Lambert Smith Hampton

SITE ASSESSMENTS

Commercial Market Advice (as of May 2024)

ON BEHALF OF: South Gloucestershire Council

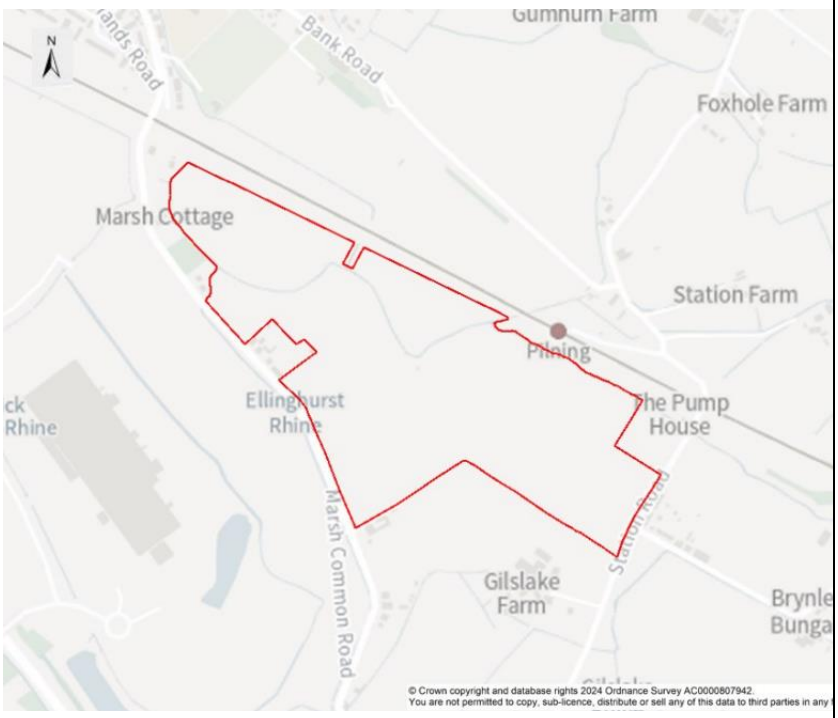
DATE OF REPORT: February 2025

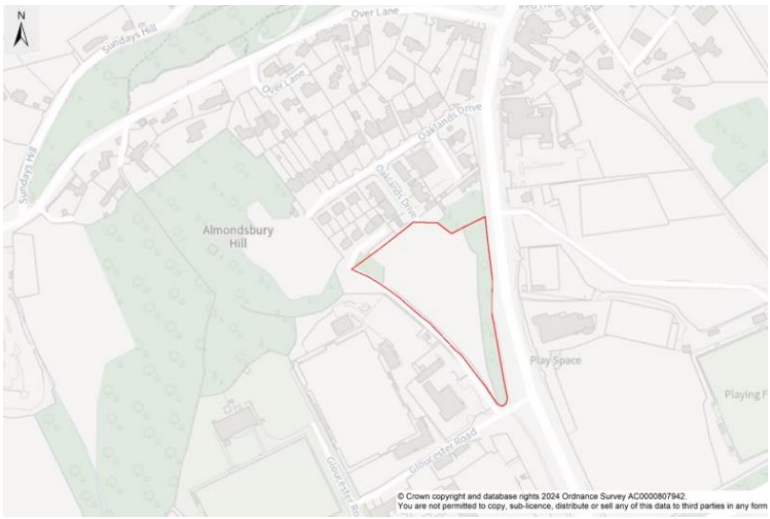


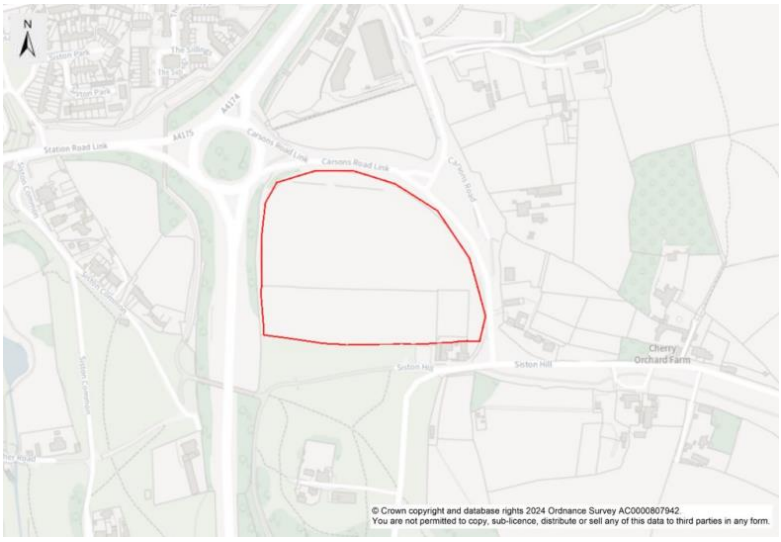
Site Details	
Site Address	Buffer Depot, Acton Turville
Regulation 19 Consultation Site Code	CS4
Proposed Employment Uses	3ha E(g), B2, B8
Site Description	The Site currently comprises a number of existing B2 businesses, agricultural land and the Badminton railway station which was formally closed in 1968.
	
Current Situation	
Current On Site Uses	Agricultural, railway and residential
Greenfield/Brownfield	Mixed
Current Planning Status	No major development proposals
Access	The Subject is accessed off of station road located north of the parish of Acton Turville.
Local Amenities/Public Transport	Good access to local bus networks with a bus stop located to the south of the site. Limited amenities within the immediate area.
