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Report

On

B&NES Industrial Market

on behalf of

Bath & North East Somerset Council

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1. Executive Summary

Bath and North East Somerset Council's Core Strategy and Economic Strategy Review set out Strategic Objectives for the period up to 2029 and 2030 respectively. Central to these are the Council's aims to increase the number of jobs, quality of workspace, environmental conditions and transport connections across the district. The overarching aim is to encourage all areas of the district to achieve their potential in terms of economic growth and productivity, by creating employment opportunities and encouraging a more resilient and stable economy.

A significant focus of these plans is the Bath City Riverside Enterprise Area which includes many of the Council's development and regeneration projects. The Council does however recognise that the local economy is formed of a number of diverse sectors that operate across the district and occupy a variety of property types. All require specific types of premises to allow them to thrive, grow and ultimately contribute benefits back into the economy. It is therefore important that the Council seeks to ensure that the requirements of these businesses are met to enable them to continue to play their part in delivering economic growth and providing jobs within the district. Responding to the needs of these occupiers across the district will be a challenge and is an issue which needs to be particularly managed in those areas where industrial land is under significant pressure from higher value uses, such as within the city of Bath.

The requirements of the sectors that occupy industrial premises therefore needs to be understood to form an accurate picture of demand for different types of industrial premises, across the district, both now and in the future. Demand will be driven by both the needs of traditional industrial occupiers including small businesses servicing local communities, larger traditional occupiers and smaller, highly entrepreneurial businesses who occupy more flexible commercial space. The nature of demand will therefore vary across the district and between sizes and types of unit. To enable an assessment of any potential strategic interventions, demand needs to be seen alongside supply and availability to identify important market dynamics and strategic industrial employment sites that may need either protection through the place making plan or consideration of alternative interventions.

This study has highlighted a number of key findings in terms of supply, availability and planned supply and demand. A summary of these findings are as follows:

Supply

- As of 2008, B&NES's supply of industrial stock amounted to only 2.2% of the total for South West region. This compared to 11% of the West of England Economic Area – the smallest proportion of the four authority areas. Current industrial stock within B&NES is 643,872 Sq m spread across 1,450 properties - a contraction of between 8.7% and 8.4% since 2008, reflecting several major factory closures, rather than a substantial reduction in underlying demand.
- Chippenham provides the main competition to the Bath industrial market, and arguably forms the largest single threat to retaining B&NES's larger resident occupiers following from improved access to the M4 corridor. North Wiltshire (which includes Chippenham) had a supply of 981,000 Sq m of industrial stock in 2008, some 281,000 Sq m in excess of B&NES at the same time
- The type of industrial use varies markedly between the four sub-areas identified by this review. Warehousing use predominates in Keynsham, while factories dominate stock in the Somer Valley sub-area. Bath shows the greatest and most balanced mix of uses of the four sub-areas. Here, other uses feature more prominently than elsewhere: with storage, vehicle repair and car showrooms (as well as a presence of both smaller and medium sized industrial units).

- The three key concentrations of industrial occupation with B&NES are Brassmill Lane / Locksbrook Road (Bath sub-area), Ashmead Road / Unity Road / Pixash Lane (Keynsham sub-area) and Westfield Industrial Estate (Somer Valley sub-area), which collectively accounts for 30% of the total stock within the district.
- The vast majority of industrial stock within B&NES is rated Grade C. Of the surveyed stock, Grade C accounts for 71% of total floor space. Grade A space is confined to just three schemes, and equates to only 3% of surveyed stock. Bath Business Park is the only premium quality multiunit industrial area in B&NES¹.
- On an employment basis, the Somer Valley sub-area is highly strategic due to the preponderance of factory floor space. This area is also arguably the most economically exposed, due to the reliance on manufacturing jobs, along with the long-term contraction of this employment sector in the UK.

Availability & Planned Supply

- Total availability within the district stands at 9,985 Sq m, equating to an availability rate of only 1.6% or 1.1 years of supply, based on average rates of take-up. All of the 22 available units were rated as Grade C.
- Availability is restricted across most size-bands throughout the four sub-areas. The Bath and Somer Valley sub-areas possess less than a year of supply, while Keynsham has 2.5 years remaining, albeit this is inflated by a single, large unit on the market (Croxley House, Unity Road).
- The adopted B&NES Core Strategy plans for a contraction of industrial floorspace in Bath of 40,000 sqm by 2029. This broadly equates to the planned loss of industrial premises that are earmarked for regeneration within the Enterprise Area. However Bath has and will continue to see, losses of industrial floorspace outside the Enterprise Area particularly along the Lower Bristol Road and in some suburban locations which are likely to total in excess of 15,000sqm.
- In Keynsham, the Core Strategy proposes to increase industrial/warehouse floor space from 52,000 Sq m in 2011, to 60,300 Sq m by 2029. Here, some 8 ha is allocated at East Keynsham as an extension to the Broadmead/Ashmead/Pixash Industrial Estate. Based on a site coverage of 40% this equates to some 34,000 Sq m of additional capacity.
- Although the Core Strategy plans for a managed reduction of around 14,000 Sq m of industrial space in the Somer Valley, the exit of major occupiers from the district is likely to exceed this level with some industrial space changing to alternative use such as the former Welton Bibby and Baron site. Compensatory, new provision therefore needs to be identified for in the Somer Valley policy area to offset the overall loss, manage the overall level of reduction of industrial space in line with the planned 14,000 Sq m and ensure a flexible supply of land.

¹ The approach to grading is based on a building's suitability to meet market demand and its quality. A full description of the approach adopted is set out in Section 4

Demand

- Between 2010 and 2014, average annual industrial take-up was 9,113 Sq m and was formed from an average of 29 transactions per annum. This is relatively small in the regional context, with B&NES accounting for 1.6% of total take-up within the South West region.
- Just over half of recorded take-up within the surveyed estates has been of Grade C space. Despite making up only 3% of surveyed stock, Grade A space accounts for 16% of total recorded activity, all of which has been at Bath Business Park, in Somer Valley; the sole Grade A multi-let scheme in the district.
- Small units have an important role in accommodating businesses in the district. Units of below 200 Sq m account for 18% of total recorded take-up, but a significant 59% share of transactions. This is most prevalent in Bath, where the smallest size-band makes up 70% of transactions, reflecting localised demand and supply. Small units of this size therefore make up a significant quantum of take-up and level of transaction and when combined with low vacancy rates, mean that retention of this size / type of unit is critical to meeting the demand of local businesses and functions of the local industrial market in Bath.
- Despite making up 16% of transactions, the 500 Sq m to 1,999 Sq m size-band has accounted for half of district take-up. It also has the highest churn rate of the various size-bands, standing at 2.8% of district stock per annum, compared to 1.4% across all size-bands.
- Demand for small and medium-sized units, is more consistent than demand for the larger end of the market. The period from 2010 to present has seen just a single transaction in excess of 2,000 Sq m. This is reflective of the lack of availability of larger buildings and the supply of more functional, modern buildings in competing locations with better transport links such as Chippenham
- The weight of demand reported by agents is centred on Bath and is for smaller industrial buildings of circa 100 Sq m to 500 Sq m. There are occasional larger requirements but in the main, as a result of restricted access routes into and out of Bath, demand will tend to be for smaller units similar to those present at Bath Business Park.
- Within the wider B&NES region, particularly Somer Valley and Keynsham, there are occasional requirements for slightly larger buildings, with occupiers drawn in by competitive rental values, skilled labour supply and particular locational requirements of business owners or senior management.

Occupier Survey

In order to understand the views of occupiers, a survey was undertaken to try to ascertain why occupiers chose the location and accommodation they occupied. Over 207 surveys were issued, with 57 responses received. This represents a 27.5% return rate. Key findings were:

- 'Historic reasons' were cited by 26% of respondents as the main reason for location in the district. Notably, this was closely followed by affordability, with 22% citing this as their main reason.
- The majority of occupiers are satisfied with being located in the district and state that affordable rental levels are an important factor.

- Respondents in the Bath and Keynsham sub-areas stated 'historic reasons' and 'affordability' as key location factors. In rural areas on the other hand, 'historic reasons' were followed by 'lack of alternatives', responses in the Somer Valley varied more considerably, with 'access to skilled workforce' among the key factors. Overall, 'affordability' was cited as the key reason, based on a weighted score.

Strategic Implications & Sites

Having understood supply and demand alongside the Council's strategic objectives, the critical outcome for this review was to establish the function of areas in working towards the Council's objectives together with any interventions that need to be established within the emerging Placemaking Plan. Possible interventions considered include Supplementary Planning Documents; Business Improvement Districts; Simplified Planning Zones; Local Development Orders; or the Council taking a direct property interest in sites.

Within the district there are distinct sub-areas of Bath, Keynsham, Somer Valley and the rural area of Radstock. Each has distinct characteristics, opportunities and challenges in terms of both the current and future structure of the industrial market. To this effect, each sub region will develop strategic functions within the B&NES industrial market, which whilst not absolute in nature, do typify the opportunities they offer. Some sites within these sub-areas will be critical to fulfilling these functions over the plan period and therefore actions need to be established to these ends. Our assessment of supply and demand within the local market as well as the occupier survey provides the context for our conclusions and recommended actions in relation to these strategic sites. These are summarised in the table below and should be considered by the Council in preparation of the Placemaking Plan.

	Opportunities	Actions
Bath	<p>Against a backdrop of overall reduction of industrial accommodation with Bath to restructure the Bath industrial offer towards small and medium sized units that suite a mix of 'cleaner' industrial uses</p> <p>To consolidate Bath industrial offer at Brassmill Lane and Locksbrook Road and focus intervention on these areas</p> <p>To develop a strategy for mitigating potential impact of loss of major employers within Bath and reposition towards smaller and medium sized units with the majority being under 500 Sq m (5,000 Sq ft)</p> <p>Providing the opportunity to raise quality and rental tone for industrial units in Bath</p>	<p>Create a firm planning policy on the retention of industrial accommodation at Locksbrook Road and Brassmill Lane that limits potential of redevelopment for alternative use</p> <p>Require any applicant to demonstrate that no suitable demand exists for a vacant unit in its current configuration or one that can be achieved within the bounds of financial viability in line with the NPPF</p> <p>Require a no net loss of B1, B2 and B8 space within the defined Brassmill Lane and Locksbrook Road area</p> <p>SPD prepared which focuses upon amplifying policies within (an adopted) Placemaking Plan</p> <p>Establish a BID to improve and enhance the area to encourage target sectors to occupy space when it becomes available</p> <p>Following SPD's adoption and having reviewed any changes and enhancements as a result, consider a LDO in order to assist and help accelerate change in the area in order to encourage further investment and development that responds to an area which is undergoing enhancement and</p>

	Opportunities	Actions
		meets the needs of small and medium sized industrial occupiers within Bath.
Keynsham	<p>Opportunity to provide strategic industrial land in extension to World's End Lane to accommodate future development, and supply employment space for future growing population</p> <p>To provide affordable modern industrial accommodation to meet the demand for small units of up to circa 500 Sq m (5,000 Sq ft) and some design and build or pre-let opportunities for larger units of circa 1,000 Sq m (10,000 Sq ft). This should accommodate a mix of industrial uses</p> <p>To raise the quality of industrial accommodation within the Keynsham whilst recognising that affordability is an important draw for businesses</p> <p>To provide over-spill for occupiers who cannot be accommodated within Bath following reduction in supply within the city.</p>	<p>Options to create certainty around the development process through SPD, SPZ or LDO – the latter being helpful in delivering industrial development here promptly, so to assist its provision to align more closely with planned housing growth locally. Through an LDO (and therefore planning permission in place), mixed B1, B2 and B8 uses promoted with the benefit of a simplified planning regime, could stimulate development promptly in a popular strategic location. The LDO could through its restrictions, control a range of issues as a means of retaining a level of control in respect of any on site sensitivities or those off-site including highways improvements necessary (potentially via S106) to bring forward development</p> <p>On the basis that the average five year take-up of built stock within the Keynsham area is 1,802 Sq m (circa 20,000 sq ft) per annum and assuming a typical site cover of 40% and site infrastructure of approx 15%, (estate roads, substation etc) the net developable area of 8ha of additional capacity almost exactly meets the projected demand. The priority at World's End Lane will be to upgrade the public highway to provide suitable access which in the first instance unlocks the areas starting from Pixash Lane. Traditional industrial uses should be focused on Worlds End Lane with an opportunity for uses requiring visibility such as trade counters or car showrooms to occupy plots fronting Bath Road</p> <p>Consider Council taking role in de-risking development and improving viability through use of freehold assets or utilising strength of Council covenant through leasehold structure.</p>
Somer Valley	<p>To supply strategic industrial land at Old Mills, providing capacity for future development and employment space to meet demand over the plan period and manage the planned reduction in industrial accommodation within the sub area.</p> <p>Occupancy rates appear high within business/industrial parks – with presently only five vacant units in the area. This indicates some latent demand for small units of up to 300 Sq m (3,000 sq ft)</p> <p>To provide modern industrial accommodation to meet the demand for small units of up to 500 Sq m (5,000 sq ft) and some design and build or pre-let opportunities for larger units. The weight of units should be up to 300 Sq m (3,000 sq ft)</p>	<p>Create certainty around the development process through SPD, SPZ or LDO. Using the Placemaking Plan to scale back the site's developable area and potentially ownerships could assist in progressing a new masterplan for the site – using an SPD as a means of defining form of development and LDO to encourage new development without the need for planning applications and associated application fees.</p> <p>These could act as a stimulus for development alongside latent demand for new floor space in the Somer Valley Allocate a total of 19 to 23 acres of new industrial capacity with a flexible mix of uses that will support viability.</p> <p>Consider Council taking role in de-risking development and improving viability through use of freehold assets or utilizing strength of Council covenant through leasehold structure.</p>

	Opportunities	Actions
	<p>Due to high upfront costs of access and servicing consider the land to the west of the current Old Mills Estate for additional smaller units as a continuation of the current estate and the land to the north of the Somer Valley Enterprise Park for medium and large units and higher value industrial uses such as trade counters and car showrooms. Development to the north of the A362 should initially be focused on land to the north of the Enterprise Park and fronting the A362</p> <p>To build on current critical mass of employment uses over the plan period allowing other vacant strategic sites such as the former Welton Bibby & Baron site to be reserved for housing</p> <p>To support those printing firms at Westfield Industrial Estate which will need to adapt business models to respond to digitalization of the industry</p> <p>To provide over-spill for occupiers who cannot be accommodated within Bath following reduction in supply within the city.</p>	<p>Consider alternative options to pump prime development and provide funding for up front infrastructure works.</p> <p>Provide support to printing cluster at Westfield Industrial Estate through Economic Development team and Invest in Bristol and Bath.</p>

2. Introduction & Instructions

The Core Strategy (2011-29) and Economic Strategy (2014-2030) set out the Council's long term aspirations for development and growth. The Economic Strategy provides a wide ranging action plan which aims to, amongst other things: promote appropriate business growth and investment; delivering a supply of business space that meets local business growth needs; maintain Bath's role as the major employment centre and economic driver for B&NES; and develop Bath's role as a centre for Enterprise, Innovation and The Knowledge Economy. The Economic Strategy sets out the Council's approach to addressing the following issues:

- A downward trend in the number of jobs available, but a continued increase in the working population
- An under supply of modern workspace, increase in congestion, and the need for public realm and transport improvements within our urban settlements
- In-commuting and pressure on the environment due to the prevalence of lower-wage jobs in the area, and out-commuting exacerbated in particular by a lack of availability of business premises. This will become increasingly difficult to sustain with the likelihood of increasing fuel costs and environmental taxes
- An economy which is not reaching its potential in terms of productivity.

Through the Economic Strategy the Council is therefore seeking:

Jobs growth, which:

- *Favours more value than volume, offering more opportunities in more productive growth sectors*
- *Builds on local distinctiveness*
- *Builds on existing strength*

Supported in particular by:

- *An improvement in basic skills and the identification of skills required by growth sectors*
- *Appropriate policy frameworks for the creation of more business premises across the District*
- *Continuation and extension of business support activities, including the support of sector networks.*

Leading to:

- *Increased employment opportunities and improvement in living standards/contribution to society.*
- *A reduction in carbon emissions*
- *A more diverse economy which is better protected against future economic shifts.¹*

Specifically in relation to industrial property, the Economic Strategy Review identifies issues and challenges associated with the industrial floorspace – recognising that the Somer Valley is the industrial heartland of B&NES with floorspace in Bath directed to local service manufacturing and larger advanced engineering. Floorspace demand is identified as being driver by business expansion whilst supply is restricted in part by availability – itself affected through planning restrictions such as Green Belt which covers much of the northern half of B&NES.

A significant focus for these plans is the Bath City Riverside Enterprise Area which includes many of the Council's major development and regeneration projects.

The Council does, however, recognise that the local economy is formed of a number of sectors that operate across the district. These sectors occupy many different types of properties and are important parts of the local business eco system and economy. As major plans for new residential, commercial and retail accommodation evolve within the Enterprise Area, the Council recognises that the occupiers of industrial premises make an important contribution to the local economy and their business requirements

need to be met to ensure they can continue to play their part in delivering economic growth and employment across the area. Equally there is evidence of smaller, entrepreneurial businesses locating within the area with requirements for cleaner and arguably less traditional industrial accommodation. These businesses support a highly skilled diverse workforce, but need the right type of accommodation to suit their physical and financial requirements. Responding to these needs across the district will be a challenge and is one that requires particular management in those areas where industrial land is under significant pressure from higher value uses, such as within the city of Bath.

Some industrial uses and premises do not sit comfortably alongside residential areas, principally heavier industrial processes under Class B2 and warehousing and distribution uses under Class B8 which in many cases have their own specific requirements in terms of building size and scale, accessibility, operational requirements including working hours. Many uses falling under Class B1(c) light industrial including many modern entrepreneurial businesses can be suitable in residential areas – where such uses are carried out without a detrimental impact to an area's amenity.

The needs of all sectors that occupy industrial type premises needs to be understood to form an accurate picture of demand for different types of industrial premises now and into the future. To enable an assessment of any strategic interventions demand needs to be seen alongside supply and availability to identify any important market dynamics and strategic industrial employment sites that may need either protection through the Placemaking Plan or consideration of alternative interventions.

The emerging Placemaking Plan seeks to:

- *'Provide a planning policy framework for managing development, and conserving and safeguarding valued assets*
- *Help to deliver better places by facilitating the delivery of high quality, sustainable and well located development supported by the timely provision of necessary infrastructure.'*

Instructions

The Council acknowledges that in seeking to deliver its proposals through the Enterprise Area Masterplan and Placemaking Plan, it is important to consider and mitigate the impact upon existing and prospective Industrial premises and occupiers within Bath, the market towns of Radstock, Midsomer Norton and Keynsham and the wider district. The Council appreciates the economic contribution which the Industrial sector makes to the wider economy and is therefore keen to ensure that the Industrial market remains viable and buoyant.

The Council is also presently producing the B&NES Placemaking Plan, which will deliver the second part of the areas Local Plan. This document allocates sites for development (with detailed development & design principles) and development management policies, that will help not only deliver high quality sustainable developments, but also protect employment sites for the future.

In June 2015, the Planning Policy, Economic Development and Regeneration departments of Bath and North East Somerset Council jointly instructed LSH to undertake a comprehensive assessment of the industrial market within the district. This review supports the development of the Placemaking Plan and includes a detailed assessment of current stock, occupier requirements, future demands and consider the viability of proposed industrial or existing site allocations in order to test the direction of travel of policies. This draws on our own experience of operating within the local market, interviews with key players and wider research using data available from the Valuation Office Agency, Focus and an occupier survey completed for solely for this review.

The review focuses on 24 of the estates within the district which collectively amount to 299,501 Sq m, the surveyed areas account for 46% of the district's total stock and 39% of total units number of estates,

3. B&NES Context

3.1. Planning Context

B&NES Council is in the process of reviewing the Development Plan for its area. The Development Plan currently comprises:-

- Bath & North East Somerset Adopted Core Strategy (adopted July 2014)
- Bath & North East Somerset Local Plan, adopted October 2007 ('saved' policies)
- West of England Joint Waste Core Strategy (adopted March 2011)

A Placemaking Plan (including refreshed and new site allocations and development management policies) is under preparation and, once adopted, will replace the saved policies within the adopted Local Plan and will sit alongside the adopted Core Strategy. The Council intends to combine the Core Strategy and Placemaking Plan together to form one new-style Local Plan for the District. The Joint Waste Core Strategy will remain in force alongside this.

3.1.1. Bath & North East Somerset Local Plan 2007

The adopted Local Plan sets out the overall planning framework for the delivery of development between 1996 and 2011. Its strategic elements have been replaced by the adopted Core Strategy. Most of its development control policies (including site allocations) are saved until their replacement following the adoption of the Placemaking Plan.

Whilst the adopted Local Plan was prepared against a different national, strategic and local planning policy framework to that of today (for example, prior to the publication of the National Planning Policy Framework (NPPF), it still presents policies that reflect current planning principles and guidance which has informed, in part, the economic growth strategy for B&NES to beyond 2029.

The general approach of saved Local Plan policies of relevance to this study is to concentrate employment-related development on land already used for such purposes. The Local Plan supports the safeguarding of defined Core Business Areas to ensure that there is sufficient accommodation capable of meeting the demands of small and medium scale local businesses and to prevent the loss of employment activities.

'Of particular relevance to this study is saved Policy ET.3 Non-office development (Class B1, B2 and B8), which identifies 'Core Business Areas' and sets a presumption against the loss of floor space in their areas. The Core Business Areas listed include:

Bath

- Brassmill Lane
- Locksbrook Road
- Wansdyke Business Centre

Keynsham

- Broadmead/Ashmead/Pixash Industrial Estate

Somer Valley

- Westfield Industrial Estate
- Mill Road, Radstock
- Midsomer Enterprise Park
- Haydon Industrial Estate
- Old Mills, Paulton
- Bath Business Park

Rural

- Hallatrow Business Park
- Farrington Fields
- Cloud Hill Factories, Temple Cloud

Policies ET.4 and ET.5 also relate to the provision of new floor space in rural locations and outside of the Green Belt. The policies are generally permissive but subject to controls that respond to the scale of development and its location.

3.1.2 Bath and North East Somerset Core Strategy

The adopted Core Strategy identifies the targets for housing and employment growth -

Specific to the economy of B&NES, the Core Strategy states that: *“The economy needs to be well placed to meet the needs of the 21st century and to be more diverse, productive and resilient facilitated by an increase in innovative technology related jobs, indigenous business growth and inward investment through provision of appropriate business space in the right locations.”*

Objective 3 of the Core Strategy will encourage economic development, diversification and prosperity. A key to this is ‘smart growth’ which includes the expansion of indigenous companies in the district, to contribute to the local economy.

The Core Strategy continues to define the four distinct parts to the district: Bath, Keynsham, the Somer Valley and Rural Area - each with their own strengths and challenges. The Core Strategy seeks to promote growth that is socially, economically and environmentally sustainable. To achieve this, the plan aims to: increase the availability of office and unit space in Bath; maintain an appropriate supply of land in Bath for industrial processes for a mixed economy; reposition Keynsham as a more significant location for business; ensure a responsive supply of appropriate land and premises is available at Midsomer Norton and Radstock; and enable small scale local employment developments including those related to innovation opportunities in rural areas.

Policy DW1 sets out the district wide policy which aims to deliver a net increase on 10,300 jobs in the district.

For Bath, Policy B1 states that in terms of economic development, the plan is for an overall net increase in jobs from 60,200 in 2011 to 67,200 by 2029.

For Keynsham, Policy KE1 seeks to plan for 1,600 net additional jobs between 2011 and 2029.

For the Somer Valley, Policy SV1 seeks to plan for around 900 net additional jobs between 2011 and 2029. In the rural areas, the Core Strategy anticipates the creation of 500 jobs.

Core Strategy Policy KE3b ‘Safeguarded Land at East Keynsham’ removes land from Green Belt and

identifies around 8ha of land for the delivery of jobs and homes. The Core Strategy confirms that planning permission for the development of this safeguarded land will be granted only when it is proposed for development, following a review of the Local Plan.

3.1.3 B&NES Draft Placemaking Plan

B&NES is currently preparing a Placemaking Plan – which will form part of the Local Plan review. The Placemaking Plan comprises two Sections:

Section 1: Development Sites, which identifies a series of specific new land allocations for development in urban and rural locations across the Council’s administrative area.

Section 2: Development Management Policies, which identify planning policies applicable to the preparation and submission of planning applications. These also contain some site specific elements e.g. safeguarded existing environmental or economic land assets.

A Placemaking Launch Document, dated July 2013 which, through a consultation exercise, sought to identify the document’s role and format, suggested potential development sites and the issues and opportunities associated with them. It also posed questions regarding the need to safeguard employment land or the consideration of alternative opportunities to form an economic strategy along with the type of accommodation required to support long term needs.

A subsequent options document was consulted upon between November 2014 and January 2015. This consultation document presented further information (informed by the Launch Document consultation responses) as to the potential of site allocations in Bath, Keynsham, Somer Valley and Rural Areas to accommodate employment generating uses.

The next stage is for the publication of a Draft Plan prepared in response to comments received at earlier consultations. The current programme is for this to be examined in Spring 2016 and following the receipt of the Inspector’s Report, to be adopted in September 2016.

The ‘soundness’ of the Placemaking Plan is, in part determined by the robustness of the evidence used to support it. Paragraph 158 of the National Planning Policy Framework states that “Each local planning authority should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area.”

This Employment Study will form part of the evidence base informing the Placemaking Plan’s preparation most notably in respect of the emerging employment land allocations, but also the strategy for the Plan as a whole. The Options Document recognizes that *‘An extensive and evolving research base is available to inform the site allocation and policies of the Placemaking Plan’*.

The Options Document recognises that the next Draft of the Plan should establish a mix of uses, the scale and form of development appropriate to the suggested sites’ locations and context, and that the sites are viable and deliverable.

The Draft Placemaking Plan carries limited weight presently. However, as the plan progresses through its various stages to adoption, the weight afforded it increases.

Regarding light industrial uses (B1c), heavy industrial uses (B2) and warehousing (B8) uses the Draft Placemaking Plan identifies two policy approaches which are relevant: ED.2A and ED.2B.

Policy ED.2A advises that light industrial, heavy industrial, warehousing and builders merchants will be acceptable in principle within the following Strategic Economic Development Sites of:

In Bath:

- Brassmill Lane and Locksbrook Road
- Wansdyke Business Centre
- Midford Road

In Keynsham:

- Ashill Road, Unity Road, Pixash Lane

Somer Valley:

- Mill Road, Radstock
- Westfield Industrial Estate, Westfield
- Midsomer Enterprise Park, Radstock Road
- Haydon Industrial Estate
- Old Mills Industrial Estate, Paulton
- Bath Business Park, Peasedown St John

Rural

- Hallatrow Business Park
- Farrington Fields
- Cloud Hill Factories

Policy ED.2A also advises that there is a presumption in favour of retaining them as Strategic Economic Development Sites.

The emerging Policy Approach ED.2B in respect of Non-Strategic Industrial Sites advises that in such areas, new office development will be acceptable in principle; that non-strategic sites will not be afforded the same level of protection as strategic sites; that residential uses will normally be approved unless there is a strong economic case to suggest otherwise; and unsuccessful marketing on reasonable terms for 12 months prior to an application will be taken as evidence that there is not a strong economic reason for refusal. Relevant non strategic sites include:-

In Bath:

Cheltenham Street. Planning permission has been granted for the demolition of existing employment buildings and the erection of 14 dwellings.

Pinesway Industrial Estate. This area is identified within a wider Green Park Station West and Sydenham Park area (the site is within the latter). The Plan states that it is a requirement on developments and landowners that a masterplan is formulated with the involvement of the relevant landowners. Options for the wider Sydenham Park area are for around 80-90,000 Sq m of mixed floor space to include B1 Office, A1 food and non-food retail, hotel development and housing.

Omega Business Centre/Comfortable Place – is identified within wider Bath Riverside – North Bank area. Land use options suggested for the wider area including non-student residential redevelopment due to the group value of the sites not being sufficient to reallocate as a strategic employment site.

Roseberry Place/Stable Yard – The Placemaking Plan identifies Roseberry Place as a possible location for remodelling. The adjoining Stable Yard is not identified within the Emerging Development and Design Principles proposal SB8. However, the Plan states that Stable Yard is a trade park occupied by a variety of businesses that perform an important role in the City's economy. Options presented for Roseberry Place include its development for a mixture of employment and residential development – potentially complemented by opportunities within the leisure sector or bulky goods retailing.

3.1.4 Economic Strategy Review 2014-2030

The Economic Strategy Review replaced the B&NES Council's Economic Strategy 2010 - 2026 after three years - setting strategic priorities and actions. The Review sets out the Council's aims to create a more productive and higher value added economy focusing on eight priority sectors and creating local employment opportunities. The Priority Sectors are: tourism, leisure, arts & culture, retail, health and wellbeing, finance and professional business services, creative and digital; information and communication; advanced engineering and electronics; and, environmental and low carbon.

The Review identifies the growth ambitions between 2010 and 2030 of delivering 11,500 jobs. To deliver this, the Review requires the focus to be on protecting manufacturing jobs and increasing employment in priority sectors.

The Council recognises that in order to maximise the benefits of working with the Local Enterprise Partnership then the identification and development of specific 'propositions' and the availability of modern, attractive business premises will be required.

In respect of business premises and space, the Review identifies issues and challenges across the district:

- Demand for industrial space is around 2,000 Sq m per annum, albeit this varies annually.
- Supply issues are reflected by low take up rates, in part due to restricted availability. The Review suggests that across B&NES the typical vacancy rate is 3%.
- With around a 1% vacancy rate in Bath, and environmental restrictions such as Green Belt affecting the development of land on the edge of the city, the scope for the development of new industrial sites is limited. Outside of Bath, Bath Business Park and Westfield Industrial Estate have created choice, though in both being largely at capacity, there is a need to bring forward new strategic employment locations in market towns for future local economic growth.

4. Supply

This section sets out details of the supply of industrial accommodation within the district of B&NES. It summarises our analysis of both the overall levels of supply of industrial space within the district and a more detailed analysis of suitability and condition of a sample of 24 of the district's industrial estates. The estates selected were all visually surveyed and account for 46% of the district's total stock and 39% of total units.

The analysis of supply within the district is critical to the overall picture of the industrial market within the area because it forms the basis of what is on offer to current businesses both in terms of the buildings currently occupied and available alternatives that can be considered when businesses are going through periods of expansion or contraction. The district forms a relatively small geographical area which provides no more than an administrative boundary for businesses and which is of little significance for the day to day running of a business. The industrial market therefore sits as part of a wider regional and national market which provides a number of very real choices for businesses. The analysis of supply therefore also considers this wider picture within which the B&NES industrial market operates and the other locations that it competes with.

Summary of findings

- In 2008, B&NES's supply of industrial stock amounted to only 2.2% of the total for South West region. The adjacent districts of Bristol and Swindon possess much higher levels of stock, reflecting their more strategic locations for distribution.
- This compares to 11% of the West of England Economic Area – the smallest proportion of the four authority areas.
- Chippenham provides the main competition to the Bath industrial market, and arguably forms the largest single threat to retaining B&NES's larger resident occupiers following from improved access to the M4 corridor. North Wiltshire (which includes Chippenham) had a supply of 981,000 Sq m of industrial stock in 2008, some 281,000 Sq m in excess of B&NES at the same time.
- Current industrial stock within B&NES is 643,872 Sq m, spread across 1,450 properties. Stock has contracted by between 8.7% and 8.4% since 2008, reflecting several major factory closures rather than a substantial reduction in underlying demand.
- The type of industrial use varies markedly between the four sub-areas. Warehousing use predominates in Keynsham, while factories dominate stock in the Somer Valley sub area.
- Bath shows the greatest and most balanced mix of uses of the four sub-areas. Here, other uses feature more prominently than elsewhere, with considerably more stock of storage, vehicle repair and car showrooms.
- The study involved site visits for 24 key industrial areas which collectively amounted to 299,501 Sq m of floor space, or 46% of the district's total stock and 39% of total units.
- Three of the 24 surveyed industrial areas are key concentrations of industrial occupation within B&NES. Brassmill Lane / Locksbrook Road (Bath sub-area), Ashmead Road / Unity Road / Pixash Lane (Keynsham sub-area) and Westfield Industrial Estate (Somer Valley sub-area) collectively account for 30% of the total stock within the district.
- The vast majority of industrial stock within B&NES is rated Grade C. Of the surveyed stock,

Grade C accounts for 71% of total floor space. Grade A space is confined to just three schemes, and equates to only 3% of surveyed stock. Bath Business Park is the only premium quality multi-unit industrial area in B&NES.

- Each of the 24 industrial areas was assessed for their locational suitability and physical condition. Only Bath Business Park, Somer Valley achieved the maximum score of 20 points. A relatively high number of estates scored poorly, with nine of the 24 areas having the lowest possible score. However, one of these low-rated areas, Wansdyke Business Centre, is the second most active in terms of occupier churn albeit this was primarily driven by a change in ownership and current occupiers now include fitness centres, an events company and a bike shop.
- On an employment basis, the Somer Valley sub-area is highly strategic given the preponderance of factory floor space, and is arguably the most exposed given the long term contraction of UK manufacturing employment coupled with reliance on jobs generated by this sector within this area of the district.

4.1 Industrial supply in regional context

The most up to date, publically available district level statistics on commercial floor space reflect the position as at 2008. These official statistics reveal that B&NES had 703,000 Sq m of industrial stock, comprising 409,000 Sq m of Factories (58%), 245,000 Sq m of Warehousing (35%) and a 45,000 Sq m of Other Bulk premises (7%).

While the figures are relatively dated, particularly given the long-term structural contraction of UK manufacturing, they nevertheless provide a means of placing B&NES's industrial stock within the wider, regional context. Based on these figures, B&NES possesses 2.2% of total stock within the South West region. Significantly, other districts within relatively close proximity to B&NES possess considerably more industrial stock, namely Bristol (2.6m Sq m), Swindon (2.1 m Sq m) Wiltshire North / West (1.9m Sq m) and North Somerset (1.1m Sq m).

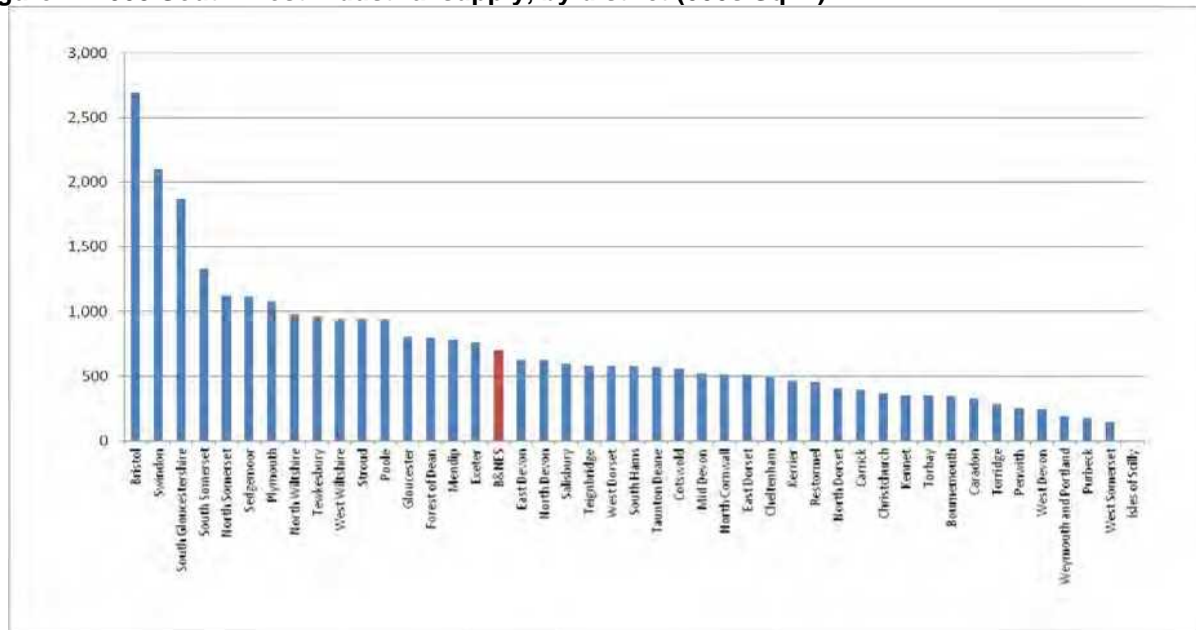
Within a West of England Economic Area Context B&NES represents the smallest proportion of stock out of any of the local authority areas with only 11%.

The figures confirm that B&NES is not presently a nationally or regionally strategic location for industrial activity, either manufacturing or distribution. This is certainly the case for distribution, with its regional share of warehousing stock standing at 1.8% as at 2008, but less so for manufacturing, with its regional share of factory stock at 2.5% of the total for the South West.

The Greater Bristol area is a key nationally strategic centre for distribution occupiers, owing to its population catchment and location vis-a-vis the Bristol Channel and motorway network (M5/M4). While B&NES is adjacent to the area, it does not offer the same level of connectivity, and this is reflected in the relative lack of large-scale distribution. This coupled with restricted supply means most national occupiers will tend to look at alternative locations such as Bristol, Trowbridge, Westbury, Chippenham or Swindon.

While B&NES is not a renowned centre for manufacturing, there are a number of key manufacturers with a long-standing historic presence. Key manufacturing employers with an international reach include Polamco, Cross Manufacturing, Rotork, Sun Chemicals, Integrity Print and CFH alongside Dickies Footwear.

Figure 1: 2008 South West Industrial supply, by district (000s Sq m)



Source: ONS

4.2 Competing locations

While the focus of this study is to consider and evaluate the supply of industrial floor space within B&NES, our strategic recommendations take into account the prevailing situation in the competing industrial locations outside of the district boundary. The following areas provide the main competition to B&NES current stock, in terms of their potential to attract occupiers to relocate from the district.

4.2.1 Chippenham (Wiltshire)

Chippenham arguably poses the greatest competition to B&NES - particularly for its larger resident occupiers - reflecting its improved access provisions to major routes. Chippenham benefits from a strategic location on the M4 corridor, situated four miles south of Junction 17. The A350 Chippenham Western Bypass provides excellent access to the north and south. Chippenham has a relatively strong commercial market with a large local workforce. It sits between Bristol and Swindon and picks up regional requirements that opt to locate outside of these larger urban areas with competitive rental levels and a reasonable choice of buildings.

The main industrial estates include Langley Park, Parsonage Way and Bumpers Farm, while key occupiers in Chippenham are Westingbrakes, Herman Miller and the NHS. While Chippenham's industrial stock level is relatively limited, there are several new schemes in the pipeline including; Chippenham Gateway (75 acres plus) next to the M4 and Methuan Park in Chippenham (3.5 acres) for small scale new build units.

