



# BRABAZON TODAY

## A Thriving New Neighbourhood For Bristol

The legacy of the pioneers that built Concorde lives on at Brabazon. This new urban community is designed to be different.

YTL Developments already has approval to transform the former Filton Airfield by building:

- **2,675** new homes
- **3** new schools:
  - **2** primary schools (2 and 3 forms of entry)
  - **1** secondary school (7 forms of entry)
- **1** community centre with at least 2 halls for hire, a fitness area, café, a public library and a doctor's surgery with 6 GPs
- **24 hectares** of commercial space, supporting over **10,000 new jobs**
- **Over 32 hectares** of sports and leisure facilities, landscaped public squares and parks
- **1** new rail station:
  - **15 minutes:** Journey time to Bristol Temple Meads
- **3** new MetroBus stops
- **1** supersonic new YTL Arena Bristol

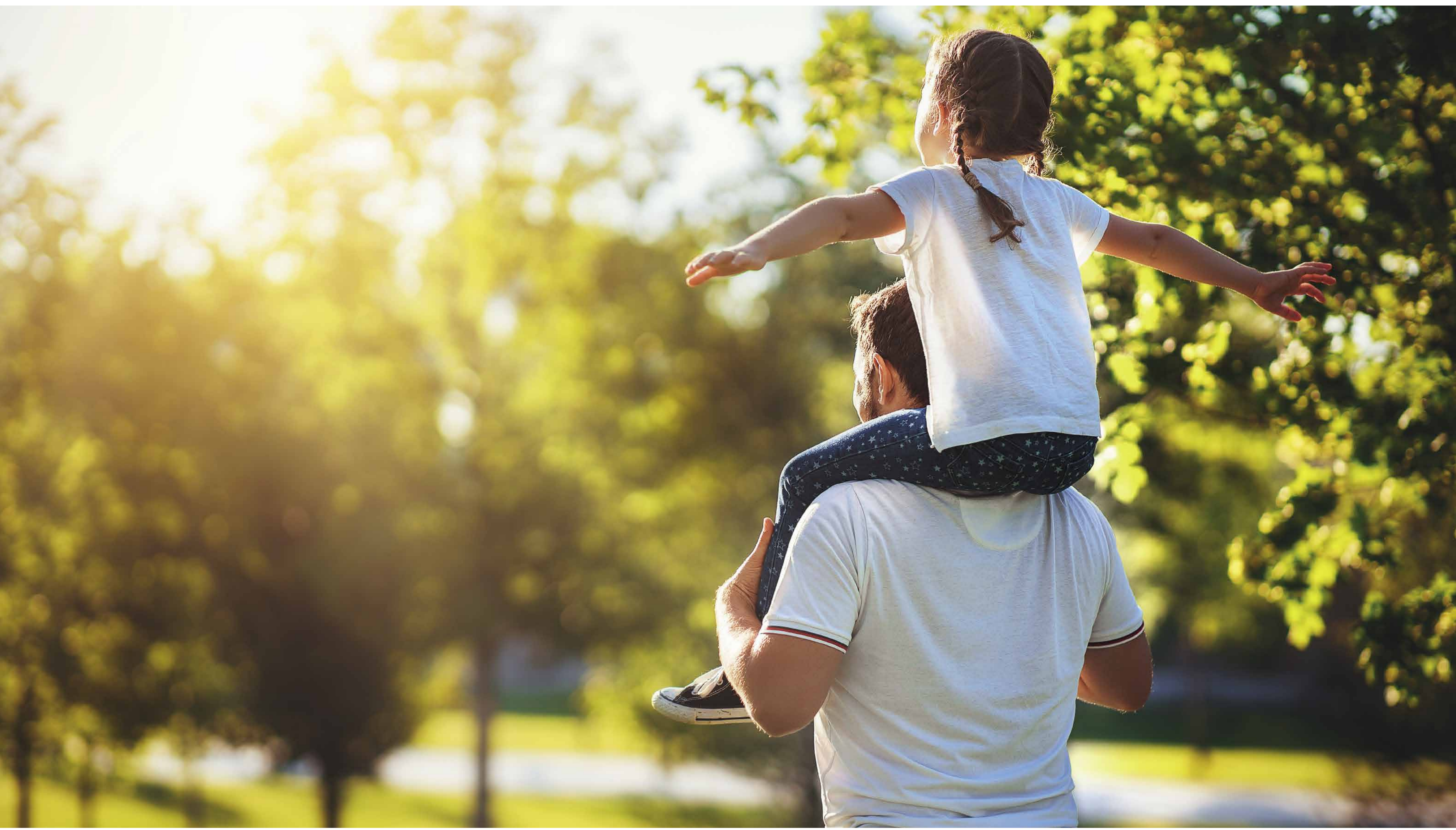


“

We had been looking at properties around Bristol, but nothing felt quite right. Then when we came across the new homes at Brabazon... I remember thinking if we don't go now, we will miss out!”

**Current Brabazon Residents**





# BUT THE WORLD HAS MOVED ON...

## Brabazon can do more

- We face a housing crisis in Bristol and South Gloucestershire
- We face a climate and ecological emergency
- We have to build back better following Covid-19

Brabazon is the largest area of brownfield land in the South West, when the region's Green Belt is under unprecedented pressure.

It is located less than 5 miles from Bristol City Centre, next to existing rail, bus and cycle routes.

It is at the heart of Bristol's world-class engineering and commercial cluster, which has driven local prosperity for over 100 years. More

than 45,000 employees already work in high-skilled roles within a few miles of Brabazon.

If we don't maximise the potential of brownfield land, the region's demand for new homes will mean more development on green fields in unsustainable out-of-town locations. Yet at its current approved density, Brabazon would feel like a suburban rather than urban location.

**Brabazon can do much more to meet the challenges we face and bring about positive change to the region.**

But to do so YTL Developments needs to update the existing planning consent.