Character of Area and Users	Predominantly agricultural and residential users.
Commercial Market	Demand limited to local commercial uses due to the remote location. Suitable for local occupiers.
Opportunity	
Suitable Uses	Small scale commercial uses
Likely Constraints	None
Recommendation	Suitable for small scale commercial uses as part of a mixed-use employment scheme. The mix of uses would be local and regional employers mainly industrial, R&D functions, Storage and companies offering local/regional services.

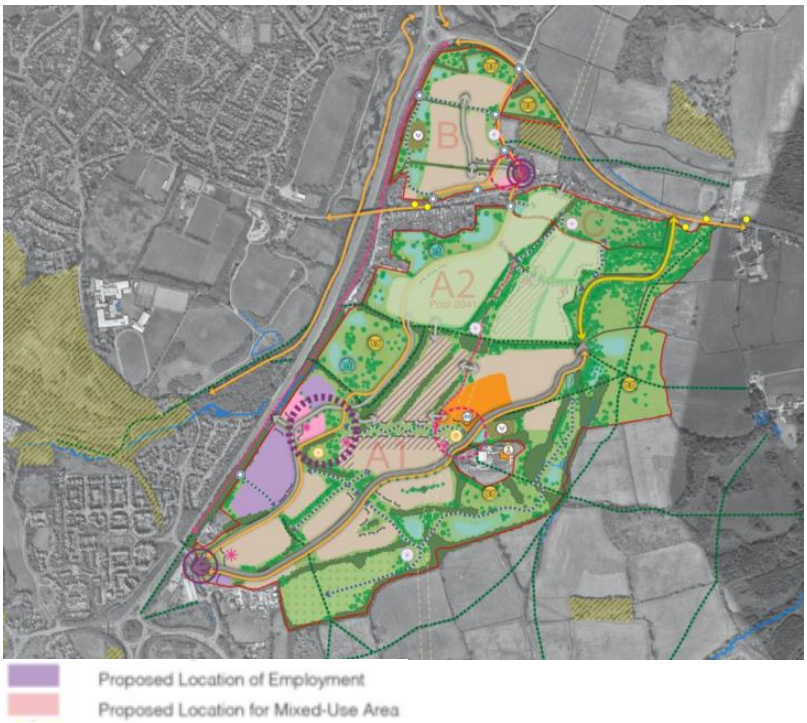
Site Details	
Site Address	Land at Westerleigh (North of Lyde Green)
Regulation 19 Consultation Site Code	BV12
Proposed Employment Uses	130,000 sqm mixed employment space (75,000 sqm in plan period)
Address	Land at Westerleigh
Site Description	The site is formed by a mix of brownfield and greenfield land, occupied by a golf academy, business centre, residential premises and associated land.
	