4.2.2 Corsham (Wiltshire)

Corsham is smaller in scale than Bath but does offer some good value properties. Corsham is a busy and popular market town situated on the main A4, midway between Bath and Chippenham. Existing schemes here include Leafield Industrial Estate. This trading estate is well-situated, affording access to the M4 via Junction 17, which is located approximately four miles to the north. Key occupiers include Leafield Environmental, Doree Bonner International, Tulip Foods Ltd, and Dalehead Foods.

4.2.3 Melksham (Wiltshire)

Melksham is a busy, growing market town in west Wiltshire. It is well located for nearby towns of Trowbridge (6 miles) Chippenham (7 miles) Bath (12 miles) and is within nine miles of J17 of the M4. Again, it offers better access to the arterial road network than Bath, although it lacks the premium image, which results in affordable buildings for occupiers. Trading estates here include the Ashville Centre, and the Bowerhill Industrial Estate, which is the principal employment area serving the town, and home to a number of well established companies including Knorr-Bremse Rail Systems (UK) Ltd, Cooper Tires, Smithpack Ltd, Superior Creative Services Ltd and Travis Perkins.

4.2.4 Trowbridge (Wiltshire)

Trowbridge lies approximately ten miles south east of Bath and 25 miles from Bristol. It is located on the A350, linking the M4 to the north and the A303 to the south. Trowbridge lies on the mainline railway connections through Salisbury to London Waterloo, Bath and Bristol. Canal Road is the principal business area within the town and houses a range of industrial, retail warehousing, trade counter occupiers and car showrooms.

1.5 miles south of Trowbridge adjacent to the A363 lies White Horse Business Park. This enjoys easy access via the A350 with the M4 motorway, Junction 17 (Chippenham) and Junction 18 (Bath); and the M3 via the A36 and the A303. Westbury is a ten minute drive away, providing regular train services to London Paddington and the West Country. White Horse Business Park is one of the most important regional business parks south of the M4, home to a range of high profile occupiers including DTRVMS Ltd, LF Beauty (UK) Ltd, Danone/Nutricia, Atlas Genetics and many others.

In terms of new schemes, South Trowbridge Business Park is a new 34.3 acre commercial development, fronting West Ashton Road and adjoining Persimmon's latest residential scheme, just one mile to the south of Trowbridge. The scheme has outline planning consent for the development of nearly 360,000 Sq ft of accommodation suitable for B1 (office and light industrial), B2 (general industrial) and B8 (storage and distribution) uses.

4.2.5 Westbury (Wiltshire)

Westbury is a growing town located on the A350 providing a direct route to Junction 17 of the M4 to the north and A36 and A303 to the south. Key estates here include the West Wilts Trading Estate which is home to a number of well-known companies such as Welton Bibby and Baron (which recently vacated its historic site in Midsomer Norton), Copart, Rygor Group, Tuffnells and Taylor Davis. Westbury's mainline railway station provides direct access to London, Southampton and Salisbury to the East and Bath and Bristol to the West.

Proposed new schemes include the Hawke Ridge Business Park located immediately opposite the entrance to the West Wilts Trading Estate. Here consent is in place for 500,000 Sq ft of employment space suitable for a wide range of business operations over 35 acres.

4.3 Industrial supply in B&NES

One requirement of the study was to ascertain the current level of industrial stock within B&NES, in order to understand how the position has changed since 2008 when the last official figures were published. Our approach involved a district-wide download on the Valuation Office Agency database of all 'industrial-type' properties within B&NES. The property description codes that were searched for are contained within Appendix 2.

Our analysis of the Valuation Office Agency database reveals that B&NES has a total current industrial stock of 643,872 Sq m spread across 1,450 separate properties, or hereditaments to use the precise terminology.

While there is reasonable confidence that the chosen list of property descriptions codes provides a comprehensive view of current industrial stock with B&NES, it has not been possible to verify that it compares exactly to the aggregate 2008 stock figure on a like-for-like basis due to changes in stock for the three industrial sub-categories of Warehousing, Factories and Other Bulk premises, as defined by the Valuation Office.

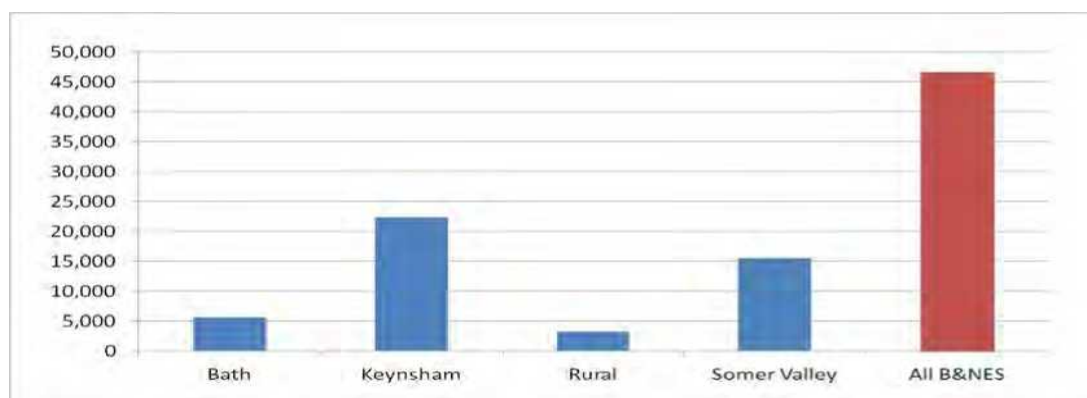
4.3.1 Change in industrial stock

The current stock figure employed in this study stands 8.4% below the official, published figure for B&NES Industrial stock of 703,000 Sq m, dated 2008. However, the two figures may not be directly comparable with each other, and do not therefore prove conclusively that industrial stock in B&NES has declined exactly to this extent over the past seven years.

Additional information on net additions / losses of industrial floor space, tracked and supplied by B&NES Council, provides an alternative method of examining how stock has changed since 2008. According to these figures, a net total of 46,552 Sq m of industrial stock has been lost to alternative uses over the past seven years, which equates to a 6.6% contraction of total stock since 2008, (Figure 2) compared to the aforementioned methodology which suggests a slightly more significant contraction in stock.

However, the Bath Press building - which is now vacant and awaiting permission for redevelopment - is not yet included within the B&NES monitoring figures. Factoring in this substantial loss, totalling 15,129 Sq m, leads to a contraction of 8.7% on the 2008 figure. This figure is almost exactly in line with that of the other approach and provides reassurance that the stock contained within the study reflects the true quantum of stock within the district.

Figure 2: Net industrial floor space (2009 to 2015)



Source: B&NES District Council

Figure 3: Gains and losses in industrial floor space between 2008 to 2015 (Sq m)

Sub-area	Gains	Losses	Net change
Bath	802	-6,337	-5,535
Keynsham	925	-23,252	-22,327
Rural	912	-4,117	-3,205
Somer Valley	8,075	-23,560	-15,485
All district	10,714	-57,266	-46,552

Source: B&NES District Council, VOA, Focus, LSH

While the losses are relatively substantial in absolute terms, it is important to note that they largely reflect the closure of several key factories, as opposed to representing a decline of demand for industrial space across all uses and sizes of space. Keynsham has lost the most industrial space of any sub-area, totalling over 22,000 Sq m, although the majority of this relates to the closure of the Cadbury's chocolate factory in Somerdale. Similarly, the majority of net loss in Somer Valley and Bath sub-areas is accounted for by the closures of the Alcan Site and Herman Miller respectively.

4.3.2 Stock analysis across the sub-areas

The focus of industrial supply is located in the Bath sub-area, which is home to just under 260,374 Sq m of industrial floor space, or 40.4% of total district stock. Somer Valley possesses a comparable level of stock, with 214,178 Sq m of floor space, or 33.3% of district stock. Despite the relatively rural nature of the surrounding parts of the district, the other two sub-areas possess an important share of total district stock. The Rural sub-area is home to the lowest proportion of stock, accounting for 83,280 Sq m, some 12.9% of the district total. The Keynsham sub-area makes up the remainder of supply with 86,044 Sq m, 13.4% of supply.

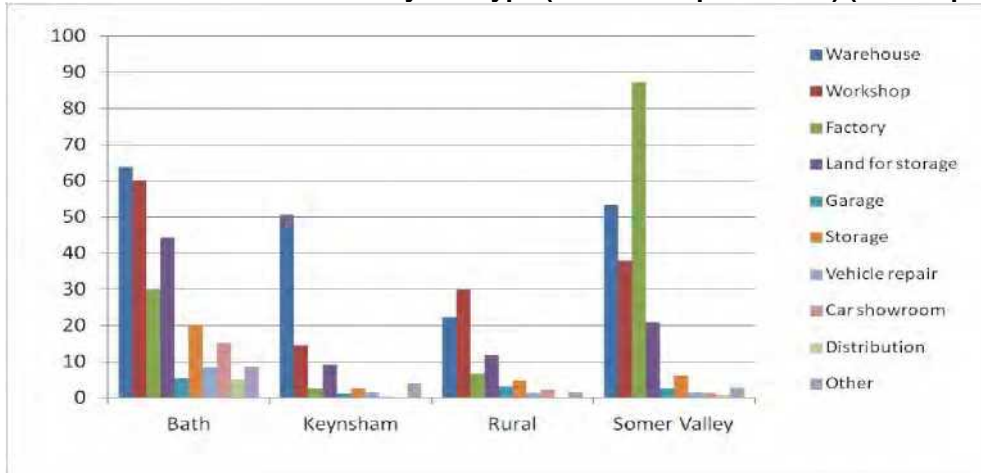
Property Uses

The Valuation Office Agency allocates every property a particular Description Code, in order to set the Rateable value according to its use. Using this as a guide, Figure 4 demonstrates how the stock varies between the four sub-areas according to type of use. These may not always capture gyms and soft play areas but generally will capture the majority of stock. We are confident our figures capture these due to VOA methodology.

For each of the sub-areas, Warehouses and Workshops are among the most extensive industrial land uses. Moreover, Warehousing use predominates in Keynsham, accounting for 55% of the sub-area's total stock. However, there are notable differences between the sub-areas in the amount of land used as Factories. Factories are the dominant use type in the Somer Valley sub area, partly reflecting the important clustering of printing businesses at Westfield Industrial Estate. In contrast, Factories make up a minority share of industrial use in the Keynsham and Rural sub-areas respectively.

As the largest urban centre in the district, it is understandable that Bath shows the greatest and most balanced mix of uses of the four sub-areas. Here, other uses feature more prominently than elsewhere, with considerably more stock of storage, vehicle repair and car showrooms.

Figure 4: Industrial stock across B&NES by use-type (VOA description code) (000s Sq m)



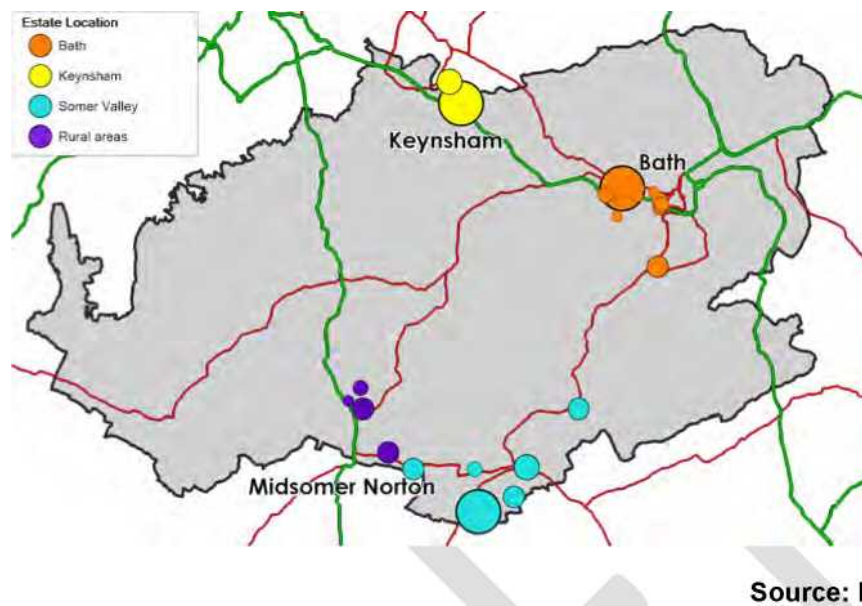
Source: VOA, LSH

It is important to bear in mind that employment densities vary according to the use of the property. Consequently, losses or gains associated with a particular use will have a variable impact on employment. For example, land used for storage makes up an important share of industrial stock in certain areas, most notably Bath, at 17%. Gains or losses in this sector would not have a particular bearing on employment in the same way as losses or gains in factory floor space, owing to the characteristically higher employment densities associated with this use over warehouse, storage and distribution premises. Thus, on an employment basis, the Somer Valley sub-area is highly strategic given the preponderance of factory floor space, and is arguably the most exposed given the long-term contraction of UK manufacturing employment coupled with the reliance on jobs generated by this sector within this area of the district.

4.4 Analysis of surveyed industrial areas

At the project's inception stage, a target list of 24 key industrial areas was identified for detailed survey analysis and site visits. Collectively amounting to 299,501 Sq m, the surveyed areas account for 46% of the district's total stock and 39% of total units. The largest amount of industrial stock to be surveyed was in the Somer Valley sub-area, at 115,000 Sq m, although the Keynsham sub-area was the most extensively surveyed in proportional terms, with 76% of the sub-area's stock examined. Stock within the Bath and Rural sub-areas was least extensively surveyed proportionally, at 34% and 35% respectively.

Map 1) Location of surveyed industrial areas within B&NES.



The surveyed areas are shown below:

Bath	Keynsham	Somer Valley	Rural
1. Brassmill/Locksbrook	13. Broadmead Lane	15. Bath Business Park	21. Cloud Hill
2. Victoria Park Business Centre	14. Ashmead Rd, Pixash Lane	16. Old Mills Industrial Estate	22. Temple Bridge Business Quarter
3. Omega/Comfortable Place		17. Midsomer Enterprise Park	23. Hallatrow Business park
4. Lower Bristol Road		18. Mill Road	24. Frampton Fields
5. Roseberry Place/Stable Yard		19. Haydon Industrial Estate	
6. Railway Arches		20. Westfield Industrial Estate	
7. Polamco			
8. Ivo Peters Way			
9. Travis Perkins			
10. Cheltenham Street			
11. Wansdyke Business Centre			
12. Midford Road			

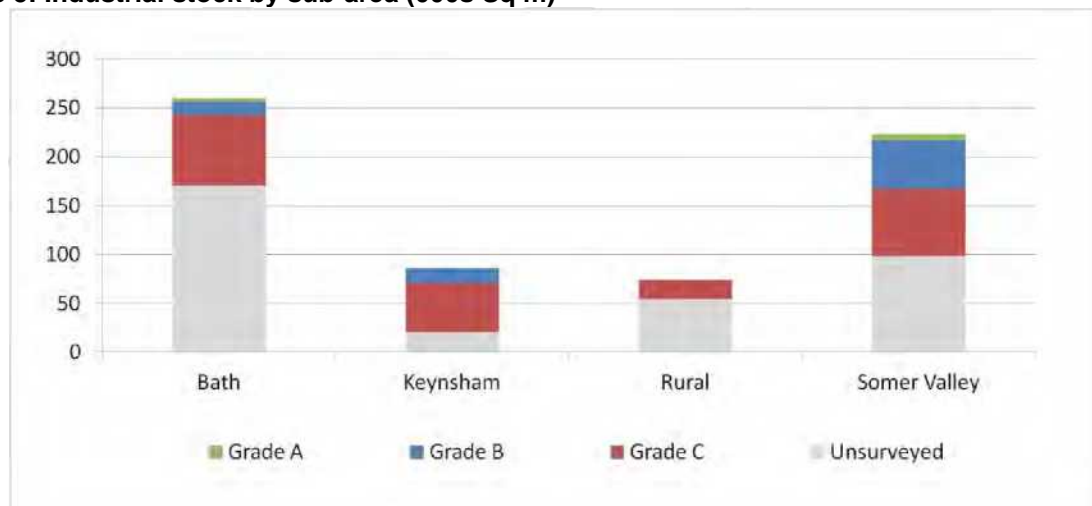
Three of the 24 surveyed industrial areas are comparatively large, and are therefore extremely important to the local economy in view of their scale and critical mass.

Brassmill Lane / Locksbrook Road (Bath sub-area), Ashmead Road / Unity Road / Pixash Lane (Keynsham sub-area) and Westfield Industrial Estate (Somerset Valley sub-area) collectively account for 64% of all surveyed stock, or 30% of the total stock within the district. Of the three areas, Westfield is the largest in terms of floor space and the number of properties, with 83,082 Sq m of stock across 114 units.

Each of the 24 industrial areas and the individual properties on site were graded for quality, based on the definitions set out in the table below.

GRADE	Definition
A	As new or built recently - usually within the last 5 years, but high specification buildings can be included within this grading. Excellent specification and usually with benefit of collateral warranty. Access provisions very good to excellent and specification meets requirements of modern industrial occupiers.
B	Presents better than the majority of competing stock with minimal work needed to externals. Looks smart and will often be occupied by stronger covenants. Works well as industrial space. Good access to unit
C	Secondary industrial stock in need of investment. Includes significant items such as roofs or cladding. Indeed in some instances redevelopment may be appropriate physically even if not forthcoming due to financial viability constraints. Restricted access may be an issue or specification may not suit the needs of modern industrial occupiers. Please note some grade C stock will be of better quality than other grade C.

Figure 5: Industrial stock by sub-area (000s Sq m)



Source: LSH, VOA

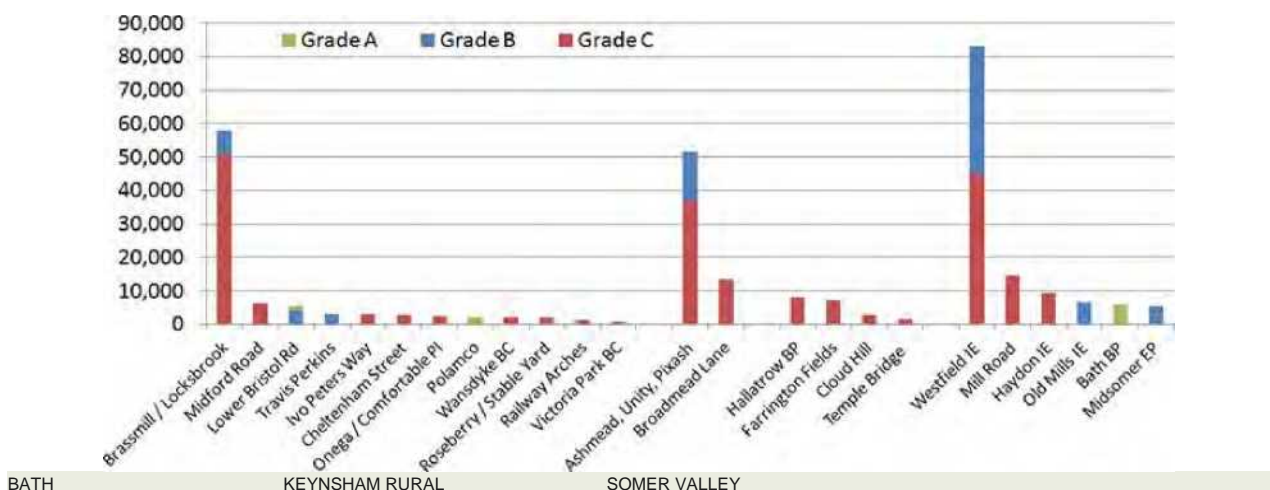
With regard to the quality of accommodation, the vast majority of industrial stock within B&NES is rated Grade C. Of the stock surveyed within the 24 industrial areas, Grade C stock makes up 71% of total floor

space. Moreover, while more than half of the district's stock was not surveyed, it is certain that this is also dominated by Grade C rated properties, implying that Grade C space is even more dominant across the district than suggested by the survey. While higher quality graded property does feature in three of the four sub-areas, the surveyed estates in the rural sub-area were entirely Grade C rated.

Grade B rated properties make up a relatively limited share of stock across the 24 surveyed estates, at 26% of the total. Nearly two thirds of Grade B space is within the Somer Valley sub-area, which is almost entirely accounted for by floor space at Midsomer Enterprise Park and Old Mills Industrial Estate. The surveyed industrial estates within the Bath sub-area possess a small degree of Grade B space, confined to the Brassmill / Locksbrook area (specifically the Maltings Industrial Estate) and the Travis Perkins site.

Total Grade A space amounts to 9,522 Sq m, a minimal 3.2% share of total surveyed stock. Assuming that no other Grade A stock exists beyond the surveyed areas, this means that the best quality space accounts for only 1.4% of B&NES's entire industrial stock. More specifically, Grade A space is confined to three individual schemes; Bath Business Park in the Somer Valley sub-area (5,966 Sq m) and the Polamco factory (2,281 Sq m) and BMW car showroom in the Bath sub-area.

Figure 6: size of surveyed estates by grade



Source: LSH, VOA

Across the district as a whole, the mean size of the industrial properties stands at 414 Sq m. However this is skewed by larger buildings which, though not especially numerous (i.e. 20 buildings above 5,000 Sq m) have a notable effect on the mean. The median size of industrial properties within B&NES stands at 137 Sq m, a figure which provides a more useful indication as to the typical size of business space within the district.

Three of the sub-areas demonstrate broadly similar patterns to each other, with Bath, Keynsham and Rural all displaying similar mean and median unit sizes. The one exception is Somer Valley, where both the mean and median unit sizes stand much higher than the district as whole, largely a result of the site breakdown at Westfield Industrial Estate, at the southern edge of the district boundary.

Table 1: Breakdown of B&NES district stock by sub-area

	Total Sq m	No. of units	Mean unit Size	Median unit size
Bath	260,374	663	393	133
Keynsham	86,043	210	410	126
Rural	83,280	225	370	137
Somer Valley	214,174	352	608	153
B&NES district	643,872	1,450	414	137

Source: LSH, VOA

4.4.1 Suitability of location for industrial use

In addition to applying a Grade classification to the stock within the surveyed estates, the sites were also scored as to their suitability for industrial use with regard to their location / situation. The scoring system, which applies figures of 3, 7 and 10, was applied to each individual property, albeit in the majority of cases the same score applied across all units within the industrial area, reflecting shared strengths or weaknesses across the site.

The definitions which relate to the scoring assessment are set out in the table below. Note that the scoring was applied to each property in the same way, and was not weighted according to the size of the units.

Score	Suitability of location for Industrial
3	Falls short of expected standard for its type of industrial accommodation. This may be related to immediate location and access provisions, but also yard size and building layout.
7	Works well as an industrial location when considering the size and type of units available. Access provisions good for the nature of occupiers and building shape and layout are functional and in line with occupier expectations.
10	The building is ideal for its type of industrial accommodation. Access in and out is excellent for the nature of occupiers and the layout works well for a number of occupiers. Flexible space and low maintenance. May include ability to expand.

At the aggregate level the industrial areas within the Keynsham and Somer Valley sub-areas were both deemed to be the most suitable for industrial uses overall, with average scores of 6.2 and 6.3 respectively. In contrast, the Bath and Rural sub-areas revealed comparatively weak aggregate scores of 3.6 and 3.9 respectively.

Bath - The majority of industrial areas in the Bath sub-area were awarded the lowest score for their location characteristics, including Wansdyke Business Centre, which has been seen to be one of the most active in terms of take-up activity. This is mainly due to the very restricted access around Bath and the lack

of dedicated HGV turning/unloading bays. In the Bath sub-area, the only industrial site to score well for location is Omega / Comfortable Place, where access direct to the A4 makes it better in location terms. The significant issue that affected other estates was less direct access to A roads which made the properties sub-optimal for HGV's/deliveries associated with the type of industrial occupier that would generally occupy industrial buildings of in excess of 50,000 Sq ft. This was particularly the case in and around Brassmill Lane and Locksbrook Road albeit these access constraints would be less of an issue for smaller occupiers.

Keynsham - The aggregate analysis disguises significant variance between the constituent industrial areas within each sub area. In Keynsham, the Ashmead, Unity, Pixash industrial area was one of the highest scoring of any of the 24 surveyed areas in terms of locational suitability (score of 7.4), while the assessment of Broadmead Lane yielded the lowest score possible of 3.0, mainly due to the very poor single track road access to the site.

Somer Valley - Bath Business Park, Somer Valley was the sole industrial area in the entire study to be awarded 10, the highest score for locational suitability. This score was awarded because it has direct A road access and allows easier transport links compared to the more congested routes in and around central Bath. This access was considered to be more than adequate for the majority of businesses operating from Bath Business Park. Haydon Industrial Estate and Mill Road were the only areas to receive the lowest possible score of 3.0 in the sub-area.

Rural - The largest of the four surveyed areas, Farrington Fields and Hallatrow Business Park, were both awarded scores of 7.0 for suitability of location. Hallatrow Business Park sits near the A37 and therefore the location works well for most occupiers. In contrast, Cloud Hill and Temple Bridge Business Quarter received the lowest possible score of 3.0.

4.4.2 Analysis of external property condition

Properties within each of the surveyed industrial areas were also assessed in terms of condition based upon their external appearance. While this is partly reflected in the A, B, C grading classification, this assessment specifically addresses the functional quality of the premises. As above, many of the properties on each of the surveyed industrial areas attracted the same score, reflecting the shared age and specification of the properties on the site.

The definitions relating to the scoring assessment are set out in the table below. Note that the scoring was applied to each property in the same way, and was not weighted according to the size of the units. It should also be noted that EPC ratings for properties have not been reviewed at this stage and therefore it is assumed that older properties in poor condition will have worse EPC ratings, due to Building Regulations in force at the point of construction, and lack of recent significant upgrades to the premises.

The EPC rating will impact particularly poor quality space such as Wansdyke in Bath which will need substantial works to improve the EPC rating and make it at the very least legally compliant for letting moving forward.

Score	External condition
3	Unit is in poor condition externally and will need re-decorative / refurbishment works in the future. Likely poor EPC rating and usually 20 years plus old.
7	Unit presents well and is in better condition than most competing stock. Minimal damage to all elevations and no significant repairs needed externally. Usually up to 20 years old. Acceptable likely EPC rating acceptable
10	Unit is in excellent condition with no external works needed other than routine maintenance. Likely EPC rating good. Modern design – usually 5 to 7 years old.

The results from this assessment reveal that the majority of the industrial areas are of relatively poor physical quality, with nine of the 24 areas awarded the lowest possible score of 3.0. Of the four areas surveyed in the Rural sub-area, three were awarded this lowest score, with Farrington Fields providing the only quality premises.

Bath - While the Bath sub-area includes a number of low-rated areas on this measure, such as Cheltenham Street, Victoria Park Business Centre and Wansdyke Business Centre, its overall aggregate score of 5.1 is in fact the highest of the four sub-areas. This is driven in part by a number of relatively modern units, including some of the stock within Brassmill Lane/Locksbrook Road which is relatively good quality but predominantly Grade C rated due to the need for investment and poor vehicular access for larger units.

Keynsham - The two industrial areas within Keynsham were seen to be of relatively poor external condition. The majority of stock at Broadmead Lane received the lowest possible score of 3.0, bar several medium quality units, leaving it with an average score of 3.4. Ashmead, Rd, Unity Rd, Pixash Lane was more mixed, reflecting its sheer size, and received a higher score overall, at 4.5.

Somer Valley - The Somer Valley is home to some of the district's better quality industrial areas, including the recently-built Bath Business Park (the only area rated 10.0), Midsomer Enterprise Park and Old Mills Industrial Estate, both rated at 7.0 for physical condition. However, in aggregate terms, the subarea is weighed down by the largest of the district's industrial areas, Westfield Industrial Estate, which was assessed with a score of just 3.1.

Rural - Overall, the rural sub-area's surveyed properties received the lowest possible score on property condition of the four sub-areas, with an unweighted average of 3.7. Three of the four areas received a blanket score of 3.0, the one exception comprising Farrington Fields, which was deemed to be in the best physical condition with a score of 7.0.

4.4.3 Combined score for location and physical condition

Figure 7 combines the two assessments on locational suitability and external condition into one overall score for each of the 24 industrial areas. The benefit of this exercise is to feed into the strategic recommendations for each of the areas, albeit while continuing to recognise that low quality, and therefore affordable space, has an important role in keeping local business and employment within the district. The combination of quality and affordability is therefore an important consideration from a strategy perspective,

to ensure as far as possible that industrial accommodation is functionally appropriate for the occupiers that:

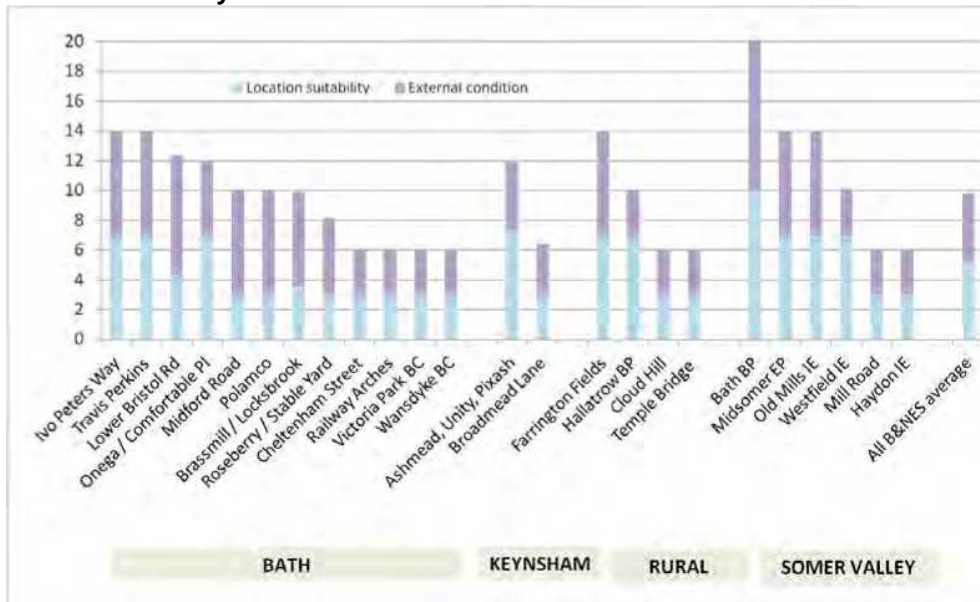
- Will drive demand in those locations to ensure that occupiers are not lost from the district; and,
- Ensures opportunities are identified, to increase quality in line with demand characteristics.

Furthermore, where there is strong and growing competition from other land uses it may well be that these are rightly considered for their development potential due to ongoing structural change in the industrial market, either through redevelopment to new industrial uses or as a loss to a different use.

Of the 24 industrial areas, only Bath Business Park in Somer Valley carries the maximum score of 20 points. The second tier of industrial estates carried a score of 14 points, the largest of which include Farrington Fields (Rural), Midsomer Enterprise Park and Old Mills Industrial Estate (Somer Valley).

The lower scoring estates are relatively numerous, largely reflecting their age and poor location for many present-day industrial uses. Nine of the 24 industrial areas have the lowest possible score of 6 points, four of which are found within the Bath sub-area. While these low scoring estates may be sensibly considered as offering potential for redevelopment and accepted loss of industrial space, the level of activity on the sites also needs to be taken into account. Wansdyke Business Centre is arguably the best example, as despite a minimum score, it recorded the highest annual churn of any industrial area, after Bath Business Park, albeit we understand that change in ownership was a key factor in these statistics. Examples such as this are a factor of the high demand for smaller industrial units, from a wide range of occupiers, especially within Bath. If these employers and the jobs they provide are deemed an important element of a mixed and balanced economy then a strategic approach needs to be taken, to ensure that suitable units are provided on an ongoing basis. If some sites are lost to alternative uses then further supply needs to be identified.

Figure 7: Location Suitability and External Condition



5. Availability & Future Supply

Whilst Section 2 sets out the analysis of current supply within the district, this section is forward looking in terms of current availability for businesses that are considering moving either to or within the area. And future supply We review planned changes that will impact the industrial market in the district both in terms of any current planning applications or consents that will increase supply of industrial accommodation in the short term and planned structural changes that will alter the nature and distribution of industrial accommodation across the district. It therefore provides an important analysis of the options available to businesses seeking to relocate now and consideration of any new supply within the context of the planned future structural change within the economies of the district for sub-areas.

Summary of findings

- The adopted B&NES Core Strategy plans for the contraction of industrial floorspace in Bath of 40,000 Sq m by 2029. This broadly equates to the planned loss of industrial premises that are earmarked for regeneration within the Enterprise Area. However Bath has and will continue to see, losses of industrial floorspace outside the Enterprise Area particularly along the Lower Bristol Road and in some suburban locations which are likely to total in excess of 15,000sqm.
- In the Somer Valley a planned contraction of employment floor space following the exit of major occupiers from the district requires that new provision be planned for at Westfield Industrial Estate, Midsomer Enterprise Park and Peasedown St John, Old Mill, Paulton and Midsomer Norton and Radstock Town Centre to offset the overall loss resulting from major closures.
- Total availability within the district stands at 9,985 Sq m, equating to an availability rate of only 1.6% or 1.1 years of supply based on average rates of take-up. All of the 22 available units were rates as Grade C.
- Availability is restricted across most size-bands within the four sub-areas. The Bath and Somer Valley sub-areas possess less than a year of supply, while Keynsham has 2.5 years remaining, albeit this is inflated by a single large unit on the market (Croxley House, Unity Road).
- The majority of the 24 surveyed industrial areas are fully occupied, with current availability confined to only seven of the areas.
- At Newbridge Riverside, identified as Bath's primary location for industrial enterprise, 12ha of land is provided at Locksbrook Road, Brassmill Lane and the Maltings for a range of industrial activities.
- In Keynsham, the Core Strategy proposes to increase industrial/warehouse floor space from 52,000 Sq m in 2011 to 60,3300 Sq m by 2029. Here, some 8ha is allocated at East Keynsham as an extension to the Broadmead/Ashmead/Pixash Industrial Estate along World's End Lane.
- Although the Core Strategy plans for a managed reduction of around 14,000 Sq m of industrial space in the Somer Valley, the exit of major occupiers from the district is likely to exceed this level with some industrial space changing to alternative use such as the former Welton Bibby and Baron site. Compensatory, new provision therefore needs to be identified for in the Somer Valley policy area to offset the overall loss, manage the overall level of reduction of industrial space in line with the planned 14,000 Sq m and ensure a flexible supply of land.

5.1 Current availability

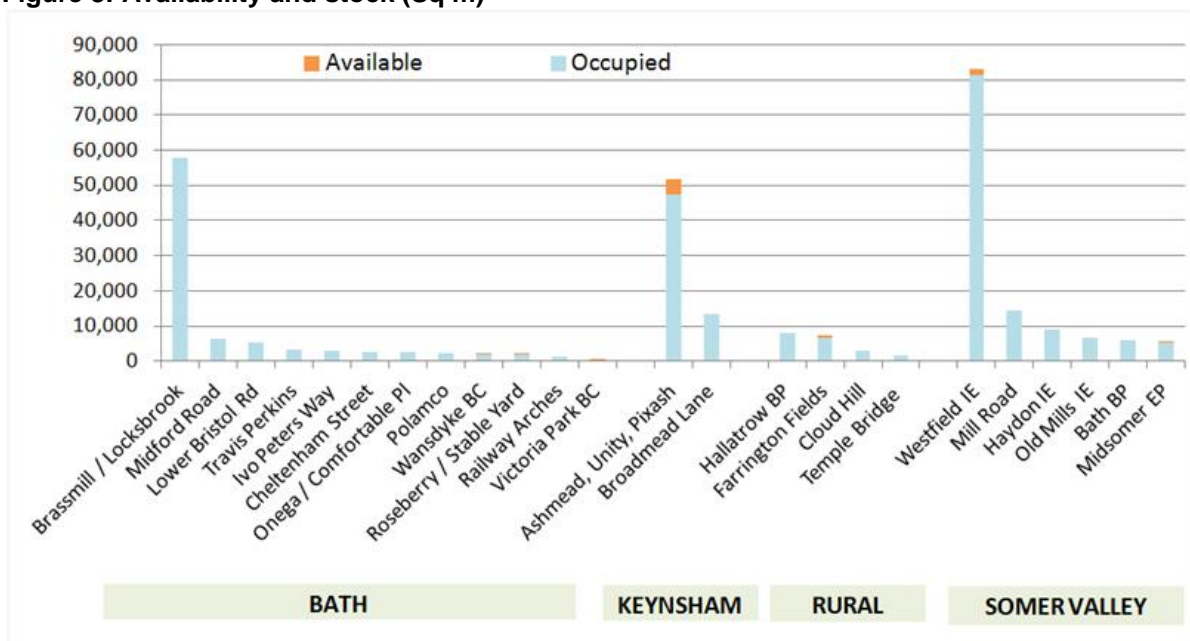
An understanding of industrial availability within the district has been ascertained through a combination of Focus and Egi searches, site visits and discussion with local agents. The analysis reveals that total availability within the district stands at 9,985 Sq m, and is spread across only 22 units. With regard to Grade, there was, at the time of the search, no availability in the market for either Grade A or Grade B rated space, with all of the available units rated as Grade C.

Current availability is extremely low set against B&NES's stock, equating to an availability rate of 1.6% across the district. In the wider context, LSH's Industrial 2015 market review revealed that availability in the South West region in total equated to 3.6% of regional stock, which is itself a low proportion by historic standards, though not as low as the current position in B&NES. This also compares to an average of 6.2% across an average of 72 UK markets and 4.8% for key centres in the South West which excludes Bath.

Viewed on an alternative basis, current availability translates into 1.1 years of supply across the district based on average annual rates of take-up recorded over the period 2010 to 2014 (addressed in the following section 3.3.2). In terms of the constituent sub-areas, the Bath and Somer Valley sub-areas possess less than a year of supply, while Keynsham would appear to have the most availability, equivalent to 2.5 years of average annual take-up for the area, although this is driven by availability of Croxley House.

Current availability is also confined to seven of the 24 industrial areas surveyed, with 20% (3 units) of the available floor space located elsewhere, outside of the surveyed industrial areas. As Figure 8 demonstrates, the majority of estates boast full occupancy, although this is based on the assumption that industrial areas where space is not being openly marketed, have zero availability/vacancy.

Figure 8: Availability and stock (Sq m)



Source: LSH, EGi, Focus, VOA

Owing to the physical nature of industrial property, it is quite possible to have strong occupier demand, while particular parts of the market are oversupplied, due the size of available stock being out of sync with business space requirements. However, an analysis of current availability by size-band for B&NES reveals that availability is restricted across most size-bands throughout the four sub-areas. The one exception is the presence of one relatively large unit in the Keynsham sub-district (Croxley House, Unity Road) totalling 3,643 Sq m, which is larger than any recorded transaction to have occurred over the past five years, and has had the effect of inflating its years of supply calculation.