# MORE FOR THE FUTURE

## The most exciting new city district in the South West

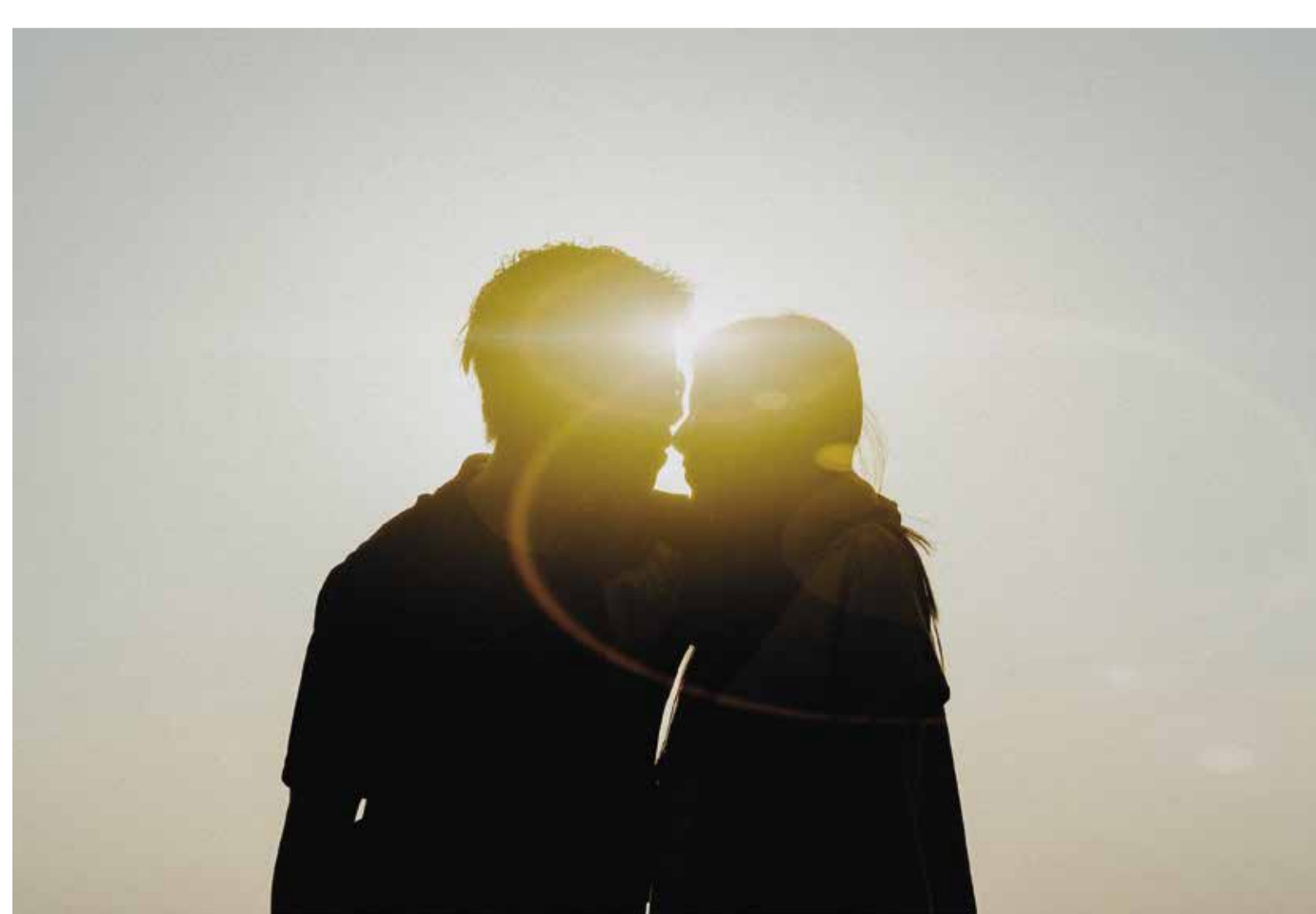
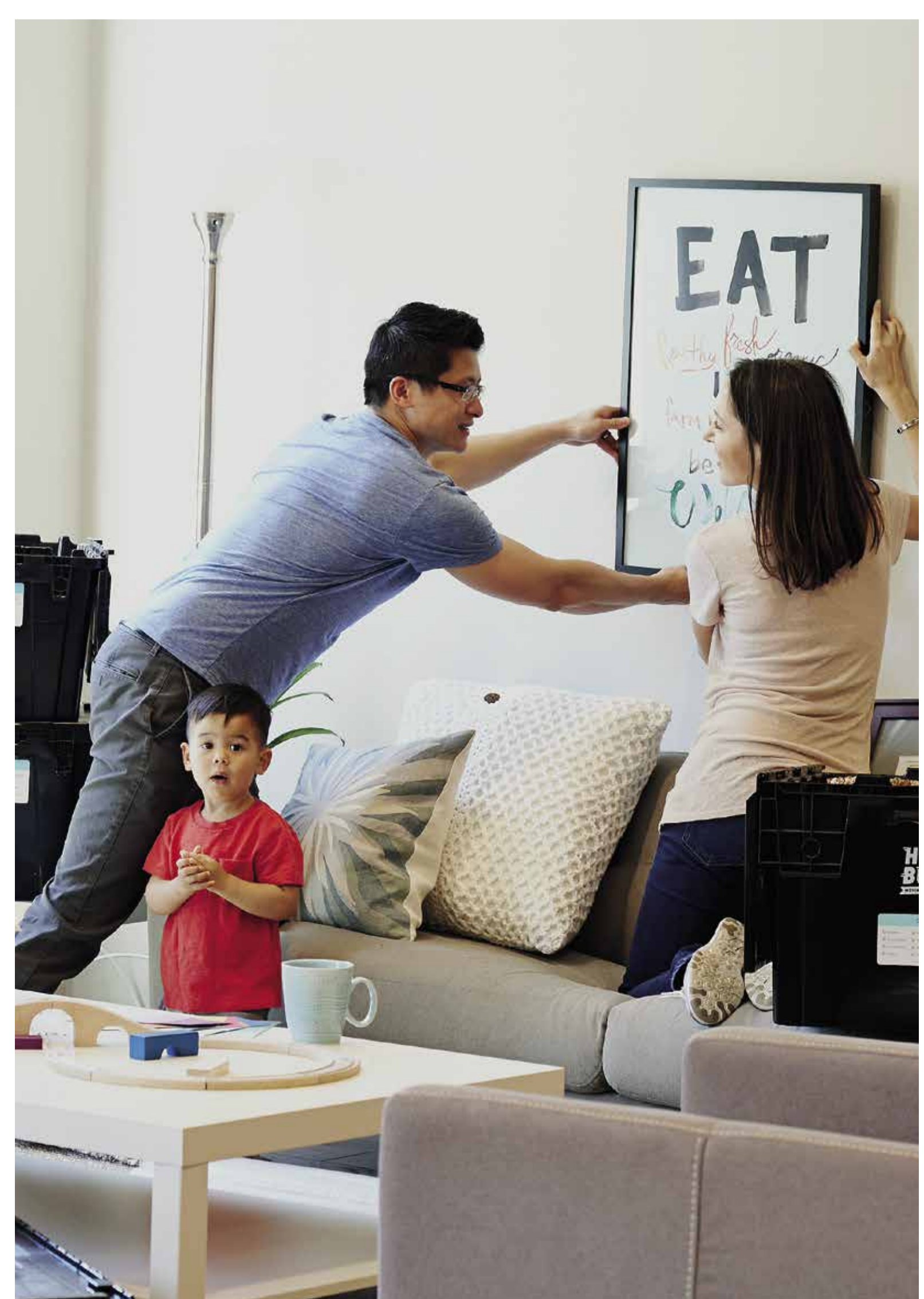