Current Situation	
Current On Site Uses	Golf academy, business centre, residential premises, and associated land
Greenfield/Brownfield	Mixed
Current Planning Status	No proposals
Access	The Subject is located on an arterial route (Westerleigh Road) from the A4174 (Ring Road
Local Amenities/Public Transport	Reasonable public transport with good access via the bus networks to Yate, Kingswood and Longwell Green. Limited amenities within the immediate area.
Character of Area and Users	The area is made up agricultural, industrial, and residential uses.
Commercial Market	Should remaining plots at the Science Park be built out the site would provide space for expansion. Also demand for industrial uses due to the site's close proximity to the M4 and lack of availability at Westerleigh Business Park.
Opportunity	
Suitable Uses	Industrial, Class E, B8
Likely Constraints	Greenbelt
Recommendation	Potential for Class E uses as part of a mixed-use scheme, being demand driven. Could meet need for expansion from the existing science park as well as demand for B8 and industrial uses. The sites' location and size allow this to look at a mix of uses.

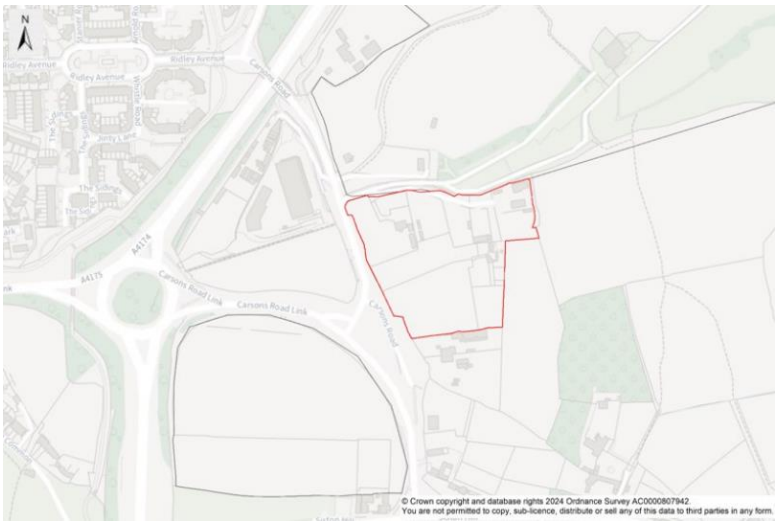
Site Details	
Site Address	Tytherington Quarry, Tytherington Road
Regulation 19 Consultation Site Code	FC13
Proposed Employment Uses	40 Bed Hotel and Leisure
Site Description	The site comprises of a former limestone quarry located within the area of Tytherington.
	
Current Situation	
Current On Site Uses	Former quarry
Greenfield/Brownfield	Brownfield
Current Planning Status	No major proposals
Access	The site is separated from the village of Tytherington by the M5 Motorway which runs from the north east to the south west along the site's south eastern boundary. The urban edge of the town of Thornbury lies approximately 900m to the west.
Local Amenities/Public Transport	Limited existing public transport and amenities within the area.
Character of Area and Users	The area is made up of predominantly agricultural land with the motorway to the east of the site.
Commercial Market	No demand for office, industrial or B8 uses.
Opportunity	
Suitable Uses	Uses other than office/industrial/B8 Given connectivity and location could be suitable and attractive to other commercial uses such as leisure.
Likely Constraints	None
Recommendation	Potential to repurpose for leisure/ hotel use.

Site Details	
Site Address	Land to the east of the B4055, Pilning Station
Regulation 19 Consultation Site Code	PSB4
Proposed Employment Uses	13.6ha E(g), B2, B8
Address	Land to the east of the B4055, Pilning Station
Site Description	The site comprises agricultural land within the greenbelt.
	
Current Situation	
Current On Site Uses	Agricultural
Greenfield/Brownfield	Greenfield
Current Planning Status	No relevant planning history
Access	The site is located within walking distances of the villages of Pilning and Easter Compton.
Local Amenities/Public Transport	Limited amenities within the area. The site benefits from a bus stop in the immediate vicinity of the site between Bristol Parkway and Severn Beach.
Character of Area and Users	The area is made up of predominantly agricultural land.
Commercial Market	Strong commercial demand for industrial uses due to limited sites on the market within Avonmouth and Severnside even after the planned developments at Westgate.
Opportunity	
Suitable Uses	Industrial/B8
Likely Constraints	Greenbelt
Recommendation	Potential for industrial and warehousing developments.

Site Details	
Site Address	Recreation Ground Oaklands Drive, Almondsbury
Regulation 19 Consultation Site Code	SV14
Proposed Employment Uses	3250 sqm E(g)
Site Description	A greenfield site of 1.10ha located within close proximity to the M5/M4 interchange.
	
