criterion 2, proposals for non-Economic Development uses within Safeguarded Employment Areas lying outside of the East Fringe Urban Area will not be permitted unless it has been clearly demonstrated, through adequate marketing together with other relevant evidence, that all reasonable attempts have been made to secure an economic development only re-use, in the following priority sequence:**

   a. **Business, Industrial or Distribution uses; and then**

   b. **Other Economic Development uses.**

   In such circumstances a mixed-use scheme of economic and non-economic development uses, where the economic development element would improve economic output of the safeguarded employment area, may be supported.

   Financial contributions, secured through an appropriate mechanism, will be required to enable assessment by the Council of evidence submitted to address these requirements.

Proposals within the Interim Safeguarded Employment Area identified in Table 3

8. **Proposals within the Interim Safeguarded Employment Area will continue to be assessed against criterion 2, 6 and 7 (as applicable for their location) unless a more fundamental review establishes, through a masterplan approach, that it is unlikely to have a long-term future as safeguarded employment. In such circumstance, a notable element of economic development uses should be retained and/or provided within the proposal.**

General Assessment Criteria

9. **The following will additionally apply to proposals within Safeguarded Employment Areas, and the Interim Safeguarded Employment Area, identified within Tables 2 and 3:**

   a. **All development should make efficient use of land; and**

   b. **All development should manage its off-site impacts including those upon residential amenity, the operation of other nearby uses, the environment and the highway network; and**

   c. **Proposals for other economic development uses, ancillary uses and non-economic development uses must not impact upon the continued use, development, or redevelopment of Business, Industrial and Distribution uses elsewhere within the Safeguarded Employment Area, or within other Safeguarded Employment Areas.**

Supporting text

Definitions

1. **Safeguarded Employment Areas** and **Interim Safeguarded Employment Areas** are identified in Tables 2 and 3, with their extents defined on the Policies Map.
2. **Business, Industrial and Distribution uses** are those falling within Use Classes E(g)(i) - Office, E(g)(ii) - Research and Development, E(g)(iii) - Light Industrial, B2 - General Industry, and B8 - Storage and Distribution of the Use Classes Order 1987 (as amended), or any future equivalent provision..
3. **Other Economic Development uses** includes:

    a. Local Community uses falling within Use Class F2 of the Use Classes Order 1987 (as amended), or any future equivalent provision;

    b. Main Town Centre uses as defined in the National Planning Policy Framework; and

    c. Other development which achieves at least one of the following objectives

        i. Provides employment opportunities;

        ii. Generates wealth; and/or

        iii. Produces or generates an economic output or product.

    While the definition is broad, not all uses will be appropriate in all locations.

    The definition of economic development uses does not include residential developments falling within Use Classes C2 and C3 of the Use Classes Order 1987 (as amended), or any future equivalent provision. These will be assessed as non-Economic Development uses.
4. **Adequate Marketing** requires compliance with the council's Commercial Marketing Guidance (being prepared) covering the factors which will be considered for assessment of the adequacy of marketing undertaken. It will need to be evidenced that there is no demand for existing commercial premises and sites, and that they have been actively marketed without success.
5. **University of the West of England** is covered by Safeguarded Employment Area 51 - University of the West of England, identified in table 2. Within this Safeguarded Employment Area only, proposals falling within Use Class F1(a) of the Use Classes Order 1987 (as amended) or any future equivalent provision, will additionally be supported where they are linked to a major educational institution and can demonstrate would provide local and sub-regional economic benefits. Such benefits could be through the range and number of jobs created the proposal's contribution towards innovation and academic excellence, and/or potential to attract further investment.
6. **Land at Former Filton Airfield (Brabazon)** comprises the following two Safeguarded Employment Areas, supported uses, and range of floorspaces::

a. SEA52a - Brabazon (Mixed Use including Offices) – 8 Land Parcels – Between 78,030 sq. m and 270,000 sq. m Offices (Use Class E(g)(i) of the Use Classes Order 1987 (as amended) or any future equivalent provision) as part of Mixed Use Development with other uses specified in Policy LP13 - Land at Former Filton Airfield – Brabazon.

b. SEA52b - Brabazon (Research and Industrial) – Between 31,130 sq. m and 55,000 sq. m Research and Development and Industrial Floorspace (Use Classes E(g)(ii), E(g)(iii) and B2 of the Use Classes Order 1987 (as amended) or any future equivalent provision).

