



Filton Airfield
Filton, Bristol
BS99 7AR

141.79 ha (350.35 acres) with outline planning consent pending for 2,675 Residential Units and 25 ha (62 acres) of Employment Land.

Landmark, prime regional brownfield redevelopment opportunity.

alder king

PROPERTY CONSULTANTS



Executive Summary

01.

Bristol is one of the UK's most prosperous and economically dynamic cities.

The former Filton Airfield represents one of the most significant brownfield development opportunities in the UK. This is a very rare opportunity to acquire, in a single transaction, a significant tranche of land forming the majority landownership in the Cribbs and Patchway New Neighbourhood (CPNN), which in turn forms the single largest extension to housing numbers and employment land within Greater Bristol for a generation.

The 141.79 ha (350.35 acre) site is strategically located in the Bristol northern fringe and forms the last significant element of undeveloped brownfield land required to make the connection between the Bristol City northern boundary and the conurbations wider northern fringe, including The Mall Regional Shopping Centre which has developed over the last 20 - 30 years. As currently planned and when complete, the site will provide a total of 2,675 homes, 24.95 ha (61.65 acres) of employment land comprising B1a, B1b, B1c, B2 and B8 uses Extra Care, Secondary and Primary Schools, Community Facilities together with significant improvements in infrastructure and the provision of open space.

The site will be sold with the benefit of outline planning consent for the proposed uses, with the current application due for determination by South Gloucestershire Council in early June 2015. The development will be further supported by an overarching Section 106 agreement delivering a wider framework agreement between the three principle landowners within the CPNN. The framework agreement aims to ensure comprehensive and coordinated development across the wider CPNN and ensure that infrastructure is delivered in a timely fashion. The agreement provides funding through a roof tax mechanism and sets the level of Affordable Housing across the neighbourhood.

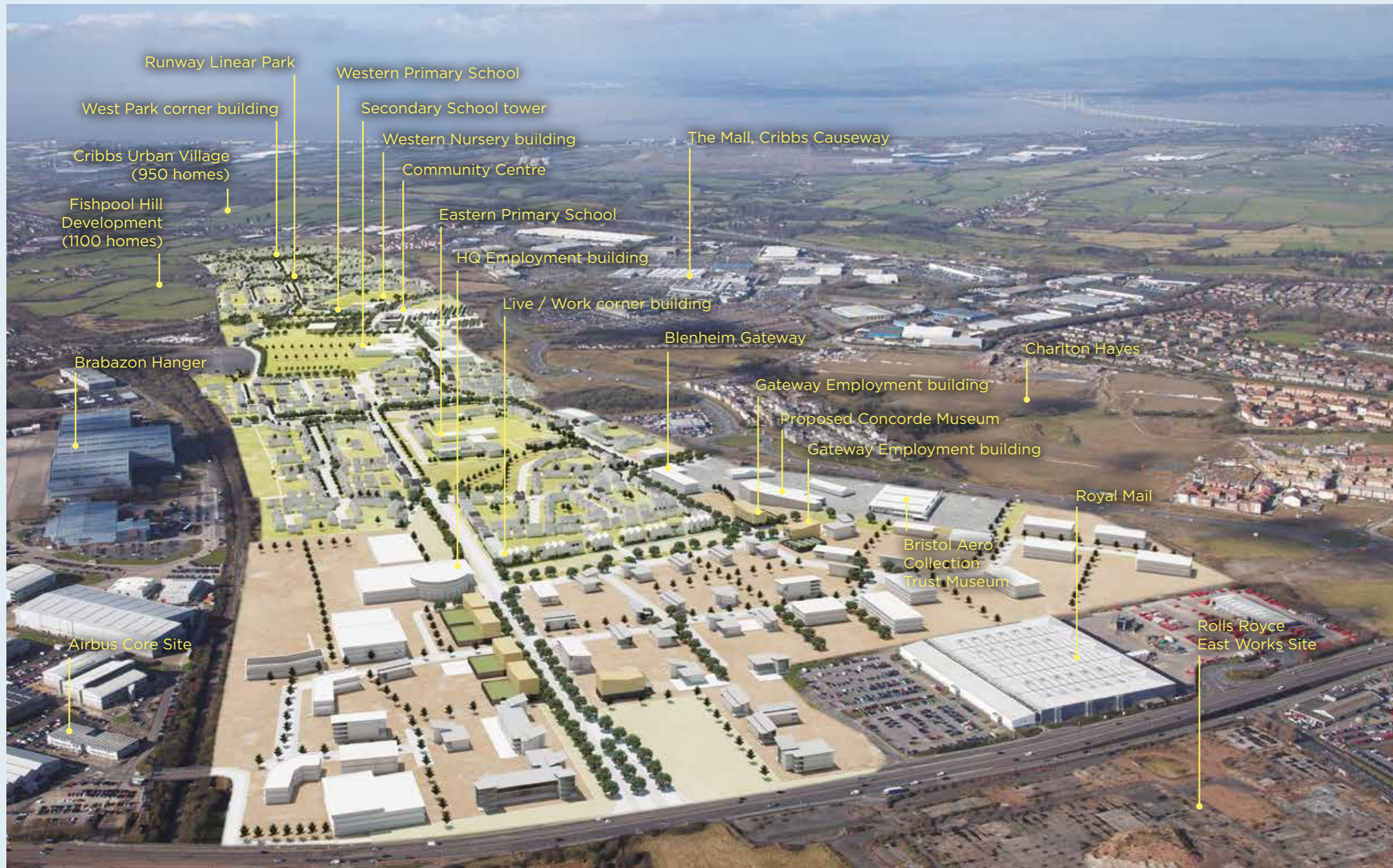
The sale of the site is supported by the very positive economic, social and demographic profile of Bristol which is the sixth largest city in the UK with a population of 1.6m in the Greater Bristol area. The city benefits from a diverse knowledge based economy with centres of expertise in Aerospace, Advanced Engineering, Creative and Digital, Financial Services, Banking, Insurance and Professional Services Sectors. This has in turn contributed to the city delivering the second highest GDP per capita in the UK outside of London. Major employers already situated in the city include MOD, Hewlett Packard, AXA/Friends Life, Lloyds Banking Group and Airbus. This positive economic backdrop has contributed to the residential and commercial property markets recovering strongly from recessionary values, with all sectors now experiencing growth in both land values and end sales values.