Current Situation	
Current On Site Uses	Open land
Greenfield/Brownfield	Greenfield
Current Planning Status	Currently pending a decision regarding the following planning application: P23/03505/F - Erection of three buildings to provide modern, flexible use units within Use Classes E Commercial, Business and Service (g(i)(ii)(iii)); B2 and B8, together with associated access, drainage, and hard/soft landscape works The following applications have been refused for residential development: P21/00851/O P21/00852/O P19/2287/F
Access	The site is conveniently situated with regard to the M5 and A38 (Gloucester Road).
Local Amenities/Public Transport	Good access to both public transport and amenities within the area.
Character of Area and Users	The area is made up residential, commercial and leisure facilities.
Commercial Market	Limited demand for office space due to the majority of occupiers focusing requirements within the area on Aztec West and Bradley Stoke. Demand for industrial space as limited higher quality industrial buildings on the market in the area.
Opportunity	
Suitable Uses	Suitable for light industrial, other Class E and local B8 uses due to good road access.
Likely Constraints	Greenbelt
Recommendation	Potential for light industrial/ other Class E space.

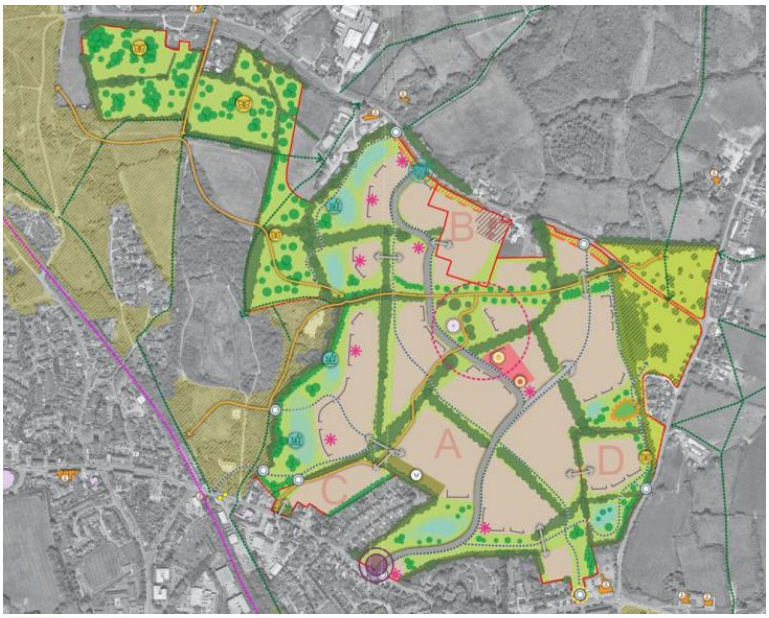
Site Details	
Site Address	West of Carsons Road
Regulation 19 Consultation Site Code	NC1
Proposed Employment Uses	25,000 sqm E(g)(i), 20,000 sqm B2/B8
Site Description	A site of 2.24ha to the east of Kingswood comprising of agricultural land and planted forestry.
	
Current Situation	
Current On Site Uses	Agricultural and planted forestry
Greenfield/Brownfield	Greenfield
Current Planning Status	No major proposals
Access	Good road access to the A4174
Local Amenities/Public Transport	Good access to both public transport and amenities within the area being located close to Warmley and Kingswood.
Character of Area and Users	The area is made of agricultural land.
Commercial Market	Limited current demand for office in area. This site and other locations in the East Fringe of Bristol can provide options for industrial uses and low level urban / edge of centre distribution and meet general demand from businesses looking to relocate or expand in the sub-region while retaining their existing workforce.
Opportunity	
Suitable Uses	Suitable for industrial due to good road access
Likely Constraints	Greenbelt
Recommendation	Potential for elements of Class E space and/or an industrial Scheme.

Site Details	
Site Address	East of the A4174 Ring Road between the B4465 & Carsons Road
Regulation 19 Consultation Site Code	BV9
Proposed Employment Uses	Site A (Carsons Green) - 5.8 Ha E(g), B2, B8 at Carsons Green (Across 3 Land Parcels) + Mixed Use areas including Local Centre Site B (Rockhouse Farm) - 350 sqm small scale commercial (including workspaces/retail/café) at Rockhouse Farm
Site Description	The Site is located in the Eastern Fringe of Bristol and comprises a former golf course and agricultural land.
	