A range of floorspaces are stated to ensure that the desired quantum and type of commercial floorspace is delivered to meet economic needs in accordance with Policy LP13 - Land at Former Filton Airfield – Brabazon.

Application of the Policy

7. Land within Safeguarded Employment Areas is prioritised for Business, Industrial and Distribution Uses. Opportunities for these uses to be intensified, or to become more flexible and adaptable so that they make more efficient use of land, and in doing so provide more and a wider range of jobs, will be encouraged provided this would not undermine the viability or specialism of the safeguarded employment area, nor those of other Safeguarded Employment Areas.
8. Until replaced, the following saved Policies, Sites and Places Plan policies provide additional criteria for Enterprise Areas and managing off-site impacts that new development must meet the requirements of, including:
    a. **Policy PSP8 - Residential Amenity** protecting against unacceptable living conditions or impacts upon residential occupiers; and
    b. **Policy PSP11 - Transport Impact Management** requiring the transport implications of new development to be fully addressed; and
    c. **Policy PSP21 - Environmental Pollution and Impacts** requiring prevention of unacceptable pollution and mitigation of this and other adverse impacts to nearby uses; and
    d. **Policy PSP26 - Enterprise Areas** covering specific requirements for Enterprise Areas; and
    e. **Policy PSP27 - B8 Storage and Distribution Uses** directs proposals falling within Use Class B8 to the most appropriate locations, as well as requirements for density and avoiding significant conflicts with neighbouring uses. Severnside is considered the main focus for large-scale strategic distribution and logistics. The benefits of ancillary offices to B8 uses may also form an important consideration; and
    f. **Policy PSP28 - Rural Economy** covering economic development within rural areas.
9. Allowing flexibility for changes in economic circumstances, other economic development uses can be supported on Safeguarded Employment Areas provided they would improve economic output of the safeguarded employment area. This could for example be through:

a. Increasing the number and/or range of jobs available;

b. Demonstrable increase to GVA performance;

c. Economic appropriateness of the use to the proposed location, for example a retail/ food and beverage use in an area with significant footfall/ passing trade; and/or

d. There being no suitable alternative provision for the use elsewhere.

A wider range of employment generating development can therefore be considered as well as the individual economic merits of a proposal, balanced with harm arising from any losses of Business, Industrial and Distribution uses.

Main Town Centre uses will additionally need to meet requirements of the sequential test and impact assessment, where applicable under Policy LPS8 - Town Centres, Retail and Leisure.

10. Non-economic development uses are unacceptable in principle, as once employment land is lost, it is in most cases permanent and irreversible. Since Safeguarded Employment Areas are safeguarded for a wide range of economic development uses, unviability of the existing use alone does not justify a non-economic development use being appropriate.

11. However, in very limited circumstances, there may be no reasonable prospect of an economic development use coming forward for the whole site. In such cases it must be clearly demonstrated that all reasonable attempts have been made to secure a use higher in the sequence before moving to the next, and the proposal must be for a mixed-use scheme where the economic development element would improve economic output of the Safeguarded Employment Area. Proposals comprising only residential, or other non-economic development uses (except uses meeting requirements of criterion 2), or those with only minimal economic development element will not be appropriate in Safeguarded Employment Areas and should therefore not be permitted.

12. Assessment of commercial marketing has significant resource implications for the Council, potentially requiring consultant support. It is therefore reasonable for applicants to cover the costs for proposals where these requirements arise. A Planning Performance Agreement or other appropriate mechanism may be used to secure a financial contribution.