As the birthplace of Concorde, North Bristol is recognised worldwide for creativity, timeless design, and the collective spirit of a community that stretched the limits of what was possible.

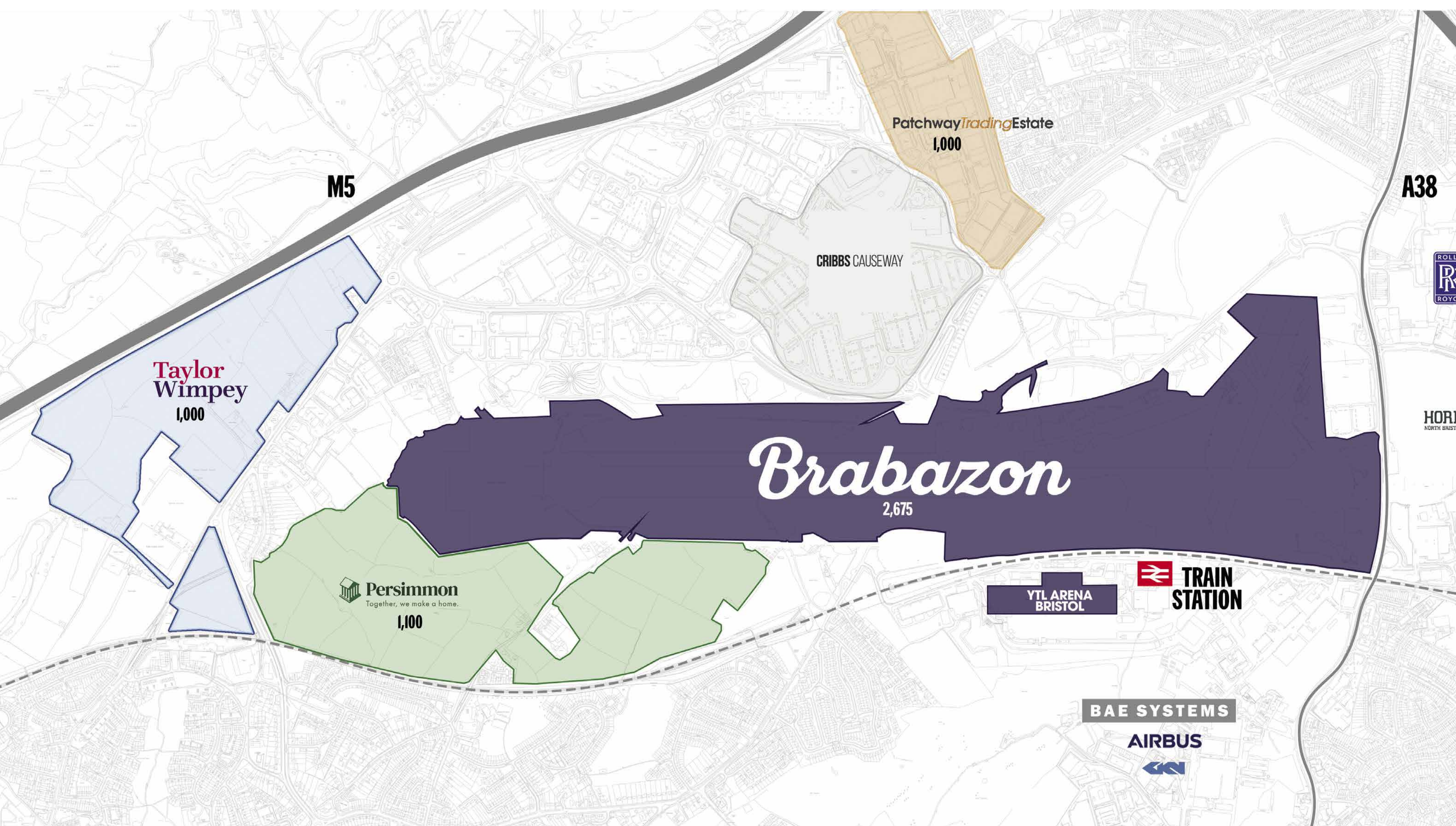
Now a new generation is set to make its mark. Brabazon will bring together all the energy and edge of Bristol to create the most exciting new city district in the South West.

