

GATEWAY
HIGHBRIDGE
SOMERSET



LOCATION

The site is close to 2 motorway junctions:

J22 of the M5 – 1 mile

J23 of the M5 – 5.2 miles

Giga Factory - 6.4 miles. Proposed completion Phase 1 - 2027 with 4000 staff. When all phases are completed, employment for 7,000 staff.



A38 PASSING TRAFFIC

Average daily flow in
2024 – 2025 – 17,094
to 25,000 all motor
vehicles*

*Data from roadtraffic.dft.gov.uk



EXISTING AND NEW BUSINESSES

- The proposed development is located north of Isleport Business Park, existing occupiers: Yeo Valley, Bakkavor Desserts, Cusack, Portakabin, David Salisbury Conservatories, Offsite Solutions, etc.
- Oaktree is Phase 1 of the extension to Isleport Business Park. This is partially constructed with **McDonalds**, **Greggs**, **Travelodge**, **ALDI**, **Costa Coffee**, **Subway**, **Ford**, **Howdens**, **Screwfix**, **Toolstation**, **Starbucks** etc.

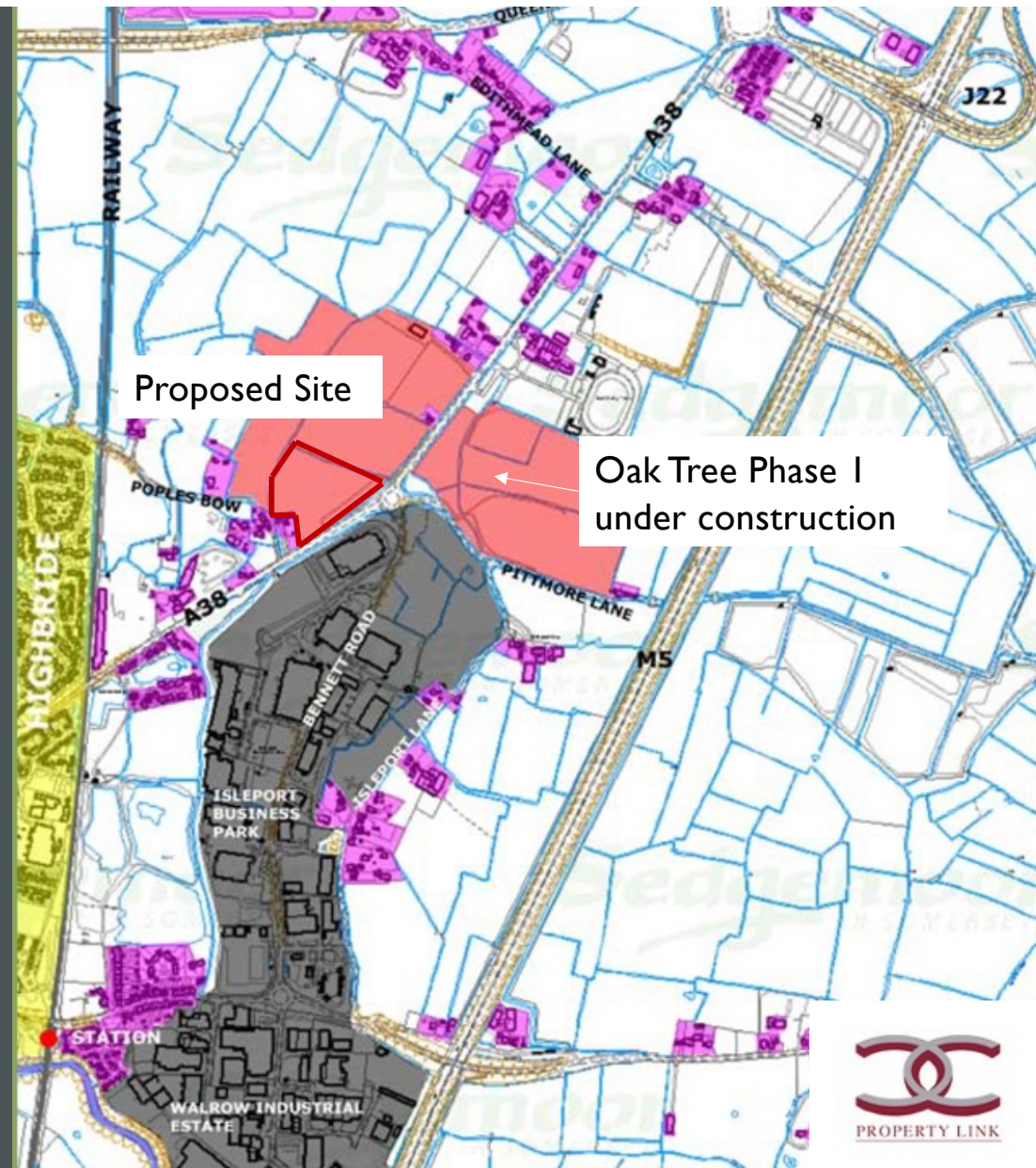


ISLEPORT 2 BUSINESS PARK SUPPLEMENTARY PLANNING DOCUMENTS - SPD

The district council allocated Phase 1 and Phase 2 of the extension to the existing business park in 2016.

Phase 1 is in final stages of construction with a selection of national and international companies.

Phase 2 has undergone pre-app's and PPA discussions with the LPA and is now currently being marketed.