13. Due to the severe economic imbalance within the East Fringe Urban Area, no further losses of Safeguarded Employment Areas to non-economic development uses will be appropriate (including within a mixed-use scheme), with any new residential development in its place likely to result in further imbalance. The policy therefore directs that avenues to improve employment opportunities for residents in these communities must instead be undertaken.

14. The extents of Safeguarded Employment Area 59 at North Lyde ‘ecotech’ Village and of Safeguarded Employment Area 60 at Carsons Green and Rockhouse Farm New Neighbourhoods, are shown on the Policies Map based on available information at time of publication. To enable these strategic sites to evolve, particularly in relation to elements of mixed use, this policy allows flexibility provided the uses proposed remain in accordance with requirements of the relevant strategic site policy.

15. An Interim Safeguarded Employment Area (34 - Indesit Site, Station Road, Yate) is identified in Table 3 as it has potential for future change. This area will continue to be safeguarded for employment while its long-term future is resolved. However, in the longer-term alternative uses may be more appropriate such as mixed use including residential. Given its co-location with other safeguarded areas and partly lying within the designated Town Centre boundary of Yate, it is anticipated that economic development uses would be provided for within the wider mix.
16. In addition to this policy, development proposals should be considered against other Local Plan policies, including those covering design, travel, climate and impacts upon amenity, to determine whether they are appropriate in each location.

Additions	
Key evidence	Future Economic Needs Assessment (December 2023) and Addendum (February 2025) South Gloucestershire Employment Land Review (January 2022) – as reviewed and updated by the Future Economic Needs Assessment 2023
Other relevant policies to cross-reference?	LPS8 - Town Centres, Retail and Leisure LP6 - North Lyde 'ecotech' Village LP7 - Carsons Green and Rockhouse Farm New Neighbourhoods LP13 - Land at Former Filton Airfield – Brabazon LP14 - Severnside Employment Area LP19 - Non-Safeguarded Employment Sites LP20 - Employment and Skills Development Saved Policy PSP8 - Residential Amenity (until replaced) Saved Policy PSP11 - Transport Impact Management (until replaced) Saved Policy PSP21 - Environmental Pollution and Impacts (until replaced) Saved Policy PSP26 - Enterprise Areas (until replaced) Saved Policy PSP27 - B8 Storage and Distribution Uses (until replaced) Saved Policy PSP28 - Rural Economy (until replaced)

Table 1 – Distribution of Safeguarded Employment Land

North Fringe Urban Area	
Economic Description	A dense employment and residential location on the outskirts of Bristol, which includes the Filton Enterprise area, Ministry of Defence and University of the West of England. Due to unrivalled connectivity, it remains the most attractive commercial area in the West of England, including being an established hub for aerospace and advanced engineering. The area is attractive to the commercial market in terms of both offices and industrial, accommodating local, regional, national and international business in all sectors, especially defence, distribution, and professional services.
Existing Employment Land Safeguarded	426.9 ha including: • Between 9.8 ha and 33.8 ha Office uses (equivalent land area for 78,030 - 270,000 sqm) within Former Filton Airfield (Brabazon) • 6.7 ha Research and Industrial Uses within Former Filton Airfield (Brabazon)
Allocation	(None)
Total	443.3 to 467.3 ha
East Fringe Urban Area	
Economic Description	An area on the outskirts of Bristol with the highest residential concentration for South Gloucestershire, having key strategic employment assets within the Emersons Green Enterprise Area. In the wider East Fringe, extending south to Hanham, many safeguarded employment areas need investment to modernise and adapt to modern business needs but currently provide low-cost premises for smaller businesses. The area is attractive to the commercial market being well located and easily accessible with potential to meet demand from local, regional and national business in sectors particularly industrial but also distribution and last mile logistics, and also serve as a good location for companies looking to relocate or expand in the West of England sub-region.
Existing Employment Land Safeguarded	126.4 ha
Allocation	• 16.6 ha within North Lyde 'ecotech' Village • 5.8 ha within Carsons Green and Rockhouse Farm New Neighbourhoods • 4.6 ha within West of Carsons Road • 2.6 ha within Glenfern and Land to the East of Carson Road
Total	156 ha