You'll be able to wander around independent stores, discover new restaurants or relax in leafy parks and open public squares. There will be iconic events, the latest amazing exhibitions and the best in live music.

Brabazon will be a place for enjoyment and entertainment. A centre of learning and a launchpad for business. A hub for industry and invention, with a beating social heart. A place not only to live, but to enjoy the best that life has to offer.

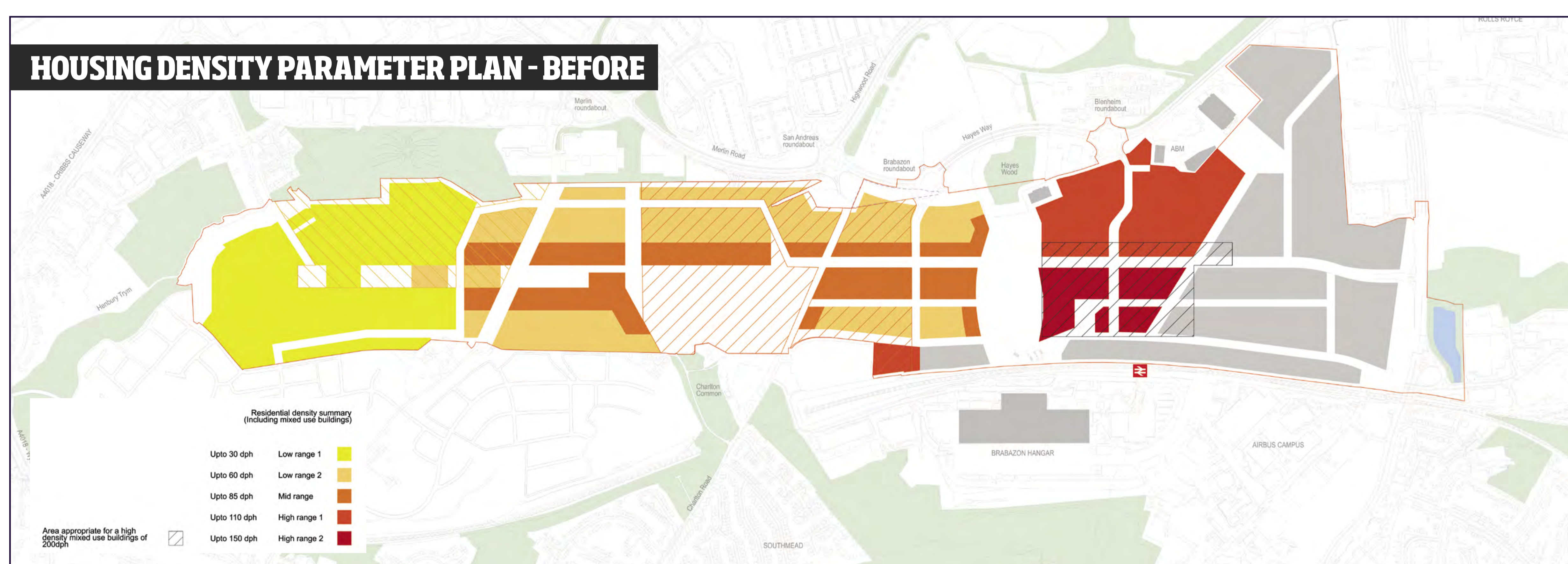






# MORE HOMES

## A new urban community



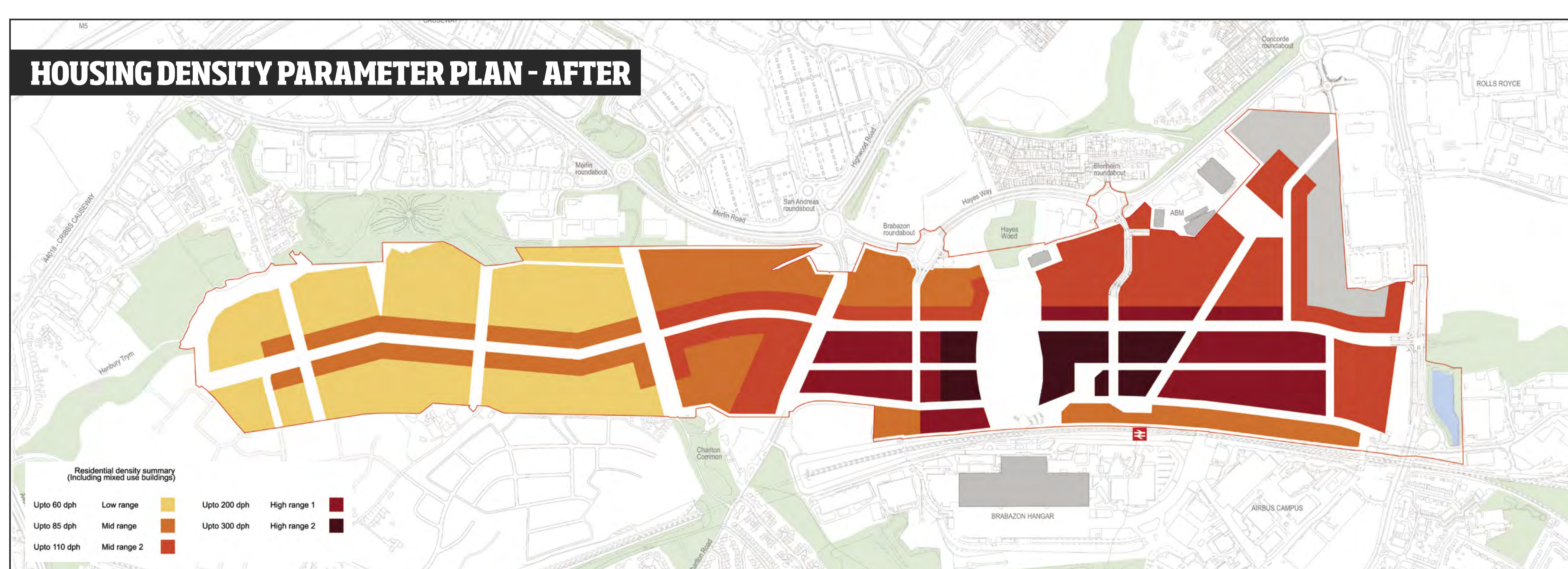
For generations, a lack of new house building has forced up the cost of housing in Bristol.

