


# SG-15 Bristol Uniforms Site

## 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>Bristol Uniforms Site, Wathen Street, Staple Hill, BS16 5LL</b>		
A1.2a Sub Area	Bristol East Fringe		
A1.3 Location Plan / Geospatial reference			
A1.4 Site area (ha)	0.6ha		
A1.5 Site Context	<p>The Bristol Uniforms site is comprised of a singular manufacturing premises, which produces specialist PPE clothing for the emergency services. The site is located on Wathen Street, Staple Hill and is just north of the main town centre. The factory is the head office and western service centre for Bristol Uniforms, which has seen increased demand for PPE as a result of the COVID-19 pandemic.</p>		
A1.6 Policy Status (existing/emerging)	<p>Site is a safeguarded area for economic development in Core Strategy Policy CS12. Should an application for B8 storage be sought on the site, policy PSP27 would need to be satisfied.</p>		

A1.7 Planning history	The site was approved in 1976, and no significant applications have been received on the site since.
A1.8 Location	The Bristol Uniforms site is located in Staple Hill, approximately 3 miles east of Bristol City Centre and directly east of Fishponds. The site is located in close proximity to the High Street, and is bound to the north, east and west by high density residential dwellings. The small Fountain Square shopping centre neighbours the site to the south, which is included within the primary shopping area of the High Street. The Bristol Uniforms factory is situated within the East Fringe FEMA.

<b>A2. Current Use</b> <i>(Existing employment and town centre sites only)</i>	
A2.1 Current role and sectors served by site	<p>Main Employment Sectors within the site include: Professional, Scientific &amp; Technical Activities – Manufacturing</p> <p>Key employers within the site include: Bristol Uniforms Ltd - Bell Apparel Limited</p> <p>The site comprises a singular factory serving Bristol Uniforms and Bell Apparel, which acts as a manufacturing premises and distribution unit for specialist PPE clothing for the emergency services. The factory is the head office for the national business, and functions as its western service centre – supplying to the West of England region and beyond.</p>
A2.2 Amount of undeveloped land on site/within cluster (ha)	The site is fully developed with no existing land available for development.
A2.2a Total number of units on site	According to SGC NDBR records, in June 2020 there were 1 business units 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 130 (employment) jobs associated with this site. (ONS, 2019)
A2.3 Quality and fitness of purpose of existing site and premises (existing sites only)	The site contains a fairly ageing factory premises, which serves its current occupier. The building acts as a single-purpose historic warehouse, since being upgraded to accommodate specialist functions for Bristol Uniforms business. The site offers poor parking provision and reasonable circulation, with no land available for intensification.
A2.3a Age and suitability of stock	Built before 1980; inadequate specification compared to modern units, suitable to local businesses. Industrial - 5m eaves or below; Office – cellular offices.
A2.3b Evidence of significant vacancies	There is no evidence of significant vacancies.
A2.3c Suitability of buildings for modern occupiers	Occupier resistance; limited market appeal; longer void rates; command below secondary value.
A2.3d Onsite facilities	Poor loading and parking; minimal parking and basic fit out.

<b>A3. Description of qualitative features of site (sourced from available data, previous ELRs, GIS &amp; other secondary sources)</b>	
A3.1 Strategic connectivity	<p>Restricted access for HGVs, restricted access to major road networks</p> <p>The site is situated in an edge of centre location, with access to the M4 situated approximately 3 miles away. The site is also located with good access to the A432 arterial road, providing routes into the Port of Bristol at Avonmouth in under 25 minutes by road. Although the site does possess relatively good access to the strategic road network, it is approximately 5 miles from the Bristol Parkway railway station and thus lacks strong connectivity via rail. Furthermore, access to the site is fairly limited due to the residential surroundings and restricted to smaller vehicles.</p>
A3.2 Local accessibility and opportunities to reduce carbon through travel	<p>The Bristol Uniforms site is well served by local bus routes, which run regularly between Bristol and Yate. The site is also located with good access to the A432 arterial road, providing routes into the centre of Bristol in under 20 minutes by road.</p>
Indicator compiled by the following:	
A3.2a Reducing carbon from travel to work (Walking / Cycling)	<p>The site has pedestrian access however is not within 100m of a strategic cycle route.</p>
A3.2b Reducing carbon from travel to work (Public Transport)	<p>The site is within 400m of a bus stop however is not within 800m of a metrobus route.</p>
A3.3 Accessibility to town centres/local amenities	<p>The site is within 1.2km from Staple Hill town centre.</p> <p>The site is well served by local amenities, owing to its location in Staple Hill town centre. A range of food and drink establishments, as well as convenience services like banks, a gym and a pharmacy can be accessed within walking distance. These include a Greggs, Tesco Metro and a coffee shop within one minute's walk.</p>
A3.4 Digital Connectivity	<p>The Think Broadband UK Broadband Coverage and Speed Test Result: Ultrafast – download speeds up to 300mpbs.</p>
A3.5 Compatibility with neighbouring uses/character of wider area	<p>Mainly residential with few commercial uses; incompatible uses</p> <p>The site stands out as a significant factory within the surround residential area. However, the premises do not provide a major nuisance for the wider area and remain a key part of Staple Hill's heritage. The factory is adjoined by a primary shopping area, and therefore there is not necessarily any cohesion with the site's neighbouring uses.</p>
A3.6 Strength of functional and/or spatial linkages	<p>The small-scale of the existing premises and the presence of one sole occupier means there are no discernible synergies on the site. The factory will however possess strong functional linkages with Bristol Uniforms' other premises around the UK and its supply chain via the motorway network, as well as with the Port of Bristol at Avonmouth for exports and imports.</p>
A3.7 Access to Local Workforce	<p>Site within East Fringe: More resident workers than jobs (job to worker ratio &lt;0.5).</p>