Current Situation	
Current On Site Uses	Agricultural and former golf course
Greenfield/Brownfield	Greenfield
Current Planning Status	No major proposals
Access	Good road access to the A4174
Local Amenities/Public Transport	Good access to both public transport and amenities within the area being located close to Warmley and Kingswood.
Character of Area and Users	The area is made of a former golf course and agricultural land.
Commercial Market	Limited demand for office. This site and other locations in the East Fringe of Bristol can provide options for industrial uses and low level urban / edge of centre distribution and meet general demand from businesses looking to relocate or expand in the sub-region while retaining their existing workforce.
Opportunity	
Suitable Uses	Suitable for industrial due to good road access
Likely Constraints	Greenbelt
Recommendation	Potential for elements of Class E space and/or an industrial Scheme.

Site Details	
Site Address	Glenfern and Land to East of Carsons Road
Regulation 19 Consultation Site Code	BV16
Proposed Employment Uses	2.6ha E(g), B2, B8
Site Description	The site comprises three distinct land parcels comprising B2 (car sales and associated storage) and B8 (haulage depot) uses; a residential property and domestic curtilage; and a field. These are separated by boundary enclosures comprising a combination of hedgerows, walls and fencing.
	
Current Situation	
Current On Site Uses	Self & Container Storage, Residential, Classic Car Repair & Sales, Lorry & Coach Repair, Circus Yard & Storage
Greenfield/Brownfield	Mixed
Current Planning Status	No previous planning history
Access	Good road access to the Carsons Road, Goose Green and the main orbital ring road A4174 and onward to M5, M4 and M25.
Local Amenities/Public Transport	Good access to both public transport and amenities within the area being located close to Warmley and Kingswood.
Character of Area and Users	The site is currently used as both, employment and residential land
Commercial Market	Limited demand for office. This site and other locations in the East Fringe of Bristol can provide options for industrial uses and low level urban / edge of centre distribution and meet general demand from businesses looking to relocate or expand in the sub-region while retaining their existing workforce.
Opportunity	
Suitable Uses	Suitable for industrial due to good road access
Likely Constraints	Greenbelt
Recommendation	Potential for elements of Class E space and/or an industrial Scheme.

Site Details	
Site Address	Homeapple Close
Regulation 19 Consultation Site Code	BV15
Proposed Employment Uses	575 sqm B2/B8 (5 x units at 75m2, 1 x unit at 200m2)
Site Description	A greenbelt site of 0.45ha currently used for storage.
	
Current Situation	
Current On Site Uses	Storage
Greenfield/Brownfield	Greenfield
Current Planning Status	Existing Employment Site
Access	The subject site is accessed from Homeapple Hill (A420)
Local Amenities/Public Transport	Limited access to public transport. Reasonable access to local amenities with Warmley located 1.2 miles northwest of the Subject.
Character of Area and Users	The surrounding area comprises of predominantly agricultural land although there is a B&B located opposite the site.
Commercial Market	Limited demand due to the remote location.
Opportunity	
Suitable Uses	Employment, storage, agricultural uses or mix of uses
Likely Constraints	Greenbelt
Recommendation	Potential for small scale employment and storage uses for local residents and occupiers.

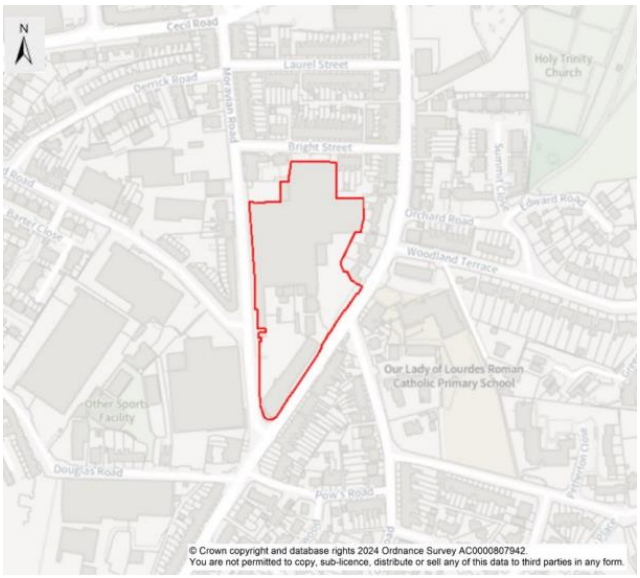
Site Details	
Site Address	Land at Rushmoor Dairy, Badminton
Regulation 19 Consultation Site Code	CS5
Proposed Employment Uses	600 sqm E(g)(i), 500 sqm B2/B8
Site Description	The site is located within the Badminton Parish and comprises of a former dairy farm. There are a number of former agricultural barns on the site which were involved in a fire. The site is currently vacant.
	
