

# North Fringe Area



**Cribbs Patchway  
New Neighbourhood**

**Charlton  
Hayes**

## **Charlton Hayes**

- Up to **2,000 dwellings** (1000 completed to date)
- A primary school, elderly persons accommodation, and retail
- Employment land, in addition to that within Filton Enterprise area and the former Rolls Royce East Work site (now branded Horizon 38), for mixture of manufacturing, distribution and warehouse sites

## **Cribbs Patchway New Neighbourhood**

- up to **4900 residential units**
- **YTL Filton Airfield** –  
354 acre site & Brabazon hangars  
2675 homes (included in 4,900)  
24ha of employment space  
Mixed use centre  
Three new schools  
Recreational spaces  
Community facilities/church  
£48m investment in infrastructure and remediation  
New railway station (MetroWest)  
Dedicated MetroBus route
- **JT Baylis** – Ice rink, skydiving, ski venue
- **The Mall** – Retail & leisure extension to the Mall
- Concorde Museum

# North Fringe Area



**Cribbs Patchway  
New Neighbourhood**

**Charlton  
Hayes**

**UWE**

**Land East of  
Coldharbour Lane**

**Frenchay  
Hospital**

## **Frenchay Hospital**

- 490 residential units
- new health and social care centre
- 1 form entry primary school

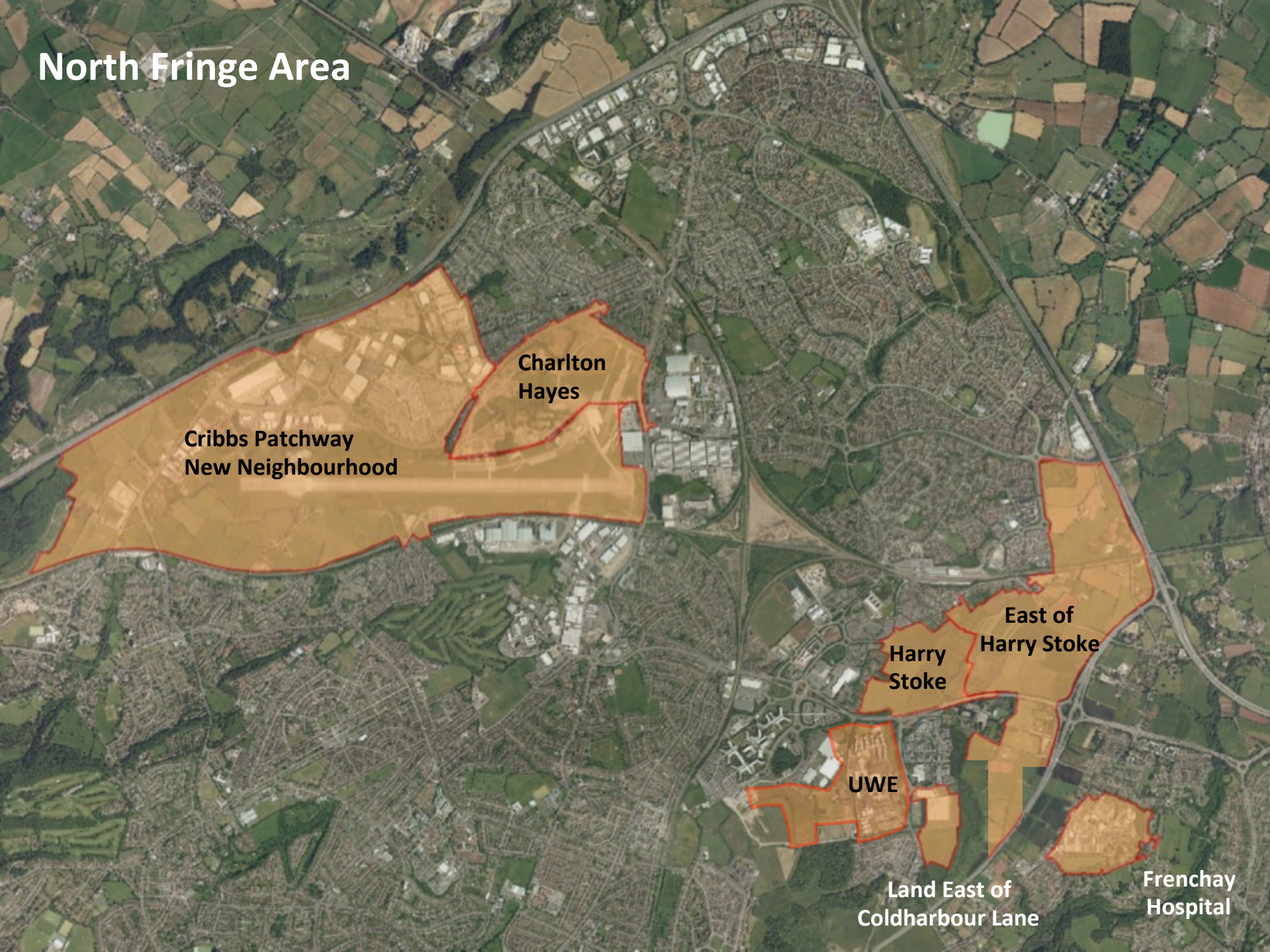
## **Land East of Coldharbour Lane (LECHL)**

- Up to 694 dwellings (including a 261 unit extra care village)
- private nursery
- Contributions towards MetroBus
- Improvements to Frome Valley cycle route
- Highway capacity improvements in the immediate area