## 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 existing factory on the site is a purpose-built, low spec and low-density manufacturing facility. The site also provides an edge-of-centre location for distribution, with connectivity provided via the A432. The site is therefore suitable for its current function as a manufacturing and distribution premises for Bristol Uniforms. If the occupier was to vacate the site, the factory could potentially accommodate other businesses from the manufacturing sector, however refurbishment will be required to accommodate more modern occupiers due to the relatively dated stock and restricted access to the site.				
B1.2 Strength of existing or potential suitability and rationale			✓		
	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)
	The existing Bristol Uniforms factory currently meets the premises and locational requirements of the occupier and serves its function as a manufacturing and distribution centre. The site is unlikely to change from its existing use in the short to medium term, particularly due to the recent demand for PPE and specialist protective equipment. As mentioned, refurbishment would be required for modern occupiers.				
B1.3 Scale of Opportunity	N/A – no development expected on the site.				
B1.4 Requirement for infrastructure investment to enable suitability potential to be realised.	N/A – no new development or intensification anticipated on the site in the short to medium term.				
<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	Yes – Within 2km of Priority Neighbourhood.		
<b>Clean Growth</b>			
B1.8 Potential to meet demand for new/emerging green industries	There is currently no potential to meet demand for new or emerging green industries, owing to the current user and the unlikeliness of redevelopment of the existing site.		
B1.9 Potential to contribute to zero/low carbon growth?	There is currently no potential to contribute to zero or low carbon growth, owing to the existing user and lack of developable land.		
<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.
Owing to the increased demand for PPE as a result of COVID-19, market demand may exist for the expansion of manufacturing activity on the site. However, redevelopment of the existing premises is not considered viable due to the surrounding residential uses and physical constraints. There is limited possibility for removal of the current parking provision to accommodate increased manufacturing activity, however there are a number of constraints which limit this potential.			
<b>Cross-sectoral spatial needs (if not yet captured above)</b>			
B1.11 Can provide space for social enterprise	The site is currently unsuitable for providing space for social enterprise, flexible/co-working or a start-up hub, as it is comprised of a singular manufacturing premises. The existing occupier is unlikely to vacate the site in the short to medium term, thus there is no viable space to accommodate such uses.		
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	No known ownership constraints.		
B1.15 Physical and/or environmental constraints	The site is constrained physically on all sides. Development to the north, west and east of the site is restricted by the existing high-density residential dwellings, as well as the through route of Wathen Street. Development to the south is constrained by the primary retail areas of Staple Hill, including Fountain Square shopping centre. There is currently		

	no developable land on the site, but the existing strong parking provision could be reduced if demand for intensification was high enough to make this an economically viable option.		
			✓
	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 expected on the site.		
<b>C1 Regional Conclusion and Recommendations</b>			
<b>C1.1 Conclusion:</b> The site has limited strategic potential to contribute to employment growth and key sector prioritisation across South Gloucestershire.		<b>RAG Summary</b> <b>LOW</b>	
<b>C1.2 Justification/rationale –</b> The existing Bristol Uniforms site has very limited potential to contribute to employment growth and key sector prioritisation across South Gloucestershire in the long term. Although small scale, this specialist employment use does provide employment for Staple Hill and the surrounding area (including areas of high deprivation). The factory has strong links to the local area, and thus should be safeguarded to protect the existing activity on site. The site is unlikely to change from its existing use in the short to medium term, particularly due to the recent demand for PPE and specialist protective equipment. If the occupier was to vacate the site, the factory could potentially accommodate other businesses from the manufacturing sector, however refurbishment will be required to accommodate more modern occupiers due to the dated stock.			
<b>C1.3 Recommendation –</b>			
<ul style="list-style-type: none"> <li>Retain and continue to safeguard to protect existing employment activity.</li> </ul>			