Figure 9: Current availability (Sq m) and years of supply, by size-band

	Bath	Keynsham	Rural	Somer Valley	All B&NES
< 200 Sq m	539 (0.6)	118 (0.8)	198 (1.1)	323 (0.9)	1,179 (0.7)
200 to 499 Sq m	583 (1.1)	664 (1.0)	0 (0.0)	378 (0.3)	1,625 (0.7)
500 to 1,999 Sq m	1,501 (0.9)	0 (0.0)	767 (2.1)	1,268 (0.8)	3,537 (0.8)
2,000 Sq m >	0 (*)	3,644 (*)	0 (*)	0 (0.0)	3,644 (7.8)
All sub-area	2,624 (0.8)	4,426 (2.5)	966 (1.6)	1,968 (0.6)	9,985 (1.1)

*No recorded take-up in size-band

Source: LSH, EGi, Focus

However, with only 22 units available across the district, caution should be used in considering policy implications to the above figures which represent a snapshot at the time of reporting. In the space of several months, the supply figures can change significantly following the take-up of several units in one area and the arrival to the market of several units elsewhere, leading to different set of results. Consequently, the overriding point is that availability is relatively sparse in relation to both stock and average take-up in the smaller size-bands, but is difficult to judge reliably for the largest size-band. Indeed it is in respect of the latter where major occupiers have been lost to the district and where B&NES will struggle to compete with other major regional centres.

5.2 Planned Supply

Recent development pipeline information has been taken from the Council’s web site. Generally there are few employment development schemes going through the planning system or currently being developed and more of these represent significant new supply.

- At the Former Bath Press Premises, Lower Bristol Road, Bath a planning application is pending consideration for around 1,485 Sq m of flexible employment floor space (and 244 new homes). The inclusion of flexible employment floor space is important within the context of the findings of this review – the Council should ensure that the quantum of this space is maximized from a planning viability perspective which may require reducing any affordable housing requirement. The Council should also take steps to ensure that a suitable operator for this space has been identified as a condition of the planning permission to ensure the space created is useable and of high quality and not simply the space that is either cheapest to build or has the lowest alternative use value.
- At Roseberry Road, Bath, a planning application is pending for a mixed regeneration scheme including up to 6,000Sq m flexible employment floor space (B1).
- At Midsomer Norton, planning permission has been granted for a single storey warehouse extension to include vehicle turning arrangements, parking provision and solar panels. The

proposal extends the Avon Steel Company Ltd property at Midsomer Norton Enterprise Park by 920 Sq m. Permission was granted in August 2015

- At Burnett Business Park, Saltford, a planning application is currently pending consideration for the erection of a new distribution warehouse with associated offices and external works and parking. The scheme will provide 639 Sq m of new floor space.
- At Temple Cloud, planning permission is pending consideration for the erection of a warehouse unit at Gillard's World Wide Warehousing, Trident Works, Temple Cloud. The proposal is for an additional 475 Sq m of warehouse floor space.
- In Bath a recent application has been made for 609 Sq m of industrial space at 34 Box Road, Bath for conversion into a builder's yard.

Turning to planning policy the adopted Local Plan 2007 does not set a specific employment floor space requirement. However, Policy ET.3 regarding non-office business development (Class B1c, B2 and B8) identifies Core Business Areas on the Proposal map as areas where non-office development will be supported in principle.

The adopted B&NES Core Strategy plans for the contraction of industrial floor space across Bath of 40,000 Sq m. FTE equivalent within the Enterprise Area and additional losses over and above this are also expected which total some 15,000 sqm. It is therefore important to protect suitably located industrial floor space. Newbridge Riverside, identified as Bath's primary location for industrial enterprise provides 12ha of land is provided at Locksbrook Road, Brassmill Lane and the Maltings for a range of industrial activities.

In Keynsham, the Core Strategy proposes to increase industrial/warehouse floor space from 52,000 Sq m in 2011 to 60,300 Sq m in 2029. Here, some 8ha is allocated at East Keynsham as an extension to the Broadmead/Ashmead/Pixash Industrial Estate along World's End Lane.

In the Somer Valley a planned contraction of employment floor space still requires that new provision be planned for at Westfield Industrial Estate, Midsomer Enterprise Park and Peasedown St John; Old Mill, Paulton; and Midsomer Norton and Radstock Town Centre.

The Placemaking Plan Options Document suggests potential site allocations for employment development (and development control policies). Site allocations with alternative options including employment development are suggested at sites such as Charlton Timber Yard, Radstock, Ryman Engineering Services site, Radstock; and Old Mills Industrial Estate, Paulton.

6. Demand

This section focuses on the analysis of demand for industrial accommodation within the district. The foundations of this analysis are take-up statistics over recent years. This analysis provides an important indication of the type of industrial accommodation that is being sought within the market in terms of location, size and condition of unit as well as the types of business that are most active in taking new space within B&NES. Whilst take-up statistics are important in understanding demand within the district, in the case of B&NES demand is constrained by current supply and availability. Alongside this we have therefore drawn on our own knowledge of enquiries and experience of letting buildings within the area and have supplemented this by interviewing key players within the local market including local and national agents, occupiers and developers. When combined with the take-up statistics over recent years, this provides a robust analysis of current demand conditions for industrial accommodation within the district.

Summary of Findings

- Between 2010 and 2014, the average annual industrial take-up was 9,113 Sq m and with an average of 29 transactions per year. This is relatively small in the regional context, with B&NES accounting for 1.6% of total take-up within the South West region.
- Despite making up just 46% of stock, 81% of take-up has been focused within the 24 industrial areas surveyed by LSH. This confirms that these industrial areas are key to occupier activity and business relocations around the district.
- Just over half of recorded take-up within the surveyed estates has been for Grade C space.
- Despite making up only 3% of surveyed stock, Grade A space has accounted for 16% of total recorded activity, all of which has been at Bath Business Park, in Somer Valley, the sole Grade A multi-let scheme in the district.
- Small units have an important role in accommodating businesses in the district - units of below 200 Sq m account for 18% of total recorded take-up, but a significant 59% share of transactions. This is most apparent in Bath, where the smallest size-band makes up 70% of transactions. Small units of this size therefore make up a significant quantum of take-up and level of transaction and when combined with low vacancy rates means that retention of this size / type of unit is critical to meeting the demand of local businesses and functions of the local industrial market in Bath.
- Despite making up 16% of transactions, the 500 Sq m to 1,999 Sq m size-band has accounted for half of district take-up. It also has the highest churn rate of the various size-bands, standing at 2.8% of district stock per annum, compared to 1.4% across all size-bands.
- Demand for small and, medium-sized units, is more consistent than it is for the larger end of the market. The period 2010 to present has seen just a single transaction excess of 2,000 Sq m.
- Demand reported by agents is centred around Bath and smaller industrial buildings of circa 1,000 Sq ft to 5,000 Sq ft. Occasionally, larger requirements exist within the market but in the main, as a result of restricted access routes into and out of Bath, demand will tend to always be for smaller units, which suit the local occupiers. Many new occupiers are often start up companies requiring 'cleaner' industrial stock and some have limited capital to outlay on accommodation. However given the location and image, many smaller occupiers are very keen to have higher quality units made available similar to those at Bath Business Park.
- Within the wider B&NES region, particularly Somer Valley and Keynsham, there are occasional requirements for slightly larger buildings with occupiers drawn in by competitive rental values

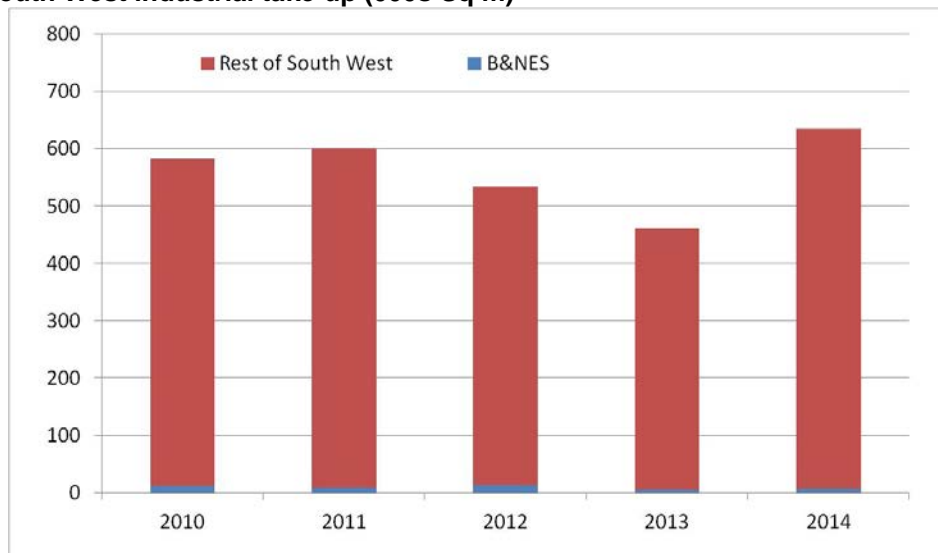
compared to neighboring regions such as Bristol and a strong local labour supply, which offers both skills and competitive labour rates. It is worth noting however many 3PL operators will be put off the region simply due to the road network and poor access to major routes. Demand is focused on a smaller number of local occupiers.

Our analysis of take-up within B&NES utilised a combination of national property databases, namely Focus and EGI, alongside discussion with local agents to help verify and augment this information. Taken together, this approach provides the most robust picture of market activity within the district. However, there is likely to be a degree of transactional activity which is not recorded by the national databases, albeit largely in relation to small, poor quality stock where the market is more opaque.

6.1 Take-up in the regional context

Over the period 2010 to June 2015, the research reveals a total of 46,770 Sq m of industrial take-up across 149 transactions throughout the district. Excluding 2015, B&NES has seen average take-up of 9,113 Sq m and 29 transactions per annum. In terms of quantum of floor space, this is relatively insignificant within the regional context – over the five year period 2010 to 2014, B&NES has accounted for 1.6% of total take-up within the South West region.

Figure 10: South West industrial take-up (000s Sq m)



Source: LSH, Focus

Considering B&NES makes up 2.2% of regional stock, this result suggests that B&NES underperforms in the terms of market activity. However, large distribution units make a significant contribution to the regional take-up figures. Indeed, if take-up of units in excess of 50,000 Sq ft is excluded (an area of the market which has seen no activity in B&NES since 2010), B&NES has accounted for 2.2% of regional take-up between 2010 and 2014. This points to a more balanced share of market activity, albeit focused among small and medium-sized businesses.

The pattern of recorded take-up in B&NES has been quite erratic over the past five to six years, and has not followed the wider trends seen in the regional and indeed national market as whole. 2012 was the most active year for the B&NES market, in terms of both the volume of floor space transacted and the number of transactions (Figure 11). This stands in contrast with the wider regional trends, with 2014 providing the most active period, reflecting the rebound in the UK economy and improving occupier confidence.

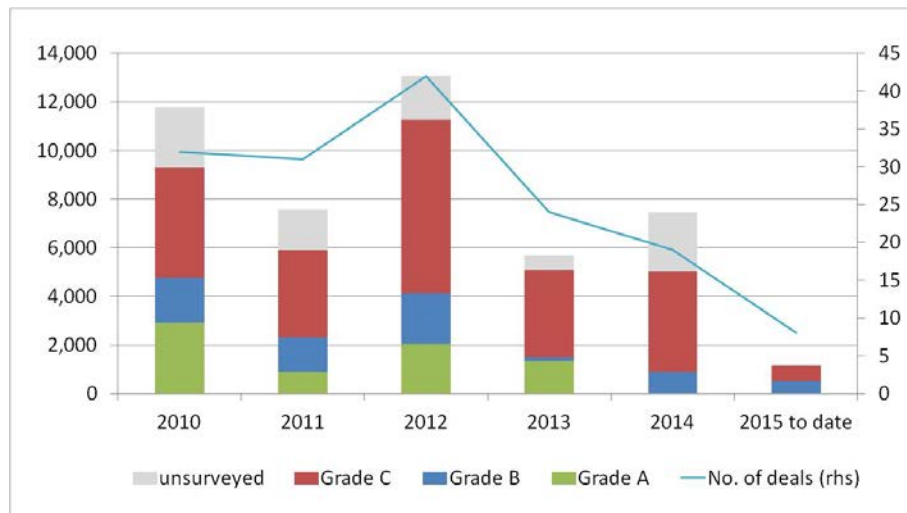
The poor correlation between B&NES's take-up trends and the wider regional position is likely to reflect the relatively small size of the market, with demand largely underpinned by market churn through lease events, as opposed to being driven by expansion and contraction business space demand. Similarly, the weak take-up seen in the first half of 2015 seems to counter the national trend, where evidence suggests that while market activity is down on the high of 2014, it is nevertheless robust against historic levels. This does however of course need to be considered against the low levels of current supply across the district which will, in itself, constrain take-up.

81% of recorded take-up over the period has taken place within the 24 surveyed industrial areas. In view of the fact that the surveyed areas make up 46% of total district stock, this confirms that these areas are key to occupier activity and business movements around the district. The un-surveyed areas, much of which is made up of standalone properties, evidently account for far less activity – it is therefore likely to be more driven by specific, more static, one-off occupiers. Whilst some of these will be important from an employment perspective, such cases are likely to be less strategically important to the Placemaking Plan. Across the district as a whole, annual average take-up equates to a churn rate of 1.4% of total stock per annum. This is a very low figure and implies that the vast majority of occupiers are content to remain at their current premises or find it difficult to move due to limited choice in the market. As above, however, the churn rate is higher across the surveyed industrial areas, standing at 2.4%. This is arguably understandable, as the majority of estates include a high proportion of properties held on a leasehold basis and a high proportion of smaller units which will be occupied by smaller businesses. This can change requirements at a greater pace following expansion and contraction.

Just over half (51%) of recorded take-up within the surveyed estates has taken place within Grade C rated properties. While this is a large share of overall activity, it is relatively limited when set against the level of Grade C stock across the 24 areas, and translates to a churn rate of only 2.2% of total stock per annum. Churn of Grade B space across the district is lower, at only 1.6% per annum, although this varies markedly by sub-area – standing at 6.6% in Keynsham compared with less than 0.1% in Somer Valley, despite the fact Somer Valley is home to nearly two thirds of the district's Grade B stock. The driving factor behind this is the longer lengths of occupation or owner occupied nature and high start-up costs for many of the manufacturing based occupiers.

Grade A take-up has been slightly higher than Grade B over the period 2010 to 2014, accounting for 16% of total recorded activity. All of this activity took place at Bath Business Park, in the Somer Valley sub-area, which is the only Grade A space to be delivered to the market during the period. Average annual Grade A take-up of 1,436 Sq m per annum translates into a churn rate of 15.1% of total Grade A stock, significantly higher than that of other Grades. The implication is there has been pent-up demand for high quality space, reflected in the take-up of Bath Business Park which has been a success despite being some 6 miles outside of Bath.

Figure 11: B&NES Industrial take-up (Sq m)



Source: LSH, EGi, Focus

Table 2: Average annual take-up (Sq m) and percentage churn, by sub-area (2010 to 2014)

	Bath	Keynsham	Rural	Somer Valley	All B&NES
Grade A	0 (0%)	0 (0%)	0 (0%)	1,436 (24.1%)	1,436 (15.1%)
Grade B	242 (1.7%)	977 (6.6%)	0 (0%)	50 (0.1%)	1,270 (1.6%)
Grade C	2,334 (3.3%)	793 (1.6%)	485 (2.4%)	994 (1.4%)	4,605 (2.2%)
Unsurveyed	587 (0.3%)	32 (0.2%)	135 (0.2%)	1,049 (1.1%)	1,803 (0.5%)
All	3,163 (1.2%)	1,802 (2.1%)	620 (0.8%)	3,529 (1.6%)	9,113 (1.4%)

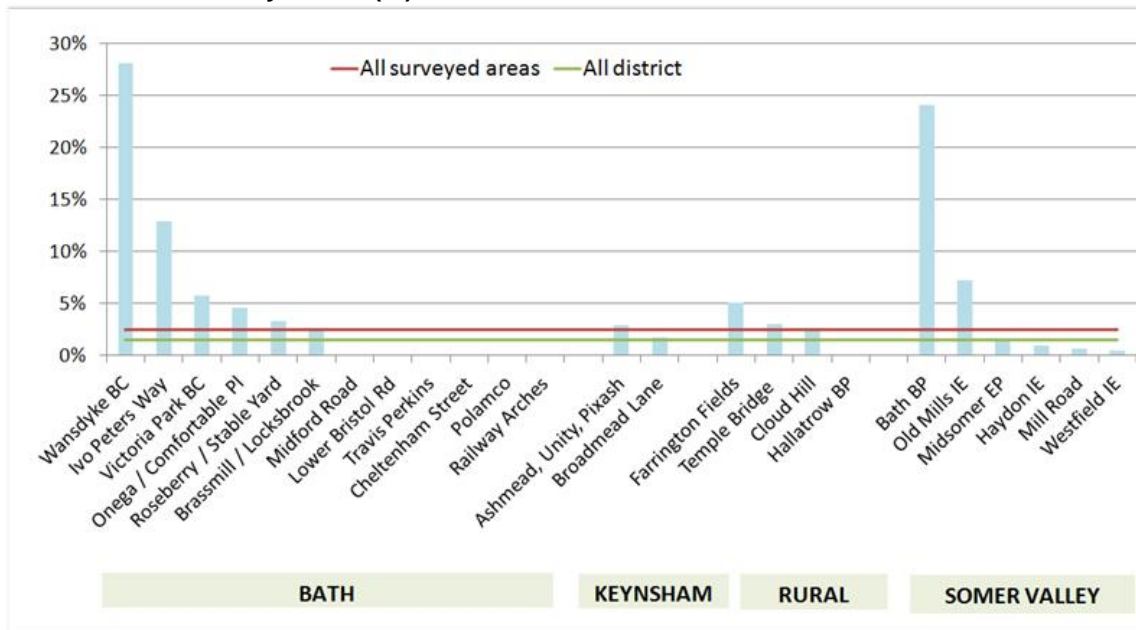
Source: LSH, EGi, Focus, VOA

In absolute terms, the Somer Valley sub-area has seen the most recorded activity over the period 2010 to 2014, with average annual take-up of 3,529 Sq m per annum, or 39% of the district's total. However, the Keynsham sub-area has seen the most activity in proportional terms, with a churn rate of 2.1% per annum, notably higher than 1.6% in the Somer Valley. While the Bath sub-area has recorded 10% less take-up than Somer Valley, it has by a distance seen the highest number of transactions of any sub area, with 69 compared with 45 in Somer Valley.

With regard to the 24 surveyed areas, several estates within the district stand out in terms of levels of activity over the period 2010 to 2014. Bath Business Park, Somer Valley, reveals an annual churn rate of 24.1%, reflecting its successful up-take and latent demand for Grade A space. However, despite being categorised as Grade C, Wansdyke Business Centre in the Bath sub-area has seen the most churn of any estate, averaging 28.1%. We understand that part of the reason for the high level of churn was the sale of the scheme in 2012 when occupiers realized they had full repairing liabilities, resulting in a number of units becoming vacant. In recent times the vacant space has been re-let on excluded tenancies with mutual break options and less onerous repairing leases, which means the units will progressively worsen in terms of condition, making prospects of redevelopment more likely. While this is relatively small in terms of size, making up less than 1% of the Bath sub-area stock, the units are well located and offer good flexibility for users.

Wansdyke Business Centre comprises 22 self-contained commercial units providing a variety of office, workshop and storage accommodation, with individual units ranging in size from 377 Sq ft) to 2,255 Sq ft. All units have separate access, offices and WC`s. Units of below 200 Sq m are popular among start-ups, and are subject to churn but have been relatively important to the Bath sub-area, accounting for 74% of recorded transactions, compared to 59% for the district as a whole.

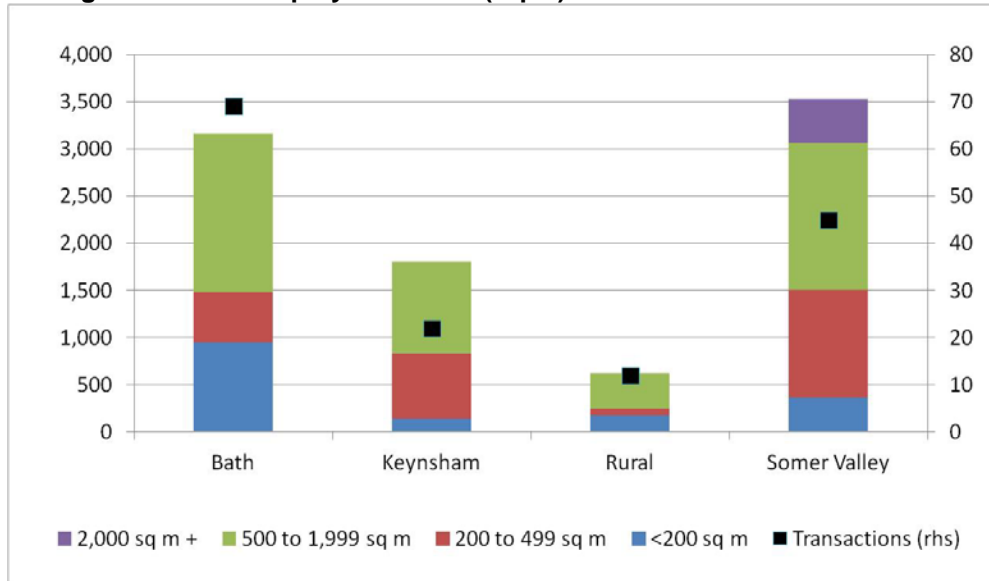
Figure 12: Transactions by estate (%)



Source: LSH, VOA, EGi, Focus

Across the district as a whole, take-up in units of below 200 Sq m accounts for 18% of total recorded take-up, but a significant 59% share of transactions. Evidently, small units have a very important role in accommodating businesses in the district. This is particularly apparent in Bath, where transactions in the smallest size-band account for 30% of sub-area take-up and 70% of transactions (Figure 12).

Figure 13: Average annual take-up by size-band (Sq m)



Source: LSH, EGi, Focus

Table 3: Percentage share of take-up and transactions, by unit size (2010 to 2014)

	Bath		Keynsham		Rural		Somer Valley		All B&NES	
	Take-up	deals	Take-up	deals	Take-up	deals	Take-up	deals	Take-up	deals
< 200 Sq m	30%	74%	8%	32%	28%	83%	10%	42%	18%	59%
200 to 499 Sq m	17%	13%	38%	45%	12%	8%	32%	36%	27%	24%
500 to 1,999 Sq m	53%	13%	54%	23%	60%	8%	44%	20%	50%	16%
> 2,000 Sq m	0%	0%	0%	0%	0%	0%	13%	2%	5%	1%

Source: LSH, EGi, Focus

The 500 Sq m to 1,999 Sq m size-band has seen the most recorded take-up over the period. Despite making up 16% of deals, this size-bracket accounts for 50% of district take-up. It also has the highest churn rate of the various size-bands, standing at 2.8% of district stock. This size-band appears to be important in the rural sub-area, making 60% of take-up, although it should be noted that this was made up of only a single transaction of 1,854 Sq m.

In contrast, B&NES has seen only one recorded transaction in the largest size-band of over 2,000 Sq m, a deal which took place in an unsurveyed unit in the Somer Valley sub-area. Specifically, this was Window Warehouse's lease of 2,350 Sq m at St. Barnabus Works, Radstock Road in 2014.

Evidence suggests that demand for smaller and, in particular medium-sized units, is more robust than it is for the larger end of the market, with churn rate for units in excess of 2,000 Sq m standing at just 0.2% of total stock. Although B&NES is home to a handful of large industrial properties (i.e. four factories above 10,000 Sq m), excluding these has relatively little effect on the churn rate for this size-band category.

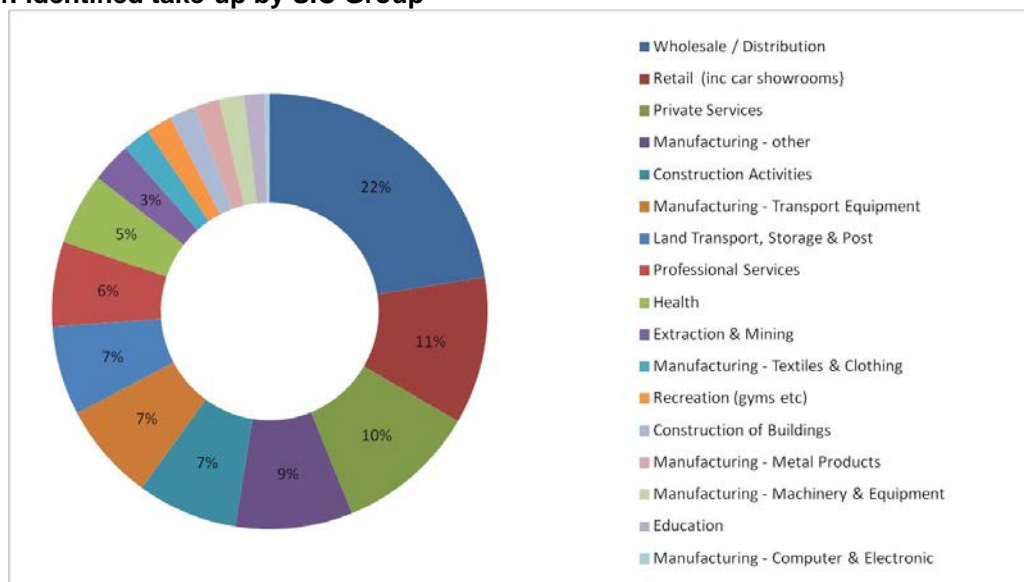
6.2 The nature of demand

Our analysis of take-up trends also takes account as fully as possible the type of occupiers who have been taking space within B&NES. Based on our site visits and information on incoming tenants contained within the desktop search of databases, it was possible to identify the employment sectors (using the government’s official SIC codes) for 73% of transacted floor space and 71% of recorded transactions over the period 2010 to mid-2015.

The results, depicted in Figure 14, reveal a highly diverse base of businesses taking industrial space within B&NES. Excluding take-up where the business sector could not be identified, Wholesale & Distribution has the leading share of take-up of the individual sectors over the past five years, making up 22% of the total (but 16% of transactions). Nevertheless, it is important to bear in mind that while this use predominates on floor space, it is unlikely to show the same density of employment compared with many of the other sectors.

Collectively, the Manufacturing sectors have taken an equal share of take-up since 2010, at 22% of the total, reflecting the ongoing importance of manufacturing in the district despite a number of high profile factory closures to have taken place over the past decade. No one particular sector of manufacturing dominates recent transaction activity, with manufacture of Textiles & Clothing, Transport & Equipment and Other Manufacturing all with a broadly equal share of activity. Conspicuous by its absence is the manufacture of printed material and paper, despite the cluster known to exist in the Somer Valley sub-area. This aligns with our understanding of the structural change of the sector being driven by digitisation.

Figure 14: identified take-up by SIC Group



Source: LSH, Focus, Egi

Behind Wholesale and Manufacturing, the retail sector has also played an important part in recent activity, accounting for 11% of recorded take-up since 2010. However, this only comprises a number of

transactions for some of the larger units, including a car showroom, tool hire shop and a Screwfix shop. Note that trade counters are not classed under retail, but rather in other sectors, depending on the type of employment on site. The majority of trade counter premises fall under the Wholesale & Distribution sector.

The results also reflect the diversity of uses that can be accommodated by industrial units, including service-based activities. Taken together, these other sectors, including Private Services, Professional Services and Recreation (which includes gyms) have accounted for the largest share of identified take-up across the district, at 25% of the total.

6.3 Current requirements

At present there are several larger requirements that are looking at Bath as a location.

- Confidential requirement via Colliers International for 35,000 Sq ft in Bath.
- Roper Rhodes (currently based at Brassmill Lane) who needed 100,000 Sq ft but have subsequently been looking at Chippenham/ Melksham as a location due to the lack of available stock and poor vehicular access around Bath. They would like the ability to create a bespoke property with 10 acres of land.
- When looking at smaller requirements, these seem more numerous particularly close to or in Bath, where there are at least 10 to 15 requirements from local businesses for 5,000 to 10,000 Sq ft. There are also a number of smaller requirements (7 +) of sub 1000 Sq ft looking in this locality but the downside to the landlord is often a weaker covenant strength. All will tend to be relatively new start-up businesses operating in a wide range of sectors.
- A 3 to 4 acre requirement through Carter Jonas for land for building a new factory in the region, possibly the Somer Valley. We understand this is an existing business seeking expansion land.
- As you move out towards Somer Valley, requirements on all scales are reduced, but larger requirements for manufacturing purposes are evident, driven by competitive rents and skilled workforces. Smaller requirements in the order of 750 to a maximum of 5,000 Sq ft are still the mainstay of requirements in all areas.

6.4 Rental levels

Bath has the highest rental levels of all industrial areas in B&NES, as it forms the main conurbation in the region with demand from a wide range of businesses supplying services locally and nationally. The poorest space (Grade C) in Bath achieves rents of £3.50 Sq ft (Victoria Park which is ready to be redeveloped) although it is worth noting that the prospect of redevelopment is likely to contribute in part to such low rental levels. Better quality accommodation in locations such as Brassmill Lane will be £7- £8 Sq ft. Given the shortage in supply of small scale industrial, some of which can effectively be classed as small storage space (sub 1000 Sq ft), prices reach £10 Sq ft in some cases. A good example of this is the newly refurbished railway arches at Widcombe, Bath. Most smaller industrial estates perform well, which is directly linked to the size of units. As an example we are aware of several deals at Wansdyke trading estate where rents have ranged from £6.11 Sq ft to £7.24 Sq ft.

Keynsham sits between Bristol and Bath and tends to be viewed as a more affordable industrial location than Bristol. Here, secondary space tends to be in more limited locations such as Broadmead Lane, and will fetch £3 to £3.50 Sq ft. Other more prime locations within Keynsham such as Ashmead Lane tend to be in the region of £5 Sq ft. In general it is considered as an affordable alternative to Bristol or Bath and attracts smaller occupiers seeking reasonable quality units and a sound road network.

The Somer Valley is favoured by printing and packaging companies where larger warehouse accommodation can be leased from £4.50 Sq ft, offering a substantial saving on prime Bristol space which can be nearer £8 Sq ft. The Somer Valley tends to have smaller space in the region of £5 Sq ft plus and popular locations include Old Mills Industrial Estate at Paulton, where rents can be as high as £7 Sq ft for smaller units. Prime space is located at Bath Business Park at Peasedown St John where values are £6.50 Sq ft, reflecting location and size.

Rural locations such as Cloud Hill tend to have rents in the region of £3 to £3.50, while other rural areas such as Farringdon Fields are in the region of £4 Sq ft. Clearly rural schemes offer more basic accommodation but can be well located for local road networks and offer occupiers good value accommodation and more importantly, flexible leases.

7. Occupier Feedback

In order to understand the suitability of industrial stock within the district for its current occupiers, an occupier survey was carried out which formed the basis of a postal survey. The objective of the survey was to understand the views of current occupiers on important subjects such as the suitability of their building in terms of location, size and condition and its suitability for their business requirements. This survey has generated important feedback relating to occupier's future plans for growth or contraction and whether it was felt that this could be achieved within the district. The analysis is important in that it the context of the current and future requirements of its occupiers and the extent to which these are met.

Summary of findings

- The survey suggests the occupier base has a long attachment with B&NES. Of the 58 respondents to the occupier survey, 83% have been located in B&NES for 10 or more years and premises are used in the main for manufacturing and storage & distribution.
- The survey suggests that occupiers are satisfied with the location of premises. 71% of occupiers rate the suitability of their location as 'good' or 'excellent'. Those located in Somer Valley rated their location suitability the highest; and were predominantly located at Old Mills and Westfield Industrial Estates.
- Similarly, the majority respondents are content with the quality of their accommodation. 65% of respondents rated the suitability of their premises and facilities as 'good' or 'excellent'.
- The businesses surveyed employ 37 people on average, with 71% of the businesses surveyed having all employees working in B&NES. Although the sample size was small from the rural area, the businesses in the rural areas employed the highest number of people on average, at 97.
- 32% of respondents stated they are planning to expand their business. Of those respondents planning to expand, nearly half stated that this could be achieved either at their current premises or elsewhere in the district.

7.1 Background to the survey and nature of respondents

With the assistance of B&NES Council, an occupier survey was conducted to ascertain the views and ambitions of a cross-section of businesses located within B&NES's key industrial estates (a copy of the survey is contained within Appendix 1). The survey yielded 58 respondents.

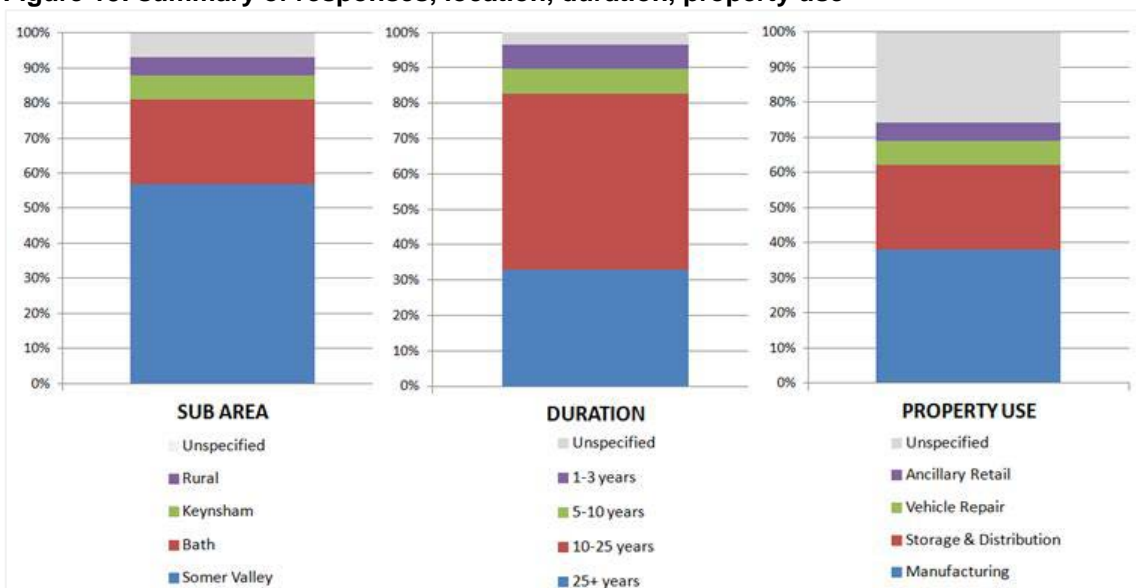
The majority of respondents (57%) occupy premises in Somer Valley and this should be kept in mind when considering the results. 24% of the responses were from occupiers located within the Bath sub-area, while Keynsham and Rural based responses made up the minority share. Westfield Industrial Estate in Somer Valley had the largest number of responses of the 24 industrial areas, followed by Brassmill / Locksbrook estate.

Evidence suggests that B&NES occupiers have a long attachment to the district. 50% of respondents have been located in B&NES for 10-25 years with a further 33% having been located in B&NES for 25+ years. Somer Valley is the only sub-area to have respondents that have occupied their premises for 1-3 years, while all respondents located in Keynsham have been at their premises for at least 10 years.

The results show that the businesses surveyed employ 37 people on average. The businesses in the rural areas employ the highest number of people on average, at 97, while Somer Valley businesses employ an average of 28 people. Of the estates, Ashmead Road in Keynsham has the highest average number of employees in the businesses located there. Of the businesses surveyed, 71% have all employees working within their B&NES property.

Manufacturing uses make up the largest share of responses at 38%, a result which reflects the predominance of factory floor space in the Somer Valley sub-area. This is followed by storage & distribution, which accounted for 24% of responses. By location, responses in the Bath and Keynsham sub-area largely involved manufacturing and storage & distribution premises, while the few responses from the Rural were all using their premises for storage & distribution.

Figure 15: summary of responses, location, duration, property use



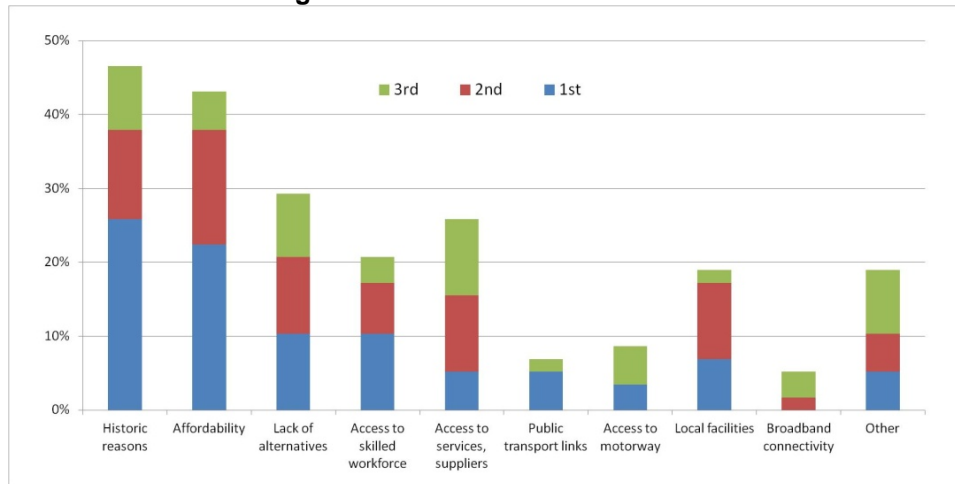
Source: LSH

7.2 Key results from the survey

Occupiers were asked to rank the three main factors for the current location of their business. Evidently, there is long, rooted base of industrial occupiers in B&NES, with 'Historic reasons' cited by 26% of respondents as the main reason for location in the district. Notably, this was closely followed by affordability, with 22% citing this as their primary reason. The main impression from the responses is that the majority of occupiers are satisfied with being located in the district and that affordable rental levels are an important factor.

Of the respondents in the Bath and Keynsham sub-areas, historic reasons and affordability were on par. In the rural areas, on the other hand, historic reasons followed by lack of alternatives were the key factors for location. Occupiers in Somer Valley had a greater variation, with the top factors including access to skilled workforce but, overall, affordability was cited as the key reason based on a weighted score.