## **University of the West of England**

- Over 55.1 hectares of land for; academic, recreation, administration, support services and research and development
- Student residential (1000 student bedrooms approved) and support services
- Mixed use commercial uses, consisting of a hotel, restaurant / public house / hot food take-away
- **New public transport hub**
- New Faculty for Business and Law building nearing completion

# North Fringe Area



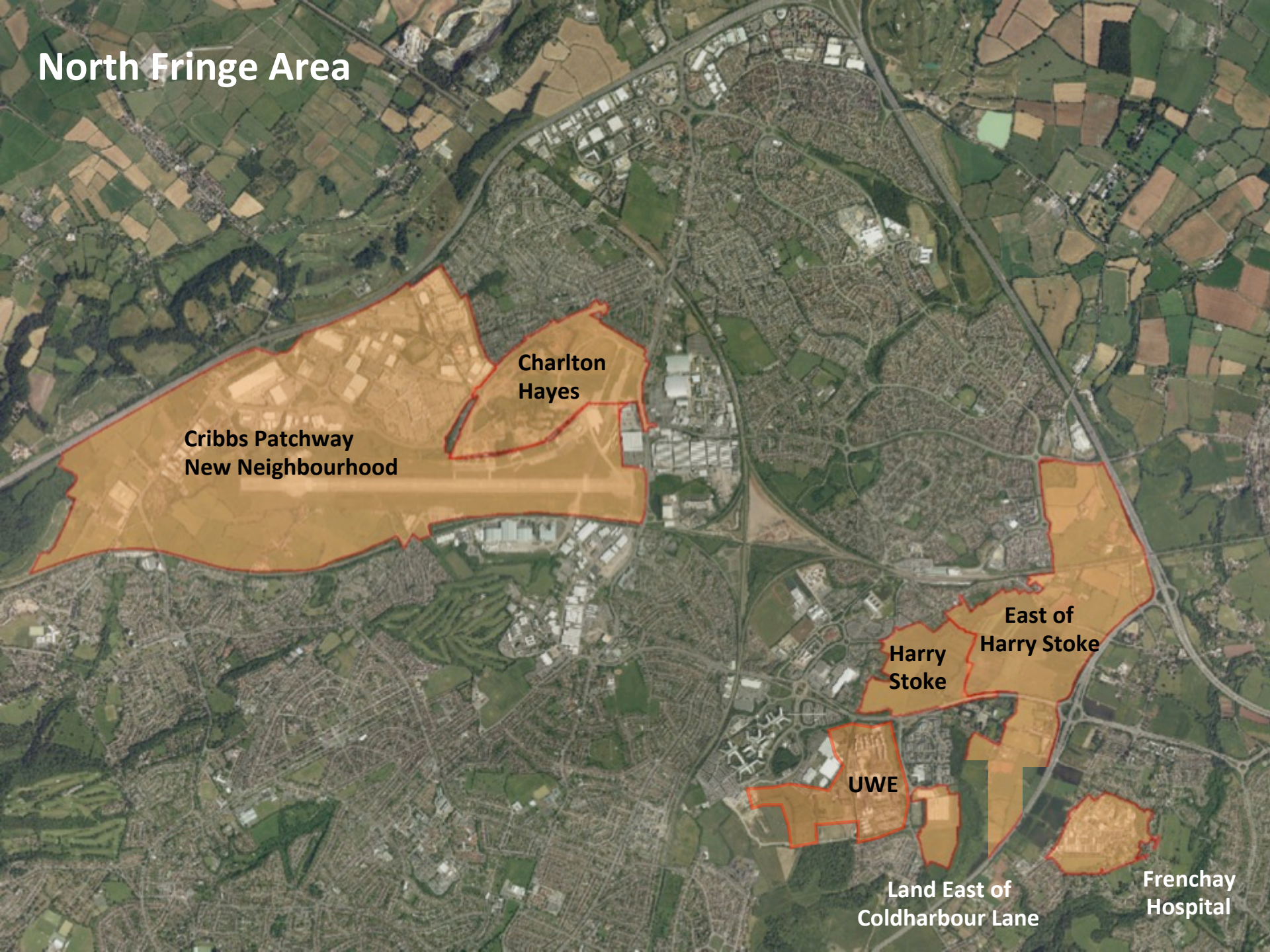
## Harry Stoke

- 1,200 dwellings
- A primary school
- Local retail
- A community centre
- Currently being constructed – 166 units completed

## Land East of Harry Stoke

- 1,617 dwellings
- A primary school and nursery
- A community centre and local facilities
- Land and contributions towards MetroBus which runs through the site (on the Stoke Gifford Transport Link)
- Delivery of part of the Cycle Trunk Route (linking Emersons Green East with Severnside)
- Contributions to the A4174 Ring Road Scheme and MetroWest
- Improvements to local bus services
- Improvements to the Hambrook Corridor recreational route

# North Fringe Area



**10,901 new houses/dwellings!**

**Not just housing but jobs too:**

Circa 225 hectares of employment land

16,000 jobs being created

Focus on aerospace design, research and manufacturing, defence, advanced manufacturing, emerging materials technologies, micro-electronics research and design and supply chain businesses

Partly overlaps with Filton Enterprise Area within which the LEP anticipates growth in the region of 7,000 – 12,000 jobs over the next 10 years

Filton airfield alone is expected to generate circa 8,000 end-use jobs, on top of anticipated 700 construction jobs