

Appendix 3 - Objections received and proposed mitigation

No.	Date Received	Medium of Communication	Comment (please note names and address information has been removed in accordance with data protection legislation)	Closest objection category			Addressed via Statutory Planning Process?	Addressed Via Statutory Planning Process - Explanation	Other Mitigation to Concerns
				Objection Category 1	Objection Category 2	Objection Category 3			
1	28/10/2021	Email with letter attachment	See Letters and emails with attachments section	Impact of development	Environment (loss of green, traffic)	Health and Well Being	Yes	Community centre does not form part of open space but reprovision will be a consideration via planning process.	Contract to provide requirement for: 1. Obligation on GSA for reprovision of community accommodation. 2. Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space
2	25/10/2021	Email	<p>Good evening</p> <p>It has come to my attention that there is application to build on the only green public area in the village of Rudloe.</p> <p>Although I do not reside in the village I feel as there are number of residences without their own gardens this green area should be maintained.</p> <p>It is vital for the health and well being to be able to exercise outdoors in a safe area.</p> <p>On these grounds I would like to object to the current application.</p> <p>I trust this will be taken into consideration especially at a time where the health of so many is in jeopardy due to the effects of Covid 29 and our health service snd social care system is under enormous pressure.</p> <p>The physical and mental well being of these residents will be negatively impacted should this proposed building go ahead.</p> <p>Thank you for your time.</p>	Health and Well Being	Environment		Yes	Open space will be a planning consideration	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space
3	25/10/2021	Email	<p>I object to the bulid on rudloe green playing field!</p> <p>Thanks</p>	General			Yes	No specific reasons given	None

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4	25/10/2021	Email	<p>Dear Mr Gray,</p> <p>I am writing to lodge my objection to the Council disposing of our Green and other property on the said area to any housing association.</p> <p>The green has been used by families since Rudloe was built and provides an area for the occupants of the flats to sit in the summer. The condition of the properties that they took over from the initial housing association is appalling. They are supposed to be a not for profit charity but this seems not to be the case. For Tennant to get work done is a challenge to say the least.</p> <p>I feel selling the green and club would not be in the best interest of the Rudloe community and if it starts to go ahead I would seek to inform the government ombudsman on my feelings which I believe are the same as the majority of households in the Rudloe social housing estate.</p>	Community impact	Environment (loss of green, traffic)		Yes	Community centre does not form part of open space but reprovision will be a consideration via planning process. Open space will be a planning consideration.	Contract to provide requirement for: 1. Obligation on GSA for reprovision of community accommodation. 2. Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space 3. Wiltshire Council to make a further decision, by way of a Single Cabinet Member Decision, considering objectives of disposal and objections received.
5	25/10/2021	Email	<p>I object massively to the proposed disposal of rudloe green. I have [REDACTED] who have all used/still use the green and park regularly. [REDACTED] [REDACTED] [REDACTED] [REDACTED] it would massively hamper our ability to socialise and exercise. Granted an improved park would be nice but not at the expense of loosing the green. I have no objection to the current flats being demolished and replaced, I do however object to the doubling of dwellings proposed and the way in which greensquare are trying to do it. If they want to rebuild these properties they need to put residents up in temporary accommodation while they demolish the properties and rebuild them where they are and keep doing that all the way along making use of the concrete space that is disused and wasted. There is plenty of room to build new for old on the land at the top without ripping up one of the very few things rudloe has. It should be a development to help the community and there is the space to do this in a different manner even if it costs the developer more or inconveniences people-though I'm sure most would do it for the end result of a new home. Please consider the disruption this will also</p>	Health and Well Being	Environment (loss of green, traffic)	Impact of development	Yes	Development and impact is a planning matter would be addressed through the statutory planning process. Open space will be a planning consideration	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space

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			cause in terms of access and traffic and building work where children will be at risk of more danger, residents will face major disruption and myself as a disabled resident will be massively hampered in where I can go and when and even how or if I can get places at all.						
6	25/10/2021	Email	Keeping our children safe is of great importance. Now that all the fields at Rudloe have been built on, Rudloe Green is the ONLY safe area for local children to play. The children who live in the flats and have no garden are especially in need of the Green. At a time when we are ALL asked to go green, RUDLOE GREEN needs to remain GREEN.	Environment (loss of green, traffic)	Health and Well Being		Yes	Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space
7	25/10/2021	Email	Dear Sirs, I write to oppose the building of 51 new houses on Rudloe Green. This green space is extremely important to the community, many children rely on this area to play football and other games; it is used on a daily basis. There are both physical as well as psychological and emotional benefits to children enjoying this area. It will be such an immeasurable loss to the community and children will suffer as a result. Moreover, the building of more houses will increase the risk of anti-social behaviour, which will be detrimental to the whole of Rudloe. Thank you for your consideration. Kind regards,	Environment (loss of green, traffic)	Health and Well Being		Yes	Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space

