

**SOUTH GLOUCESTERSHIRE CORE STRATEGY DPD EXAMINATION
MATTER 9 - FILTON AIRFIELD
FRIDAY, 29TH JUNE 2012**

**HERON LAND DEVELOPMENTS LIMITED
ID 2880673**

1. This Statement sets out our position in respect of the redevelopment of Filton Airfield as a whole, the principal issue raised by our representations being its contribution to the Council's housing provision strategy. For this reason we do not provide comments on each of the individual questions posed for the session.
2. Heron Land Developments supports the principle of the release of Filton Airfield for development as proposed in Policy CS26. We see this proposal as being critical to the Council's ability to deliver an improved housing provision. As noted in our submissions on Matter 8, we still have concerns as to whether the overall target is in fact sufficient but at least the Post Submission Changes represent a material uplift in provision.
3. Moreover, it will be a very considerable challenge to deliver 5,700 from the New Neighbourhood in the Plan period, in particular the expectation in Policy CS15 4,570 in the six years 2021 - 2027. This involves a sustained average rate of 762 dpa which is almost unprecedented, at least on a continuing basis as is assumed here.
4. Para. 10.7(a) of the Post Submission Changes (December 2011) indicates that if BAE Systems decide against releasing Filton Airfield, the Council will not seek to compensate with alternative provision elsewhere but **"may consider the need to undertake an early review of the Core Strategy"**. This emphasizes the fragility of the increased housing provision which the strategy now proposes and, especially given on-going concerns about the adequacy of the overall provision in any event, emphasises the importance of facilitating the maximum delivery of the other components of supply on which the strategy relies, as set out in Policy CS15.
5. Inclusion of the New Neighbourhood should therefore be seen as important additional provision. It does not provide any basis for reducing provisions

elsewhere, for two reasons. Firstly, it is considered important to maximise available housing supply given a concern over the adequacy of the Council's target in any event.

6. Secondly, any suggestion that housing in the Cribbs/Patchway New Neighbourhood could be substituted for any other element in the supply, would be incompatible with the spatial strategy for the District which proposes bespoke provisions for different communities according to their local characteristics. As noted in our Statement in respect of Matter 7 this is an important issue of soundness having regard to para. 17 of the NPPF:

"Planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it."

Boyer Planning Limited

May 2012