Illustrative Visualisation of the Concorde Approach Linear Park.



Illustrative CGI view of the West Park.



Indicative 3D Visualisation.

Location

02.

Bristol is a city, unitary authority and county in south west England with an estimated population of 550,000 in 2014 with an estimated 1.6 million residents within the wider urban area, including the northern fringe. It is England's sixth and the United Kingdom's eighth most populous city, and the most populous city, in southern England outside London.

Bristol borders the counties of Somerset and Gloucestershire, with the historic cities of Bath and Gloucester to the south east and the north respectively. The city is built around the River Avon and has a short coastline on the Severn Estuary which flows into the Bristol Channel.

Bristol is the largest city in the south west of England and is located 192km (120 miles) west of London, 144km (90 miles) south of Birmingham and 70km (44 miles) east of Cardiff. Bristol is a commercial and industrial city benefitting from excellent links with the M4/M5 interchange to the north and the M32 connects the city centre with the M4 at junction 19.

The city has two major railway stations, Bristol Temple Meads and Bristol Parkway, both providing regular services to London, the Midlands and North, south Wales and the south west. The journey time to London Paddington is approximately 90 minutes.

Bristol Airport is situated approximately 13km (8 miles) southwest of the city centre via the A38. It is the fastest growing airport in the UK with circa 6 million passengers flying to over 110 scheduled destinations throughout the UK, Europe and US each year.

The Bristol and Bath region is one of Europe's fastest growing sub-regions and Bristol is the European Green Capital for 2015. The city is consistently voted as one of the best places to live and work in the UK. Residents benefit from the mix of successful local and national employers and the thriving cultural scene. The University of Bristol and the University of the West of England, two of the country's leading universities, provide Bristol with a skilled labour pool.

In recent years, the economy has performed strongly delivering the 2nd highest GDP per capita outside London. The City's success has been attributed to a diverse knowledge based economy, based most recently on the Aerospace, Advanced Engineering, Creative and Digital, Environmental services together with well-established Financial Services, Banking, Insurance and Professional Services sectors. Time and time again, Bristol has proved attractive to employers with a number of notable relocations over the years including MOD, Hewlett Packard, AXA/Friends Life, Lloyds Banking Group and Airbus amongst others.