Figure 16: Main reasons for locating in B&NES

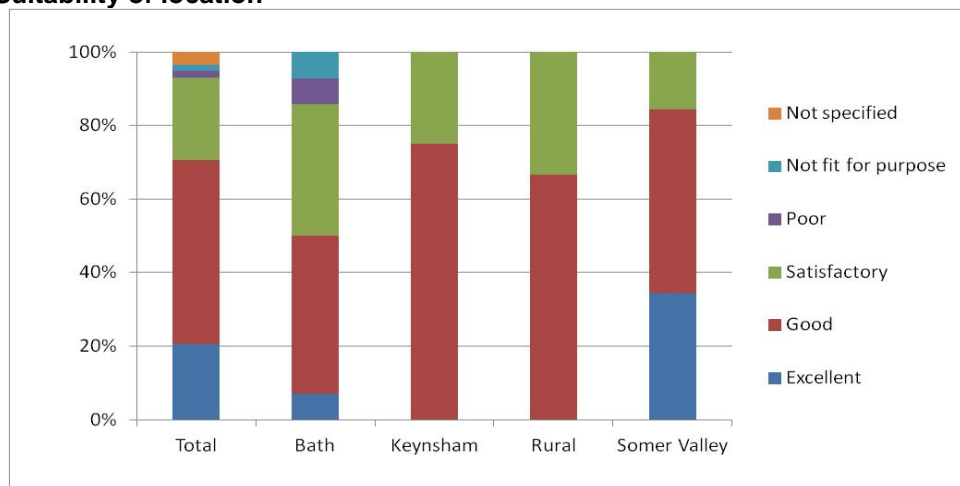


Source: LSH

The respondents' view on the suitability of location concurs with the suitability assessment of stock in section Supply Chapter. The survey response – dominated by businesses in the Somer Valley - indicated that occupiers are largely satisfied with the location of their premises, with 71% of respondents regarding their location as either 'good' or 'excellent', while 23% stated it was 'satisfactory'.

Of the 12 occupiers who rated their location as 'excellent', 11 were located in Somer Valley, mainly at Old Mills and Westfield Industrial Estates. While the sample was very small, it is notable that the two respondents who rated their location as 'poor' or 'not fit for purpose' were both located in the Brassmill Lane/Locksbrook Road industrial area, an area which was rated poorly as an industrial location during site visits.

Figure 17: Suitability of location

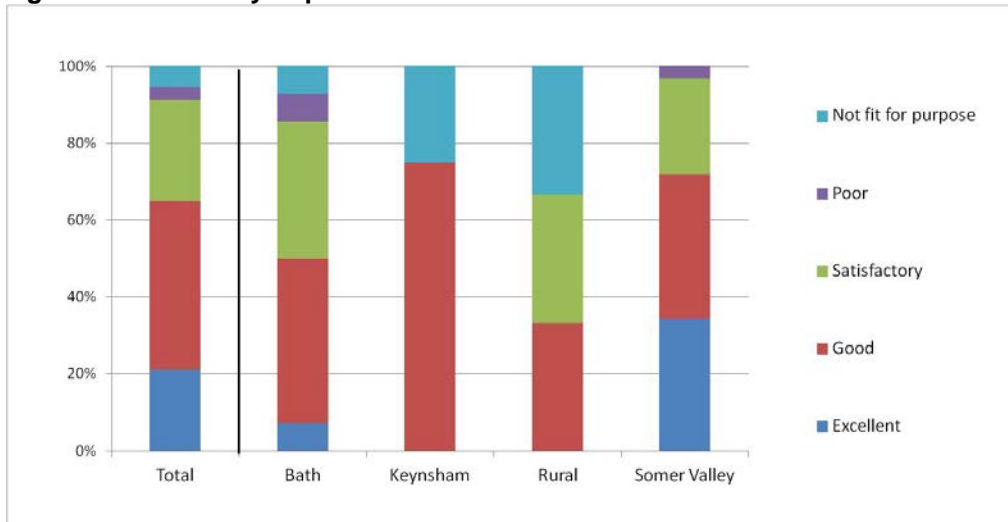


Source: LSH

Similarly to the above, occupiers were asked to rate the suitability of their current premises and facilities. Again, evidence suggests that occupiers are largely content with their accommodation, despite the fact that the district's stock is majority Grade C space. Overall 65% of respondents stated that their accommodation was either 'good' or 'excellent', while 26% said satisfactory. Only 4% graded it 'poor' or 'not fit for purpose' and were located across all the locations. Brassmill / Locksbrook in Bath was the only estate to have two respondents grade their premises as 'poor' or 'not fit for purpose'. Somer Valley had the highest proportion

of occupiers who regarded their premises and facilities ‘excellent’ at 34%. The majority of these occupiers were located on Old Mills Industrial Estate, meaning the result concurs with our analysis of the estate addressed in Section 4, which found Old Mills to be rated 7.0 on external quality.

Figure 18: Suitability of premises and facilities



Expansion plans amongst respondents

One of the particularly striking findings was that a significant 32% of responses (i.e. 18 out of 58) were planning to expand in the future. Whether this was based on pure aspiration, or more tellingly on actual, planned growth, was difficult to ascertain, although it does nevertheless provide a confident picture among the respondents. As for the remainder, 56% did not know whether they would be expanding and only 10% stated explicitly that they were not planning to expand.

Of those that are planning to expand their business, 44% believe this could certainly be achieved in either their current premise or in B&NES, and a further 28% thought it likely this could be achieved.

The remaining 28% do not think this would be possible within B&NES. Of the businesses seeking new or additional space, their requirements ranged from 2,500 Sq ft to 10,000 Sq ft. The preferred locations for expanding within B&NES were mainly Keynsham and Bath. Notably, three of these responses — stated specifically that they were looking for large units of c 100,000 Sq ft (9,929 Sq m) offering 12m eaves heights, within the district, and that they had been seeking this for three years.

7.3 In-depth interviews

The statistical analysis included within previous sections of this report provides important empirical information on supply and demand for industrial accommodation within the district. Whilst this can be analysed to identify market characteristics and trends it is important to supplement this analysis with qualitative information to understand the broader context of the local industrial market through a series of informal interviews. A total of five interviews were undertaken with a local agent, national agent, two occupiers and a developer.

7.3.1 Local agent

A conversation with a local agent highlighted a distinct difference across the sub-areas within the district.

Bath – Within the Bath area there is a strong demand for smaller units and more modern premises. Generally therefore the current high levels of demand for average or poor quality stock is underpinned by the low level of supply of smaller modern units. It was therefore felt that there is potential within Bath for higher rental levels to be secured for higher quality units. The industrial accommodation in Bath is however challenged by high demand for alternative uses which, in the case of residential, office and retail would drive higher values. It was thought therefore that this pressure would continue without strong planning policy and that in many cases the delivery of new industrial or work space accommodation would need to be linked to planning requirements and, for example, traded off against affordable housing where appropriate. The strength of planning policy would clearly be important in both of these instances.

Keynsham – It was felt that Keynsham would be the key area for expansion within the district. It benefits from what is arguably the best access within the area which would be improved by the South Bristol link road. It was however felt that whilst demand exists for new industrial accommodation and that Keynsham works well for this purpose, rents will always need to undercut both South Bristol and Bath rents, providing the cheaper alternative to attract occupiers.

Somer Valley – Both Radstock and Midsummer Norton were felt to be more peripheral and under pressure from Trowbridge and other areas. An example is Commerce Park at Frome which provides good value new industrial space which has proved strong competition for these areas. Whilst the Somer Valley market was felt to be constrained by the poor communication problems demand does exist for small and medium sized units. This is driven by the fact that many would be focused on local and owner occupiers because large firms will generally be dependent on better road access and connectivity. In reality, any demand for large units will be driven by factors such as local labour supply, convenience of location for senior management and are likely to be businesses where road connectivity is less of an issue.

Supplementing the above area specific observations, general comments on the industrial market within the area were that there is a strong demand being seen for trade counters and ‘cleaner’ industrial uses – indeed this requirement for cleaner and higher quality accommodation has been a notable feature of demand over recent years. The area does however face considerable challenges from other regional centres such as Trowbridge, Frome and Chippenham where good value modern industrial space is provided in locations with better connectivity than can be offered within the district.

7.3.2 Owner occupier, Bath Business Park

The local owner occupier in Bath Business Park occupies a unit of 5,000 sq ft with potential to provide up to 10,000 sq ft through a mezzanine. The business has grown up over recent years and had experience of trying to secure appropriate premises within the district. The business owners saw themselves as a good example of the type of entrepreneurial business that has grown up in and around Bath which is in many cases a result of individuals making lifestyle changes and moving from London. The business is involved in the distribution of food and therefore are typical of the type of occupier who requires cleaner, modern industrial accommodation within the Bath area.

As a small entrepreneurial business that was in part motivated by lifestyle changes of the owners, there was a strong desire to be near Bath for a combination of work and life reasons. When searching for a unit the preference was to be near Bath however their experience was a major difficulty in identifying suitable premises of any type within Bath both in terms of size and quality. Indeed, the business would have been prepared to compromise on a number of factors at the time to be located within the Bath area. Keynsham was considered as an option however the quality of stock on offer within Keynsham was felt to be of a poor quality and therefore was not appropriate for business requirements.

Bath Business Park, whilst not ideal in location terms, was felt to be the best solution available given the quality of accommodation available, affordability and relative proximity to Bath – this was seen as the best of the small number of options available rather than the preferred option at the time.

The overall impression of this business having gone through the process of identifying new premises was that there is a lack of supply on offer for businesses such as theirs and that it was unlikely to be an isolated case. Equally, such is the demand for modern quality flexible industrial/commercial buildings in Bath that the right product would command higher rental levels than currently being achieved. An additional remark made was in relation to a lack of Council engagement in responding to the needs of businesses such as theirs.

7.3.3 Printing firm, Westfield Industrial Estate

The Radstock area has been characterised by its cluster of printing and packaging companies. These companies have been a major feature of the local employment market over recent decades and have generally required large industrial buildings which house large scale printing equipment and employ a large number of local workers. The industry has however changed significantly following the rise in technology, digital printing and internet based businesses. The area has been highly dependent on this industry for local employment and therefore understanding the future of these businesses is important within the context of the local industrial market.

The business currently occupies a large amount of space in the Westfield Industrial Estate. They are adapting to technological change and modern digital printers will significantly reduce the requirement for space. The business therefore felt that the expansion land they have is unlikely to be utilised and at least one building is likely to be vacated over the coming years due to a reduced overall space requirement.

It was recognised by the business that the area is challenged in terms of its road network and connectivity and this is likely to be a constraint on the type of occupier who would require large scale industrial buildings. Space requirements within the printing and packaging cluster will continue to change due to technological change and that this is likely to alter the structure of the local industrial and employment markets.

Again it was felt that Council engagement has been lacking to date and that it would be important moving forward.

7.3.4 Local developer

Aside from Bath Business Park, no new industrial accommodation has been delivered in recent years and it was therefore felt important to understand the views of the local development community.

Bath - demand exists for more hybrid commercial units which provide a combination of office and industrial space. Their perception is that the weight of demand is on small unit sizes and quality, modern accommodation.

Keynsham – major competition will be from Brislington and the rest of South Bristol and therefore whilst demand exists it will be price sensitive. New units in Keynsham would therefore need to provide an affordable alternative to Bristol and Bath. Again, demand is focused on 5,000 to 10,000 Sq ft units which would again include a combination of industrial and more hybrid units.

Somer Valley – Given Bath Business Park is now fully occupied, perception is that demand exists for additional capacity and strategic land should be made for future development. Again, demand will be strongest for smaller units and there remains an issue with transport and connectivity across the Somer Valley compared to alternatives. This means that the area will be less attractive to larger occupiers unless due to specific circumstances. Viability is a challenge for new schemes, including the ability to secure pre-lets for new schemes – one possible solution to this would be to draw down land on a phased basis following successful lettings in order to reduce holding costs and support viability.

7.3.5 National industrial agent

The national industrial agent contacted is active within the local market but covers a larger area that goes beyond the district. We discussed their experience of working with one large Bath based occupier to find new industrial accommodation and also broader views on the industrial market within the district.

The agent contacted is currently working with a large industrial occupier based in Bath who has a 100,000 sq ft requirement. Whilst the preference would have been to remain within the area, the experience of carrying out the search identified an overall lack of stock within the Bath region. This was a factor of either the buildings on offer being too small or, in case of the Somer Valley, poor transport and connectivity which was regarded as being an operational challenge, particularly in terms of accessibility to the M4. As a result of these factors, locations such as Chippenham and Trowbridge have been seen as a better choice due to the availability of more buildings, competitive rents compared to Bristol and preferable transport links, a growing occupier market and a better choice of buildings.

More widely, the agent considered there was a significant level of demand for smaller units particularly focused on the Bath area. Bath Business Park was highlighted as a blueprint for the type of space which was felt would always let or sell well within the context of existing demand. It was also felt that the local nature of many of the businesses and preference for freehold units should also be recognised. Demand was seen to be highest in and around Bath however it was felt that demand still exists within the Somer Valley for flexible and affordable small and mid-sized units aimed at local businesses.

Again, drawing on experience of working with particular occupiers, the agent felt that demand for larger units (above 50,000 sq ft) will always be significantly constrained within the area due to the restricted transport links. Unless there is a clearly defining factor in terms of local employment, or an alternative reason for locating within the district, it was felt that larger companies looking to take space in the region are likely to continue to look towards locations that can better suit occupational requirements. It was however also noted that the demand from more local businesses, particularly in the Bath area, should be seen as a positive factor for the local economy due to the higher proportion of skilled people they are likely to employ.

7.3.6 Key findings

Whilst only five interviews were undertaken, these covered a broad range of parties within the district's industrial market and highlighted important conclusions:

- There is a significant undersupply of appropriate quality and size of industrial accommodation within Bath.

- A high level of demand exists for small modern industrial premises within Bath and more moderate demand within Keynsham and the Somer Valley.
- A significant constraint on the market for larger industrial occupiers is connectivity and transport – a high level of competition exists from other regional centres such as Chippenham and Trowbridge which means that demand for larger buildings is likely to continue to be constrained unless there are company specific reasons for operating locally within the district.
- There anecdotal evidence of a new wave of businesses wishing to locate within the area for lifestyle reasons that require modern, clean industrial accommodation and that are likely to benefit the local economy due to higher skill levels.
- Modern industrial accommodation in Bath would command higher rental levels however demand within Keynsham and the Somer Valley will be more driven by affordability in comparison to other competing locations.
- Development of new industrial accommodation both in Bath and the rest of the district will need to be underpinned by a strong planning policy.

8. Strategic Sites

8.1 Nature of strategic sites and function

As set out above within this review we have considered a total of 24 industrial estates / sites amounting to 299,501 Sq m. The surveyed areas account for 46% of the district's total stock and 39% of total units. The selection of these sites was agreed with the Council and sought to gain an insight in to the industrial sites and locations which the Council perceived to be key industrial sites within the district. The analysis of churn and take-up outlined above supports this selection.

For the purpose of this assessment, strategic sites are those that need to play a significant contribution to delivering the Council strategic objectives within an area. Strategic objectives will be informed by the Core Strategy and Economic Strategy and it is therefore the function of industrial land and buildings in working towards these that is important. In this section we outline the potential interventions for industrial accommodation land and buildings across the district before setting out what drives the strategic function of the different areas, strategic sites and potential actions the Council could consider in working towards its objectives. Within the context of the emerging Placemaking Plan the Council is seeking to identify:

- Development Sites
- Development Management Policies

8.2 Supplementary planning documents

The use of Supplementary Planning Documents (SPD) must be based upon a clear aim and objectives as means of delivering tangible results promptly. The NPPF states succinctly that the (*"Supplementary planning documents should be used where they can help applicants make successful applications or aid infrastructure delivery, and should not be used to add unnecessarily to the financial burdens on development"*). Whilst SPD can provide helpful supporting information to assist in the delivery of development, the national Planning Practice Guidance advises that such documents should only be prepared "where necessary". It should also be noted that:

The preparation of SPD can take time. Where a development site is particularly challenging, for example, due to on-site physical constraints or off-site environmental considerations, then the drafting and ultimately adoption by committee or committees delay the planning application and wider decision making process.

SPD is a further tier of guidance and advice – and for developers can add a level of detail that is perhaps overly prescriptive where principles of development are sought or alternative forms are suggested based upon a particular use or requirement. Care should therefore be applied in the consideration of the use of SPD to promote development sites.

8.3 Responding to the West of England Strategic Economic Plan 2015-2030

The West of England Economic Plan was submitted to the Government on 31 March 2014 and sets out the strategy for the four West of England Council's for delivering jobs and wider economic growth. For Bath and North East Somerset, it identifies a range of economic interventions required to deliver planned growth – leveraging match funding between the public and private sector and driven forward initially through SEP Funding.

"Outside of Bath, Keynsham and the other cities present a range of opportunities for the delivery of new employment floor space – presented in the delivery of new homes and regeneration of urban area."

8.4 Business Improvement Districts

There are over 200 Business Improvement Districts (BIDs) operating in the UK. Formed around 10 years ago, BIDs work to improve and enhance a defined commercial area through a series of defined and agreed initiatives within the BID area. Examples include:

- Environmental enhancements such as planting, greening
- Improvements to hardstanding areas and parking to serve businesses
- Business signage for the BID area
- Improved security and safety measures – such as fencing/partitioning and CCTV
- Enhanced waste recycling, collection and management arrangements
- Organised BID area-wide business training initiatives
- BID area advertising, marketing and promotion.

BID areas are funded by businesses in partnership in defined commercial areas. BID business contributors have a direct input into the operation of the BID area and the BID Levy raised by the BID companies and ring fenced for BID area improvements only.

Whilst many BID areas are associated with town centres – including Bath BID, others cover wider industrial areas and estates. The steady growth of BID areas and their alignment with the principle of localism – inasmuch as it reflects the drawing together of local businesses under common aims and objectives. For the larger industrial areas and particularly mixed areas with multiple ownerships, there's an opportunity for BIDs to be encouraged – supported through the experience of B&NES with Bath BID.

8.5 Simplified Planning Zones

Simplified Planning Zones are a mechanism for encouraging development through a simplified regime – where development orders set the context for the use, type and form of development within a specified area.

Of note, land within Conservation Areas, Green Belt and Areas of Outstanding Natural Beauty may not be included within an SPZ. This therefore precludes a significant proportion of Bath's urban area and Bath's peripheral areas and other settlements where these designations are in place.

SPZ should not be completely ruled out as an option for the delivery of enhanced or new commercial development, however, even where such designations are not in place, care would be required in the lifting of controls to ensure that neighbouring or nearby areas are not adversely affected by development in an SPZ. 'Time-limiting' an SPZ would be a key method of measuring assessing progress – with the option of extending the time period subject to its progress in encouraging investment and overall success.

8.6 Local Development Orders

Local Authorities can grant planning permission under a Local Development Order to predefined areas negating the requirement for a planning application to be determined by the local authority – thereby adding certainty to the development process. As a means of simplifying and making more transparent the uses permitted in Enterprise Zones, an associated LDO removes the requirement for planning permission, as certain defined forms of development such as economic or specified industrial uses, are permitted.

LDO's are inherently flexible which is beneficial when seeking to deliver mixed development in established mixed areas. This flexibility is attractive to both young and established businesses where, perhaps through market change or business opportunities, the company needs to respond (or be shown to be capable of responding) promptly to their accommodation needs. With no requirements or subsequent applications for permission (subject to any restrictions in place) no delays can be attributed to procedural matters.

LDOs can extend into and cover conservation areas. Care would need to be given to any restrictions within the LDO to ensure that there is no substantial harm to the special character or architectural impact and that less than substantial harm is weighted up against the public benefits of the proposal. An LDO cannot grant planning permission for works that would affect a listed building. It would be appropriate for further care to be taken in the assessment of any possible impacts on such heritage assets.

Within the defined LDO boundary, planning applications can still be submitted for development other than that benefitting from permitted development rights. Whilst this maintains some flexibility with regards to development control, it emphasises the need for clear management of development with such areas in order that development is not stifled or restricted by new proposals being brought forward under the planning application process.

Through an LDO, development can also be liable to charges under the Community Infrastructure Levy regime. Further, though Section 106 obligations cannot be required through an LDO, a developer may still offer to enter into a Section 106 Agreement where reasonable to mitigate any effects of a development proposal.

Whilst the LDO removes the opportunity for planning application fees to be charged, once an LDO is made, this can aid free up officer time in removing the application process from new and compliant development proposals.

8.7 Direct Public Sector Intervention

In addition to the roles available to the Council, as Local Planning Authority it could also consider taking a direct property interest in strategic sites. Prior to taking such a role, significant due diligence would be required in relation to any subject sites as well as detailed consideration of resource and skill levels within the Council and appetite for risk and reward. Options that could be considered include:

- Acquisition of investment property by the Council where tenants are already in place allowing the Council to benefit from the income stream required and exert direct control over the future of the properties in question including the use and type of occupiers.
- Acquisition of a head leasehold interest in new properties being built on development sites. Whilst some demand currently exists, as highlighted above, the nature of this being in the smallest local occupiers means that developers are not building speculatively. The Council entering into a head leasehold interest and the strength of its covenant will support viability and create the certainty for developers to bring forward new industrial accommodation which would then be sublet by the Council. This would however create an ongoing liability for the Council and more detailed consideration would need to be given to such a business case.
- Acquisition of freehold buildings with vacant possession with the intention of subdividing to provide a number of smaller units. In this case the Council could support the restructuring of the Bath industrial market, however detailed due diligence would of course be required as to the building, its physical condition and ability to subdivide, within a business case considering the costs and benefits of the opportunity.

- Acquisition of strategic sites which the Council would then invest in through servicing, creating served plots which could be disposed of to individual owner occupiers or developed and retained if suitable pre-letting opportunities were identified.

The above options range in complexity and level of risk. They do however reflect a variety of possible roles the Council could take as landlord, developer, head leaseholder or funder. It is certainly the case that a number of pension funds would look very closely at funding a project which is secure in income terms by the strength of the Council's covenant. Of particular consideration for the Council would be the location of any assets considered, given the relative weight of demand for units across the district, which will be greater within Bath and at a lower level in the Somer Valley.

8.8 Options

In order to support this process, appropriate interventions need to be identified on an area by area and site by site basis. Strategy options that could be taken by the Council in relation to these sites are principally:

Within the context of the above possible interventions we have categorised sub-areas and strategic sites within them as:

Protect – for those strategically important locations where sites are currently in industrial use but under pressure from re-development for alternative uses and therefore require protection through **Development Management Policies**.

Promote – for those strategically important locations where supply needs to be supported through a combination of protection, allocation of employment land and interventions to support development viability. This requires identification of sites as **Development Sites**.

Leave – for those sites that are not categorised as strategically important industrial locations in that they were not considered critical to delivering the strategic function of an area as identified. It is important to note that this is distinct from the strategic sites definition as stated within the Core Strategy. Sites such as; Cheltenham Street, Pines Way Industrial Estate, Omega Business Centre / Comfortable Place, Railway Arches (Wood Street), Roseberry Place / Stable Yard, Victoria Park Business Centre, Wansdyke Business Centre, Haydon Industrial Estate, Mill Lane, Bath Business Park and Midsomer Enterprise Park are all categorised as non-strategic due to either having very close to full occupancy, no external pressure from alternative uses, planned change to alternative use, it's functioning and performing very well or other similar reason. For this reason they have been categorised for the purpose of this report as 'leave'.

8.8.1 Bath

Strategic Function - An additional 40,000 Sq m of accommodation for the knowledge intensive and creative sectors is proposed. This is in part enabled through a reduction in industrial stock which is expected to total 40,000 Sq m within the Enterprise Area and over 15,000 Sq m outside of the Enterprise Area, particularly along the Lower Bristol Road. Planned losses of industrial sites within the city include Bath Press, Pines Way, Roseberry Place.

There is however an increasing demand for industrial buildings from 'cleaner' industrial users such as companies involved in food, drink or events. This demand will continue despite the loss in industrial floorspace outlined above. This reflects a wider trend of entrepreneurial individuals and businesses relocation from London to the South West, largely for lifestyle reasons. Generally demand is for units of up to 5,000 or 10,000 Sq ft and the weight of transactions takes place at this level. Demand is also strong for smaller start-up units as evidenced by churn rates on Wansdyke Business Centre. In many cases these are better placed to maximize the benefits of being located in close proximity to the city centre and can operate without excellent transport links.

Users of industrial premises can therefore be aligned to the Council's strategic objectives for the City of Bath but this is likely to be focused towards smaller, cleaner units with good amenity provision.

Strategic sites within Bath are therefore those that will continue to have an industrial use and have the potential to cater for the needs of smaller, entrepreneurial businesses who will seek to occupy industrial units in close proximity to the city centre. Indeed, it is these types of business that could pay increased rents for flexible, modern accommodation in the wider city centre area.

The key challenge within Bath however is how to protect key areas against pressure from redevelopment for higher value alternative uses. This protection could include consideration of whether larger industrial units within Bath that became available could be sub-divided into smaller units to meet the level of demand for this product identified by this review. Indeed, it may be that the Council could consider direct involvement in securing the industrial future of key areas through direct ownership, redevelopment within existing use and refurbishment

We note that for Former Bath Press Premises, Lower Bristol Road, Bath a planning application is pending consideration for around 1,485 Sq m of flexible employment floor space (and 244 new homes). The inclusion of flexible employment floor space is important within the context of the findings of this review – the Council should ensure that the quantum of this space is maximized from a planning viability perspective which may require reducing any affordable housing requirement. The Council should also take steps to ensure that a suitable operator for this space has been identified as a condition of the planning permission to ensure the space created is useable and of high quality and not simply the space that is either cheapest to build or has the lowest alternative use value.

Strategic sites- Brassmill Lane and Locksbrook Road

Opportunities

- Opportunity to restructure Bath industrial offer to improve quality, rental tone and number of units suited towards smaller, entrepreneurial businesses with 'cleaner' industrial uses
- To consolidate Bath industrial offer at Brassmill Lane and Locksbrook Road
- To develop a strategy for mitigating potential impact of loss of major employers within Bath
- Providing the opportunity to raise quality and rental tone for industrial units in Bath

Threats

- Whilst larger units do exist within Brassmill Lane and Locksbrook Road, Bath is not generally well suited to the transport and access needs of larger occupiers - strategy needs to account for the potential loss of larger occupiers
- Land value for other uses will be higher and therefore all industrial areas will be under pressure from re-development for alternative uses
- Condition of some units is deteriorating
- Increasing regulation such as EPCS will mean many units will need refurbishing at the very least over the next three years in line with the requirements of the Minimum Energy Performance Standards

Recommended Actions – Protect through Development Management Policies which:

- Create a firm planning policy on the retention of industrial accommodation at Locksbrook Road and Brassmill Lane that limits potential for redevelopment for alternative uses but permits redevelopment within existing use
- Require any applicant to demonstrate that no suitable demand exists for a vacant unit in its current configuration of one that can be achieved within the bounds of financial viability in line with the NPPF
- Require a no net loss of B1, B2 and B8 space within the defined Brassmill Lane and Locksbrook Road area
- SPD prepared in response to the Council's Economic Strategy and Core Strategy focusing on amplifying policies within (an adopted) Placemaking Plan as a means of enhancing the area's physical appearance, profile. This would be with a view to retaining and attracting modern B 'use' businesses to the area. Planning applications would still be required for new development – with conditions or S106 Agreements used as key mechanisms to facilitate local improvements
- Establish a BID to improve and enhance the area to encourage target sectors to occupy space when it becomes available
- Following SPD's adoption and having reviewed any changes and enhancements as a result, consider a LDO in order to assist and help accelerate change in the area. At Locksbrook Road, the sites location, within a Conservation Area precludes the option for an SPZ. Brassmill Lane is outside of the Conservation Area, albeit it bounds a Conservation Area along the River Avon and could be pursued. However, an LDO in this location would offer the benefits of encouraging further investment and development that responds to an area which is undergoing enhancement. An LDO will encourage further investment based upon defined uses and forms of development that the Council has successfully and initially encouraged through the SPD
- Consider potential for Council to take direct ownership of industrial investment properties in Brassmill Lane and Locksbrook Road where they become available.

8.8.2 Keynsham

Strategic Function – Keynsham is located strategically between Bristol and Bath and enjoys excellent relative transport links within the district by road and rail. There is a current critical mass of employment space in the town albeit that this varies in quality. Keynsham can attract occupiers by offering suitable accommodation at a price point below rents for similar space in Bath and Bristol as well as being able to draw employees from both locations. It is less remote than the Somer Valley and should therefore be considered as the main area within the district for managed expansion of industrial floor space, focused on smaller units.

In Keynsham, the Core Strategy proposes to increase industrial/warehouse floor space from 52,000Sq m in 2011 to 60,300Sq m in 2029. Here, some 8ha is allocated at East Keynsham as an extension to the Broadmead/Ashmead/Pixash Industrial Estate along World's End Lane. This will provide additional capacity for new industrial accommodation to be developed in an area capable of expansion over the plan period alongside expected increases in population.

Strategic sites- Broadmead/Ashmead/Pixash Industrial Estate, including extension at World's End Lane

Opportunities

- Industrial land premises enquiries directly to B&NES Council between April 2014 and July 2015 have been directed towards investment and new start-ups

- Opportunity to provide strategic industrial land in the best location within the district for transport connections
- To provide capacity for future development of industrial through extension to World's End Lane, and supply employment space for future growing population
- To provide modern industrial accommodation to meet the demand for small units of up to 5,000 Sq ft and some design and build or pre-let opportunities for larger units
- To locate industrial units requiring visibility such as trade counters or car showrooms along frontage to Bath Road
- To locate smaller and medium sized industrial units along an upgraded World's End Lane
- To raise the quality of industrial accommodation within the town
- To provide over-spill for occupiers who cannot be accommodated within Bath following reduction in supply within the city.

Threats

- Rents are always likely to have a ceiling by virtue of the need to sit below those in South Bristol and Bath
- Balancing expansion land against protection of the green belt and environmental considerations
- Viability of development due to high construction costs and bring land forward against possibility of future residential development potential
- The 8ha of land allocated equates to some 34,000 Sq m of additional capacity at 40% site coverage which is significantly in excess of the 8,000 Sq m identified additional capacity required over the plan period
- Many potential occupiers are small businesses who are less likely to enter into pre-lets and resultant skepticism of developers to bring forward new speculative schemes
- Condition of some current units is deteriorating.
- Broadmead though popular is very poorly located and a flood risk. However it offers local companies affordable accommodation and its use is well suited to local demand . It could not be used for other uses such as housing land

Recommended Actions – Promote new industrial development on Worlds End Lane including the adjoining waste transfer site through options such as:

- Options to create certainty around the development process through SPD, SPZ or LDO – the latter being helpful in delivering industrial development here promptly, so to assist its provision to align more closely with planned housing growth locally. Through an LDO (and therefore planning permission in place), mixed B1, B2 and B8 uses promoted with the benefit of a simplified planning regime, could stimulate development promptly in a popular strategic location. Further, to protect adjoining amenity, the Order could have defined zones which reflect predicted demand for differing types of industry covering from light business uses, heavier industries and open or covered storage. The LDO could through its restrictions, control a range of issues as a means of retaining a level of control in respect of any on site sensitivities or those off-site including highways

improvements necessary (potentially via S106) to bring forward development

- On the basis that the average five year take-up of built stock within the Keynsham area is 1,802 Sq m. Assuming a typical site cover of 40% and site infrastructure of approx 15%, (estate roads, substation etc) the net developable area of 8ha of additional capacity almost exactly meets the projected demand.
- As there is no capacity within the current allocation to react to increases in demand in excess of estimated forecast, it would be prudent for the Council to consider expanding their allocation along Worlds End Lane by circa 20%, say to 10 ha.
- Consider Council taking role in de-risking development and improving viability through use of freehold assets or utilizing strength of Council covenant through leasehold structure.

8.8.3 Somer Valley

Strategic Function – The Somer Valley forms the area to the South West of Bath including Paulton, Radstock and Midsomer Norton. It has historically been home to a number of major occupiers and industries which, between them, have employed a significant number of people. Bibby and Baron and Alcan were previously major employers within Midsomer Norton, that have now closed. The former Alcan site has been brought forward for residential-led redevelopment and the former Welton Bibby and Baron premises remains vacant and derelict but likely to be redeveloped for residential.

Current estates have generally been successful and provide low cost accommodation for small and medium local occupiers, generally in units of up to 5,000 to 10,000 Sq ft. but more often units at the lower end of this range. All of the estates outlined above are approaching or at full occupancy. There is latent demand for additional units and this has been supported through engagement with local agents – the risk of not having additional capacity is that either new businesses locate elsewhere, or exiting businesses are unable to secure space that allows expansion and growth.

Other than Bath Business Park there is no new space within the district. This is mainly driven by the combination of constrained rental values, the cost of development and a limited number of occupiers who would be likely to enter in to a pre-let. These factors make speculative development risky and largely unattractive to would-be developers. This is emphasised by upfront site assembly and site servicing costs which carry significant additional holding costs. This is particularly challenging in the Somer Valley due to what are likely to be slow take up rates.

In terms of long term demand, average take up was 3,529 Sq m per annum as taken from the below table in the report. Excluding the Grade A stock at Bath Business Park this reduces to 2,093 Sq m. A key question is whether a new Bath Business Park could be delivered every 10 years.

Depending on whether Bath Business Park is included or excluded, this provides a total projected take-up over a 15 year period of between 31,385 Sq m and 52,935 Sq m based on historical figures. This translates to 19 to 32 acres at 40% site coverage depending on whether you include Bath Business Park take up. It is likely that the average unit provided to meet demand at Old Mills would be below Bath Business Park where the average is circa 4,000 sq ft and it is therefore likely the total requirement would be at the mid to lower end of this range due to smaller average unit sizes and a similar number of transactions.

It is likely that there will be some contraction in the space occupied by the printing industry, which will create vacant stock and provide additional capacity. By way of illustration, if 60,000 Sq ft became available and could be sub-divided to meet demand for smaller occupiers, then this would equate to 3 acres worth of newly developed industrial floorspace. It is therefore important to take this additional capacity into account

alongside the promotion of other strategic sites over the plan period and it will be important to have a contingency plan in place for those medium sized units that become available and then couple this to a plan to identify additional capacity. Reuse of existing available buildings should be the priority within a plan to respond to the low levels of availability and high demand for smaller units. That said, timing of additional supply through this route will be both subject to the changing business needs of current occupiers and viability at the point of redevelopment. Timing as to when such units may or may not be provided is therefore highly uncertain and new capacity will be required alongside reuse of larger buildings and small scale infill of existing estates.

Strategic sites- Westfield Industrial Estate, Old Mills

Opportunities

- Indicative of local rural economic activity is Bath Business Park and Peasedown St John. This has seen steady development over the past 10 years with diverse uses including a hospital, fertility clinic, car showrooms and servicing, with a mixture of local industrial occupiers. Further vacant land equating to around 2.85 acres was sold in 2014 – meaning that the remaining capacity has almost been taken up in its entirety.
- Industrial land premises enquiries directly to B&NES Council between April 2014 and July 2015 have been directed towards investment and new start-ups.
- Occupancy rates appear high within business/industrial parks – with presently only five vacant units in the area.
- To supply strategic industrial land at Old Mills, providing capacity for future industrial development and employment space to meet demand over the plan period
- To provide modern industrial accommodation at Old Mills to meet the demand for small units of up to 500 Sq m (5,000 Sq ft) and some design and build or pre-let opportunities for larger units. The weight of demand will be focused on units up to 300 Sq m (3,000 sq ft)
- To build on current critical mass of employment uses over the plan period allowing other vacant strategic sites such as the former Welton Bibby & Baron site to be reserved for housing
- To support those printing firms at Westfield Industrial Estate which will need to adapt business models to respond to digitalization of the industry
- To provide over-spill for occupiers who cannot be accommodated within Bath following reduction in supply within the city.

Threats

- These centres serve a largely rural area with relatively poor transport links to the wider region. The A37 provides the main link north to south. The lack of a major motorway, A road or rail inking the area to the wider region has a negative impact on the areas ability to attract inward investment.
- Most industrial and business space is taken up by local occupiers and owner occupiers and the constraints in terms of transport and accessibility means that this is likely to remain the case. Future demand for industrial premises will continue to be driven by these types of businesses.
- An alternative site directly west of the Old Mills Industrial Estate is being promoted as an alternative employment site

- **Westfield Industrial Estate**
 - Occupied by a number of printers which form part of an established printers cluster – technological change within the industry and move to digital is leading to structural change within the industry
 - Employs a large number of people within the Somer Valley and could be at risk if businesses do not adapt
 - If large buildings become available then there are likely to be limited large scale occupiers to fill vacant space.

- **Old Mills**
 - Is an existing and locally significant employment cluster with available land adjacent to it
 - Situated on the western edge of Midsomer Norton, approximately 13.5ha of land at Old Mills is allocated under Policy GDS.1 (site: V4) for business uses B1, B2 and B8 in the Bath Local Plan, adopted 2007. The site requires landscaping to address potential visual impacts, works to overhead electricity lines, neighbouring road improvements and on-site community facilities to meet the needs of workers.
 - Viability challenges to delivery of industrial development due to high construction costs and value expectations of land owners
 - Many potential occupiers are small businesses who are less likely to enter into pre-lets and resultant skepticism of developers to bring forward new speculative schemes.

Recommended Actions – Promote industrial development at Old Mills by allocating land to the north and south of the A362 and review capacity over plan period:

- The two parcels of land at Old Mills total circa 40 acres through a combination of land to the west of Old Mills industrial estate (9 acres) and to the north and west of Somer Valley Enterprise Park and Wickes.
- Suitability and deliverability of these options needs to be established along with ownerships, environmental, highways and general servicing issues etc.
- What is clear however is that a further strategic site of 19 to 32 acres is appropriate based on historical take-up stats. It is likely that, due to smaller average units in the Somer Valley that this requirement will be between 19 and 23 acres.
- As highlighted above, this additional capacity needs to cater for small units of under 300 Sq m (3,000 sq ft) as well as the opportunity for some larger units including options for larger companies down-sizing as well as trade counters and car show rooms.
- The land to the west of Old Mills industrial estate (9 acres) would (subject to any highways constraints) provide a natural extension to the current estate, accessed through it, providing a similar mix of units.
- Upfront costs of creating access and servicing to the majority of the site to the west of Wickes will be significant and therefore early demand should be catered through those parts of the site where access could be provided through a continuation of that currently provided to access the Somer Valley Enterprise Park, particularly the sites to the north of the Enterprise Park (6.5 acres).
- The residual of the suggested initial allocation should be focused on the land fronting the A362 to the west of Wickes (7.5 acres) which will provide opportunities for some higher value industrial uses such as trade counters and car showrooms.

Additional options exist to:

- Create certainty around the development process through SPD, SPZ or LDO. Using the Placemaking Plan to scale back the site's developable area and potentially ownerships could assist in progressing a new masterplan for the site – using an SPD as a means of defining form of development and LDO to encourage new industrial development without the need for planning applications and associated application fees. These could act as a stimulus for development alongside latent demand for new floor space in the Somer Valley
- Consider Council taking role in de-risking industrial development and improving viability through use of freehold assets or utilizing strength of Council covenant through leasehold structure
- Consider alternative options to pump prime development and provide funding for up front infrastructure works.
- Provide support to printing cluster at Westfield Industrial Estate through Economic Development team and Invest in Bristol and Bath.