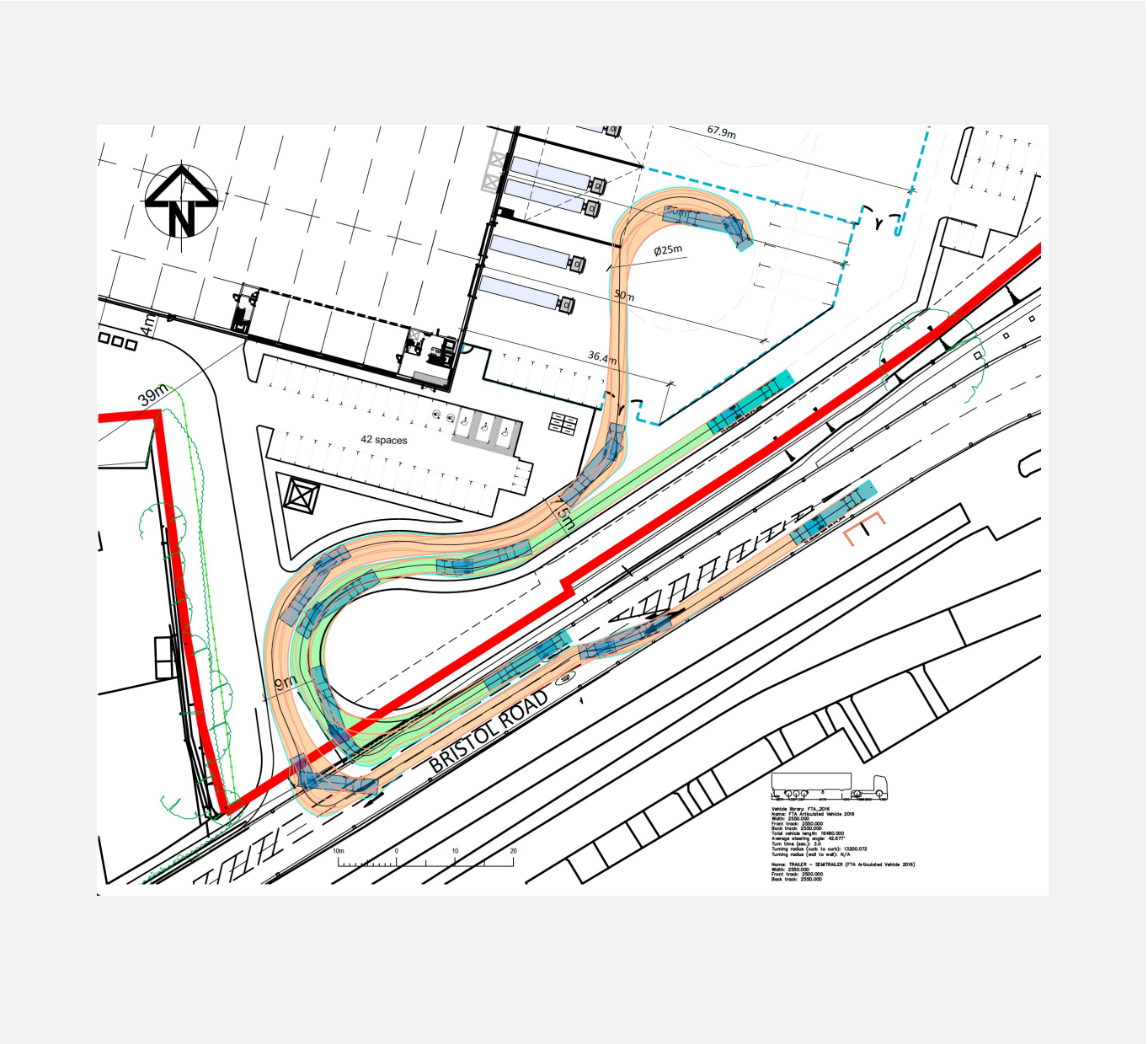
PLANNING

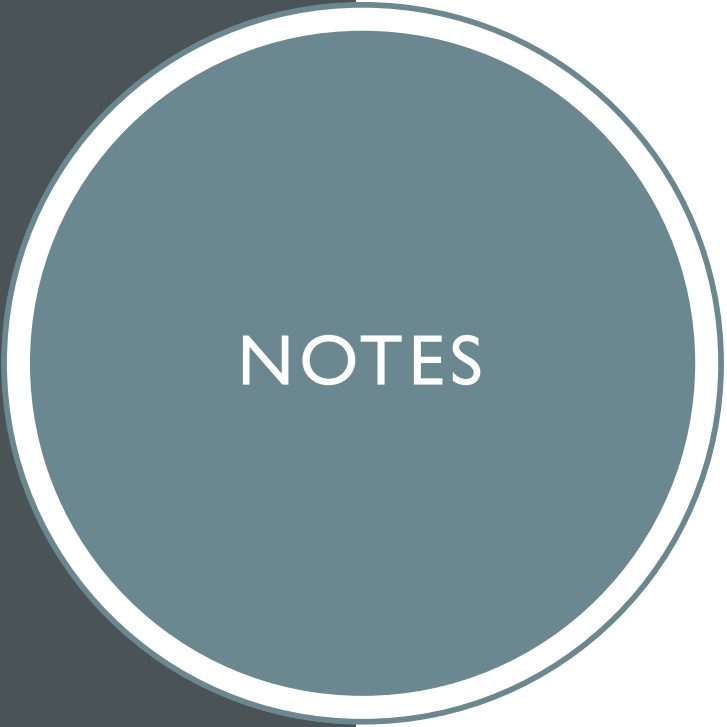
- Pre App advice obtained November 2021 for roadside mixed development. Somerset council supportive of proposed use.
- PPA and Pre – App advice September 2025. Full report can't be annexed due to current conflict of interest with instructing party.
- Highway comments - Somerset Highways have confirmed support for the proposed access from A38 shown in this brochure.
- Planning Summary – A full range of reports for detailed submission have been completed. Meetings with County ecologist, and County Highways confirms their support. Reports are available for revision subject to agreement with consultants for re-assignment

HIGHWAY

HIGHWAY

Somerset Highways have confirmed support for the proposed access from A38





NOTES

- Arboricultural - There are no TPO's. The Christmas trees on the boundaries can be removed, as per drawing attached to Pre-app 2021.
- BNG - BNG required units with Xmas trees is 13.79. The current negotiated unit rate is £15,000 per unit. The number of units will increase if Xmas trees are removed, the loss of BNG in respect of these can be replaced on site in another location or additional units purchased.
- Highways – Edithmead roundabout and slip road improvements commenced February 2026.

SITE FEASIBILITY

- Gross Site area: 6.30 acres