The West of England Local Enterprise Partnership is recognised as one of the most successful in the UK, having established an Enterprise Zone and five Enterprise Areas including Filton Enterprise Area of which Filton Airfield forms a large part. The area is focused on developing

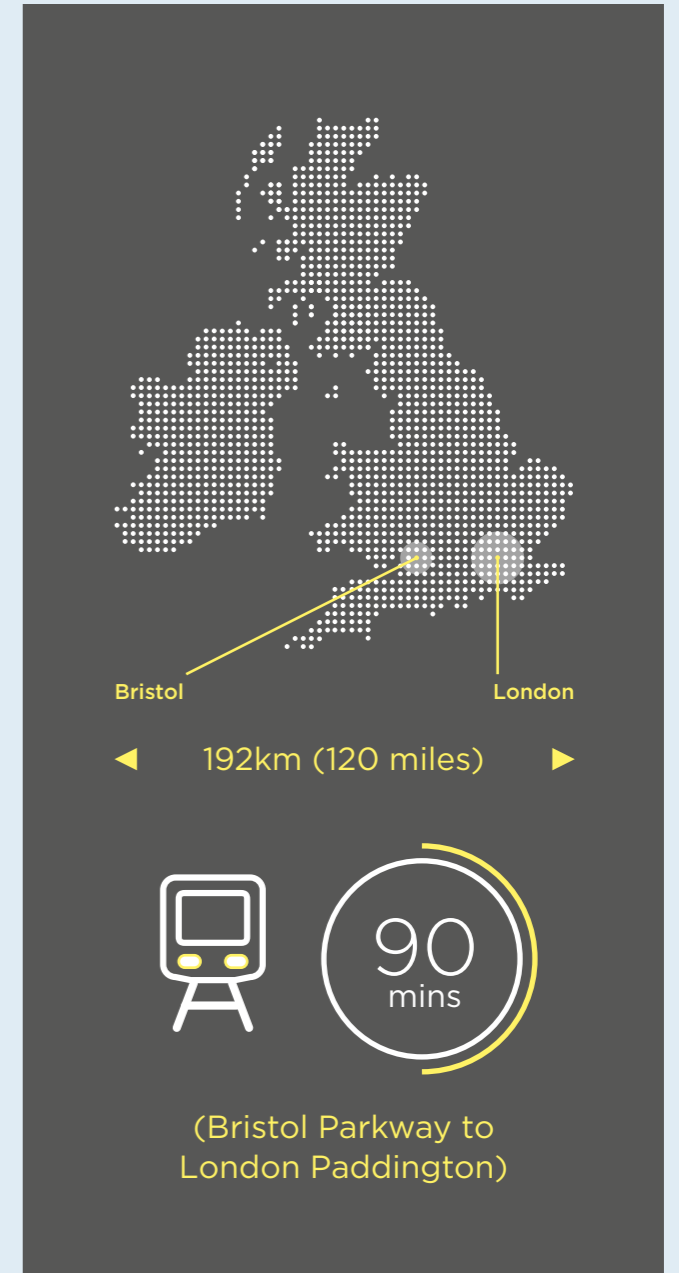
further a world class centre for aviation, aerospace and advanced engineering alongside the broad ranging support activities that it attracts.