9. Conclusions & Recommendations

This review has considered the B&NES industrial market in terms of supply, demand and availability as well as seeking to understand the views of occupiers. It also reviewed the direction of travel and structural change within the market that is happening at the current time and likely to continue in future years. Whilst important to the local economy the B&NES industrial market is not significant either nationally or regionally given that it represents 2.2% of the South West and 11% of the West of England Economic Area. The main reason for this is that it does not compete with other locations in terms of large scale industrial and logistics, principally due to poor access by major roads in many parts of the district. That said when figures associated with large industrial and logistics occupiers are stripped out of the South West take-up figures, B&NES has a representative share of stock and take-up within the small and medium end of the market.

The B&NES market largely functions as a local industrial market where any occupiers either serve local communities or have historical routes with the area and where affordability is key in Keynsham, Somer Valley and rural areas. Indeed, the representative levels of take-up and low levels of availability at 9,985 Sq m, equating to an availability rate of only 1.6% or 1.1 years of supply, based on average rates of take-up. This points to a market that in most part does not have significant issues on the demand side.

The majority of stock within B&NES is secondary in nature and limited new development has taken place in recent years, something that is not uncommon nationally. That said whilst development is starting to happen elsewhere in the country, we are not aware of any significant plans for new industrial stock within B&NES and, when seen against the levels of demand reported and their availability rate points to an element of market failure. This is principally due to the higher values associated with alternative uses within Bath and poor viability of developing speculative schemes in Keynsham and the Somer Valley.

The combination of poor quality stock and with low availability means that when business moves are required occupiers have little choice of new accommodation and are in many cases remaining in occupation in accommodation that is not ideal for businesses or move to alternative locations such as Chippenham or Trowbridge when the space they are occupying becomes a major constraint on their businesses. The risk at the current time is therefore that local businesses either do not occupy the space that is best for their businesses or they are lost to the district – something that has been seen in the cases of Welton Bibby & Baron in recent years. Alongside this, it is however important to recognise the evidence from the occupier survey completed that many local occupiers are satisfied with their current premises, they like the area due to the historical routes and low cost of accommodation and are of the view that their business expansion plans can be accommodated either within their current premises or within the district.

The evidence available does however point to a structural change in some industrial sectors, particularly those industries that occupy larger buildings such as printers or large scale manufacturers – a factor that has been responsible for major losses of employers in recent years such as Welton Bibby & Baron, Cadbury's, Alcan, as well as likely further change in the case of some printer businesses at Westfield Industrial Estate. These major losses are largely a result of one of a number of factors such as an inability to expand within the centre of Bath; inability to identify new premises within the district; constraints on transport links; and the changing face of manufacturing through digitisation or movement of functions abroad. These factors have particular impact at the larger unit end of the market and are of significant interest to the Council given the number of people employed by these businesses. They do not however point to systemic failure of the industrial market in B&NES.

Alongside this at the small and medium end of the market the picture is one of lack of availability and choice. This is not an issue for many businesses who are content with their current premises, but restricts the ability for new businesses to set up and for existing ones to expand or contract. In addition to the more traditional industrial occupiers, recent years have also seen more varied businesses occupying industrial space. Examples include food distribution, events and soft play – these uses sit more comfortable alongside residential uses and require more modern, flexible and clean units and estates. It is a combination of these traditional businesses and a new wave of different industrial occupiers that is fuelling

demand for smaller units across the district.

Within the district there are distinct sub-areas of Bath, Keynsham, Somer Valley and the rural area of Radstock. Each has distinct characteristics, opportunities and challenges in terms of both the current and future structure of the industrial market. To this effect, each sub region will develop strategic functions within the B&NES industrial market, which whilst not absolute in nature, do typify the opportunities they offer. Some sites within these sub-areas will be critical to fulfilling these functions over the plan period and therefore actions need to be established to these ends. Our assessment of supply and demand within the local market as well as the occupier survey provides the context for our conclusions and recommended actions in relation to these strategic sites. These are summarised in the table below and should be considered by the Council in preparation of the Placemaking Plan.

	Opportunities	Actions
Bath	<p>Against a backdrop of overall reduction of industrial accommodation with Bath to restructure the Bath industrial offer towards small and medium sized units that suite a mix of 'cleaner' industrial uses</p> <p>To consolidate Bath industrial offer at Brassmill Lane and Locksbrook Road and focus intervention on these areas</p> <p>To develop a strategy for mitigating potential impact of loss of major employers within Bath and reposition towards smaller and medium sized units with the majority being under 500 Sq m (5,000 Sq ft)</p> <p>Providing the opportunity to raise quality and rental tone for industrial units in Bath</p>	<p>Create a firm planning policy on the retention of industrial accommodation at Locksbrook Road and Brassmill Lane that limits potential of redevelopment for alternative use</p> <p>Require any applicant to demonstrate that no suitable demand exists for a vacant unit in its current configuration or one that can be achieved within the bounds of financial viability in line with the NPPF</p> <p>Require a no net loss of B1, B2 and B8 space within the defined Brassmill Lane and Locksbrook Road area</p> <p>SPD prepared which focuses upon amplifying policies within (an adopted) Placemaking Plan</p> <p>Establish a BID to improve and enhance the area to encourage target sectors to occupy space when it becomes available</p> <p>Following SPD's adoption and having reviewed any changes and enhancements as a result, consider a LDO in order to assist and help accelerate change in the area in order to encourage further investment and development that responds to an area which is undergoing enhancement and meets the needs of small and medium sized industrial occupiers within Bath.</p>
Keynsham	<p>Opportunity to provide strategic industrial land in extension to World's End Lane to accommodate future development, and supply employment space for future growing population</p> <p>To provide affordable modern industrial accommodation to meet the demand for small units of up to circa 500 Sq m (5,000 Sq ft) and some design and build or pre-let opportunities for larger units of circa 1,000 Sq m (10,000 Sq ft). This should accommodate a mix of industrial uses</p> <p>To raise the quality of industrial accommodation within the Keynsham whilst recognising that</p>	<p>Options to create certainty around the development process through SPD, SPZ or LDO – the latter being helpful in delivering industrial development here promptly, so to assist its provision to align more closely with planned housing growth locally. Through an LDO (and therefore planning permission in place), mixed B1, B2 and B8 uses promoted with the benefit of a simplified planning regime, could stimulate development promptly in a popular strategic location. The LDO could through its restrictions, control a range of issues as a means of retaining a level of control in respect of any on site sensitivities or those off-site including highways improvements necessary (potentially via S106) to bring forward development</p>

	<p>affordability is an important draw for businesses</p> <p>To provide over-spill for occupiers who cannot be accommodated within Bath following reduction in supply within the city.</p>	<p>On the basis that the average five year take-up of built stock within the Keynsham area is 1,802 Sq m (circa 20,000 sq ft) per annum and assuming a typical site cover of 40% and site infrastructure of approx 15%, (estate roads, substation etc) the net developable area of 8ha of additional capacity almost exactly meets the projected demand. The priority at World's End Lane will be to upgrade the public highway to provide suitable access which in the first instance unlocks the areas starting from Pixash Lane. Traditional industrial uses should be focused on Worlds End Lane with an opportunity for uses requiring visibility such as trade counters or car showrooms to occupy plots fronting Bath Road</p> <p>Consider Council taking role in de-risking development and improving viability through use of freehold assets or utilising strength of Council covenant through leasehold structure.</p>
<p>Somer Valley</p>	<p>To supply strategic industrial land at Old Mills, providing capacity for future development and employment space to meet demand over the plan period and manage the planned reduction in industrial accommodation within the sub area.</p> <p>Occupancy rates appear high within business/industrial parks – with presently only five vacant units in the area. This indicates some latent demand for small units of up to 300 Sq m (3,000 sq ft)</p> <p>To provide modern industrial accommodation to meet the demand for small units of up to 500 Sq m (5,000 sq ft) and some design and build or pre-let opportunities for larger units. The weight of units should be up to 300 Sq m (3,000 sq ft)</p> <p>Due to high upfront costs of access and servicing consider the land to the west of the current Old Mills Estate for additional smaller units as a continuation of the current estate and the land to the north of the Somer Valley Enterprise Park for medium and large units and higher value industrial uses such as trade counters and car showrooms. Development to the north of the A362 should initially be focused on land to the north of the Enterprise Park and fronting the A362</p> <p>To build on current critical mass of employment uses over the plan period allowing other vacant strategic sites such as the former Welton Bibby & Baron site to be reserved for housing</p> <p>To support those printing firms at Westfield Industrial Estate which will need to adapt business</p>	<p>Create certainty around the development process through SPD, SPZ or LDO. Using the Placemaking Plan to scale back the site's developable area and potentially ownerships could assist in progressing a new masterplan for the site – using an SPD as a means of defining form of development and LDO to encourage new development without the need for planning applications and associated application fees. These could act as a stimulus for development alongside latent demand for new floor space in the Somer Valley</p> <p>Allocate a total of 19 to 23 acres of new industrial capacity with a flexible mix of uses that will support viability.</p> <p>Consider Council taking role in de-risking development and improving viability through use of freehold assets or utilizing strength of Council covenant through leasehold structure.</p> <p>Consider alternative options to pump prime development and provide funding for up front infrastructure works.</p> <p>Provide support to printing cluster at Westfield Industrial Estate through Economic Development team and Invest in Bristol and Bath.</p>

	<p>models to respond to digitalization of the industry</p> <p>To provide over-spill for occupiers who cannot be accommodated within Bath following reduction in supply within the city.</p>	
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APPENDIX 1

SURVEY

B&NES Industrial Market Review

Bath & North East
Somerset Council

Lambert
Smith
Hampton

Bath & North East Somerset Council (B&NES) are committed to regulate the development and use of land and buildings in the public interest. They are responsible for interpreting the public interest and ultimately controlling development proposals and deciding how land may be used. The authority does this through a plan-led system that sets out the policies, priorities and objectives for its area.

Lambert Smith Hampton (LSH) has been appointed to undertake a review of the industrial market for B&NES Council to use in drawing up a Placemaking Plan. The Plan will, amongst other things, allocate sites for development for housing, employment uses and other uses to help meet the development needs identified in the Core Strategy.

As part of the review, LSH are collating the opinions of a number of industrial occupiers in the area to form an overall view of the current strengths, weaknesses, and requirements you feel the area has and we would very much appreciate your time in sharing these with us by completing this questionnaire.

Name:

Position:

Business name:

Address
(first line &
postcode):

Telephone:

Email address:

1. Where is your business currently located? (Please tick all locations if more than one)

Bath

- Brassmill Lane / Locksbrook Road
- Wansdyke Business Centre
- Midford Road

Keynsham

- Ashmead Road
- Unity Road
- Pixash Lane

Rural

- Hallatrow Business Park
- Farrington Fields
- Cloud Hill Factories

Somer Valley

- Mill Road, Radstock
- Westfield Industrial Estate
- Wesfield
- Midsomer Enterprise Park, Radstock Road
- Haydon Industrial Estate, Radstock
- Old Mills Industrial Estate, Paulton
- Bath Business Park, Peasedown St John

Other: _____

2. How long has your business been located in B&NES?

- | | |
|-------------------------------------|--------------------------------------|
| <input type="checkbox"/> 0-6 months | <input type="checkbox"/> 7-12 months |
| <input type="checkbox"/> 1-3 years | <input type="checkbox"/> 3-5 years |
| <input type="checkbox"/> 5-10 years | <input type="checkbox"/> 10-25 years |
| <input type="checkbox"/> 25+ years | |

3. What is the use of your premises? e.g. manufacturing, production, storage etc

4. What are the three main factors for being in your current location? Please rank 1-3. (1 being most important to you)

- Access to skilled workforce
- Public transport links
- Access to motorway
- Local facilities
- Affordability
- Historic reasons
- Lack of alternative options
- Access to services and suppliers
- Broadband connectivity
- Other

5. How suitable is the location of your main premises?

- | | |
|--|---------------------------------------|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Good |
| <input type="checkbox"/> Poor | <input type="checkbox"/> Satisfactory |
| <input type="checkbox"/> Not fit for purpose | |

6. How long has your business been located in B&NES?

- | | |
|-------------------------------------|--------------------------------------|
| <input type="checkbox"/> 0-6 months | <input type="checkbox"/> 7-12 months |
| <input type="checkbox"/> 1-3 years | <input type="checkbox"/> 3-5 years |
| <input type="checkbox"/> 5-10 years | <input type="checkbox"/> 10-25 years |
| <input type="checkbox"/> 25+ years | |

(PLEASE TURN OVER)

7. How many people do you employ in total?

& what proportion (or number) work within your B&NES property(s)?

 % or people

8. How would you grade the suitability of your current premises and facilities?

- Excellent Good
 Satisfactory Poor
 Not fit for purpose

9. Are you planning to expand your business

- Not known
 Yes (please provide reason below)
 No (please provide reason below)

- Downsizing/relocating (reason why)

10. If you are likely to be seeking new and/or additional space please advise what your likely floor space/building requirement will be below:

11. If planning to expand, do you have any preferred locations within B&NES? Please use the location headings specified within question 1.

12. Any additional comments or recommendations you would like to make to the council:

Thank you for completing this questionnaire

Please return this to us by email or by posting it in the enclosed stamped addressed envelope as soon as possible, in order for your comments to be included within the report:

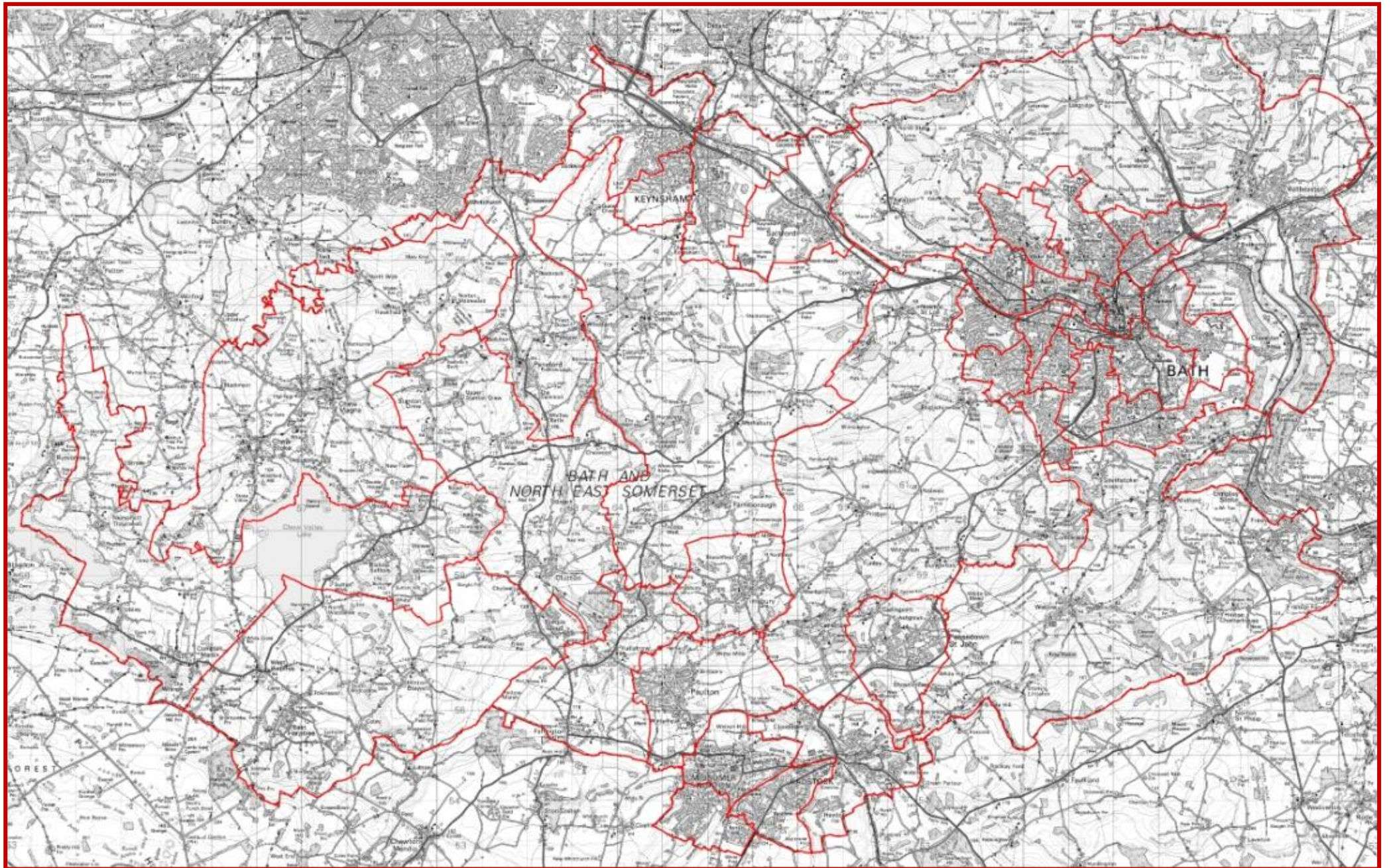
Contact: **Chris Williams**

Email: cwilliams@lsh.co.uk

Address:

**Lambert Smith Hampton,
3rd Floor, Tower Wharf,
Cheese Lane
Bristol BS2 0JJ**

**(MAP OF B&NES AUTHORITATIVE
BOUNDARY OVERLEAF)**



APPENDIX 2
PROPERTY DESCRIPTION CODES

PROPERTY DESCRIPTION CODES USED FOR INDUSTRIAL TYPE PROPERTIES

1.	VEHICLE REPAIR WORKSHOP
2.	GARAGE
3.	CAR SHOWROOM
4.	ROAD HAULAGE DEPOT
5.	COMPUTER CENTRE
6.	WAREHOUSE
7.	LAND USED FOR STORAGE
8.	STORAGE DEPOT
9.	STORE
10.	FACTORY
11.	MILL
12.	WORKSHOP
13.	BUSINESS UNIT
14.	BRICKWORKS
15.	OTHER INDUSTRIAL MINERAL
16.	OTHER INDUSTRIAL
17.	BUS STATION

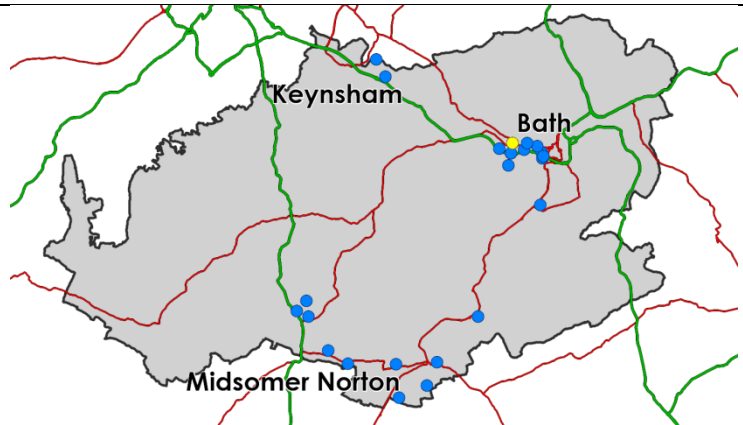
APPENDIX 3
ESTATE DASHBOARDS

**BRASSMILL LANE /
LOCKS BROOK ROAD**
SUB-AREA: BATH

Size rank: 2 / 24

External condition: 6.3
Location suitability: 3.6

Combined score: 4.9



KEY DETAILS

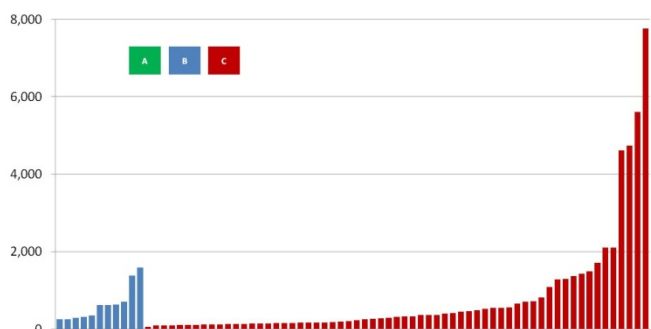
SIZE OF ESTATE: 57,757 sq m

UNITS: 74 (RANGE: 55 sq m – 7,760 sq m)

AVERAGE UNIT SIZE: 781 sq m

RENTAL TONE: £5.00 to £6.50 per sq ft

Unit spread, by Grade (sq m)



PERFORMANCE

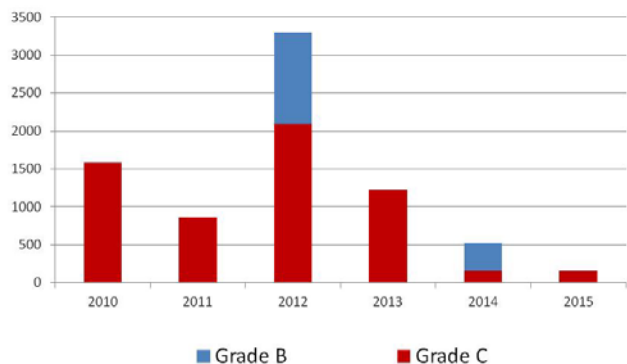
5YR AVERAGE TAKE-UP: 1,499 sq m

CHURN RATE: 2.6% p.a.

OCCUPANCY RATE: 100%

AVAILABILITY: nil

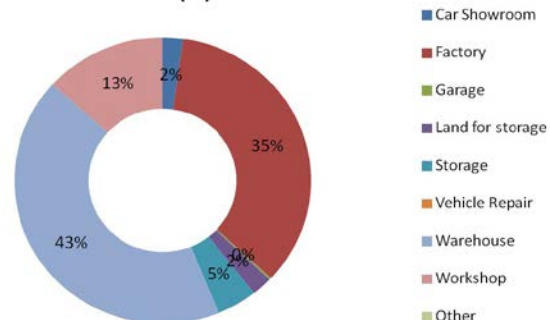
Take-up (sq m)





OCCUPIERS INCLUDE:

- HERMAN MILLER
- PLUMBASE
- BORRIES
- HORSTMAN DEFENCE SYSTEMS
- LAM INDUSTRIES

VOA defined use (%)



PHOTOGRAPHS	LOCATION & DESCRIPTION
	<p>Brassmill Lane / Locksbrook Road industrial area is situated to the West of Bath City Centre, within close proximity to Upper Bristol Road. The area is bound by residential accommodation to the North and the River Avon directly to the South.</p> <p>There is little scope for expansion due to the physical restrictions of the surrounding area. Many of the premises in the area were constructed between 1970 and 1990, and although many have undergone a degree of refurbishment, the vast majority are of grade C quality</p> <p>We would suggest reusing the units in the area except for the Rotork site, due to the scale of the building falling out of sync with the demand for the area.</p> <p style="text-align: center;">PLANNING CONTEXT</p> <p>The adopted Local Plan identifies the area as being within a defined Core Business Area (Policy ET.3) where non-office business development (Class B1c, B2 and B8) will be supported in principle.</p> <p>The Placemaking Plan Options Document, November 2014 identifies these areas as being dominated by a range of industrial premises – and recognizes opportunities to redevelopment sites, intensify development and increase business diversity. Emerging Development and Design Principles include <i>'The provision of lower cost workspace will be encouraged to support a broader economic offer to the central area'</i>.</p> <p>The Placemaking Plan Options Document, November 2014 includes an emerging Policy Approach ED.2A which advises that proposals for light industrial, heavy industrial and warehousing uses (Classes B1c, B2, B8) and builders merchants (sui generis) will be acceptable in principle within Strategic Economic Development Sites, including Brassmill Lane/Locksbrook Road. The policy approach also suggests that there is a strong presumption in favour of retaining them solely for the aforementioned uses</p>
AERIAL VIEW	
	

CHELTENHAM STREET

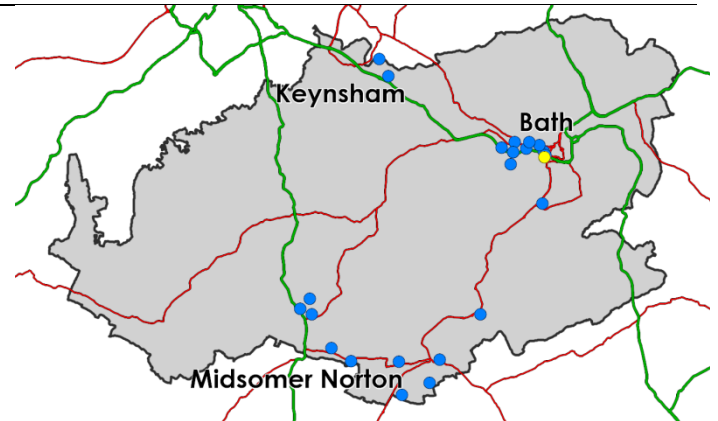
SUB-AREA: BATH

Size rank: 17 / 24

External condition: 3.0

Location suitability: 3.0

Combined score: 3.0



KEY DETAILS

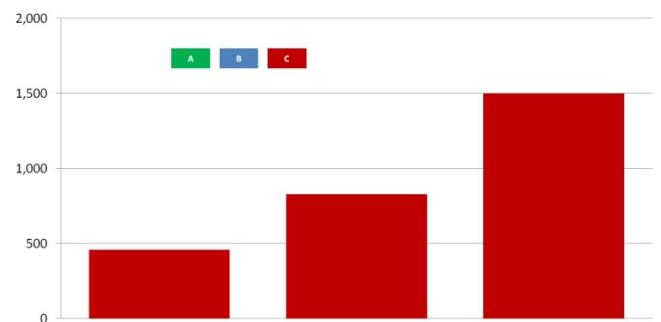
SIZE OF ESTATE: 2,787 sq m

UNITS: 3 (RANGE: 459 sq m – 1,498 sq m)

AVERAGE UNIT SIZE: 929 sq m

RENTAL TONE: £5.00 per sq ft

Unit spread, by Grade (sq m)



PERFORMANCE

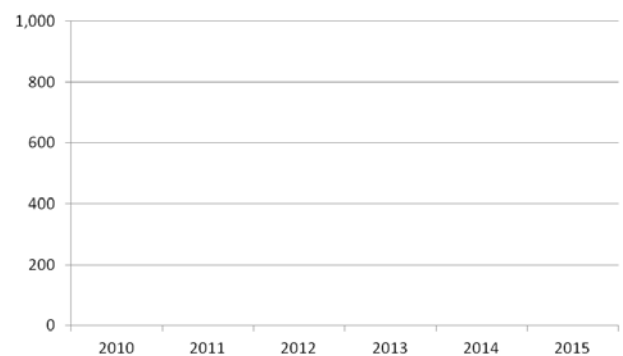
5YR AVERAGE TAKE-UP: 0 sq m

CHURN RATE: 0% p.a.

OCCUPANCY RATE: 100%

AVAILABILITY: nil

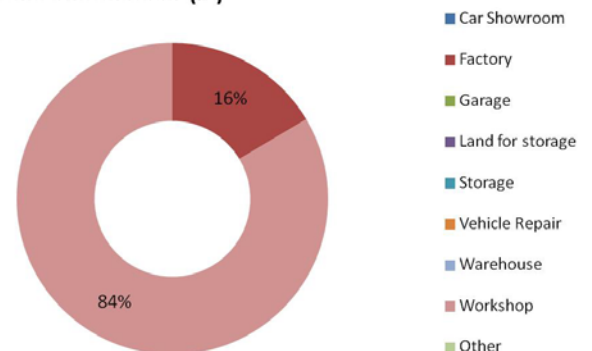
Take-up (sq m)



OCCUPIERS

- BATH BAKERY
- RENROD
- WHOLESALE MEAT TRADERS

VOA defined use (%)



PHOTOGRAPHS



LOCATION & DESCRIPTION

Cheltenham Street is located adjacent to the Lower Bristol Road, approximately 0.8 of a mile from the City Centre.

The railway line and embankment run parallel to Cheltenham Street approximately 40m to the South, with the river aligned to it approximately 120m to the North.

The surrounding area is mixed, with a range of residential, commercial and industrial properties in a variety of architectural styles.

PLANNING CONTEXT

The adopted Local Plan identifies the area as being within a defined Core Business Area (Policy ET.3) where non-office business development (Class B1c, B2 and B8) will be supported in principle – and here is applicable to premises used currently or previously for those purposes.

The Placemaking Plan Options Document, November 2014 includes an emerging Policy Approach ED.2B with regards to Non-Strategic Industrial Sites which advises that in such areas, new office development will be acceptable in principle; that non-strategic sites will not be afforded the same level of protection as strategic sites, that residential uses will normally be approved unless there is a strong economic case to suggest otherwise, and unsuccessful marketing on reasonable terms for 12 months prior to an application will be taken as evidence that there is not a strong economic reason for refusal

AERIAL VIEW

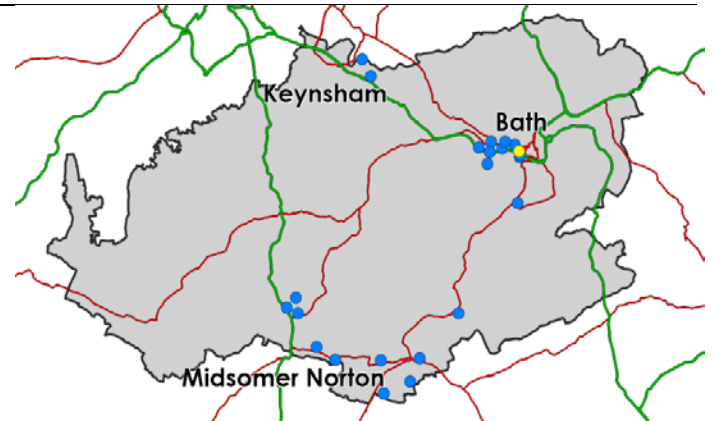


PINES WAY INDUSTRIAL ESTATE (IVO PETERS WAY)
SUB-AREA: BATH

Size rank: 15 / 24

External condition: 7.0
Location suitability: 7.0

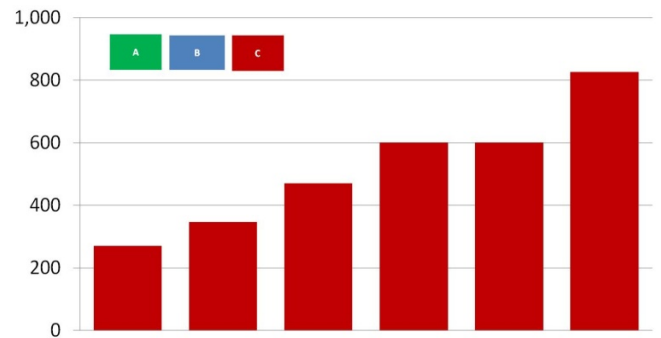
Combined score: 7.0



KEY DETAILS

SIZE OF ESTATE: 3,113 sq m
 UNITS: 6 (RANGE: 271 sq m – 826 sq m)
 AVERAGE UNIT SIZE: 519 sq m
 RENTAL TONE: £6.50 per sq ft

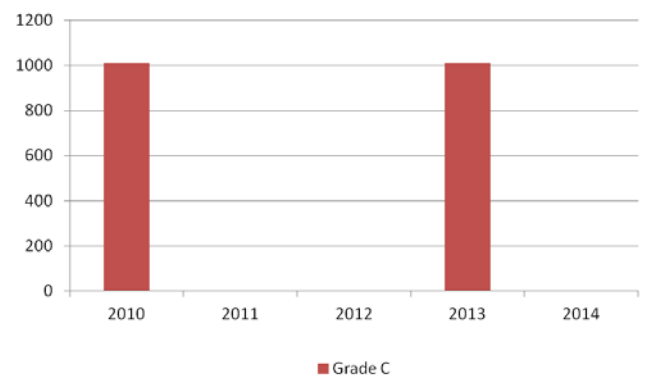
Unit spread, by Grade (sq m)



PERFORMANCE

5YR AVERAGE TAKE-UP: 404 sq m
 CHURN RATE: 13.0% p.a.
 OCCUPANCY RATE: 100%
 AVAILABILITY: nil

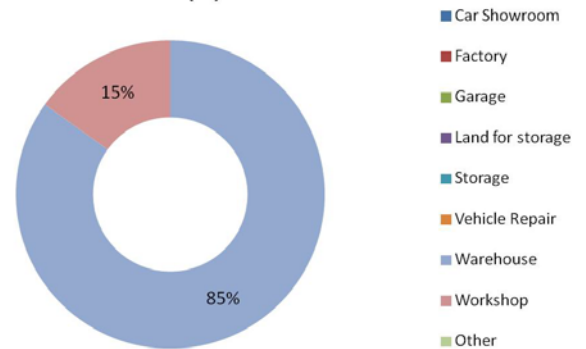
Take-up (sq m)




OCCUPIERS

- CROWN PAINTS
- NEWY & EYRE
- BROOKLYN MODELS
- SCREWFIX
- MAGNET KITCHENS/TRADE

VOA defined use (%)



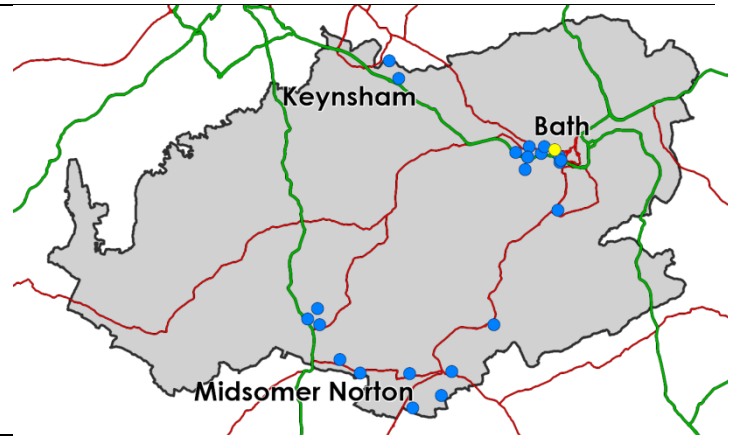
PHOTOGRAPHS	LOCATION & DESCRIPTION
	<p>Pinesway Industrial Estate is situated off Ivo Peter's way and is Bath's most centrally located development of light industrial premises. It is thought to have been constructed in the late 1980's.</p> <p>The development consists of seven fully-let industrial premises, of which six are currently operated as trade counters.</p> <p>Whilst the estate is generally easy to access, in peak times, there is often severe congestion on the Pines Way one-way road system.</p> <p>There is no scope for industrial expansion due to Stanier Road, Pines Way and Midland Bridge Road tightly bordering the site, as well as the River Avon to the East.</p> <hr/> <p style="text-align: center;">PLANNING CONTEXT</p> <p>The adopted Local Plan identifies the area as being within a defined Core Business Area (Policy ET.3) where non-office business development (Class B1c, B2 and B8) will be supported in principle.</p> <p>It also forms part of a 33.05 ha allocation "Western Riverside", for mixed use. The policy suggests that existing businesses compatible with the areas SPD can either remain or be relocated. The allocation refers to B1 uses rather than heavier B2 uses or B8 storage.</p> <p>The Placemaking Plan Options Document, November 2014, identifies the area within a wider Green Park Station West & Sydenham Park area (the site is within the latter). The Plan states that it is a requirement on developers and landowners that a masterplan is formulated with the involvement of the relevant landowners. Options at the wider Sydenham Park area are for around 80-90,000sq.m of mixed floorspace to include B1 Office, A1 food and non-food retail, hotel development and housing.</p>
AERIAL VIEW	
	

ONEGA BUSINESS CENTRE / COMFORTABLE PLACE
SUB-AREA: BATH

Size rank: 18 / 24

External condition: 5.0
Location suitability: 7.0

Combined score: 6.0



KEY DETAILS

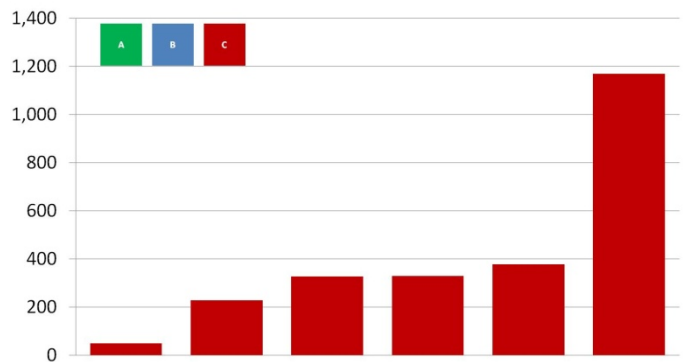
SIZE OF ESTATE: 2,483 sq m

UNITS: 6 (RANGE: 49 sq m – 1,170 sq m)

AVERAGE UNIT SIZE: 414 sq m

RENTAL TONE: £5.00 to £5.50 per sq ft

Unit spread, by Grade (sq m)



PERFORMANCE

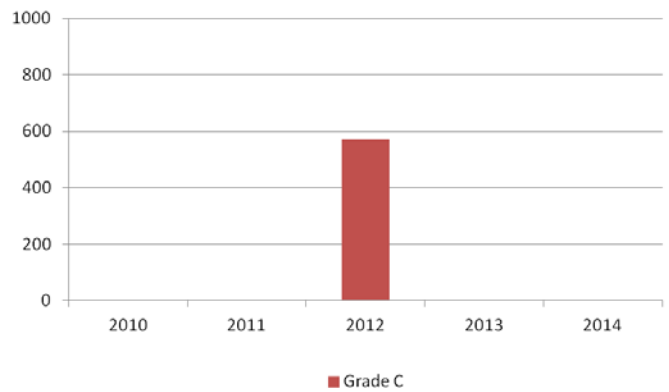
5YR AVERAGE TAKE-UP: 114 sq m

CHURN RATE: 4.6% p.a.

