

**PARKWAY
STATION AND
SURROUNDS**



USE: Transport investment, connectivity and employment

CURRENT STAGE/STATUS: Masterplan finalised and approved in December 2022

LOCATION: Patchway/ Stoke Gifford

PLANNING

AUTHORITY: South Gloucestershire Council

Station redevelopment: Creating a new, modern station building with significantly improved passenger facilities, better accessibility and a seamless mobility hub for buses, taxis and cycling.

The Station Quarter: Redesigning the land immediately surrounding the station (currently largely surface car parking) into a high-density, mixed-use district featuring offices, housing and retail.

Connectivity and public realm: Breaking down the barriers created by the railway tracks and busy roads. This includes new green bridges/ links to Hatchet Road and Hunts Ground Road, making the station reachable by foot or bike from local communities like Stoke Gifford and Bradley Stoke.

Climate and nature response: Integrating blue and green infrastructure to address the climate emergency and improve the biodiversity of the West Innovation Arc.

KEY FACTS

- Centred around one of region’s busiest transport hubs/stations
- Links to Bristol Temple Quarter and Brabazon
- Train to London in 73 minutes

INVESTMENT PROPOSITION

The masterplan is a long-term vision (15+ years) that relies heavily on private sector investment to unlock the value of the surrounding land across:

- Commercial real estate (office and innovation hubs)
- Residential development
- Retail/hospitality and amenities
- Infrastructure
- End users