Brabazon already has planning permission for **2,675 new homes** as part of South Gloucestershire's plan for 5,700 homes across the Cribbs Patchway New Neighbourhood (CPNN).

The land at Patchway Trading Estate was earmarked for 1,000 new homes as part of the CPNN. But that project is no longer expected

to go ahead. The revised Masterplan envisages those homes being built at Brabazon.

That would increase the number of new homes at Brabazon to 3,675. It would ensure the associated **£145m investment in community facilities and infrastructure** is delivered in full. But it would not increase the total number of new homes in North Bristol.



The revised Masterplan will also include a flexible framework to allow the number of homes at Brabazon to increase in stages beyond 3,675 up to a **potential maximum of 6,500 new homes**.

However, additional homes will only come forward should there be a proportionate increase in the capacity and frequency of rail services, bus connections and cycle paths and walking routes. The revised planning application will ensure we can only build at the

same pace as new infrastructure and transport connections come forward.

Our vision is to create a thriving and inclusive new community, where anyone, regardless of age or background, can find the right home for them.

Houses and apartments will be available of all sizes and under all forms of tenure.

If the rail and bus services improve, we could build over 1,000 affordable homes at Brabazon.





# MORE SUSTAINABLE

## Green homes, green spaces, greener transport

We face a climate and ecological emergency. So we need to build the right thing, in the right place.

- Greater density on brownfield land along major transport corridors - like Brabazon - and not on the Green Belt
- To the highest sustainability standards. **Over 95% of new houses at Brabazon are A-rated for energy efficiency.** Only 2% of new homes in the UK meet this standard
- Including new habitats and wildlife corridors. Brabazon will have **over 35 hectares of green space**, including Brabazon Park - the largest new urban public park in the South West for 50 years - which will feature a **3 acre lake**
- With ample leisure options for every generation. Brabazon will be home to **9.5 hectares of sports facilities**, including:
  - 2 senior football pitches (1 artificial)
  - 2 youth / junior football pitches
  - 2 multi-use games areas
  - 1 cricket pitch and pavilion
  - 1 Hockey astro-turf pitch
  - 400m running track



Brabazon aims to be the most sustainable new neighbourhood in the South West.