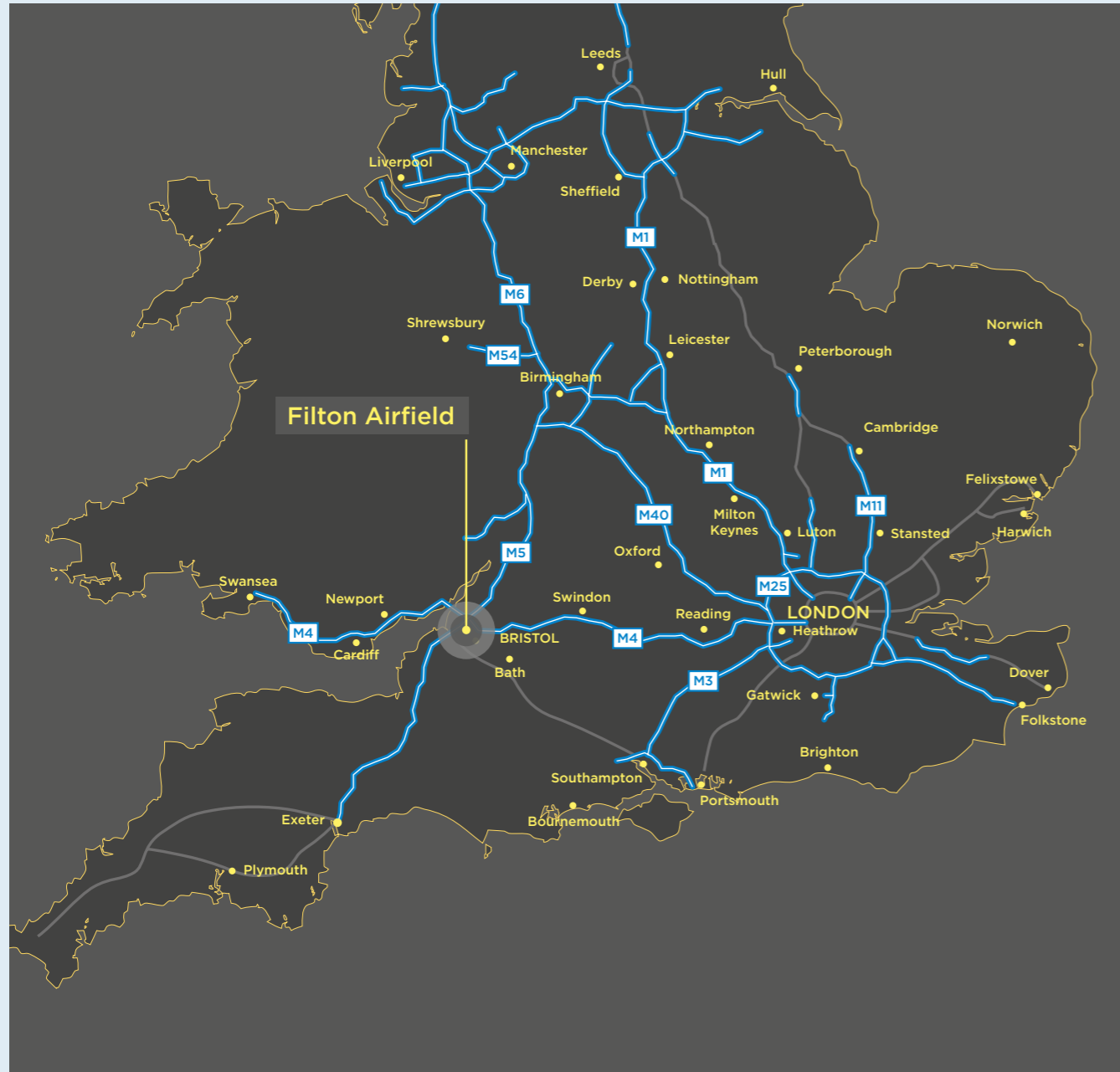
The North Fringe

Bristol's North Fringe is contained by the M5 motorway to the north west and the M4 motorway to the north east. The area is divided east to west by the A38 which runs into Bristol city centre and the main rail line from Bristol to Wales. It is well connected to the neighbourhoods of Brentry, Henbury, Southmead and Filton. It is also closely linked to the areas of Patchway, Bradley Stoke, Little Stoke and Stoke Gifford.

The North Fringe also has several business park areas, including Aztec West and Woodlands Road, as well as being the location of Cribbs Causeway, which is a significant retail, business and commercial destination, including the regional destination of The Mall Shopping Centre. There is also the Patchway Trading Estate, which houses industrial and warehouse uses.

There are several other large employment areas, including the Abbey Wood MOD site and AXA insurance campus, along with the University of West England campus. Other major employers in the area include GKN, MBDA, BAE Systems, Airbus, Rolls Royce and Royal Mail as well as the recently re-developed Southmead Hospital to the south, now Bristol's principal NHS facility.





UK Map Showing Filton Airfield in Context.



North Bristol Fringe Context Plan (Indicative Application Boundary).

Description

03.

The Site

The site itself extends to approximately 141.79 hectares (350.35 acres) and lies within the South Gloucestershire Council administrative area. It is at the heart of the wider mixed-use area of Bristol's North Fringe, including employment, manufacturing, retail, residential and recreational uses. The majority of the site comprises the former operational airfield, including the Airfield's former terminal buildings, fire station, helipad, storage buildings and the older WWII service shed.

The Airfield ceased to operate in December 2012 and is currently only utilised by the Bristol Aero Collection Trust (BACT), the Great Western Air Ambulance Charity (GWAAC) and National Police Air Service (NPAS).

