


# SG-08 Ministry of Defence, Abbey Wood

## A: BASELINE SITE INFORMATION

<b>A1. Baseline/Context – All baseline data to be provided by SGC either via AMR, GIS layers or other sources</b>			
A1.1 Site Typology	Existing	✓	<i>Tick relevant box</i> <i>Note: Subject to the type of site being considered, not all fields in this proforma will be populated.</i>
	Committed (permitted)		
	Allocated (in Local Plan)	✓	
	Proposed (submitted to HELAA)		
A1.2 Site Name & Address (Inc Site reference, if applicable)	<b>MOD Abbey Wood, Stoke Gifford, Bristol, BS34 8JH</b>		
A1.2a Sub Area	Bristol North Fringe		
A1.3 Location Plan / Geospatial reference			
A1.4 Site area (ha)	36.4ha		
A1.5 Site Context	Purpose built Ministry of Defence facility housing the Defence Equipment and Support procurement organisation. The site is a designated employment area in the Bristol North Fringe area situated between the Filton Enterprise area and UWE Frenchay Campus.		
A1.6 Policy Status (existing/emerging)	Site is safeguarded for economic development by Core Strategy Policy CS12.		
A1.7 Planning history	The site was granted permission in the late 1980's. Only minor amendments have been made to the building since its completions, such as the erection of a bus shelter, and parking amendments.		
A1.8 Location	The site is to the south of the A4174 Filton Road. Abbey Wood out of town retail park is to the north west, Stoke Gifford district centre is to the north east. The		

	University of the West of England bounds the site to the south east, and the railway line (with Filton Abbey Wood train station) is to the south east of the site.
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**A2. Current Use** *(Existing employment and town centre sites only)*

A2.1 Current role and sectors served by site	<p>Main Employment Sectors within the site include: Accommodation &amp; Food Service Activities - Professional, Scientific &amp; Technical Activities - Manufacturing - Public Administration &amp; Defence; Compulsory Social Security - Education</p> <p>Key employers within the site include: Ministry of Defence - Amey Defence Services Limited - Ascent Flight Training Management - Aramark Limited</p> <p>The MOD facilities are a major government office and significant employer, with additional provision for the aerospace and advanced engineering sector.</p>
A2.2 Amount of undeveloped land on site/within cluster (ha)	None identified.
A2.2a Total number of units on site	According to SGC NDBR records, in June 2020 there was 1 business unit operating within the site.
A2.2b Number of vacant units	According to SGC NDBR records, in June 2020 there were 0 unoccupied business units within the site - indicating that the vacancy rate is approx. 0%
A2.2c Estimate of total number of jobs on site (where possible)	There are approximately 11330 (employment) jobs associated with this site. (ONS, 2019)
A2.3 Quality and fitness of purpose of existing site and premises (existing sites only)	The MOD is a purpose-built high-quality campus style office facility suited for modern occupiers. The facility has a high level of landscaping including an onsite lake, amenities such as a tennis court and restaurant. The site has two controlled access staff car parks and a private walkway leading into the facility. The site design is very secure with perimeter fencing and guard service. There is a similarly secure service goods access at the eastern end of the site.
A2.3a Age and suitability of stock	Mainly built 1990's onwards; modern specification may attract national occupiers
A2.3b Evidence of significant vacancies	There is no evidence of significant vacancies.
A2.3c Suitability of buildings for modern occupiers	Well regarded; good market appeal; attracts close to prime values.
A2.3d Onsite facilities	Good parking and loading facilities; good car parking ratio.

**A3. Description of qualitative features of site (sourced from available data, previous ELRs, GIS & other secondary sources)**

A3.1 Strategic connectivity	<p>Adjoining major trunk road or motorway junction, easy access for all vehicles, access to rail station, metrobuses and other key bus routes airport or seaport</p> <p>The site is located adjacent to the A4174 and A38 Distributor Road, providing good access to the M4 and M5, and less than 1 mile from Filton Abbey Wood station, which is well served by regional and interregional links.</p>
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	In addition, existing motorway links provide the site with good access to Avonmouth Port.
A3.2 Local accessibility and opportunities to reduce carbon through travel  Indicator compiled by the following:	The nearby Filton Abbey Wood station to the south of the site provides excellent rail links into Bristol. The McDonalds bus stop located on the A4174 adjacent to the site is served by 5 bus routes providing frequent services to Bristol, Temple Meads, Bower Ashton, Frenchay and Cribbs Causeway. Metrobus Route M3 is accessible at the UWE Frenchay campus and provides a rapid transit bus service. Concorde Way strategic cycle route from Stoke Gifford to Bristol follows the perimeter of the site.
A3.2a Reducing carbon from travel to work (Walking / Cycling)	The site has pedestrian access and is within 100m of a strategic cycle route.
A3.2b Reducing carbon from travel to work (Public Transport)	The site is within 400m of a bus stop and is within 800m of a metrobus route.
A3.3 Accessibility to town centres/local amenities	The site is within 1.2km from Filton town centre, and is within close proximity to Stoke Gifford District Centre and Abbey Wood Retail Park.  There are several local amenities on site including a nursery. Local amenities are available a short walking distance from the site with shopping and food outlets such as Sainsburys, Asda, Nando's, McDonalds and the Fox Den public house etc. available in the adjacent Abbey Wood Retail Park, and Stoke Gifford District Centre.
A3.4 Digital Connectivity	Think Broadband UK Broadband Coverage and Speed Test Result: <ul style="list-style-type: none"> <li>• Ultrafast – download speeds up to 300mpbs.</li> </ul>
A3.5 Compatibility with neighbouring uses/character of wider area	Mixed commercial area with residential nearby; mainly compatible uses.  The site is a standalone facility but has some sectoral compatibility with the Filton Enterprise area and the UWE campus. The site is also a major employer for the area.
A3.6 Strength of functional and/or spatial linkages	Strong functional linkages with the aerospace and advanced engineering employment activity located throughout the North Fringe for procuring Government contracts. Functional linkages also exist with nearby UWE.
A3.7 Access to Local Workforce	Site within North Fringe: Fewer resident workers than jobs (job to worker ratio >1.5).