Severnside	
Economic Description	The Severnside Employment Area is a significant economic centre for South Gloucestershire. forming part of the globally significant Avonmouth-Severnside Enterprise zone.
Existing Employment Land Safeguarded	648.6 ha
Allocation	• 13.6 ha within Land East of B4055, Pilning Station
Total	662.2 ha
Yate and Surrounding Areas	
Economic Description	Yate and the area surrounding are reasonably well located and attractive to local and regional companies looking to serve the wider region. It includes employment areas in Yate, Chipping Sodbury and Wickwar. Most jobs are concentrated within industrial, storage and distribution uses at West Yate, where there are opportunities to intensify and diversify the employment offer and maximise their capacity. Wholesale and retail also account for a significant part of the area's employment with Yate Town Centre representing an important retail location. The majority of future interest is expected from the industrial sector, with office demand to remain from local and regional companies.
Existing Employment Land Safeguarded	126 ha
Allocation	(None)
Total	126 ha
South and East Rural	
Economic Description	Covers the eastern edge of South Gloucestershire from Hawkesbury Upton in the north to Marshfield and Bitton in the south. Green Belt designation and the Cotswold AONB restrict development in some parts. The area remains attractive to local demand, and while less easily accessed, alongside the East Fringe the area main demand is centred around local and regional industrial uses with potential to house local and regional business in sectors such as distribution and last mile logistics and serve as a good location for companies looking to relocate or expand in the West of England sub-region.
Existing Employment Land Safeguarded	9.6 ha

Allocation	• 3 ha Buffer Depot, Acton Turville • 0.8 ha within Land at Rushmore Dairy, Badminton • 0.45 ha within Homeapple Close, Bridgeyate
Total	13.9 ha
Thornbury and North Rural	
Economic Description	Covers Thornbury Market Town together with rural areas, including Almondsbury to the South, Oldbury Power Station to the west, Falfield and Charfield to the north. The commercial market is centred around local demand, attracting local office as well as regional and local industrial occupiers, having connectivity to the motorway network and access to the North Fringe region. A focus on local demand servicing the local community and the wider region is expected to continue.
Existing Employment Land Safeguarded	18.1 ha including: • 0.7 ha within Collester Way, Thornbury
Allocation	• 1.2 ha within Woodend Farm, Woodend Lane, Cromhall • 1.1 ha within Oaklands Drive, Almondsbury
Total	20.4 ha

Figures may not sum due to rounding.

Table 2 – Safeguarded Employment Areas

North Fringe Urban Area	
SEA1 Abbey Wood Business Park	SEA2a Almondsbury Business Park (Western Site)
SEA2b Almondsbury Business Park (Central Site)	SEA2c Almondsbury Business Park (Eastern Site)
SEA3 Aztec West Business Park	SEA4 Bristol Business Park
SEA5a Land at Filton Northfield (First Field Way)	SEA5b Land at Filton Northfield (Brabazon roundabout)
SEA5c Land at Filton Northfield (Blenheim)	SEA5d Land at Filton Northfield (Ring Mead / Bishop Drive)
SEA6a Land East of A38, Filton/Patchway (North Parcel)	SEA6b Land East of A38, Filton/Patchway (Rolls Royce Main)
SEA6c Land East of A38, Filton/Patchway (South of B4057)	SEA6d Land East of A38, Filton/Patchway (South Parcel)
SEA7 Land West of A38 and South of Hallen Railway Line	SEA8 Ministry of Defence, Abbey Wood
SEA9 Old Gloucester Road, Hambrook	SEA10 Parkway Business Park
SEA11 Parkway North Business Park	SEA47a Cribbs Causeway, Lysander Road North
SEA47b Cribbs Causeway, The Laurels	SEA47c Cribbs Causeway, Lysander Road South
SEA48 Jupiter Road	SEA49 Patchway industrial Estate
SEA50 Pearce/Auto Techniques Site	SEA51 University of the West of England
SEA52a Brabazon (Mixed Use including Offices) – 8 Land Parcels	SEA52b Brabazon (Industrial)
SEA52c Land West of A38 (Aerospace Museum)	SEA52d Land West of A38 (Royal Mail Depot)
East Fringe Urban Area	
SEA12a Emersons Green (Bristol & Bath Science	SEA12b Emersons Green (Emerald Park and