The principal existing feature of the Airfield site is the main runway, which runs in an east-west direction. The runway is 2,467m in length and 91m wide and is constructed in concrete with adjacent surface water drainage. In addition to the main runway, there are the remnants of a cross-wind runway which runs in a north-south direction.

In addition to the concrete hardstanding forming the runways, ground cover within the site boundary is predominantly grassland, consistent with the former use as an airfield. North of the main runway there are areas of more substantial vegetation and trees. A range of buried services are present on the development site including surface water drainage, foul water drainage and electrical connections.

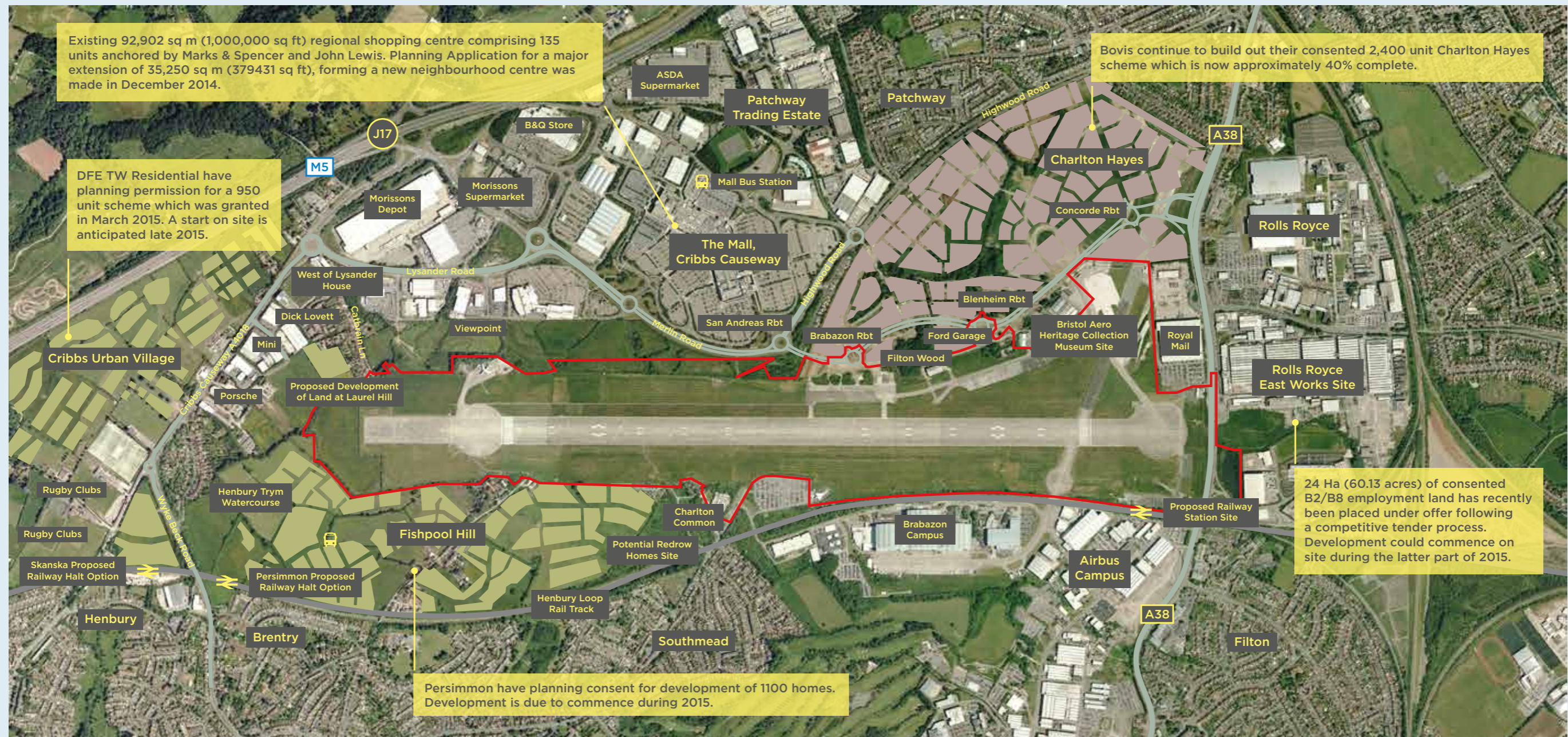
All movement access is available from multiple locations around the perimeter of the site with additional public transport, pedestrian and cycle routes.