Current Situation	
Current On Site Uses	Former dairy farm
Greenfield/Brownfield	Brownfield
Current Planning Status	P19/4310/F – Planning granted for demolition of fire damaged barns and erection of one open sided agricultural building.
Access	The subject site is accessed from Old Down Road to the southwest of the Village of Badminton.
Local Amenities/Public Transport	230m northeast of the site is a bus stop which connects to the village of badminton and further afield. The village currently has limited local amenities although the centre of the village benefits from a general store/Post office and a grocery shop.
Character of Area and Users	The surrounding area comprises of agricultural land and residential properties with limited commercial occupiers within close proximity.
Commercial Market	Limited demand due to the remote location.
Opportunity	
Suitable Uses	Light industrial, storage, Class E uses
Likely Constraints	None
Recommendation	Suitable for rural employment and storage

Site Details	
Site Address	North of Warmley between London Road & Webbs Heath
Regulation 19 Consultation Site Code	BV13
Proposed Employment Uses	600 sqm Mixed use hub (including affordable workspaces, retail, café)
Address	Land north of A420 and south of Goose Green, Warmley
Site Description	The site provides greenbelt land located to the east of Kingswood.
	 Proposed Area of Mixed Use
Current Situation	
Current On Site Uses	Agricultural
Greenfield/Brownfield	Greenfield
Current Planning Status	N/A
Access	The site is accessed off of A420 to the south of the site.
Local Amenities/Public Transport	Reasonable amenities and public transport within the immediate area with Warmley located to the south of the site.
Character of Area and Users	The surrounding area comprises of agricultural land.
Commercial Market	Limited demand for offices within the area due to the remote location compared to other available out of town locations. Potential for industrial due to the good road links to Bath and the east fringe of Bristol
Opportunity	
Suitable Uses	Small scale employment uses
Likely Constraints	Greenbelt
Recommendation	Potential for some small scale employment uses as part of a residential led mixed use scheme.

Site Details	
Site Address	Land to the south of Wotton Road, Charfield
Regulation 19 Consultation Site Code	CH2
Proposed Employment Uses	1 ha non-residential uses (inc. mobility hub, community meeting space, outdoor sports, nursery, retail and commercial opportunities)
Site Description	A greenfield site located to the south of Charfield, south west of Wotton-under Edge.
	
Current Situation	
Current On Site Uses	Agricultural land
Greenfield/Brownfield	Greenfield
Current Planning Status	Awaiting a decision on the following outline application: P19/2452/O - A phased mixed use development of up to 525 residential units (Use Class C3, including affordable homes and Use Class C2/C3 housing suitable for the elderly) with provision of: 1 a reserve site for either a new 3FE or 2FE primary school with playing fields (Use Class F1); 2 Up to 1ha of land for a neighbourhood centre, comprising 0.7ha with provision for up to 1,800 sq.m of commercial floorspace (up to 1000 sq. m Class E uses and up to 800 sq. m Class E/F1/F2 community uses) and up to 0.3 ha additional employment provision. 3 Provision of green infrastructure including: 3 playing pitches (1 no. senior pitch and 2no. junior pitches), open space, parks, natural and semi natural green space, amenity green spaces, allotments and facilities for children and young people. 4 Preparatory works; provision of associated infrastructure including footpaths/cycleways and vehicular accesses; and associated engineering and landscaping works including SUDs. Outline application including access with all other matters reserved (a phased development with each phase being a separate and severable part of the development).
Access	The site is accessed off of Wotton Road (B4058) to the north of the site and off of Little Bristol Lane to the east of the site.
Local Amenities/Public Transport	Limited amenities and public transport within the immediate area of the site.
Character of Area and Users	The surrounding area comprises of residential and agricultural.
Commercial Market	Presently limited commercial demand due to the remote location. As part of a larger mixed-use development the site could provide for small scale Class E/B2/B8 having reasonable access to the M5 although this will

	improve with the future planned improvements. This will have a positive impact on demand from commercial users
Opportunity	
Suitable Uses	Locally focussed employment
Likely Constraints	None
Recommendation	Potential for some locally focused employment uses as part of a residential led mixed use scheme.