## B: QUALITATIVE ASSESSMENT – SITE SUITABILITY

<b>B1. Site Potential and Opportunities – Application of market sector frameworks</b>					
B1.1 Suitability of site/cluster for key market sectors	The site is a high specification government office building in an edge of centre location positioned near to the strategic road network. Due to the scale of the site it could be redeveloped into a standalone business park and would meet market demand from established national and regional professional services or office based Health and Life sciences.				
		✓			

	Fully, readily and viably meets market / sector needs	Committed infrastructure or other planned investment will enable market / sector needs to be met	Potentially meets sector / market needs if uncommitted infrastructure or constraints are overcome	Only partial potential to meet needs and/or marginal viability being likely	Does not meet sector / market needs and/or demonstrates notable market failure (unviable)
B1.2 Strength of existing or potential suitability and rationale	The site's building features would meet market demand from professional services and health and life science occupiers looking for Grade A space with a good range of amenities. The site is suitably positioned near the UWE Frenchay campus and Filton Enterprise area to reinforce the cluster's knowledge-based economy.				
B1.3 Scale of Opportunity	Limited opportunity because the Government has no identified plans for the future of the site.				
B1.4 Requirement for infrastructure investment to enable suitability potential to be realised.	No significant infrastructure investment required.				
<b>Short-term Recovery (COVID-19)</b>					
B1.5 Significant opportunity to provide short term job generation or supply chain support to drive short-term recovery from COVID-19 pandemic	✓				
	Likely to provide significant jobs or supply chain support within the next year  Scores to reflect scale of job opportunities		Not Likely to provide jobs or supply chain support within the next year  Scores to reflect scale of job opportunities		
<b>Inclusive Growth</b>					
B1.6 Potential to provide significant job and/or skills opportunities for priority socio-economic groups and/or areas of high deprivation.					✓
	High to good degree of proximity to areas of high deprivation and scale / type of employment likely to be generated		Reasonable proximity to high deprivation and/or provision of suitable jobs		Very low to low degree of proximity to areas of high deprivation and poor suitability of employment likely to be generated
B1.6a Within 2km of designated Priority Neighbourhood	No – Not within 2km of Priority Neighbourhood.				
<b>Clean Growth</b>					
B1.8 Potential to meet demand for new/emerging green industries	Existing site activity has strong potential to contribute to meet demand for new/emerging green industries by supporting innovation and tendering contracts.				
B1.9 Potential to contribute to zero/low carbon growth?	The Ministry of Defence has met its own Greening Government Commitments for its non-operational activity however its operations account for approximately half of Government CO2 emissions. Employment activity at Abbey Wood includes the tendering of contracts and investment in low carbon technology. The site therefore has reasonable potential.				

<b>Regeneration (existing sites only)</b>			
B1.10 Potential for (in-situ) expansion of businesses/ intensification/ repurposing /redevelopment to meet sectoral demand			✓
	Strong to good market demand with solid viability prospects for repurposing / redevelopment to key sector use.	Reasonable market demand with viability prospects good subject to site or wider infrastructure investment.	Very low to low market demand and/or likely viability constraints for repurposing / redevelopment to key sector use.
	No repurposing of the site is expected in the short term.		
<b>Cross-sectoral spatial needs (if not yet captured above)</b>			
B1.11 Can provide space for social enterprise	The site is physically capable of accommodating social enterprise and flexible floorspace/start-up hub space; however, this will not take place while the Ministry of Defence occupy the building on security grounds.		
B1.12 Capable of providing flexible/co-working space / and/or facilitate remote working			
B1.13 Capable of providing incubator/ accelerator/start-up hub space.			
<b>Delivery</b>			
B1.14 Ownership	The site is owned by the Government who have not published any plans to repurpose the site.		
B1.15 Physical and/or environmental constraints	There is a Site of Nature Conservation Interest in the eastern section of the site, which is likely to impact the deliverability or viability of the site. The railway line also runs to the west of the site, presenting a physical border.		
		✓	
	No significant or relatively minor constraints that will not undermine development feasibility, viability or deliverability.	Some constraints that can be addressed or mitigated through achievable infrastructure investment or other measures. Costs of doing so may reduce but not significantly diminish development viability or deliverability	Major or prohibitive constraints that will undermine development feasibility, viability or deliverability.  Environmental constraints sufficiently important to prevent development for employments.
B1.15 Likely Delivery Timeframe	N/A – no significant development potential.		
<b>C1 Regional Conclusion and Recommendations</b>			
<b>C1.1 Conclusion:</b> The site offers reasonable strategic potential to contribute to employment growth and key sector prioritisation across South Gloucestershire.		<b>RAG Summary</b>  <b>Reasonable</b>	

**C1.2 Justification/rationale –** The site is a high-quality well-designed Government office building with strategic transport connectivity and located near key clusters, the Filton Enterprise Area and UWE Frenchay Campus. The physical scale of the site means that it could become a new office park and attract key market sector demand from office-based knowledge activity such as larger professional services or in Health and Life Sciences. However, as the site is a wholly owned Government facility and there are no plans for redevelopment, the site does not have high short- and medium-term potential to contribute to key market sector growth.

**C1.3 Recommendation –**

- Retain and continue to safeguard for employment use.