Surrounding Development Activity

The area immediately surrounding the former airfield is the subject of several significant planning applications and forthcoming development which will result in the North Fringe becoming one of the largest areas of development activity in the region, as illustrated on the plan opposite.



Aerial.



Immediate Locality Plan Showing Planning Application Boundary.

Masterplan

The Masterplan informing the outline application establishes the broad areas of land use, landscape connections and accessibility for the development.

The former Filton Airfield planning application seeks permission for the land uses illustrated by the masterplan, which propose to form a new mixed use neighbourhood within the Cribbs and Patchway New Neighbourhood (CPNN). The proposals include 2,675 new homes and 24 hectares of employment in Bristol's northern fringe. In addition, it includes a 70-bed Extra Care facility, retail space, a 120 bedroom hotel, a secondary and two primary schools, safeguarded land for a railway station, community facilities and provides a setting for the Aero heritage museum to celebrate the area's aviation history. There are also informal and formal open spaces, new road accesses and associated infrastructure.

The layout delivers:

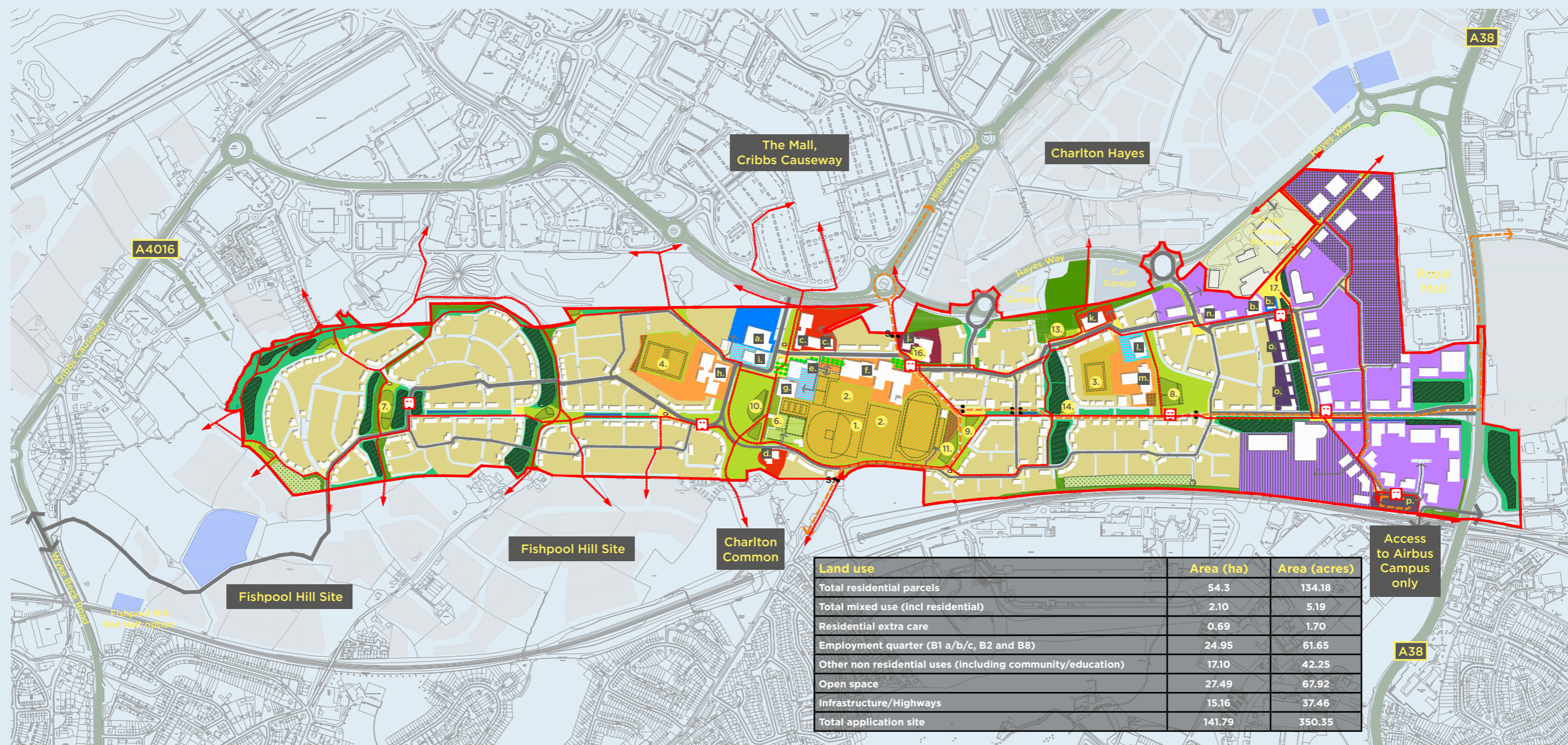
- A development which works with the physical character of the airfield site (rising and falling topography, elongated site shape, variable boundary conditions and existing surrounding land uses).
- Principle movement connections which respond to the position of the airfield site at the heart of the CPNN wider framework.
- Provision of an employment campus in an accessible location for both the potential Henbury Loop and Metro Bus priority routes.
- Provision of cross airfield north / south and east / west connections for buses, pedestrians and cyclists.
- Creation of centres at a neighbourhood and local level to promote economic development.
- Creation of a focal location for community, education and sport uses to promote a wider sustainable CPNN strategy.
- Identification of different, characterful residential quarters which draw upon the differing site assets.
- The celebration of the Airfield's heritage features (runway alignment, listed buildings / structures and its context).
- A setting for the new Aero Heritage Museum in a prominent location as a cultural destination point within the masterplan.
- Creation of the extensive Green Infrastructure network, sought for the CPNN, with the retention of existing landscape features and creation of new woodland belt corridors.
- The structuring of a recognisable urban structure to promote place making principles.
- The integration and response to key views into the design of the masterplan.