Site Details	
Site Address	Woodend Farm, Woodend Lane, Cromhall
Regulation 19 Consultation Site Code	CH3
Proposed Employment Uses	350 sqm E(g)(i) in addition to existing class E floorspace
Site Description	The former farm is comprises of a number of agricultural buildings that have been converted to offices and also extended.
	
Current Situation	
Current On Site Uses	Use Class E and Agricultural
Greenfield/Brownfield	Brownfield
Current Planning Status	Planning permission has been granted for office use for the existing former agricultural buildings, with planning permission granted more recently for their extension.
Access	The site is accessed off of Woodend Lane which connects to the B5058 to the south of the site.
Local Amenities/Public Transport	No amenities and public transport within the immediate area.
Character of Area and Users	The surrounding area comprises of quarry used for leisure purposes, agricultural land and some small scale commercial uses.
Commercial Market	Limited demand for any significant commercial floorspace but small scale uses could serve the rural area.
Opportunity	
Suitable Uses	E class uses
Likely Constraints	None
Recommendation	Potential for expansion of existing E class uses to benefit the rural area.

Site Details	
Site Address	Lucas Works, Moravian Road, Kingswood
Regulation 19 Consultation Site Code	EF2
Proposed Employment Uses	4,000 sqm Class E
Site Description	The site is mainly unutilised but does provides some light industrial premises for local businesses on short term leases. The proposed site is dissected by Moravian Road within a mixed-use area of Industrial and residential.
	
Current Situation	
Current On Site Uses	Light Industrial
Greenfield/Brownfield	Brownfield
Current Planning Status	Existing Employment Site Currently pending a decision regarding the following planning application: P23/03368/O - Outline permission for demolition of existing buildings and redevelopment of the site for a mixed use scheme comprising up to 140 dwellings, a minimum of 3200 sqm of commercial space (Use Class E), creation of new access into the site and associated works with access to be determined all other matters reserved.
Access	Existing vehicular access points are via North View and Portland Street, with separate pedestrian access points on Hayward Road and North View.
Local Amenities/Public Transport	Good access to retail and public transport.
Character of Area and Users	The surrounding occupiers are predominantly of an industrial and residential nature.
Commercial Market	Local demand for light industrial within the area. Limited office and retail demand.
Opportunity	
Suitable Uses	Mixed of employment uses some local office use, industrial uses suitable within a largely residential area and possible small-scale R&D uses
Likely Constraints	Contamination from existing uses. Relocation of current tenants. Also surrounding residential area may restrict some uses on site.
Recommendation	Potential for improved light industrial offering and/or redevelopment for mixed use including commercial employment

Site Details	
Site Address	Land at the University of the West of England, Frenchay Campus
Regulation 19 Consultation Site Code	NF3
Proposed Employment Uses	50,000 sqm employment uses compatible with the University
Site Description	The land referred to as the former stadium site comprises approximately 9ha of open grassland and a small area of hardstanding to the west of the main campus. The site is undeveloped and is not used by the university community at present.
	
Current Situation	
Current On Site Uses	Grassed/ vegetated-Former proposed stadium site
Greenfield/Brownfield	Brownfield – part hardstanding
Current Planning Status	Outline Planning for Erection of 21,700-seater new sports stadium, ancillary club shop, supporters club bar and offices, associated convenience store, gymnasium, banqueting facilities, Media Study/UWE Teaching Space, construction of car park (1,000 spaces) and new vehicular access
Access	Excellent vehicular access from both the North and West gate of the University.
Local Amenities/Public Transport	Good access to both public transport with suitable bus links and close proximity to Filton Abbey Wood train station. Good local amenities with Abbey Wood Retail Park within Walking distance.
Character of Area and Users	The area comprises of a mix of residential, educational uses and office occupiers.
Commercial Market	Strong office demand within the area due to close proximity to Bristol Business Park. Limited industrial uses within the area despite the good road networks.
Opportunity	
Suitable Uses	Mixed uses, education or student accommodation, offices
Likely Constraints	None
Recommendation	Office led mixed use scheme