Park)	Harlequin Office Park)
SEA12c Emersons Green (Vertex Park and Residual)	SEA13 Chapel Lane, Warmley
SEA14a Tower Road, Warmley (Eastern Site)	SEA14b Tower Road, Warmley (Western Site)
SEA15 Bristol Uniforms Site	SEA16 Oatley Trading Estate, Kingswood
SEA17 The Civic Centre, Kingswood	SEA18 Station Road, Kingswood
SEA19a North of Douglas Road (Wood Road/Moravian Road)	SEA19b North of Douglas Road (Former Lucas Works)
SEA20 Eclipse Office Park	SEA21 McBraida Site
SEA22 Longwell Green Industrial Estate	SEA23a Southway Drive, North Common (North Site)
SEA23b Southway Drive, North Common (South Site)	SEA24 Hanham Business Park
SEA25 Former Kleeneze Site	SEA26 Bath Road, Bitton
SEA27 Hayward Industrial Estate	SEA28 2-8 London Road, Warmley
SEA59 North Lyde ‘ecotech’ Village	SEA60 Carsons Green and Rockhouse Farm New Neighbourhoods – 3 Land Parcels
SEA61 Glenfern and Land to East of Carsons Road	SEA SEA62 West of Carsons Road
Yate and Surrounding Areas	
SEA29 Beeches Industrial Estate, Yate	SEA30 Bowling Hill, Chipping Sodbury
SEA31 Broad Lane, Yate	SEA32 Council Offices, Badminton Road, Yate
SEA33 Great Western Business Park, Yate	SEA35 The Ridge, Yate
SEA36 Westerleigh Business Park, Yate	SEA39 Arnold Fields Trading Estate, Wickwar
SEA40 Old Cider Mill Trading Estate, Wickwar	SEA42 Station Premises and Yard, Winterbourne
SEA53 Badminton Court/Dairy Crest Site, Yate	SEA55 Hatters Lane, Chipping Sodbury