OCCUPANCY RATE: 100%

AVAILABILITY: nil

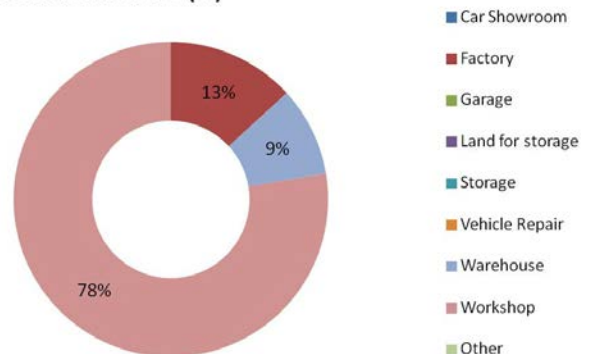
Take-up (sq m)




OCCUPIERS INCLUDE

- HALFORDS
- BATH ARTISTS STUDIOS

VOA defined use (%)



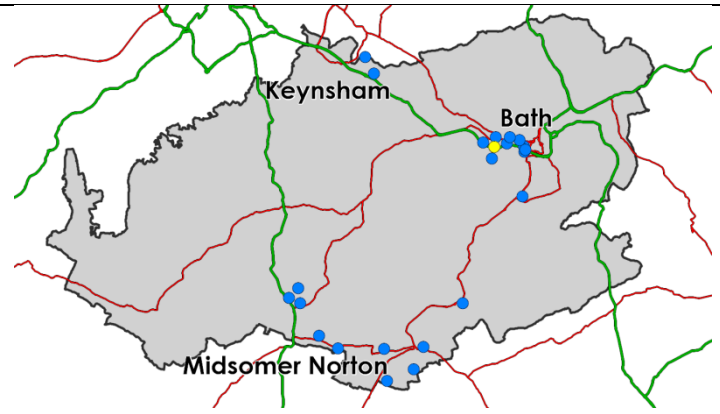
PHOTOGRAPHS	LOCATION & DESCRIPTION
	<p>Omega Business Centre / Comfortable Place is a small development of industrial units situated just off the Upper Bristol Road north of the River Avon.</p> <p>Both sites are adjacent to each other and offer very poor external yard parking, and poor circulation space.</p> <p>Given the physical restrictions of Upper Bristol Road to the north and the river to the south, there is almost no scope for expansion. However, the site is fully-let and we would suggest reusing it.</p> <p style="text-align: center;">PLANNING CONTEXT</p> <p>The adopted Local Plan identifies the area as being within a defined Core Business Area (Policy ET.3) where non-office business development (Class B1c, B2 and B8) will be supported in principle.</p> <p>It also forms part of a 33.05 ha allocation “Western Riverside”, for mixed use. The policy suggests that existing businesses compatible with the areas SPD can either remain or be relocated. The allocation refers to B1 uses rather than heavier B2 uses or B8 storage.</p> <p>The Placemaking Plan Options Document, November 2014, identifies the area within a wider Bath Riverside – North Bank. Land use options suggested for the wider area include non-student residential redevelopment due to the group value of the sites not sufficient to reallocate as a strategic employment site.</p>
AERIAL VIEW	
	

**RAILWAY ARCHES,
WOOD STREET
SUB-AREA: BATH**

Size rank: 23 / 24

**External condition: 3.0
Location suitability: 3.0**

Combined score: 3.0



KEY DETAILS

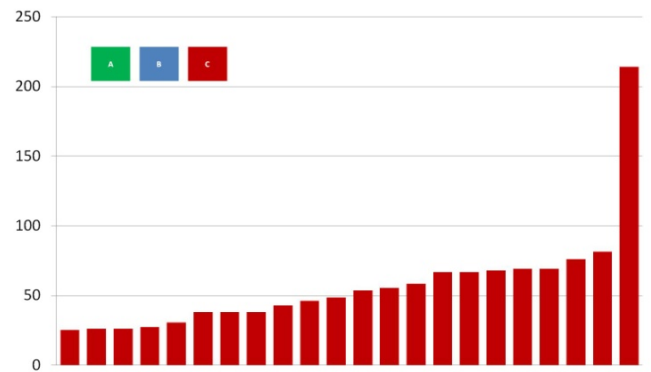
SIZE OF ESTATE: 1,266 sq m

UNITS: 22 (RANGE: 25 sq m – 214 sq m)

AVERAGE UNIT SIZE: 57 sq m

RENTAL TONE: £3.50 per sq ft

Unit spread, by Grade (sq m)



PERFORMANCE

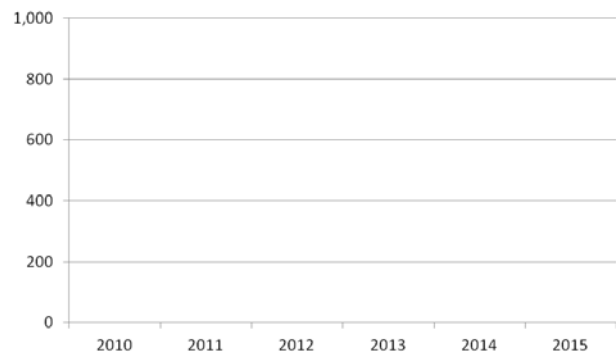
5YR AVERAGE TAKE-UP: 0 sq m

CHURN RATE: 0% p.a.

OCCUPANCY RATE: 100%

AVAILABILITY: nil

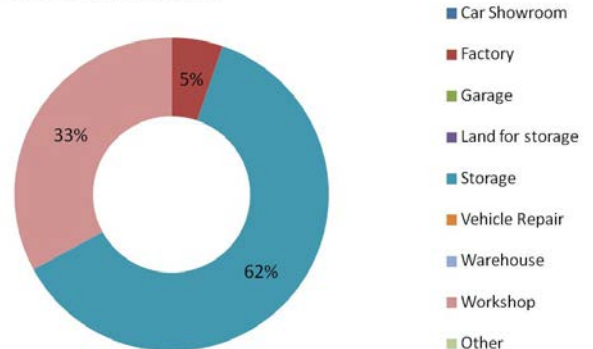
Take-up (sq m)





OCCUPIERS

- TBC

VOA defined use (%)



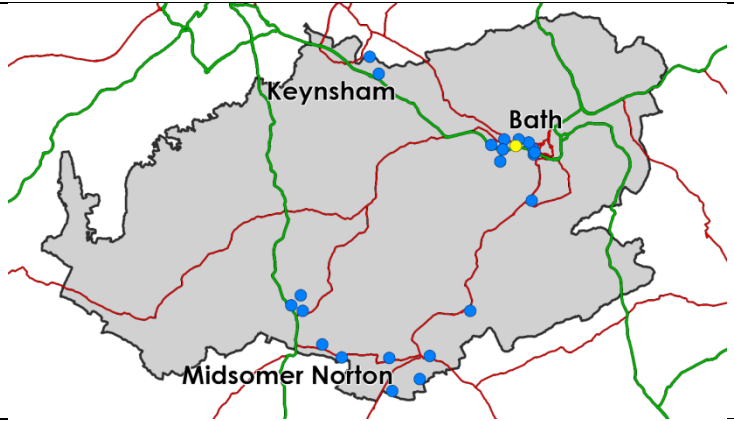
PHOTOGRAPHS	LOCATION & DESCRIPTION
	<p>The Railway Arches on Wood Street are located at the rear of an office block (known as Beazer House) and an Esso petrol filling station, just off the Lower Bristol Road.</p> <p>With the exception of Oak Street, the majority of the buildings within the surrounding area are currently used for commercial purposes.</p> <p>It is unclear from the external inspection, as to what precise use the railway arches have been put to. However, a number of them appear to have been opened up to provide vehicular access to Wells Street at the rear.</p> <p>There is very limited redevelopment potential given the positioning directly below the railway line, ultimately restricting expansion space. They are similarly not large nor do they have enough prominence to draw developers in to develop retail in them in the same way the railway arches at Bath Spa Railway Station has done. Our suggestion is therefore to reuse the site in line with it's current use.</p> <p style="text-align: center;">PLANNING CONTEXT</p> <p>The adopted Local Plan identifies the area as being within a defined Core Business Area (Policy ET.3) where non-office business development (Class B1c, B2 and B8) will be supported in principle – and here is applicable to premises used currently or previously for those purposes.</p> <p>From our investigations within the area, it would appear none of the railway arches are Listed.</p>
<p style="text-align: center;">AERIAL VIEW</p>	
	

ROSEBERRY PLACE / STABLE YARD
SUB-AREA: BATH

Size rank: 21 / 24

External condition: 5.2
Location suitability: 3.0

Combined score: 4.1



KEY DETAILS

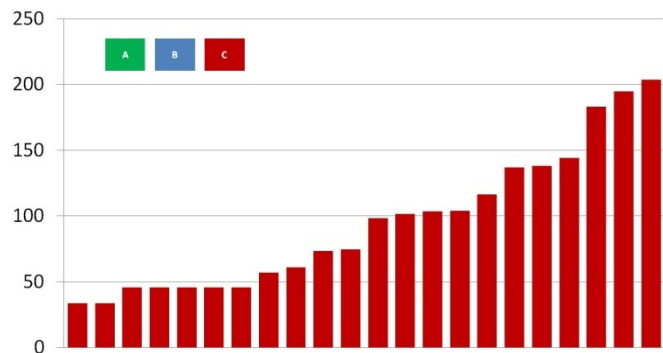
SIZE OF ESTATE: 2,085 sq m

UNITS: 22 (RANGE: 33 sq m – 203 sq m)

AVERAGE UNIT SIZE: 95 sq m

RENTAL TONE: £4.00 per sq ft (Roseberry Place)

Unit spread, by Grade (sq m)



PERFORMANCE

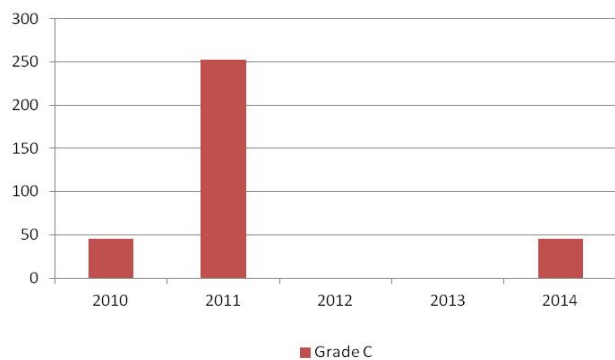
5YR AVERAGE TAKE-UP: 69 sq m

CHURN RATE: 3.3% p.a.

OCCUPANCY RATE: 91%

AVAILABILITY: 182 sq m (four units)

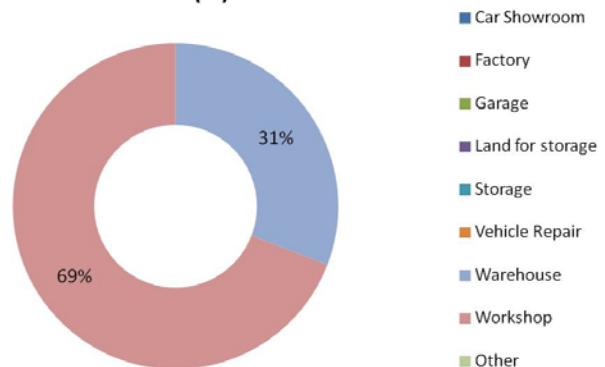
Take-up (sq m)





OCCUPIERS INCLUDE

- GILLARDS OF BATH
- JOHNSTONES DECORATING CENTRE
- NEWARK ENGINEERING
- AJ REMOVALS
- WINDSOR JOINERY

VOA defined use (%)



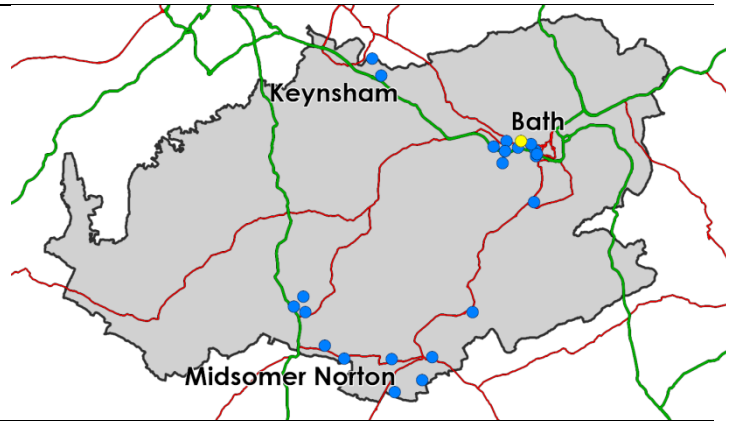
PHOTOGRAPHS	LOCATION & DESCRIPTION
	<p>Roseberry Place / Stable Yard are two small industrial estates situated off Lower Bristol Road and Windsor Bridge Road respectively.</p> <p>The vast majority of Roseberry Place lies vacant, whilst the units at Stable Yard are almost entirely occupied by a wide range of businesses.</p> <p>Both areas are likely to be attractive to residential developers given their riverside views, close proximity to the city centre and the scale of the sites.</p> <p>There is limited scope for expansion due to the Lower Bristol Road to the South, and the river to the North.</p> <p style="text-align: center;">PLANNING CONTEXT</p> <p>It also forms part of a 7.05ha employment allocation “B1. Land at Lower Bristol Road” to include at least 3ha for Use Classes B1, B2 and B8.</p> <p>The Placemaking Plan Options Document, November 2014, identifies the area identifies Roseberry Place as a possible location for remodeling. The adjoining Stable Yard is not identified within the Emerging Development and Design Principles proposal SB8, however, the Plan states that Stable Yard is a trade park occupied by a variety of businesses that perform an important role in the city’s economy.</p> <p>Options for Roseberry Place include its development for a mixture of employment and residential development –potentially complemented by opportunities within the leisure centre or bulky goods retailing.</p>
<p style="text-align: center;">AERIAL VIEW</p>	
	

**VICTORIA PARK
BUSINESS CENTRE
SUB-AREA: BATH**

Size rank: 24 / 24

**External condition: 3.0
Location suitability: 3.0**

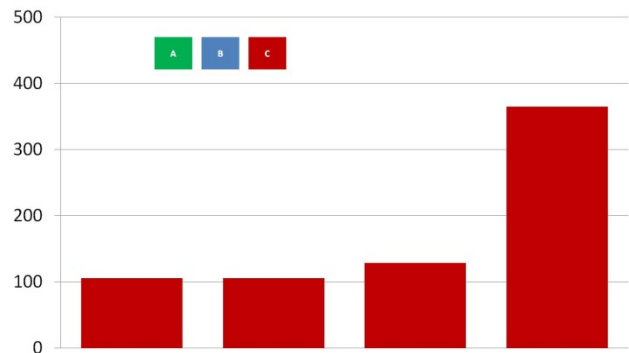
Combined score: 3.0



KEY DETAILS

SIZE OF ESTATE: 704 sq m
 UNITS: 4 (RANGE: 105 sq m – 364 sq m)
 AVERAGE UNIT SIZE: 176 sq m
 RENTAL TONE: £5.00 per sq ft

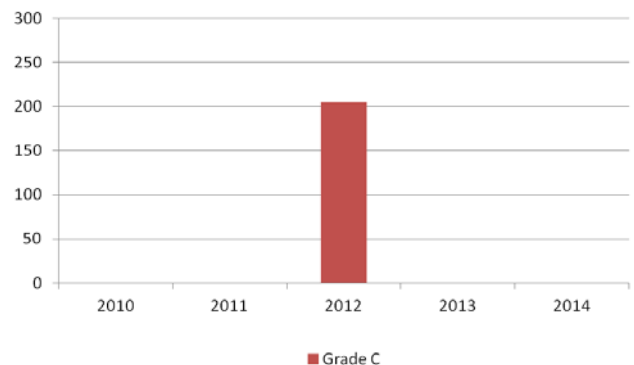
Unit spread, by Grade (sq m)



PERFORMANCE

5YR AVERAGE TAKE-UP: 41 sq m
 CHURN RATE: 5.8% p.a.
 OCCUPANCY RATE: 34%
 AVAILABILITY: 461 sq m (two units)

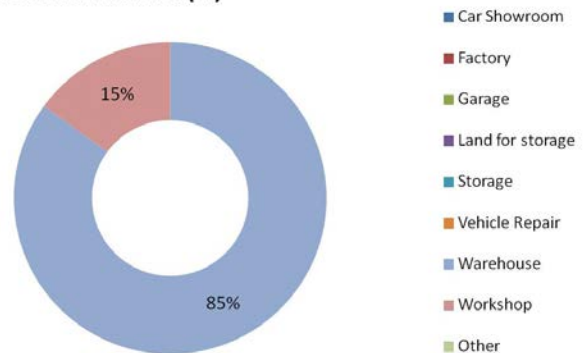
Take-up (sq m)



OCCUPIERS

- TBC

VOA defined use (%)



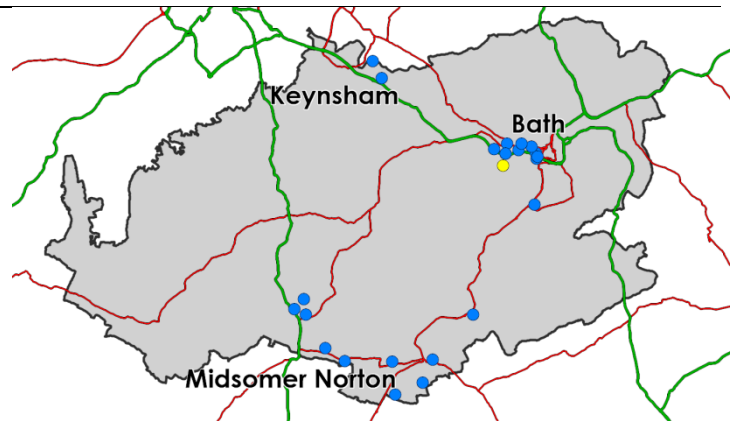
PHOTOGRAPHS	LOCATION & DESCRIPTION
 	<p>Victoria Park Business Centre is located at the end of Midland Road, just off the A4 Upper Bristol Road. It is approximately 1.5 miles west of the City Centre, closeby to the household recycling centre.</p> <p>The estate is laid out as two opposite facing terraces' each with their own loading door.</p> <p>Limited external space and a poor estate road, creates a challenge for large vehicles and subsequently distribution companies.</p> <p>There is very good scope for expansion into the parcel of land to the west of the estate, on the corner of Windsor Bridge Road. Therefore there is an opportunity for additional industrial capacity.</p> <p>Road access for a new development is likely to be via an extension of Midland Road which could prove discouraging to some occupiers due to the low capacity of the road and potential for relatively high volumes of traffic to and from the estate</p>
	<p style="text-align: center;">PLANNING CONTEXT</p> <p>The adopted Local Plan identifies the area as being within a defined Core Business Area (Policy ET.3) where non-office business development (Class B1c, B2 and B8) will be supported in principle.</p> <p>It also forms part of a 33.05 ha allocation "Western Riverside", for mixed use. The policy suggests that existing businesses compatible with the areas SPD can either remain or be relocated. The allocation refers to B1 uses rather than heavier B2 uses or B8 storage.</p>
<p style="text-align: center;">AERIAL VIEW</p>	
	

**WANSDYKE
BUSINESS CENTRE
SUB-AREA: BATH**

Size rank: 20 / 24

**External condition: 3.0
Location suitability: 3.0**

Combined score: 3.0



KEY DETAILS

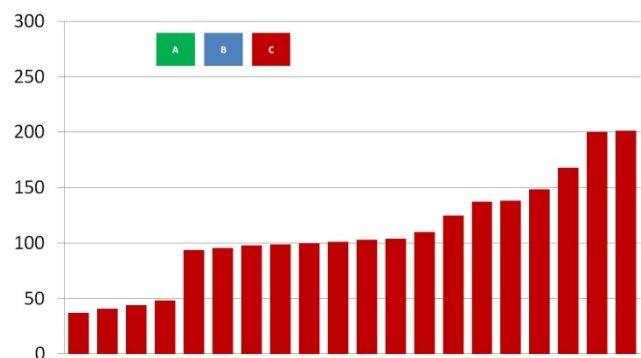
SIZE OF ESTATE: 2,193 sq m

UNITS: 20 (RANGE: 37 sq m – 201 sq m)

AVERAGE UNIT SIZE: 110 sq m

RENTAL TONE: £8.00 per sq ft

Unit spread, by Grade (sq m)



PERFORMANCE

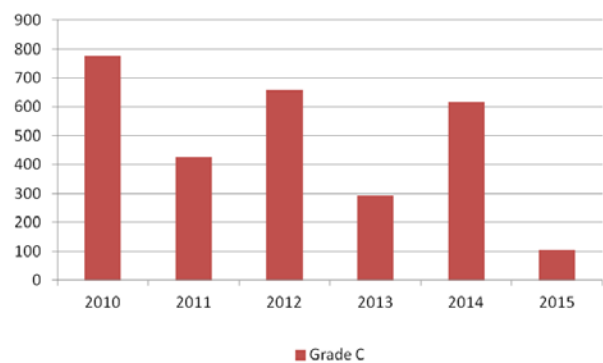
5YR AVERAGE TAKE-UP: 617 sq m

CHURN RATE: 28.1% p.a.

OCCUPANCY RATE: 89%

AVAILABILITY: 233 sq m (three units)

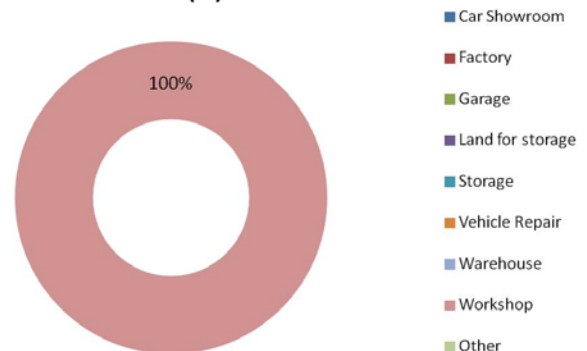
Take-up (sq m)



OCCUPIERS INCLUDE

- ELUMOTION
- PRIME ACCESS
- 73DEGREES CYCLES
- GRACIE BARRA
- SPARKLE CLEANING AND MAINTAINENCE SERVICES

VOA defined use (%)



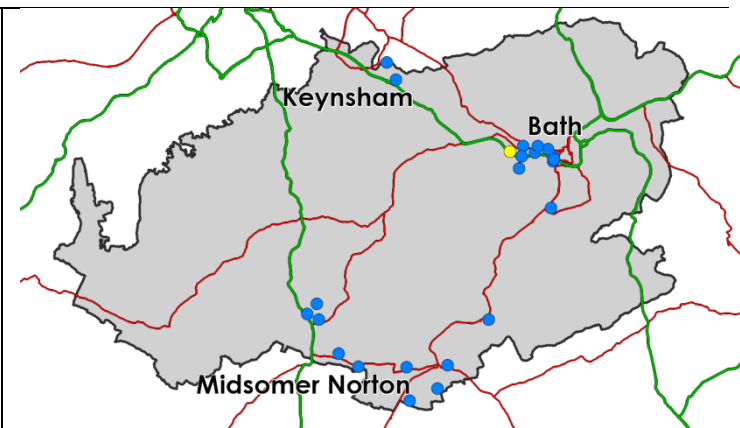
PHOTOGRAPHS	LOCATION & DESCRIPTION
	<p>Wansdyke Business Centre is located 1.5 miles to the south west of Bath city centre. The Centre is situated in the heart of Oldfield Park at the junction of Oldfield Lane and Monksdale Road Oldfield Park is a thriving residential suburb, benefiting from a number of local amenities and its own dedicated railway station.</p> <p>It is immediately surrounded by StJohn's Annexe Primary School to the east, Linear Park (recreational open space) to the south and two storey Victorian residential dwellings to the north and west. Wansdyke Business Centre has one of the highest churn rates of any of the 24 areas surveyed in this study, equating to 26.2% per annum based on average five year take-up.</p> <p>The site is already overdeveloped, with each premises benefitting from very little external loading/car parking space. Given that it is situated within an almost entirely residential area, it is likely to be better suited for residential redevelopment rather than its current industrial use.</p> <p style="text-align: center;">PLANNING CONTEXT</p> <p>The adopted Local Plan identifies the area as being within a defined Core Business Area (Policy ET.3) where non-office business development (Class B1c, B2 and B8) will be supported in principle.</p> <p>The Placemaking Plan Options Document, November 2014 includes an emerging Policy Approach ED.2A which advises that proposals for light industrial, heavy industrial and warehousing uses (Classes B1c, B2, B8) and builders merchants (sui generis) will be acceptable in principle within Strategic Economic Development Sites, including Wansdyke Business Centre.</p> <p>The policy approach also suggests that there is a strong presumption in favour of retaining them solely for the aforementioned uses.</p>
AERIAL VIEW	
	

LOWER BRISTOL ROAD
SUB-AREA: BATH

Size rank: 12 / 24

External condition: 8.0
Location suitability: 4.3

Combined score: 6.2

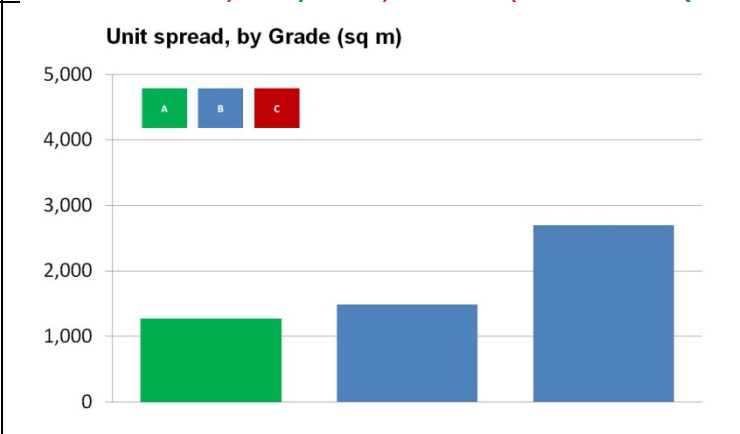


KEY DETAILS

SIZE OF ESTATE: 5,456 sq m

UNITS: 3 (RANGE: 1,274 sq m – 2,699 sq m)

AVERAGE UNIT SIZE: 1,819 sq m



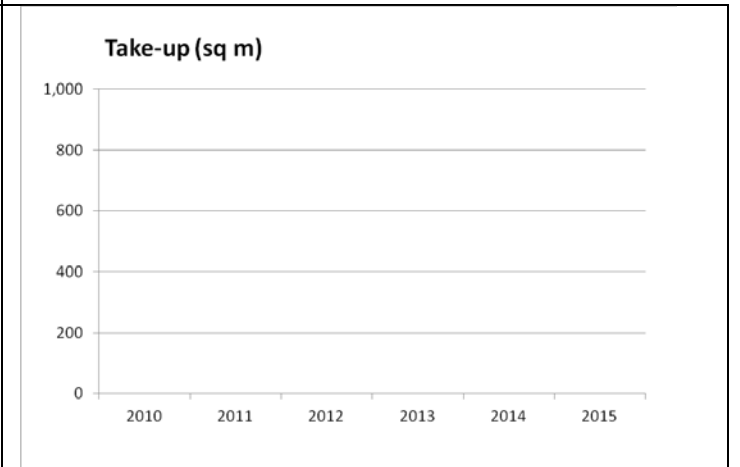
PERFORMANCE

5YR AVERAGE TAKE-UP: 0 sq m

CHURN RATE: 0% p.a.

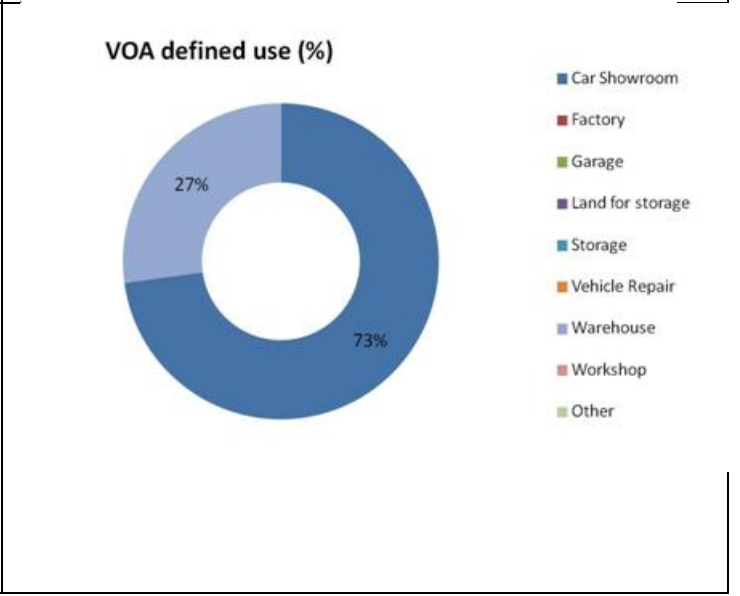
OCCUPANCY RATE: 100%

AVAILABILITY: nil



OCCUPIERS

- WELLSWAY BMW
- PICKFORDS
- ALLEN FORD



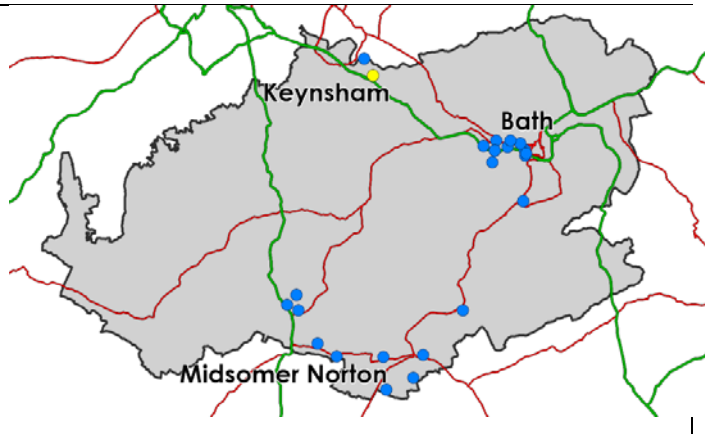
PHOTOGRAPHS	LOCATION & DESCRIPTION
 <p data-bbox="344 678 544 707">Wellsway BMW</p>  <p data-bbox="381 1081 507 1111">Pickfords</p>  <p data-bbox="376 1503 512 1532">Allen Ford</p>	<p data-bbox="767 320 1453 412">Lower Bristol Road (A36) A36) is a trunk road and one of the primary routes leading in and out of Bath from the West. Within Bath, it is almost entirely single carriageway.</p> <p data-bbox="767 445 1453 535">There are a number of premises, roads and estates leading off Lower Bristol Road. These comprise a mixture of industrial, retail, office and showroom premises.</p> <p data-bbox="767 568 1453 658">This study exclusively examines premises occupied by the following businesses:- Pickfords Self-store, Wellsway BMW and Allen Ford car showrooms.</p> <p data-bbox="767 692 1453 781">As all three sites are self-contained and are accessed directly off Lower Bristol Road, they are all likely to be suitable for redevelopment in the future.</p> <p data-bbox="767 815 1453 927">However, the buildings are in relatively good condition and many investors/developers may feel redevelopment to be unnecessary and most likely generate similar if not less profit once factoring in site clearance costs.</p>
	<p data-bbox="979 992 1259 1021">PLANNING CONTEXT</p> <p data-bbox="767 1088 1453 1200">The adopted Local Plan identifies the area as being within a defined Core Business Area (Policy ET.3) where non-office business development (Class B1c, B2 and B8) will be supported in principle.</p> <p data-bbox="767 1234 1453 1301">It also forms part of a 33.05 ha allocation “Western Riverside”, for mixed use.</p> <p data-bbox="767 1335 1453 1447">The policy suggests that existing businesses compatible with the areas SPD can either remain or be relocated. The allocation refers to B1 uses rather than heavier B2 uses or B8 storage.</p>
<p data-bbox="355 1624 533 1653">AERIAL VIEW</p>	
	

**ASHMEAD RD, UNITY RD,
PIXASH LANE
SUB-AREA: KEYNSHAM**

Size rank: 3 / 24

**External condition: 4.5
Location suitability: 7.4**

Combined score: 6.0



KEY DETAILS

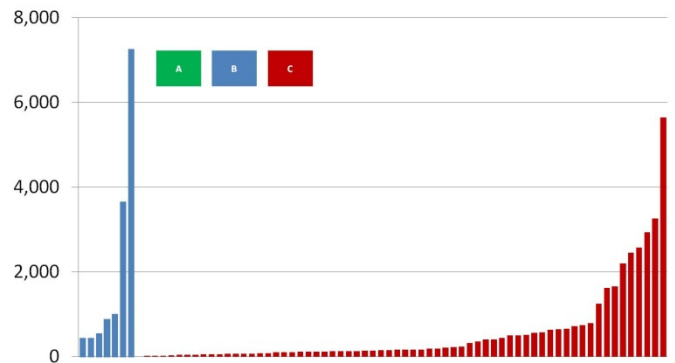
SIZE OF ESTATE: 51,797 sq m

UNITS: 76 (RANGE: 0 sq m – 7,264 sq m)

AVERAGE UNIT SIZE: 681 sq m

RENTAL TONE: £4.50 to £5.50 per sq ft

Unit spread, by Grade (sq m)



PERFORMANCE

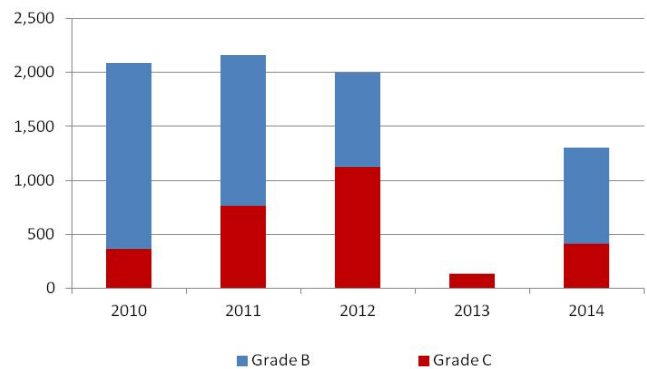
5YR AVERAGE TAKE-UP: 1,536 sq m

CHURN RATE: 3.0% p.a.

OCCUPANCY RATE: 91%

AVAILABILITY: 4,426 sq m (five units)

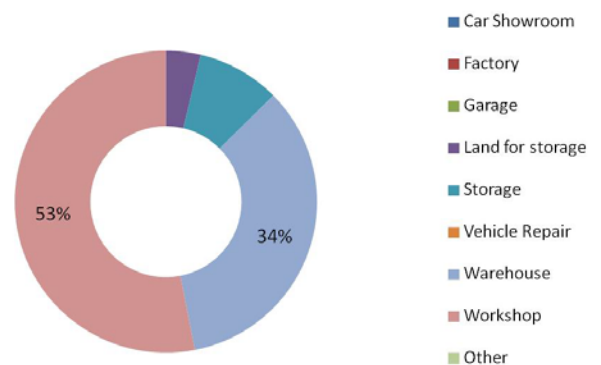
Take-up (sq m)





OCCUPIERS INCLUDE

- IMPERIAL WINDOWS
- TOTAL DCC GROUP
- STAGE 2
- TRAVIS PERKINS
- SPARROWS CRANE HITE

VOA defined use (%)



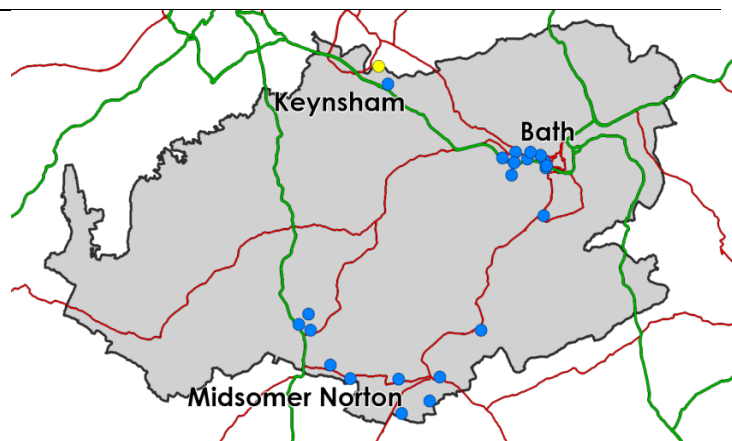
PHOTOGRAPHS	LOCATION & DESCRIPTION
	<p>Ashmead Road is one of the primary industrial locations within Keynsham, with a number of estates leading off the road as well as stand-alone units fronting it. The area is believed to be owned by several different owners including those using it for their own businesses, small property companies/local investors and large corporate funds. Access between the estates is very good, although the A4 Bath Road connecting Keynsham with Bristol & Bath has been known to become severely congestion during peak times.</p> <p>The majority of the premises within these areas are dated and there is evidence of building owners choosing to refurbish existing buildings than demolish and re-build. We suggest that all the industrial premises are reused, except for the Sparrows Crane Hire and Wansdyke Workshops, as we believe there are greater value in redeveloping these to form new industrial schemes.</p> <p style="text-align: center;">PLANNING CONTEXT</p> <p>The adopted Local Plan identifies the area as being within a defined Core Business Area (Policy ET.3) where non-office business development (Class B1c, B2 and B8) will be supported in principle. Within the adopted Core Strategy, land is identified for removal from the Green belt and allocated for employment use. The employment allocation is for 30,000 sq.m of B1(b), B1(c), B2 use, and any use not falling within the NPPF definition of town centre uses.</p> <p>The Placemaking Plan Options Document, November 2014 includes an emerging Policy Approach ED.2A which advises that proposals for light industrial, heavy industrial and warehousing uses (Classes B1c, B2, B8) and builders merchants (sui generis) will be acceptable in principle within Strategic Economic Development Sites, Ashmead Road, Unity Road, Pixash Lane. The policy approach also suggests that there is a strong presumption in favour of retaining them solely for the aforementioned uses. The Placemaking plan identifies the Pixash Lane Waste Site as a location for an improved waste handling centre to help facilitate improved road access to the allocated expansion area.</p>
AERIAL VIEW	
	

BROADMEAD LANE
SUB-AREA: KEYNSHAM

Size rank: 5 / 24

External condition: 3.4
Location suitability: 3.0

Combined score: 3.2



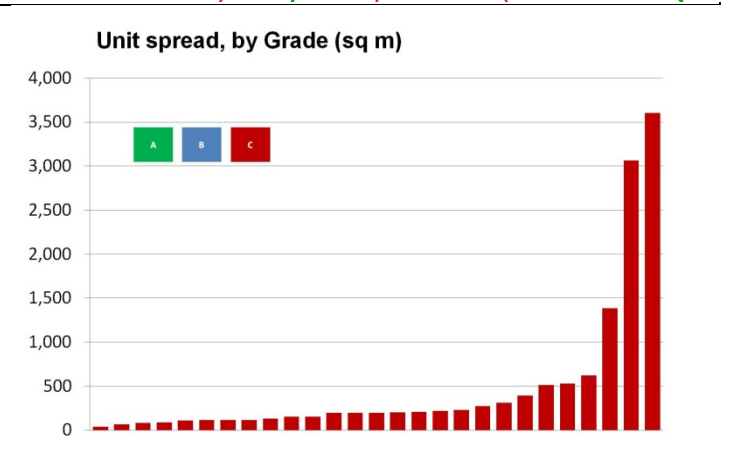
KEY DETAILS

SIZE OF ESTATE: 13,486 sq m

UNITS: 28 (RANGE: 36 sq m – 3,603 sq m)

AVERAGE UNIT SIZE: 482 sq m

RENTAL TONE: £3.50 per sq ft



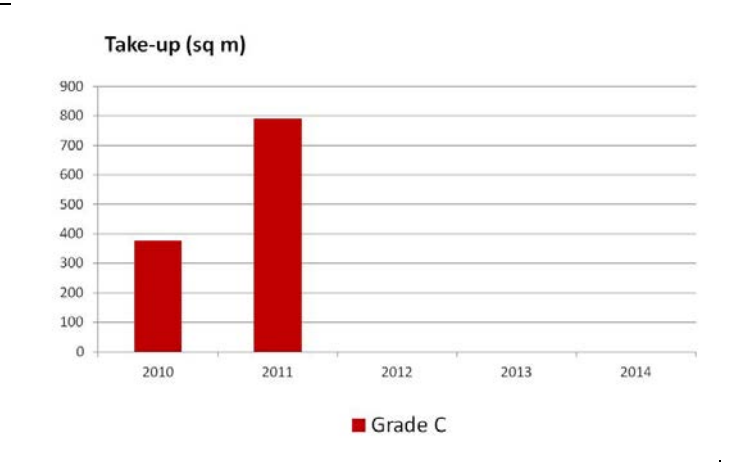
PERFORMANCE

5YR AVERAGE TAKE-UP: 234 sq m

CHURN RATE: 1.7% p.a.