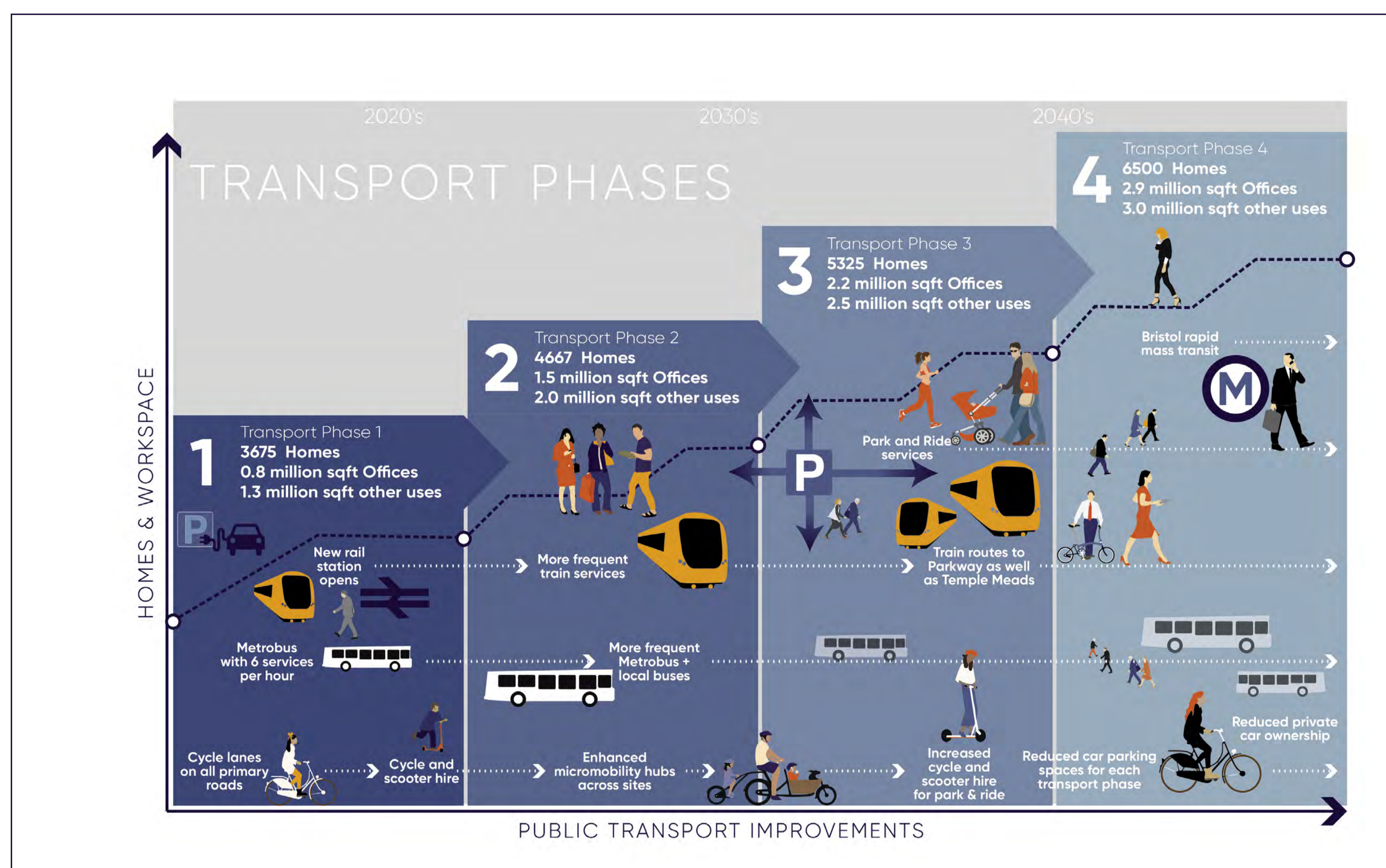






# MORE CONNECTED

## Train or bus. Two feet or two wheels...



Under our existing Masterplan, over £100m is already being invested in new transport connections at Brabazon.

By 2023, there will be:

- A new train station, connecting to Bristol Temple Meads in less than 15 minutes
- 3 new Metrobus stops, on the m1 route between Cribbs Causeway and the city centre.
- 3Km of segregated walking routes and cycle paths

But there is so much more potential at Brabazon. By creating a flexible framework for future growth Brabazon can give everyone - residents, governmental organisations and transport providers - the confidence to continue to invest in North Bristol's transport connections:

- Rail connections to Bristol Parkway
- Park & Ride bus services
- Bike & scooter hire
- Bristol Mass Rapid Transit











# WHAT HAPPENS NEXT?

## Help us shape the future at Brabazon

**2015** YTL Developments purchase the former Filton Airfield

**2018** Outline planning approval granted to transform the former Airfield into Brabazon

**2019** Detailed planning consent granted for The Hangar District - the first phase of 302 homes and apartments at Brabazon

**2020** Planning consent granted to transform the Brabazon Hangars into YTL Arena Bristol

**2021** **Spring:** First residents move into The Hangar District  
**Autumn:** Planning applications submitted for the primary roads at Brabazon, including dedicated bus lanes, 3 MetroBus stops and over 3Km of segregated cycle paths  
**December:** Planning application submitted for Brabazon Park

**2022** **March:** Planned submission of the revised Masterplan

**2023** Rail and MetroBus services to begin operating at Brabazon\*  
\* Latest information from Network Rail

**2024** YTL Arena Bristol and Brabazon Park due to open