Masterplan Key

- a. Retail Supermarket
 - b. Retail / Cafe / bar in employment hub building
 - c. Mixed Use Parcels (including Health Centre, small retail units, chemist, dentist)
 - d. Public House
 - e. Library & Community Centre
 - f. Secondary School
 - g. Sports Hall - dual use (school / public)
 - h. West Primary School (3 Form Entry)
 - i. West Nursery (72 places)
 - j. 70 Bed Residential Extra Care Site
 - k. Mixed Use converted 16u shed
 - l. East Nursery (72 Places)
 - m. East Primary School (2 Form Entry)
 - n. Possible location for Hotel
 - o. Live / Work units
 - p. Rail Halt Site
1. Dual Use Sport Pitches and Courts (school /public) including -
 2. Senior Lit Astro Turf & 3G pitch
 3. East Dual Use Mini Pitch (school /public)
 4. West Dual Use Mini Pitches (school / public)
 5. Charlton Park
 6. Skate Board Park and Trim Trail / Exercise Area
 7. West Park NEAP, surfaced court & Toddler Play
 8. East Park NEAP, surfaced court & Toddler Play & Trim Trail
 9. Brabazon Park LEAP & Toddler Play
 10. Charlton Park NEAP & Toddler Play
 11. Brabazon Park surfaced court / Exercise Area
 12. Viewpoint LEAP Play Equipment
 13. Filton Wood LEAP Play Equipment
 14. Runway Park - LEAP
 15. Fishpool Park LEAP Play Equipment
 16. Extra Care Allotments & Outdoor Sport Area
 17. Concorde Square

Masterplan Key

- Residential Development Parcels
 - Extra Care Facility Parcel
 - Education Development Parcels
 - Retail Use Development Parcels
 - Mixed Use Development Parcels
 - Community Use Development Parcels (Nurseries & Community Centre)
 - Employment B1(a/b/c) & B2 Development Parcels (ALSO includes a Hotel/Leisure site - exact location to be agreed)
 - Employment B1 (a/b/c), B2 & B8 Development Parcels
 - Employment B1(a) HQ Office Development Parcel
 - Live / Work Development Parcels
 - Rail Halt Safeguarded site
 - Development parcels, POS, mixed use for sites under construction, seeking planning permission or with permission
- Open Space Areas, inc -
- Informal Open Spaces / Parks
 - Formal Sports Use (Bowling Green)
 - Formal Sports Dual Use in Schools
 - Semi-Natural Spaces
 - Wooded areas
 - Sustainable Urban Drainage Basins
 - Allotments
 - Equipped Play Areas / Youth play locations
 - Green Runway, inc swales
 - Primary Road Network
 - Secondary Road Network
 - Public Transport Priority Route
 - Key Pedestrian and/or Cycle linkages
 - Bus Gate locations



Masterplan Version 614H.



Aerial Overview.

Project Team

06.



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Development Consultants and
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Planning | Design | Environment



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