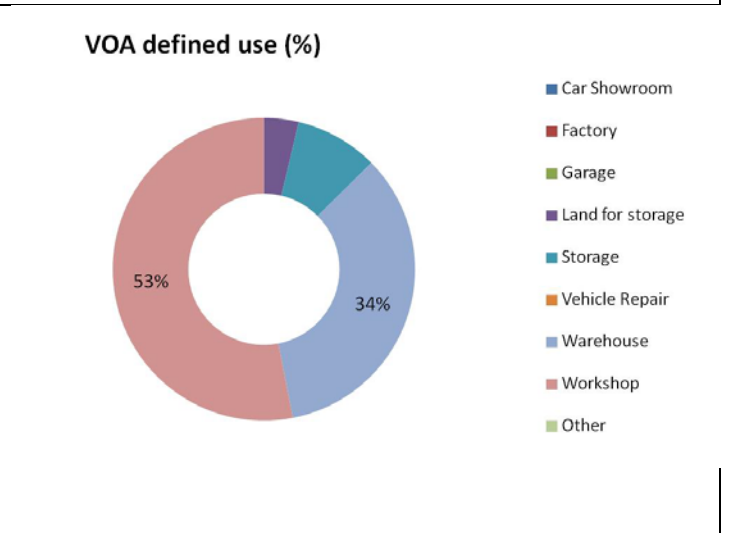
OCCUPANCY RATE: 100%





AVAILABILITY: nil



OCCUPIERS

- ROBINN ENGINEERING
- ALLMEAD WASTE
- ALIDE HIRE SERVICES
- LMC AUTOS
- GARY DAY ASSOCIATES



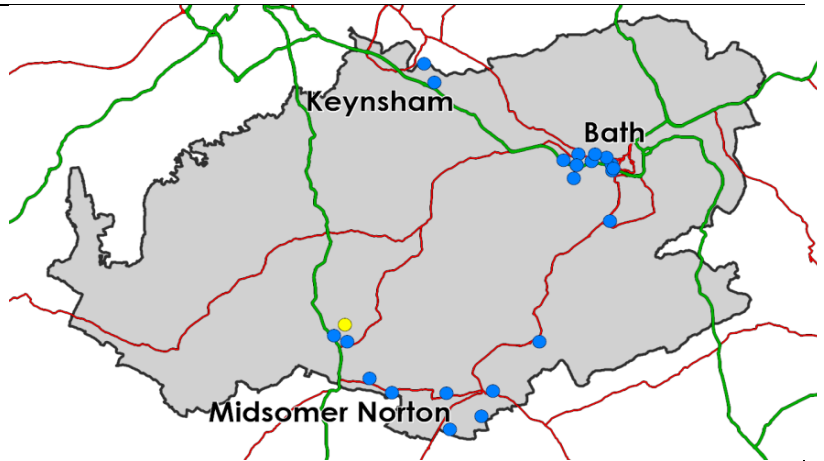
PHOTOGRAPHS	LOCATION & DESCRIPTION
  	<p>Broadmead Lane Industrial Estate is an established business location, situated to the north of the Ashmead Trading Estate, providing good access to the A4 Keynsham bypass between Bristol and Bath and direct access across East Bristol via the Avon ringroad (A4174).</p> <p>The estate comprises a number of industrial premises situated very close to the bank of the River Avon. Access to the estate is through a railway tunnel, preventing access to larger vehicles.</p> <p style="text-align: center;">PLANNING CONTEXT</p> <p>The adopted Local plan does not identify the site as an employment site allocation, albeit land to the south of the site is allocated for employment purposes. The site is situated within a wider zone of flood risk.</p> <p>The adopted Local Plan identifies the area as being within a defined Core Business Area (Policy ET.3) where non-office business development (Class B1c, B2 and B8) will be supported in principle.</p>
AERIAL VIEW	
	

**CLOUD HILL
ENTERPRISE PARK
SUB-AREA: RURAL**

Size rank: 16 / 24

**External condition: 3.0
Location suitability: 3.0**

Combined score: 3.0



KEY DETAILS

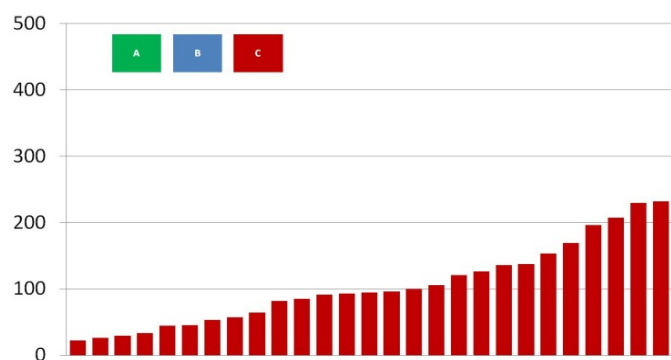
SIZE OF ESTATE: 2,831 sq m

UNITS: 27 (RANGE: 22 sq m – 232 sq m)

AVERAGE UNIT SIZE: 104 sq m

RENTAL TONE: £3.50 to £4.00 per sq ft

Unit spread, by Grade (sq m)



PERFORMANCE

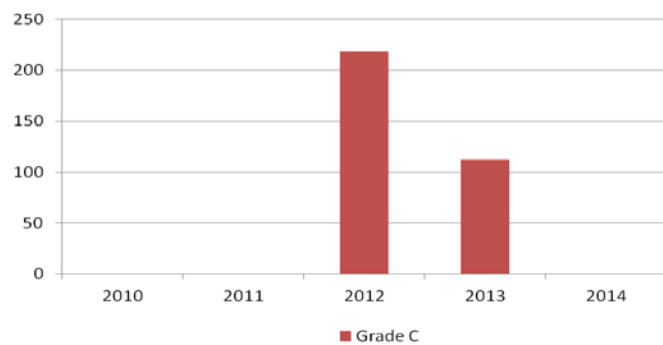
5YR AVERAGE TAKE-UP: 66 sq m

CHURN RATE: 2.3% p.a.

OCCUPANCY RATE: 100%

AVAILABILITY: nil

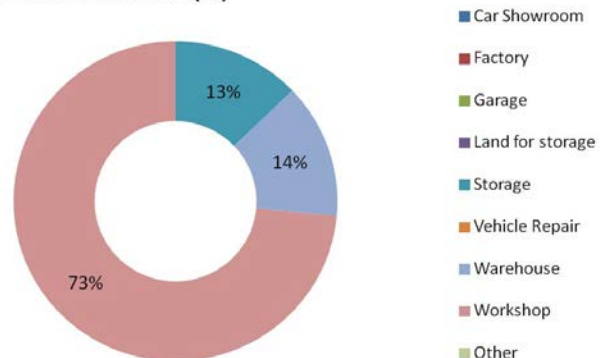
Take-up (sq m)





OCCUPIERS INCLUDE

- SUSTAINABLE HEALTH
- CADWELL ENGINEERING
- A.W. AUTOS
- EYECATCHERS
- CHEW VALLEY AUTOMATED GATES

VOA defined use (%)



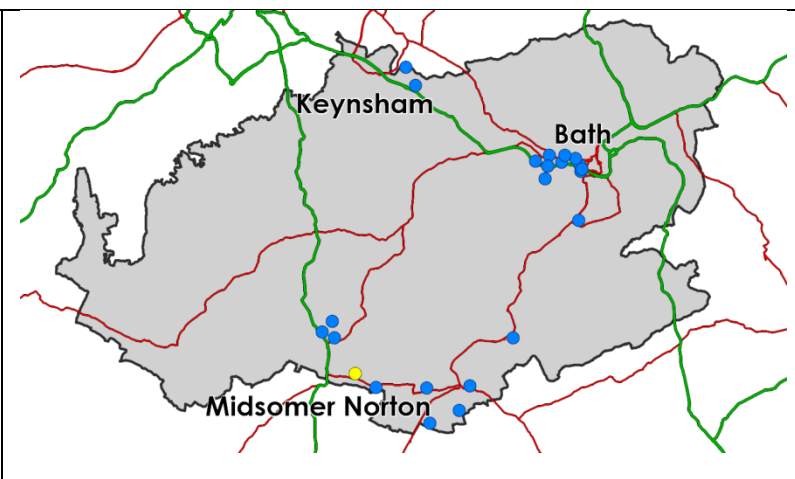
PHOTOGRAPHS	LOCATION & DESCRIPTION
	<p>Cloud Hill Enterprise Park (also known locally as the 'shadow factory') is a former aeroplane manufacturing facility built before the second world war.</p> <p>The site is based in Temple Cloud, a village within the Chew Valley Bath and Bristol are located approximately 10 miles away and the nearest town is Midsomer Norton.</p> <p>Access to the estate is off the A37 single carriageway which then leads onto a very narrow country lane known as Eastcourt Road.</p> <p>It is assumed given the age of the building that the majority of the units are tired and in need of some degree of refurbishment or complete redevelopment.</p> <p>Such a redevelopment is likely to only lead to a similar scheme small-unit being constructed, given the clear demand.</p> <p>One of the key barriers to unlocking alternative uses from the location is the poor accessibility but also the terrain from which the building has been built upon. Such terrain also restricts any scope for expansion.</p>
	<p>PLANNING CONTEXT</p>
	<p>The adopted Local Plan identifies the area as being within a defined Core Business Area (Policy ET.3) where non-office business development (Class B1c, B2 and B8) will be supported in principle.</p>
AERIAL VIEW	
	

FARRINGTON FIELDS
SUB-AREA: RURAL

Size rank: 8 / 24

External condition: 7.0
Location suitability: 7.0

Combined score: 7.0



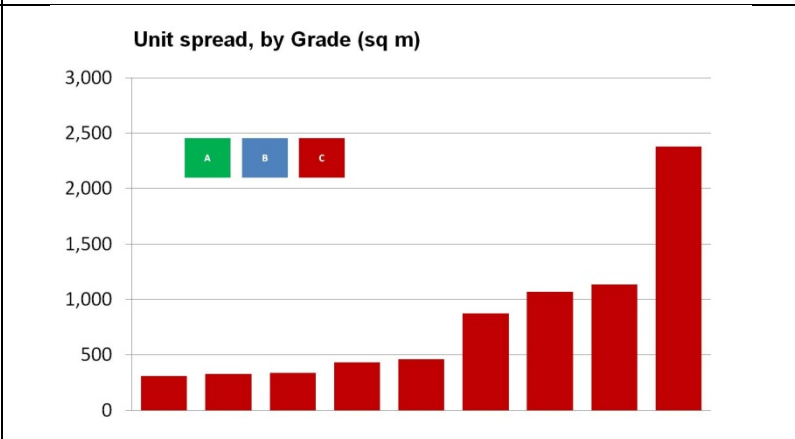
KEY DETAILS

SIZE OF ESTATE: 7,334 sq m

UNITS: 9 (RANGE: 309 sq m – 2,382 sq m)

AVERAGE UNIT SIZE: 815 sq m

RENTAL TONE: £3.50 per sq ft



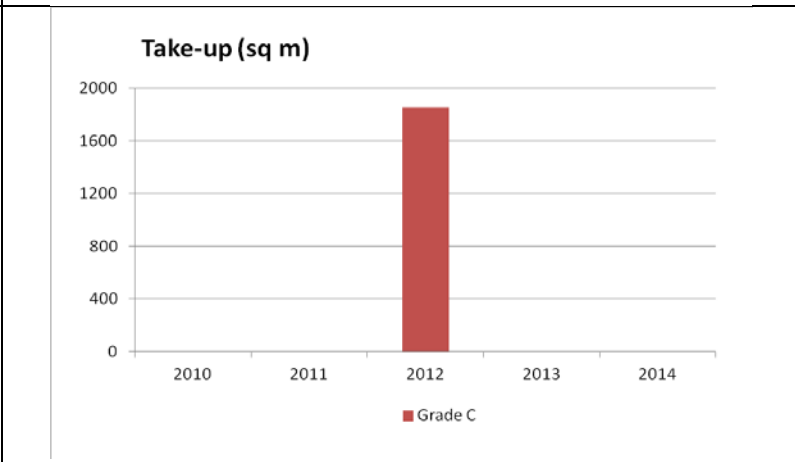
PERFORMANCE

5YR AVERAGE TAKE-UP: 371 sq m

CHURN RATE: 5.1% p.a.

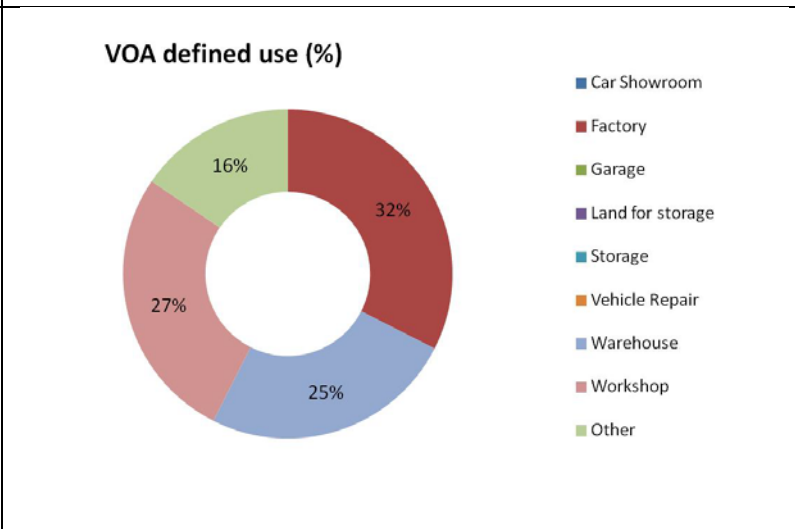
OCCUPANCY RATE: 90%

AVAILABILITY: 767 sq m (one unit)



OCCUPIERS INCLUDE

- FORD FUELS
- WEAVER DEMOLITION
- RH WINDOWS
- TPM



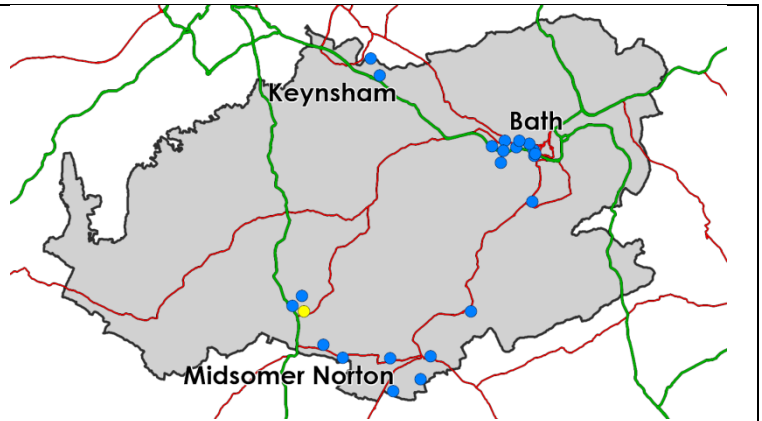
PHOTOGRAPHS	LOCATION & DESCRIPTION
	<p>Farrington Fields is located on the fringe of the village of Farrington Gurney, approximately 2 miles North West of Midsomer Norton, on the A362.</p> <p>The units on the estate are believed to have been constructed in the 1980's.</p> <p>There is scope for expansion within the estate due to good circulation space around each of the six detached buildings.</p>
	<p style="text-align: center;">PLANNING CONTEXT</p> <p>The adopted Local Plan identifies the area as being within a defined Core Business Area (Policy ET.3) where non-office business development (Class B1c, B2 and B8) will be supported in principle.</p>
AERIAL VIEW	
	

**HALLATROW
BUSINESS PARK
SUB-AREA: RURAL**

Size rank: 7 / 24

**External condition: 3.0
Location suitability: 7.0**

Combined score: 5.0



KEY DETAILS

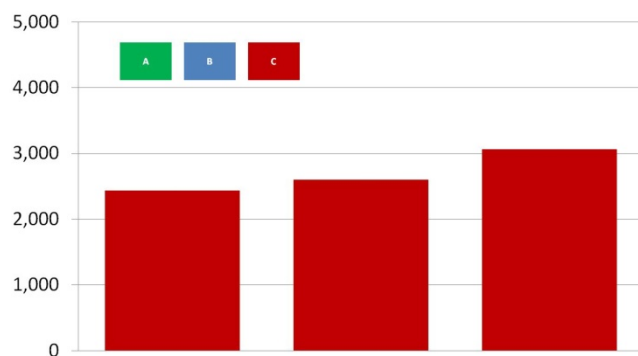
SIZE OF ESTATE: 8,097 sq m

UNITS: 3 (RANGE: 2,434 sq m – 3,060 sq m)

AVERAGE UNIT SIZE: 2,699 sq m

RENTAL TONE: £4.00 per sq ft

Unit spread, by Grade (sq m)



PERFORMANCE

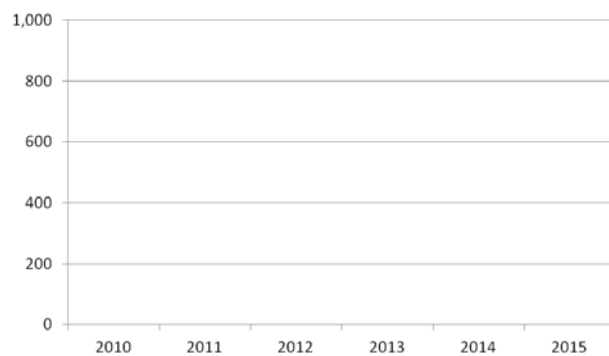
5YR AVERAGE TAKE-UP: 0 sq m

CHURN RATE: 0% p.a.

OCCUPANCY RATE: 100%

AVAILABILITY: nil

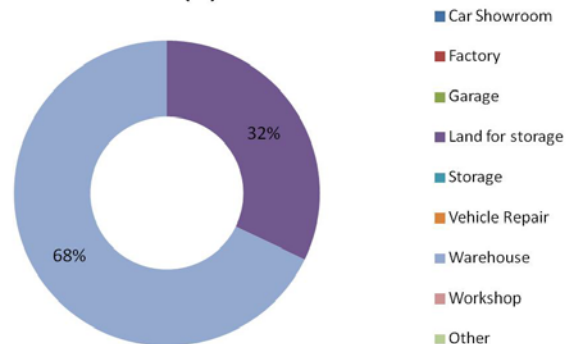
Take-up (sq m)



OCCUPIERS

- BOOKBARN INTERNATIONAL
- ANDY LOOS
- QUADRASPIRE

VOA defined use (%)



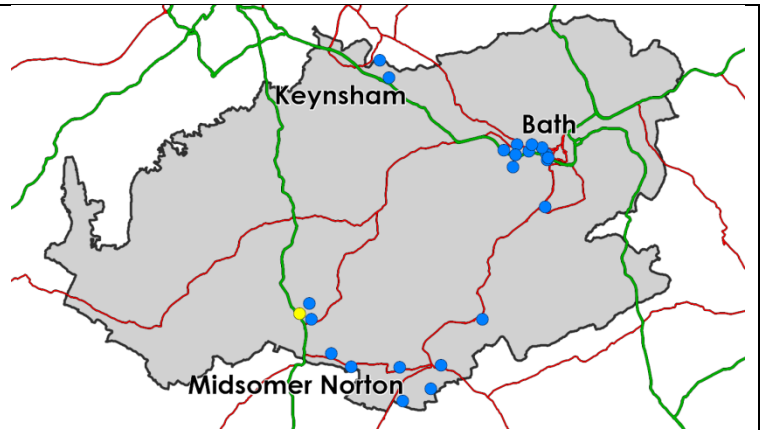
PHOTOGRAPHS	LOCATION & DESCRIPTION
	<p>Hallatrow Business Park comprises two detached industrial buildings and land currently used for open storage purposes.</p> <p>It is believed that the buildings were originally constructed for the Ministry of Agriculture, Fisheries and Foods, where they were used for the storage of grain during the second world war.</p> <p>The site's largest occupier is Bookbarn International who used to be the sole occupier on the estate until Quadraspire took occupation.</p> <p>There are opportunities for additional industrial capacity due to the availability of land surrounding the site.</p> <p style="text-align: center;">PLANNING CONTEXT</p> <p>The adopted Local Plan identifies the area as being within a defined Core Business Area (Policy ET.3) where non-office business development (Class B1c, B2 and B8) will be supported in principle.</p> <p>The parcel of land to the east of the subject site, at the junction of Wells Road and the A37, is very well suited as additional expansion space. It is believed that this land has received consent for a garden centre but this is yet to be built, although groundworks are beginning to take place.</p>
AERIAL VIEW	
	

**TEMPLE BRIDGE
BUSINESS CENTRE
SUB-AREA: RURAL**

Size rank: 22 / 24

**External condition: 3.0
Location suitability: 3.0**

Combined score: 3.0



KEY DETAILS

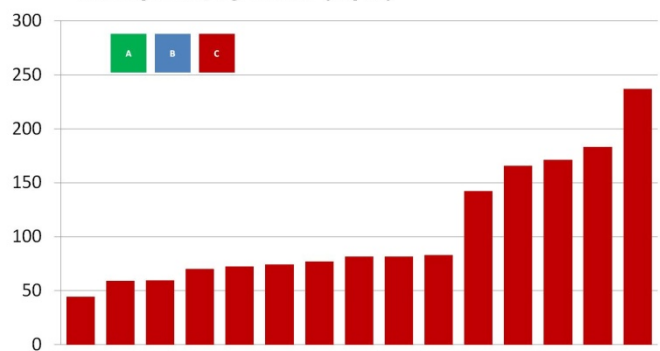
SIZE OF ESTATE: 1,603 sq m

UNITS: 15 (RANGE: 45 sq m – 237 sq m)

AVERAGE UNIT SIZE: 107 sq m

RENTAL TONE: £5.00 per sq ft

Unit spread, by Grade (sq m)



PERFORMANCE

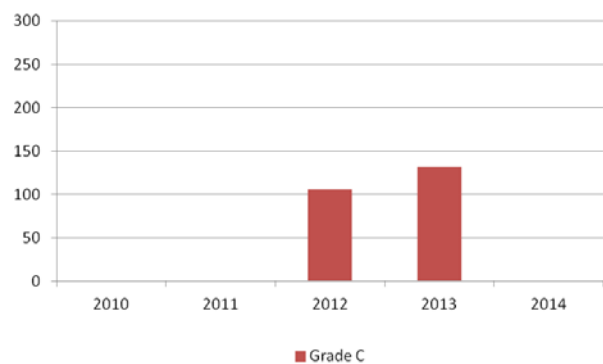
5YR AVERAGE TAKE-UP: 238 sq m

CHURN RATE: 3.0% p.a.

OCCUPANCY RATE: 100%

AVAILABILITY: nil

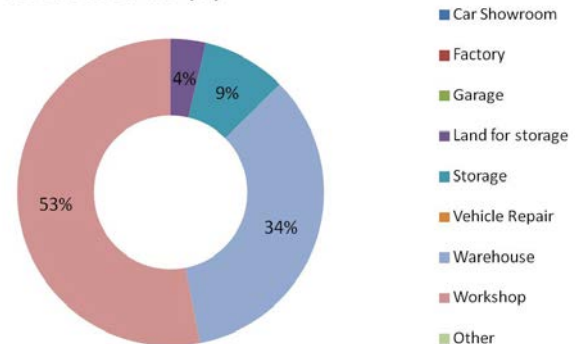
Take-up (sq m)





OCCUPIERS INCLUDE

- ACE CARPETS
- TEMPLE CLOUD MASONARY
- SOMER TYRES & EXHAUSTS

VOA defined use (%)



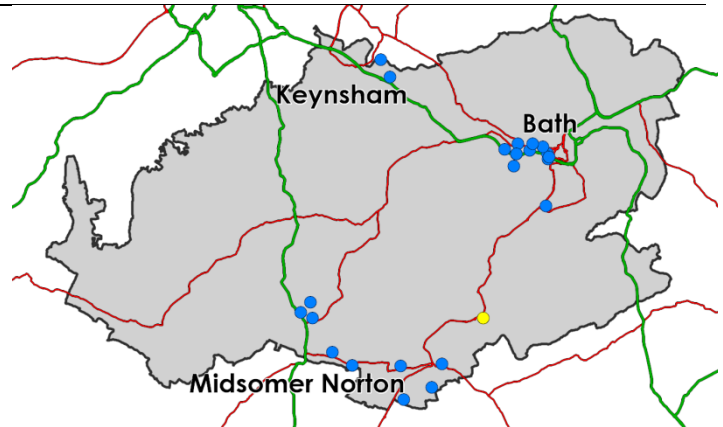
PHOTOGRAPHS	LOCATION & DESCRIPTION
	<p>Temple Bridge Business Centre is a small development of industrial units situated on the A37, between Temple Cloud and Farrington Guerney.</p> <p>Part of the site enjoys roadside prominence although the majority of the units are set back from the road.</p> <p>There is good potential to both develop and/or expand the site to accommodate additional units or redevelop for different uses.</p> <p style="text-align: center;">PLANNING CONTEXT</p> <p>The adopted Local Plan identifies the area as being within a defined Core Business Area (Policy ET.3) where non-office business development (Class B1c, B2 and B8) will be supported in principle.</p>
<p style="text-align: center;">AERIAL VIEW</p>	
	

BATH BUSINESS PARK
SUB-AREA: SOMER VALLEY

Size rank: 11 / 24

External condition: 10.0
Location suitability: 10.0

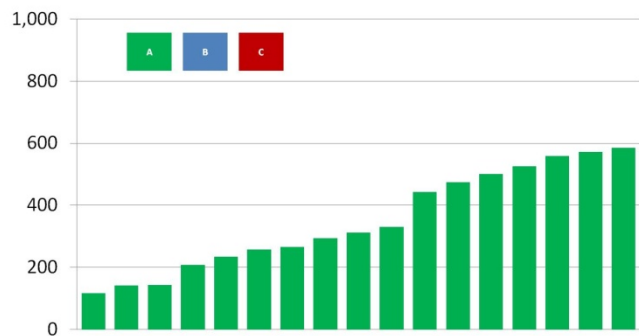
Combined score: 10.0



KEY DETAILS

SIZE OF ESTATE: 5,966 sq m
 UNITS: 17 (RANGE: 117 sq m – 586 sq m)
 AVERAGE UNIT SIZE: 351 sq m
 RENTAL TONE: £6.50 per sq ft

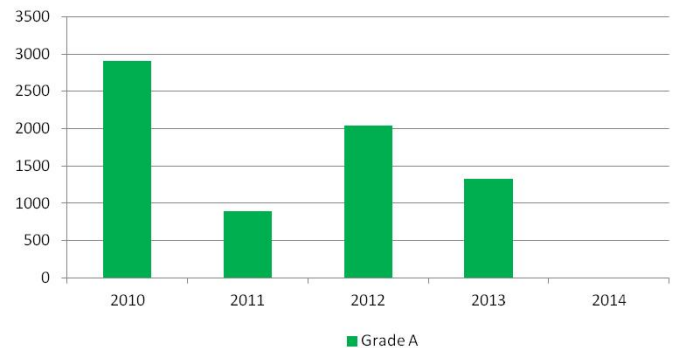
Unit spread, by Grade (sq m)



PERFORMANCE

5YR AVERAGE TAKE-UP: 1,436 sq m
 CHURN RATE: 24.1% p.a.
 OCCUPANCY RATE: 100%
 AVAILABILITY: nil

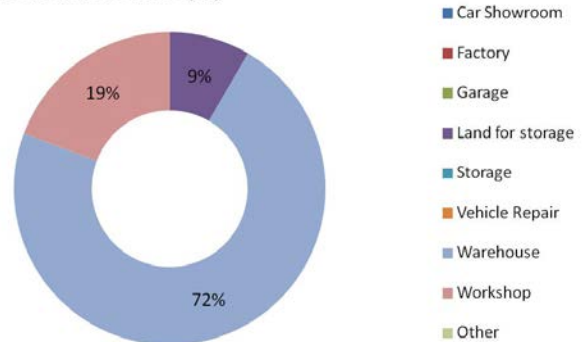
Take-up (sq m)



OCCUPIERS INCLUDE

- G & S STEEPLEJACKS
- ICON SCIENTIFIC
- PONG CHEESE
- DINE WITH STYLE
- WELLS PRINTING

VOA defined use (%)



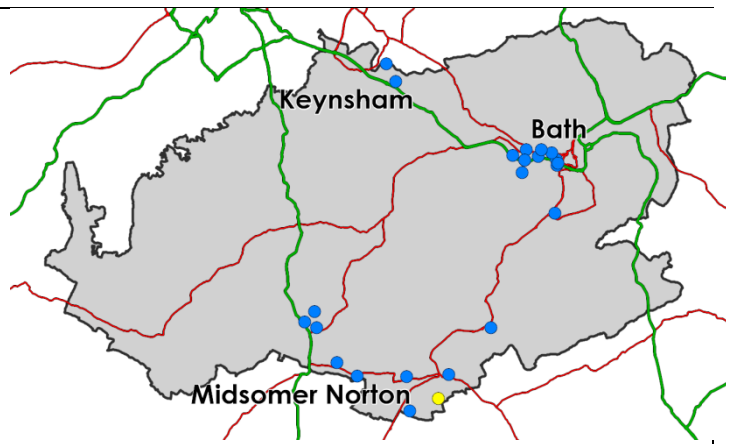
PHOTOGRAPHS	LOCATION & DESCRIPTION
	<p>Bath Business Park is located six miles south west of Bath, just off the A367 in Peasedown StJohn.</p> <p>It is known as Bath's only purpose built business park, with two car dealerships an award winning hospital and a fertility clinic.</p> <p>The units have been constructed to a good specification which led to all the units being either sold or let within a short period of time post-completion.</p> <p>Bath Business Park has the highest churn rate of any of the 24 areas surveyed in this study, equating to 28.7% per annum based on average take-up over the past five years</p> <p>There is excellent scope further expansion into nearby land although it is likely to rely upon highway improvements.</p>
	PLANNING CONTEXT
<p style="text-align: center;">AERIAL VIEW</p> 	

**HAYDON
INDUSTRIAL ESTATE
SUB-AREA: SOMER VALLEY**

Size rank: 6 / 24

**External condition: 3.0
Location suitability: 3.0**

Combined score: 3.0



KEY DETAILS

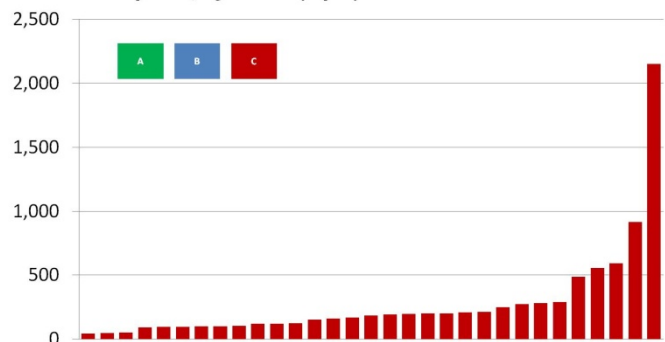
SIZE OF ESTATE: 9,147 sq m

UNITS: 31 (RANGE: 43 sq m – 2,150 sq m)

AVERAGE UNIT SIZE: 254 sq m

RENTAL TONE: £6.50 per sq ft

Unit spread, by Grade (sq m)



PERFORMANCE

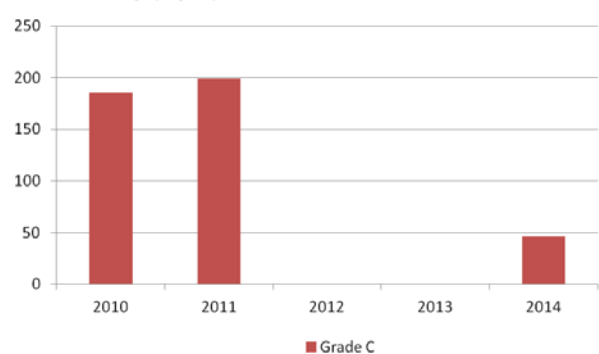
5YR AVERAGE TAKE-UP: 86 sq m

CHURN RATE: 0.9% p.a.

OCCUPANCY RATE: 93%

AVAILABILITY: 603 sq m (three units)

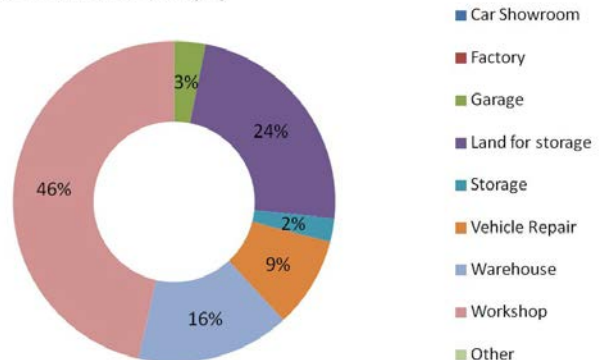
Take-up (sq m)





OCCUPIERS INCLUDE

- CLIFFORDS RECOVERY
- MICRON PRECISION
- CRUSE CLEANING
- FOSSWAY
- HAYDON AUTOSPRAYS

VOA defined use (%)



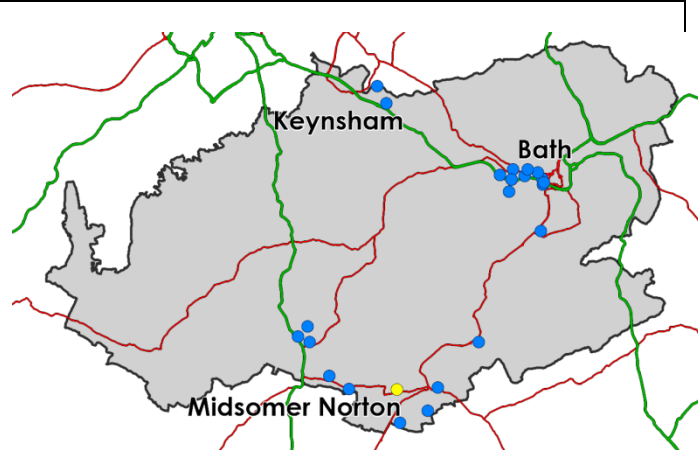
PHOTOGRAPHS	LOCATION & DESCRIPTION
	<p>Haydon Industrial Estate is a large industrial scheme situated within the village of Haydon, positioned less than 1 mile south of Radstock and 9 miles south west of Bath.</p> <p>The estate comprises a wide range of industrial accommodation of varying sizes and quality.</p> <p>The vast majority of the stock is very poor and in need of refurbishment or redevelopment.</p> <p>There is limited potential for expansion given the steep terrain to the south of the site and roadshousing lining the site boundary to the north</p>
	<p style="text-align: center;">PLANNING CONTEXT</p> <p>The adopted Local Plan identifies the area as being within a defined Core Business Area (Policy ET.3) where non-office business development (Class B1c, B2 and B8) will be supported in principle.</p> <p>The Placemaking Plan Options Document, November 2014 includes an emerging Policy Approach ED.2A which advises that proposals for light industrial, heavy industrial and warehousing uses (Classes B1c, B2, B8) and builders merchants (sui generis) will be acceptable in principle within Strategic Economic Development Sites, including Haydon Business Centre.</p> <p>The policy approach also suggests that there is a strong presumption in favour of retaining them solely for the aforementioned uses.</p>
AERIAL VIEW	
	

**MIDSOMER
ENTERPRISE PARK
SUB-AREA: SOMER VALLEY**

Size rank: 13 / 24

**External condition: 7.0
Location suitability: 7.0**

Combined score: 7.0



KEY DETAILS

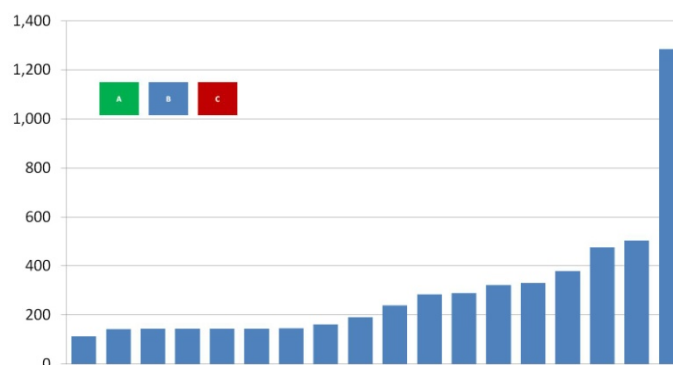
SIZE OF ESTATE: 5,442 sq m

UNITS: 18 (RANGE: 113 sq m – 1,285 sq m)

AVERAGE UNIT SIZE: 302 sq m

RENTAL TONE: £5.50 to £7.00 per sq ft

Unit spread, by Grade (sq m)



PERFORMANCE

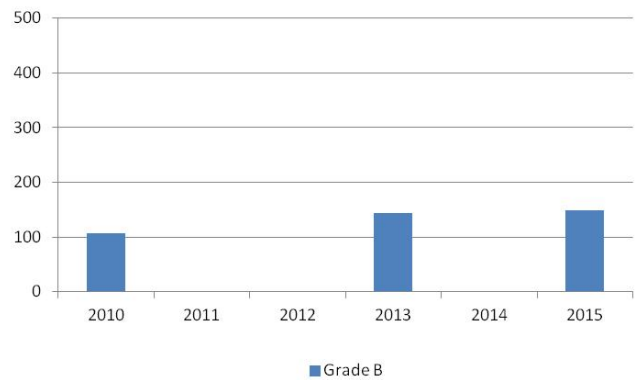
5YR AVERAGE TAKE-UP: 80 sq m

CHURN RATE: 1.5% p.a.