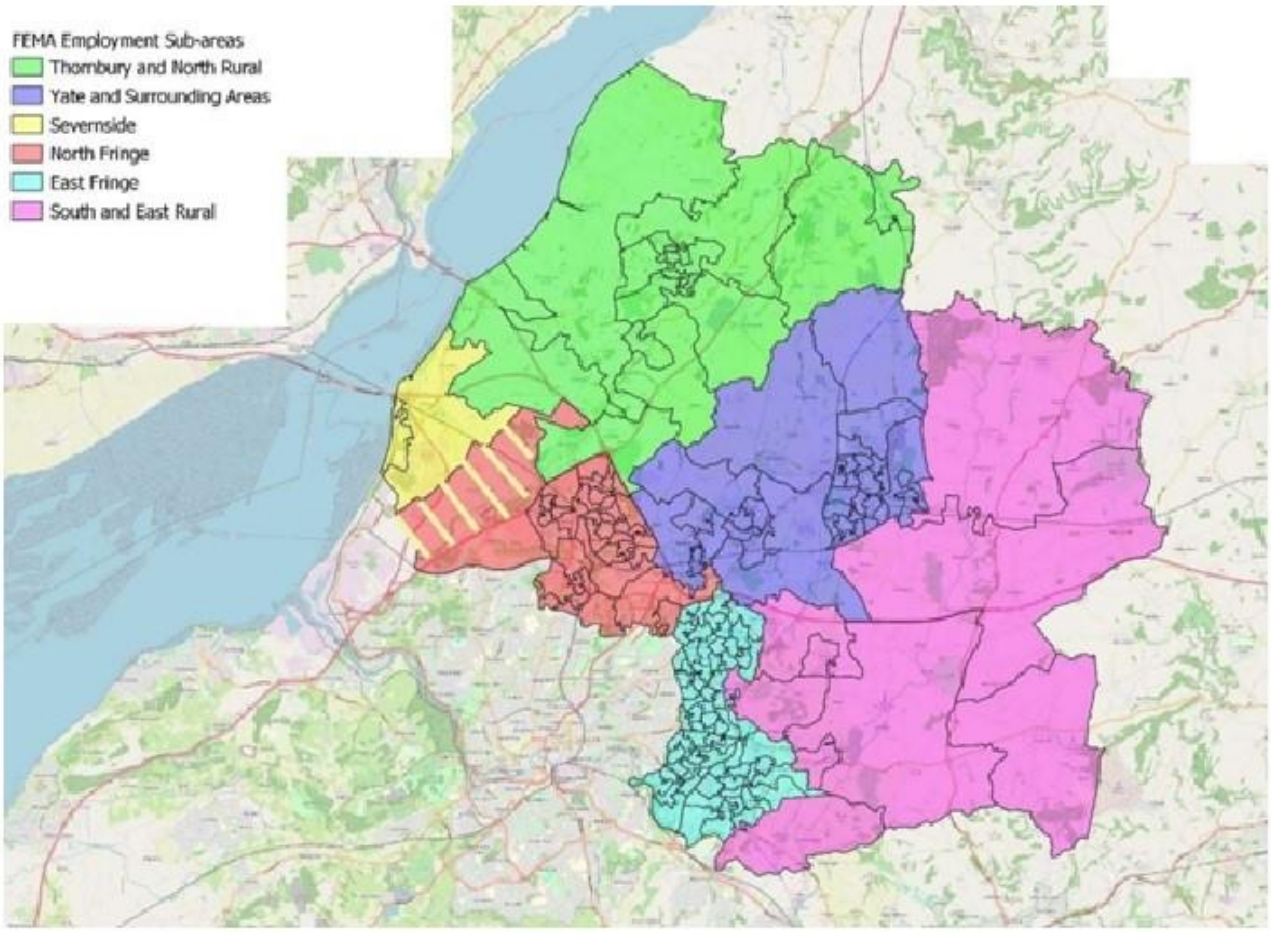
SEA57 Stover Road + North Road Industrial Estate, Yate	SEA58 Badminton Road Trading Estate, Yate
South and East Rural	
SEA41 Pucklechurch Trading Estate	SEA44 Sunguard Vivista Premises, Marshfield
SEA64 Homeapple Close	SEA65 Land at Rushmoor Dairy, Badminton
SEA66 Buffer Depot, Acton Turville	
Severnside	
SEA45a Severnside Employment Area (Westgate)	SEA45b Severnside Employment Area (Central Park South)
SEA45c Severnside Employment Area (Central Park)	SEA45d Severnside Employment Area (Old Power Station Site)
SEA45e Severnside Employment Area (Mount Park & Surroundings)	SEA45f Severnside Employment Area (Central Park South East)
SEA45g Land East of B4055, Pilning Station	
Thornbury and North Rural	
SEA37 Thornbury Industrial Estate	SEA43 Station Road, Charfield
SEA67 Collester Way, Thornbury	SEA68 Oaklands Drive, Almondsbury
SEA69 Woodend Farm, Woodend Lane, Cromhall	

Table 3 – Interim Safeguarded Employment Area

Yate and Surrounding Areas	
SEA34 Indesit Site, Station Road, Yate	

Figure 1 - Functional Economic Marketing Area (FEMA) sub-areas

South Gloucestershire can be characterised as having six broad Functional Economic Marketing Area (FEMA) sub-areas, as shown in Figure 1.



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Source: South Gloucestershire Employment Land Review (January 2022)