

Thank you for the opportunity to comment.

Referring to the document, I would like to make the following points:-

1 I strongly disagree for the need to produce anything like the projected number of dwellings suggested by the report. I have made my position clear giving reasons in my comments on the previous invitation to comment. It is my continuing view that the land that has been analysed in the Report will mean a gross over provision of development needs to the expiry of the Core Strategy and beyond and the amount of land made available should be REDUCED.

**1.1 My continuing position on this is that the South Gloucestershire Council should voluntarily agree for the Green Belt Land west of the A4018 Cribbs Causeway and east of Harry Stoke be deleted from the Core Strategy, recognising there is no longer an overwhelming need for its continuing inclusion.**

2 The Northern Fringe development area (South of the M4) is so massive, having an area equivalent to nearly 30% of the total existing land space of the City of Bristol itself (50% if existing settlements south of the M4 are included) it is going to have a major impact on the existing residents of Bristol on their quality of life, (also the strain on the infrastructure within the Bristol City boundary which the citizens of Bristol have to pay for, and the occupants of South Gloucestershire enjoy the benefits of without contributing to their provision and upkeep). The proposals will effectively increase the size (de facto) of Bristol by 30% without the existing City having any right to influence the outcome. It is totally unreasonable that such a major increase in the total size of 'Greater Bristol' does not also contain a mandatory joint decision making process. It is the tail wagging the dog. The best that can be done is for the City of Bristol to 'comment'.

**2.1 I would like to see the Council agree to form a joint Planning Executive with Bristol City Council with equal decision making powers for the Northern Fringe development, also able to enforce monetary payments (beyond section 106 money) to improve infrastructure to cater for such a massive increase in the de facto size of the City in so short a timescale.**

3 The Council should be resolute in insisting on a programme of phased release rather than a 'free for all' over the entire Northern Fringe. The landowners should be required to provide a coordinated Plan for their land surrounding Filton Airfield, rather than a piecemeal development,

4 The Council should also accept and agree to the Mayor of Bristol's call for a new economic impact assessment regarding Filton airfield before committing it irrevocably to non aviation use, this time to include the needs and aspirations of the City of Bristol, not just the housing needs of South Gloucestershire.

Thank you

David Roake