OCCUPANCY RATE: 97%

AVAILABILITY: 144 sq m (one unit)

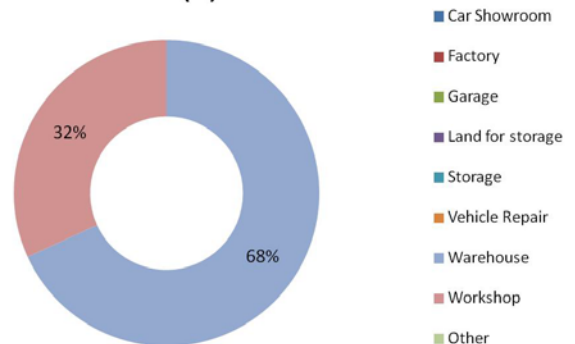
Take-up (sq m)



OCCUPIERS INCLUDE




- PRO-AUCTION
- PLUMB CENTRE
- KEW ELECTRICAL
- PERSIAN ROSE
- SOMER 2000

VOA defined use (%)



PHOTOGRAPHS	LOCATION & DESCRIPTION
	<p>Midsomer Enterprise Park is situated just north of the A362 main road between Radstock and Midsomer Norton. The estate lies approximately 10 miles south west of Bath.</p> <p>It is believed the units were constructed in the late 1980's, although many have undergone a series of refurbishment.</p> <p>The majority of the premises are occupied by local businesses and some trade counter operators.</p> <p>There is potential to extend the estate road to allow for another industrial scheme to be constructed. However, the nearby Wellow Brook will restrict development, with its positioning immediately to the north.</p>
	<p style="text-align: center;">PLANNING CONTEXT</p> <p>The adopted Local Plan identifies the area as being within a defined Core Business Area (Policy ET.3) where non-office business development (Class B1c, B2 and B8) will be supported in principle.</p> <p>Neighbouring the site to the west is land allocation NR12 for development of employment uses. It extends to around to 0.84ha. To the east is a 1.4ha land allocation NR3. Former Sewage Works. The Local Plan is not specific in relation to the type of development proposed.</p>
<p style="text-align: center;">AERIAL VIEW</p>	
	

<p>MILL ROAD SUB-AREA: SOMER VALLEY</p> <p>Size rank: 4 / 24</p> <p>External condition: 3.0 Location suitability: 3.0</p> <p>Combined score: 3.0</p>	
<p>KEY DETAILS</p> <p>SIZE OF ESTATE: 14,537 sq m</p> <p>UNITS: 23 (RANGE: 0 sq m – 5,428 sq m)</p> <p>AVERAGE UNIT SIZE: 632 sq m</p> <p>RENTAL TONE: £4.00 per sq ft</p>	<p>Unit spread, by Grade (sq m)</p>
<p>PERFORMANCE</p> <p>5YR AVERAGE TAKE-UP: 91 sq m</p> <p>CHURN RATE: 0.6% p.a.</p> <p>OCCUPANCY RATE: 100%</p> <p>AVAILABILITY: nil</p>	<p>Take-up (sq m)</p>
<p>OCCUPIERS INCLUDE:</p> <ul style="list-style-type: none"> • SKIP TIP • RADSTOCK SELF STORAGE • BOCM PAULS • BTB MILL ROAD GARAGE • MICHAEL WEEKS 	<p>VOA defined use (%)</p>

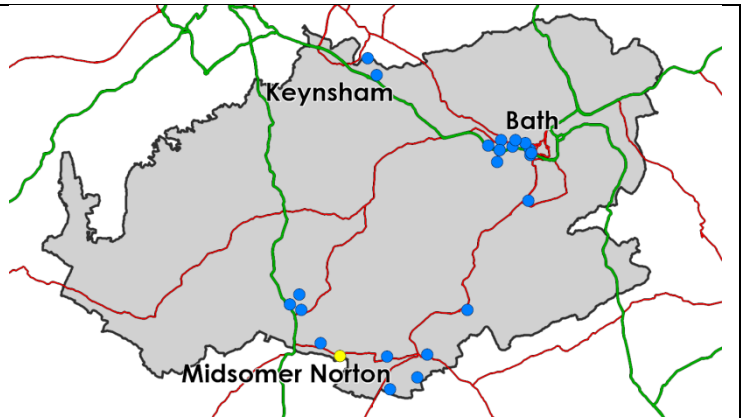
PHOTOGRAPHS	LOCATION & DESCRIPTION
 	<p>Mill Road is an industrial scheme situated just outside the town of Radstock, approximately 10 miles south west of Bath.</p> <p>The estate contains a number of tired industrial buildings of varying specification and sizes.</p> <p>There is recent evidence of fly-tipping which has caused the estate to look particularly poor and un-attractive.</p> <p>There is limited scope for redevelopment due to the steep terrain to the south of the site just beyond Mill Road itself.</p> <p style="text-align: center;">PLANNING CONTEXT</p> <p>The adopted Local Plan identifies the area as being within a defined Core Business Area (Policy ET.3) where non-office business development (Class B1c, B2 and B8) will be supported in principle.</p>
AERIAL VIEW	
	

**OLD MILLS
INDUSTRIAL ESTATE
SUB-AREA: SOMER VALLEY**

Size rank: 9 / 24

**External condition: 7.0
Location suitability: 7.0**

Combined score: 7.0



KEY DETAILS

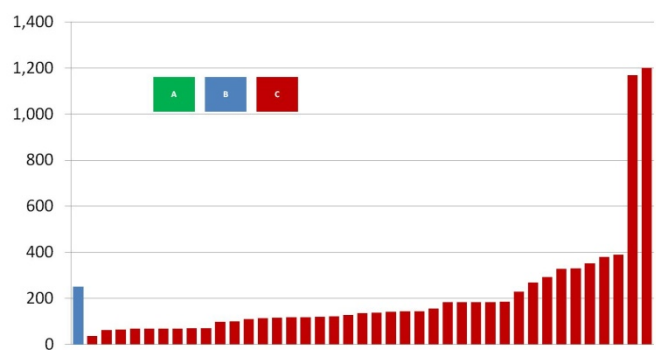
SIZE OF ESTATE: 6,735 sq m

UNITS: 40 (RANGE: 35 – 1,201 sq m)

AVERAGE UNIT SIZE: 168 sq m

RENTAL TONE: The Workshop - £4.00 /
Elsewhere - £7.00 per sq ft

Unit spread, by Grade (sq m)



PERFORMANCE

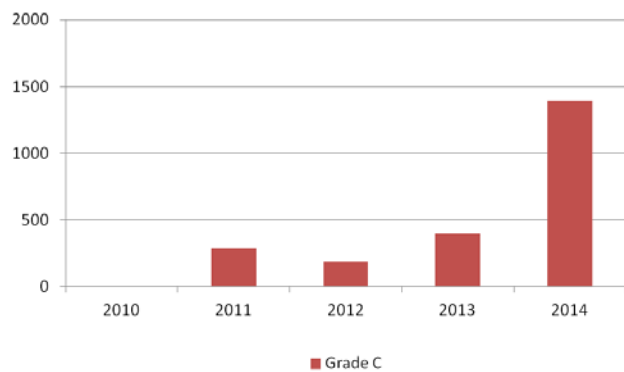
5YR AVERAGE TAKE-UP: 489 sq m

CHURN RATE: 7.3% p.a.

OCCUPANCY RATE: 100%

AVAILABILITY: nil

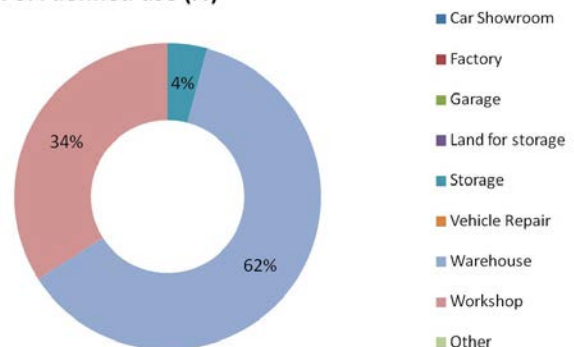
Take-up (sq m)



OCCUPIERS INCLUDE

- COLDSTAR
- SWAN ARTWORKS
- S M KITCHEN AND BEDROOMS
- JANE CLAYTON & CO
- BEANS & MACHINES

VOA defined use (%)



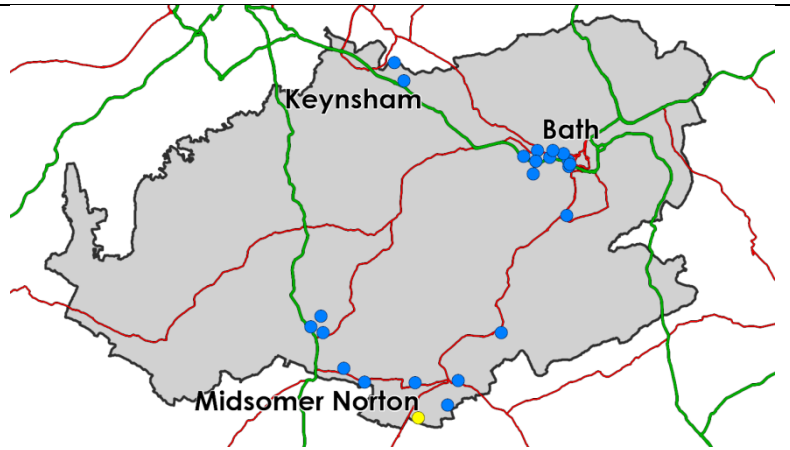
PHOTOGRAPHS	LOCATION & DESCRIPTION
 	<p>Old Mills Industrial Estate is a development of small size industrial units situated in the small town of Paulton, approximately 11 miles south west of Bath.</p> <p>The estate generally presents well with limited parking / congestion issues, and the landscaping appears to be kept in good order.</p> <p>The vast majority of the estate is occupied by local businesses.</p> <p style="text-align: center;">PLANNING CONTEXT</p> <p>The adopted Local Plan identifies the area as being within a defined Core Business Area (Policy ET.3) where non-office business development (Class B1c, B2 and B8) will be supported in principle.</p> <p>Neighbouring the site to the north of the A362 is allocated development land for around 13.5ha of employment development falling under classes B1, B2 and B8.</p> <p>The Placemaking Plan Options Document, November 2014 includes an emerging Policy Approach ED.2A which advises that proposals for light industrial, heavy industrial and warehousing uses (Classes B1c, B2, B8) and builders merchants (sui generis) will be acceptable in principle within Strategic Economic Development Sites, including Old Mills Industrial Estate.</p> <p>The policy approach also suggests that there is a strong presumption in favour of retaining them solely for the aforementioned uses.</p>
AERIAL VIEW	
	

**WESTFIELD
INDUSTRIAL ESTATE
SUB-AREA: SOMER VALLEY**

Size rank: 1 / 24

**External condition: 3.1
Location suitability: 7.0**

Combined score: 5.1



KEY DETAILS

SIZE OF ESTATE: 83,083 sq m

UNITS: 114 (RANGE: 40 – 23,798 sq m)

AVERAGE UNIT SIZE: 729 sq m

RENTAL TONE: £5.50 per sq ft

Unit spread, by Grade (sq m)



PERFORMANCE

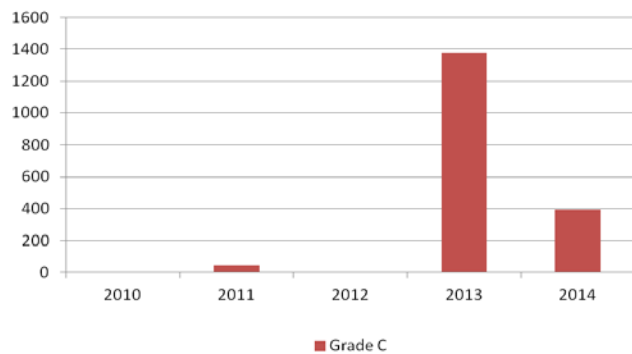
5YR AVERAGE TAKE-UP: 364 sq m

CHURN RATE: 0.4% p.a.

OCCUPANCY RATE: 98%

AVAILABILITY: 1,824 sq m (three units)

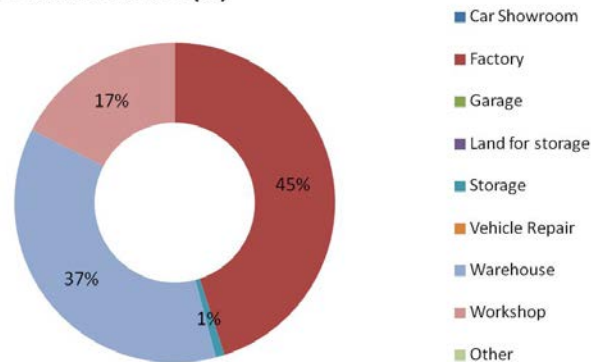
Take-up (sq m)




OCCUPIERS INCLUDE

- RADSTOCK BUILDBASE
- LANDEX
- FOSSEWAY BAKERY
- LAWRENCE GOODWOOD
- SDS GARAGE

VOA defined use (%)

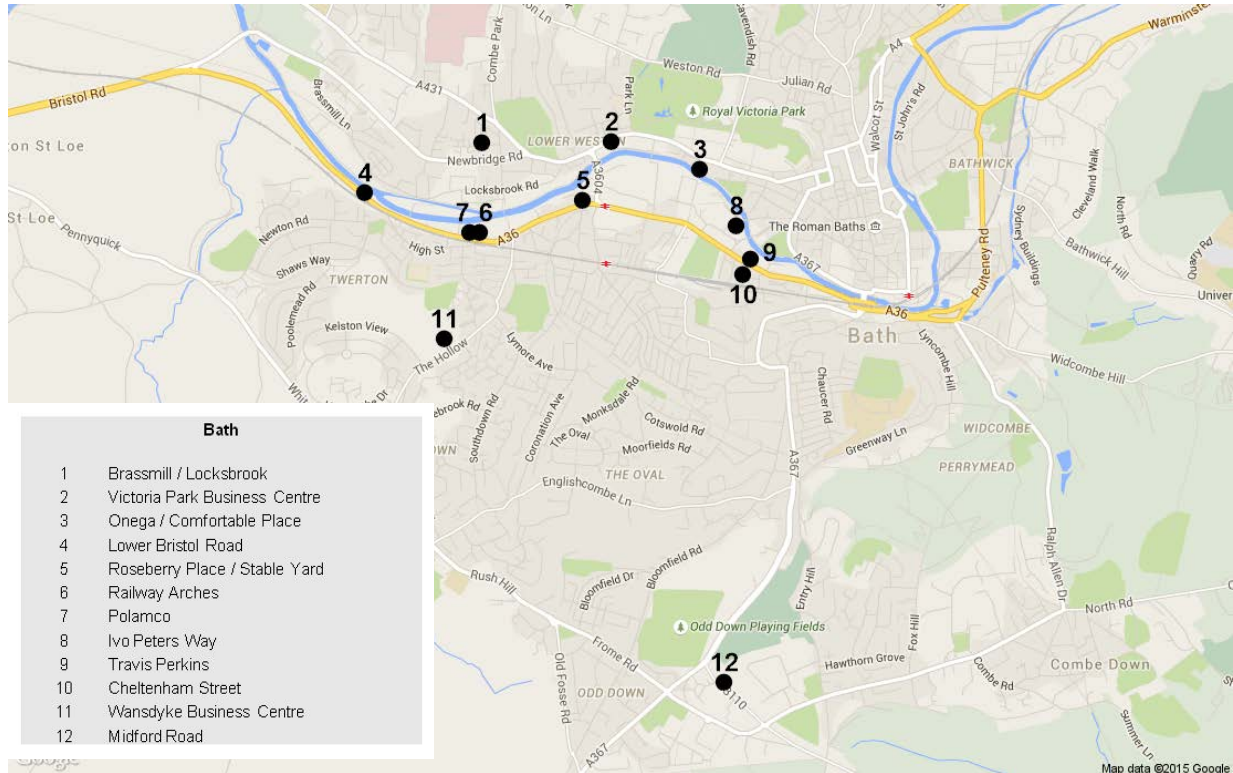


PHOTOGRAPHS	LOCATION & DESCRIPTION
	<p>Westfield Industrial Estate is a large industrial situated within the Radstock/Midsomer Norton area, approximately 10 miles south west of Bath.</p> <p>It is one of the major employment areas within the region.</p> <p>There are a variety of different sized units which has led to companies growing and being retained on the estate either by renting adjoining units or by relocating into space all under one roof.</p>
	<p style="text-align: center;">PLANNING CONTEXT</p> <p>The adopted Local Plan identifies the area as being within a defined Core Business Area (Policy ET.3) where non-office business development (Class B1c, B2 and B8) will be supported in principle</p>
AERIAL VIEW	
	

APPENDIX 4
AREA ANALYSIS

Appendix 4 - Area analysis

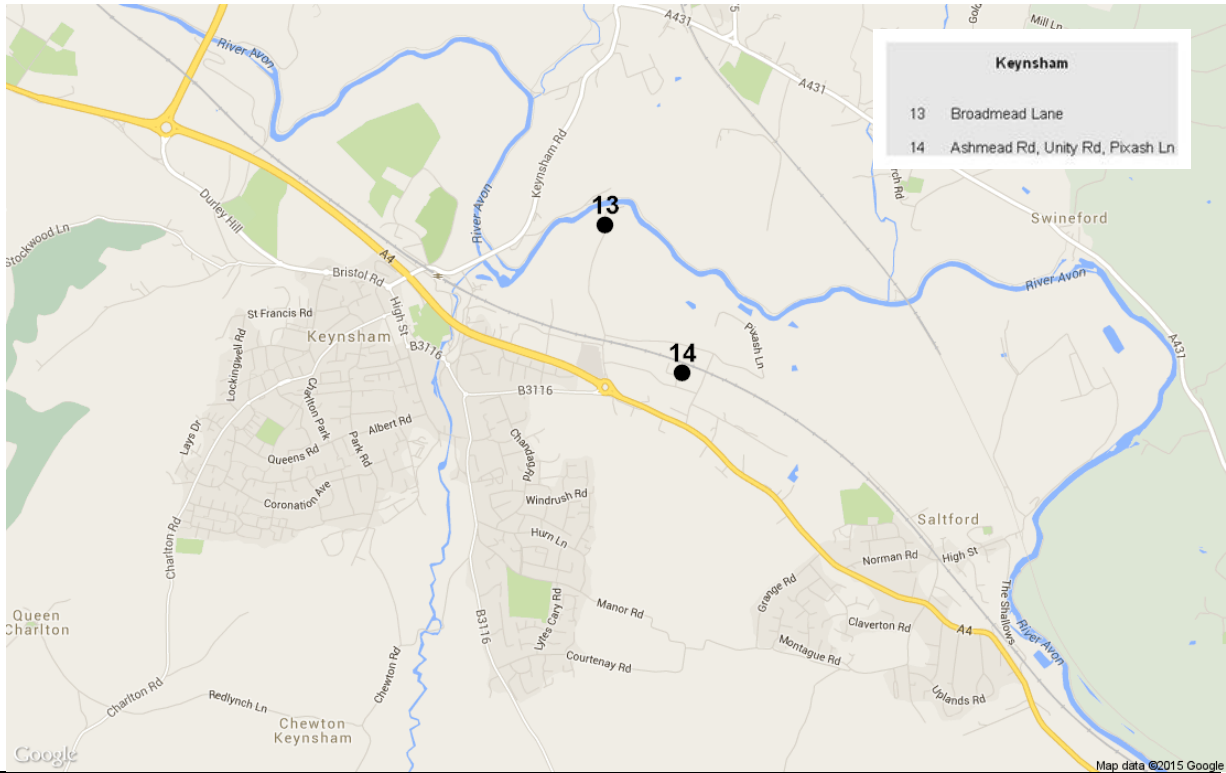
Bath



Stock	<p>The Bath sub-area has the largest share of district stock, at 260,372 Sq m, or 41% of the district total. It is also home to the largest number of surveyed industrial areas, with 12 of the district wise total of 24. Of these, the largest by a significant margin is the Brassmill Lane / Locksbrook Road area which, at 57,757 Sq m, represents two thirds of sub-area stock.</p>
Sizing and Grade	<p>The sub-area has comfortably the largest share of the district's industrial properties, with 663 units, 46% of the district total. The sub-area is important for smaller occupier requirements, with a median unit size of 133 Sq m. The vast majority of the sub-area's surveyed stock is Grade C, representing 80% of total floor space and 90% of units. The only Grade A building in the Bath sub-area is the Polamco site.</p>
Scoring of location	<p>Of the 12 industrial areas, seven were given the lowest possible score for suitability of location for industrial use. While this included a number of historic sites that may be better suited to alternative uses, it also included the Polamco site, despite its Grade A rating, based on poor accessibility. Several areas achieved a score of 7.0 on this measure, namely Ivo Peters Way, Comfortable place / Onega and the Travis Perkins site. Overall, the Bath sub-area had the lowest average score on location suitability, at 3.6/10.</p>

Scoring of property condition	<p>While many of the sub-area's estates score poorly on location, the picture is different with regard to external condition of the properties. The sub-area achieved an overall unweighted average score of 5.2 out of 10, the highest of the four within the district. Only four of the surveyed areas were given the lowest rating on external condition (Cheltenham Street, Railway Arches, Victoria Park, Wansdyke Business Centre).</p>
Occupier activity	<p>As a whole, the Bath sub-area has seen average annual take-up 2,163 Sq m, which equates to a churn rate of 1.2% of total stock. While the largest surveyed area of Brassmill Lane / Locksbrook Road has seen a higher level of churn, at 2.6% p.a., two of the smaller surveyed areas have seen significant levels of activity, with Ivo Peters Way and Wansdyke Business Centre seeing churn of 13.0% p.a. and 28.1% p.a. respectively. Wansdyke is particularly notable, in light of its Grade C rating and low score on suitability and external condition. Units of below 200 Sq m are popular amongst start-ups, and are subject to churn, but have been relatively important to the Bath sub-area, accounting for 74% of recorded transactions, compared to 59% for the district as a whole.</p>
Rental tones	<p>The lowest rented industrial units will achieve £3.50 Sq ft (Victoria Park) which reflects average quality space and poor access as well as future redevelopment plans, whilst some of the smaller and more desirable space at Brassmill Lane will achieve in the region of £8 Sq ft dependent on size, location and quality.</p>
Availability	<p>Current availability in the Bath sub-area stands at 2,624 Sq m, which equates to only 0.8 years of supply based on average take-up levels and sits below the district wide level of 1.1 years of supply. The majority of Bath's industrial areas are fully occupied. Of the nine units available in B&NES, the majority are small, and eight of the units are found within three of the surveyed areas: Wansdyke Business Centre, Roseberry Place / Stable Yard and Victoria Park Business Centre. The latter of these has the poorest occupancy rate of any area, with 462 Sq m available, leading to an occupancy rate of just 34%.</p>
Planned supply	<p>At the Former Bath Press Premises, Lower Bristol Road, Bath, a planning application is pending consideration for around 1,485 Sq m of flexible employment floor space (and 244 new homes).</p> <p>At Roseberry Road, Bath, a planning application is pending for a mixed regeneration scheme including up to 6,000Sq m flexible office floor space (B1).</p> <p>At 34 Box Road, Bath, a planning application is pending for the change of use of an existing garage workshop and showroom to a builder's yard, the erection of a storage building and the provision of a new frontage to an existing building. The proposal is for an additional 250 Sq m of floor space to create a new net total of 608 Sq m.</p>

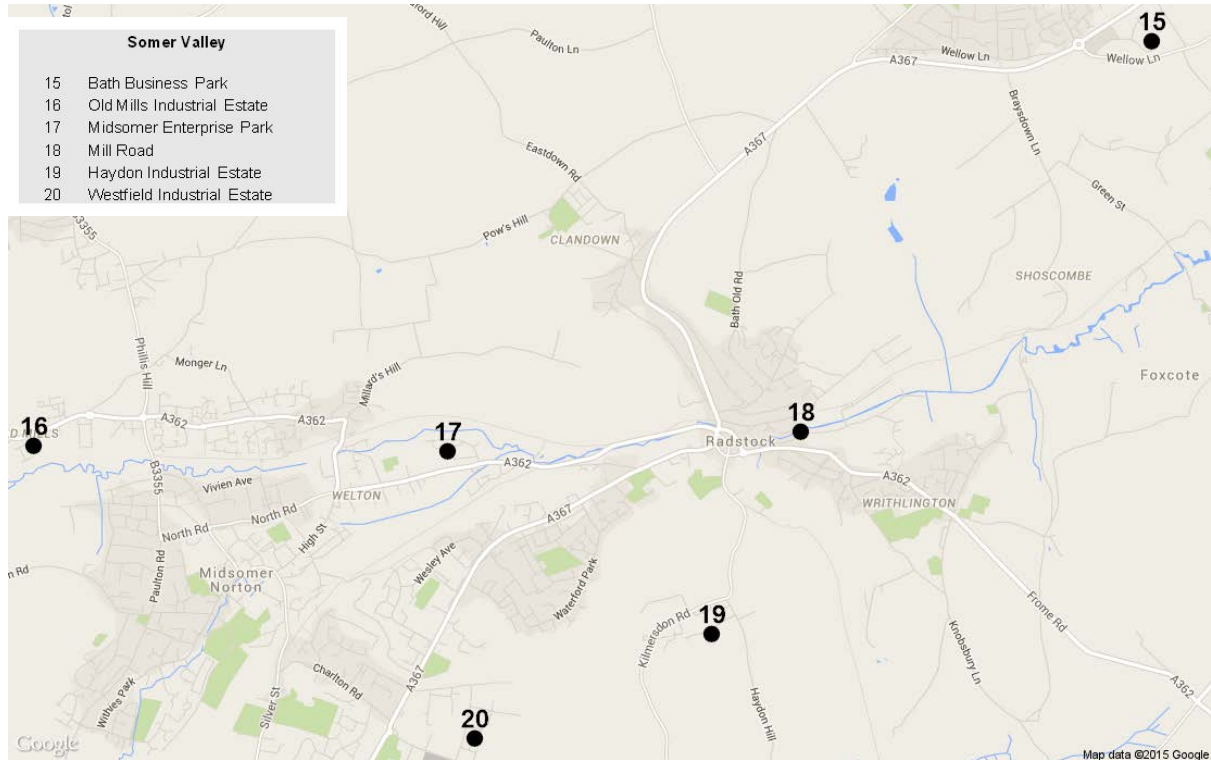
Keynsham



<p>Stock</p>	<p>The Keynsham sub-area has a relatively limited share of district stock, at 86,043 Sq m, or 13.4% of the district total. The sub-area is home to only two of the district's 24 surveyed areas, although the Ashmead, Rd, Unity Rd, Pixash Lane area is the third largest surveyed industrial area in the district, providing 51,957 Sq m of space. Keynsham has witnessed the largest net loss of floor space of any sub-area, at 22,327 Sq m since 2008, equivalent to 21% of total stock. However, this stems almost entirely from the closure of the Cadbury's factory in Somerdale.</p>
<p>Sizing and Grade</p>	<p>The Keynsham sub-area is home to a wide variety of unit sizes, reflected by the mean unit size (410 Sq m) being closely in the line with the district average, while its median unit size is the lowest of any sub-area, at 126 Sq m. As with Bath, Grade C dominates its total surveyed stock, at 78% of the total. The remainder is Grade B rated, albeit this is confined to just eight units in the Ashmead Rd, Unity Rd, Pixash Lane area. There is no Grade A stock in Keynsham.</p>
<p>Scoring of location</p>	<p>Keynsham's two surveyed industrial areas were awarded two contrasting scores on suitability of location. The larger of the two areas - Ashmead, Rd, Unity Rd, Pixash Lane - received a high score of 7.4, driven in part by 29 units being awarded a score of 10/10 on Ashmead Road. In contrast Broadmead Lane area received the lowest possible score due to poor access to the site.</p>
<p>Scoring of property condition</p>	<p>The two industrial areas within Keynsham were seen to be of relatively poor external condition. The majority of stock at Broadmead Lane received the lowest possible score of 3.0, bar several medium quality units, leaving it with an average score of 3.4. Ashmead, Rd, Unity Rd, Pixash Lane was more mixed, reflecting its sheer size, and received a higher score overall than, at 4.5.</p>

Occupier activity	<p>With average annual take-up of 1,802 Sq m per annum, transactional activity equates to an annual churn rate of 2.1% of its stock, which is the highest of the four sub-areas in the district and far higher than the district-wide rate 1.4%. Much of this was accounted for by Grade B units, with stock of this Grade seeing churn of 6.6% p.a. (with every transaction taking place on Ashmead Road). While churn of 3.0% at Ashmead, Rd, Unity Rd, Pixash Lane outperformed the sub-area total, Broadmead Lane underperformed, with churn of 1.7% p.a.</p>
Rental tones	<p>The lowest rental levels tend to be in the region of £3 Sq ft and this tends to be for locations such as Broadmead Lane, where access is restricted. Better locations in Keynsham such as Ashmead Industrial Estate tend to achieve prime rentals of £5.50 Sq ft.</p>
Availability	<p>Current availability in the Keynsham sub-area stands at 4,426 Sq m, which equates to 2.5 years of supply based on average take-up levels and stands ahead of the district wide level of 1.1 years of supply. However, with only five units available, all of which are Grade C rated, this is heavily influenced by a single unit on Ashmead Road, totalling 3,643 Sq m (39,223 Sq ft).</p>
Planned supply	<p>At nearby Saltford, a planning application is currently pending consideration for the erection of a boat repair workshop following the demolition of an existing boat shed. The redevelopment provides for 125 Sq m of industrial floor space – a negligible increase on the existing building. At Burnett Business Park, Saltford, a planning application is currently pending consideration for the erection of a new distribution warehouse with associated offices and external works and parking. The scheme will provide 639 Sq m of new floor space.</p> <p>In Keynsham, the Core Strategy proposes to increase industrial/warehouse floor space from 52,000Sq m in 2011 to 60,300Sq m in 2029. Here, some 8ha is allocated at East Keynsham as an extension to the Broadmead/Ashmead/Pixash Industrial Estate at World's End Lane.</p>

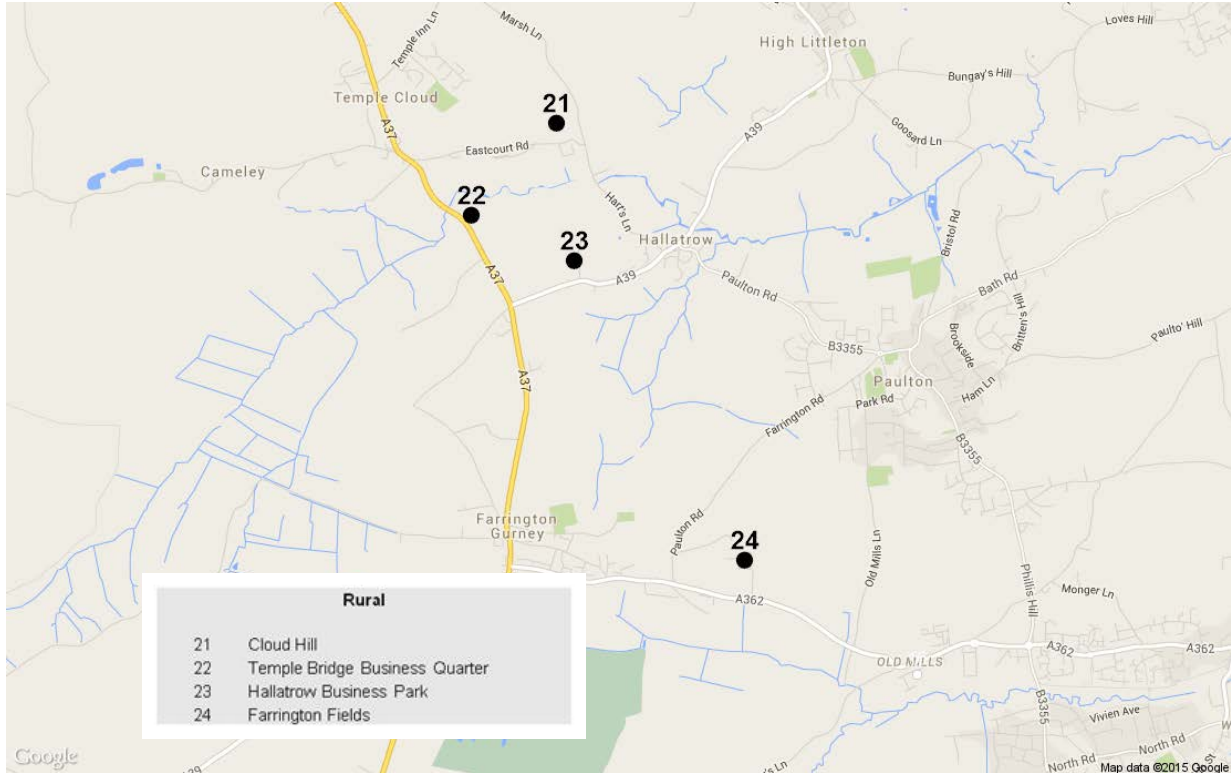
Somer Valley



<p>Stock</p>	<p>The Somer Valley sub-area has exactly one third of the district's industrial stock, with at 214,174 Sq m, or 33.3% of the district total. Of the 24 surveyed industrial areas in B&NES, the largest by far is Westfield Industrial Estate which extends 83,083 Sq m across 114 units. Somer Valley has recorded a net loss of 15,485 Sq m since 2008, largely reflecting closure of the Alcan site but partly offset by the development of Bath Business Park.</p>
<p>Sizing and Grade</p>	<p>The Somer Valley sub-area is the focus of larger industrial stock within the district. This is reflected by the mean unit size of 608 Sq m standing 46% above the district-wide mean and the median unit size of 153 Sq m standing 12% ahead of the district-wide median. This picture is heavily influenced by Westfield Industrial Estate and Mill Road, which are key locations for medium-sized occupiers. Of the areas, Somer Valley has the highest proportion of Grade B stock of any sub-area, at 40% of total surveyed floor space, largely found at Old Mills and to a lesser extent, Midsomer Enterprise Park and Westfield Industrial Estate.</p>
<p>Scoring of location</p>	<p>Overall, the Somer Valley sub area has the highest average score for suitability location of any sub area, with an unweighted score of 6.3 / 10. Haydon Industrial Estate and Mill Road were the only areas to receive the lowest possible score of 3.0 in the sub-area, while Bath Business Park was the only area to receive a score of ten of any of the 24 surveyed across the entire district.</p>
<p>Scoring of property condition</p>	<p>As with suitability of location, the surveyed industrial areas are wide-ranging in terms of the physical condition of the properties. The largest of the Somer Valley's industrial areas received a low score of 3.1 which was Westfield, despite being relatively well-regarded on its suitability of location. Unsurprisingly, given its relatively recent arrival to the market, Bath Business Park received a score of 10/10, the only area to do so within B&NES.</p>

Occupier activity	The Somer Valley sub-area has seen the highest average take-up of the four sub-areas, at 3,529 Sq m per annum. However, while its annual churn rate of 1.6% of stock p.a. is ahead of the district wide average, it is lower than that in Keynsham. Furthermore, Somer Valley's take-up has been boosted by one transaction of in excess of 2,000 Sq m, a segment of the market that no other sub-area has seen activity.
Rental tones	The Somer Valley includes Radstock, Peasedown St John, and Paulton. The lowest rental levels tend to be in the Mill Road Industrial Estate in Radstock where rents can be as low as £4 Sq ft. Larger warehouses in the region tend to be £4- £4.50 Sq ft while premium rents are focused around Bath Business Park at Peasedown St John £6.50 Sq ft.
Availability	Current availability in the Somer Valley sub area amounts to 1,968 Sq m across four units, all of which are Grade C rated. This is the lowest of the four sub-areas in relation to its stock, equating to an availability rate of only 0.9%, with the district wide rate standing at 1.6%. It is also the lowest when set against average take-up, equating to 0.6 years of supply. While three of the available units are at Westfield Industrial Estate, this large industrial area is nevertheless 98% occupied although this could increase over the coming years if printing firms downsize as a result of structural change in the industry.
Planned supply	At Midsomer Norton, planning permission has been granted for a single storey warehouse extension to include vehicle turning arrangements, parking provision and solar panels. The proposal extends the Avon Steel Company Ltd property at Midsomer Norton Enterprise Park by 920 Sq m. Permission was granted in August 2015.

Rural



Stock	The Rural sub-area has the smallest share of district stock of the four sub areas, at 83,280 Sq m, or 12.9% of the district total. Four of the 24 surveyed areas are within the Rural sub-area - the two larger areas in terms of stock comprise Hallatrow Business park and Farrington Fields although Cloud Hill and Temple Bridge Business Quarter have more numerous, smaller units. The Rural sub-area has recorded the lowest net loss of any sub-area since 2008, at 3,327 Sq m, equivalent to 3.7% of stock.
Sizing and Grade	The sub-area has the lowest mean unit size of any sub area, at 370 Sq m, a result which reflects a limited number of very large buildings in the area. Of the surveyed areas, Hallatrow Business Park and Farrington fields possess the largest units, with four units above 2,000 Sq m between them. Rural is the only sub-area where the surveyed stock was entirely made up of Grade C rated floor space.
Scoring of location	The largest of the four surveyed areas, Farrington Fields and Hallatrow Business Park, were both awarded scores of 7.0 for suitability of location. In contrast, Cloud Hill and Temple Bridge Business Quarter received the lowest possible score of 3.0.
Scoring of property condition	Overall, the Rural sub-area's surveyed properties received the lowest possible score on property condition of the four sub-areas, with an unweighted average of 3.7. Three of the four areas received a blanket score of 3.0, the one exception was Farrington Fields, which was deemed to be in better physical condition with a score of 7.0.
Occupier activity	The Rural sub-area has seen the lowest average take-up of the four sub-areas, at 620 Sq m per annum. While this partly reflects its low relative level of stock, its churn rate is only 0.8% p.a., the lowest of any sub-area and below the district wide churn rate of 1.4%. However, the four surveyed areas collectively performed far more strongly than the sub-area as whole, with a churn rate of 2.4% p.a, which suggest that the market elsewhere in the Rural sub-area is either extremely inactive or extremely opaque.

Rental tones	Rents in more rural regions have a range of values. A scheme such as Cloud Hill which is located in a fairly isolated position achieves rents in the order of £3.50 Sq ft even for small units.
Availability	At 966 Sq m, availability in the Rural sub-area is confined to just two Grade C rated units, one of which is outside of the four surveyed industrial areas. Despite this, overall availability equates to 1.6 years of supply, which is higher than the district-wide total and reflects relatively weak levels of activity (the sub area's implied vacancy rate is 1.2%, which is below the district wide figure 1.6%).The larger of the two units is located at Farrington Fields, extending to 707 Sq m.
Planned supply	At Temple Cloud, planning permission is pending consideration for the erection of a warehouse unit at Gillard's World Wide Warehousing, Trident Works, Temple Cloud. The proposal is for an additional 475 Sq m of warehouse floor space.