- Roadside: 1.5 acres, Use Class E(B) & Sui Generis
- Sheds and Offices: 4.8 acres, Use Classes E (G), B2 & B8

Or

- Food store 2 to 3 acres and complimentary use of 3.3 acres

NOTE: as the land is allocated for development, we understand, that other uses will get favourable consideration from Somerset Planning Team.



Indicative Plan

DEMOGRAPHICS LOCAL POPULATION

Local Population

- **Proposed Land** – Projected to deliver over 3,000 new homes
- **New Builds with planning and/or in construction** – 1,509 Dwellings
- **Existing Population Highbridge and Burnham on Sea** 2021 census data – 23,926
- **Villages within a 6 mile radius of the site** (closer than Bristol Weston, Bridgwater or Taunton) 2021 census data – 11,366

Total catchment area **38,801**



DEMOGRAPHICS TURIST

Tourists

2021 records show that up to 58,000 per week visited Burnham & Highbridge during the holiday season.

New Skilled workers coming to the area

- Gravity Giga Factory 6.8 miles from site – **7,500** green collar workers
- Jaguar Land Rover – **4,000** staff by 2027
- Gravity Renewable Industries – **3,500** staff
- Hinkley Point Nuclear Power Station construction extended for a further 10 years employing **23,938** staff locally
- Costains – new Junction 22a construction. Contract for 5 years. Circa 3,000 workforce



CONTACT DETAILS



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