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8	25/10/2021	Email	<p>Dear Mr Gray</p> <p>It has been brought to my attention that there is currently an application pending for new houses to be built on the limited amount of green space available to those living in the housing at Rudloe. I am writing to appeal this application on the terms that the green space available to all residents living in the vicinity, including the elderly, less able and children who frequent the space often for exercise, recreation and social enjoyment is vital for health and well-being. With these uncertain times and on-going issues relating to Covid having available, outside space is essential and therefore proposals to remove that is nonsensical as this will greatly affect those who use the space daily for recreation and to support their mental and physical health.</p> <p>Corsham is quickly becoming overpopulated with the number of new builds and adding to this is further going to affect the limited resources available to the community. This includes schools, doctors and healthcare. It is well publicised at present the lack of available care for the elderly and vulnerable and adding to this with new housing is further going to affect these services.</p> <p>Thank you for taking the time to consider this email and my rejection against the current proposals</p> <p>Kind regards</p>	Health and Well Being	Community impact	Environment (loss of green, traffic)	Yes	Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space

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9	25/10/2021	Email	<p>Mr Gray</p> <p>I read with great concern that I find it necessary to again object to the disposal of the abovementioned open space , how many more times must we, the residents, get the message through to yourselves and others (developers) that we do not want any developments on this open space. There has been enough building activity in this area of Rudloe and our concern is overcrowding , lack of infrastructure required to meet the overcrowding , traffic jams etc etc. The open space is quiet content as it is , enjoyed by young and old,and as I personally litter pick in the area around the school , and in the streets,I know what I am talking about. The residents of the estate should be congratulated for keeping the area tidy and neat with very little litter to be found. The residents should be congratulated and not punished with overcrowding etc which will happen as and when developements take place. The young and very young should not be subjected to growing up in a built area with no playing facilities , polluted air overcrowded children need open spaces they need to enjoy their young age, I could say more.</p> <p>Mr Gray I urge you to find a solution to this matter once and for all time, progress in this area must cease as I we want to live in a nice environment.</p> <p>This email is also sent to the guardian of our well being</p> <p>Thank you</p>	Impact of development	Health and Well Being	Community impact	Yes	Development and impact is a planning matter would be addressed through the statutory planning process. Open space will be a planning consideration	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space

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10	25/10/2021	Email with letter attachment	<p>By email attachment For your information & attention....</p> <p>To Will Gray Estates Office. Dear Sir, Subject: Rudloe Green I learned with much sadness of the proposed disposal of Rudloe Green. We who live in the Rudloe area have come to realise that any space available, and our many pastures green, during the past ■ or so years, have inevitably landed in the hands of the building fraternity, so we can rightfully imagine the same occurrence once more. This Green needs to remain green and not become swamped in more bricks and mortar! Monies to line the pockets of the great monopolies..... I do not deny that there had become a need for more housing, but, there is a limit as to how many, and where these houses should be placed considering the total lack of infrastructure we enjoy here, and that is nil. I understand the ratio of housing for the area, for years to come, is already well satisfied? This is an assumption of course..... But, and above all, I believe it imperative the Rudloe Green should be retained for the benefit and pleasure of the residents. To be available for Mums to play with their children, meet up with their friends in a safe place, where picnics can be held in the Summer, and a sense of Community can be upheld; a space where Dads and kids can have a kick around with a ball, for kids to ride their bikes, and to enjoy the fresh air and exercise so much encouraged for our wellbeing and Mental health. Words which we hear spoken in the media on a daily basis! I strongly object to this intended proposal.</p>	Environment (loss of green, traffic)	Health and Well Being	Community impact	Yes	Development and impact is a planning matter would be addressed through the statutory planning process. Open space will be a planning consideration	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space

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11	25/10/2021	Email	<p>Dear Mr Gray,</p> <p>There is an underlying, perhaps unrecognised theme with regard to the proposal that you have advertised in the Wiltshire Gazette & Herald.</p> <p>Rudloe Estate, through the auspices of Calne & Chippenham Rural District Council, was constructed in the early 60s and completed in 1964.</p> <p>For thirty-five years or so, Rudloe Estate pursued a happy existence with a social club housed in a large pre-war building located in the centre of the estate. That club was successful with a bar, lounge bar, snooker room, TV room and a large hall where significant events were held such as grand dinners with famous after-dinner speakers (one such being Emyln Hughes, the Liverpool and England captain). [REDACTED]</p> <p>[REDACTED]</p> <p>During this time, in the mid-70s, a further development of 20-odd homes by the newly-formed North Wilts District Council, came about in the central part of the estate. It is these homes that the GreenSquare organisation now proposes to demolish.</p> <p>At the turn of the century, North Wilts District Council (NWDC) contrived a plan to demolish the building housing the successful club and build a new £800k 'club' known as Rudloe Community Centre. At the same time a terrace of houses, known as Club Row was constructed; these houses in design and materials were completely out-of-keeping with the original estate.</p> <p>Just a few years later, Wiltshire Council determined that the new Rudloe Community Centre was "not fit for purpose".</p> <p>Now, the current authority (Wiltshire Council) proposes to place the central part of the estate in the hands of a housing association which</p>	Loss of Community Centre	Environment (loss of green, traffic)	Impact of development	Yes	Community centre does not form part of open space but re-provision will be a consideration via planning process. Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for re-provision of equivalent of Rudloe Green Open Space

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			<p>itself proposes to demolish the (less than) 20-year-old Rudloe Community Centre, build homes on the open space, which has been part of the fabric of the estate since wartime, and demolish the 1970s homes built by NWDC.</p> <p>Now Mr Gray, I would ask you if you detect a theme here. I guess that you have but just in case, I will elucidate ... Every intervention by the prevailing administration for the last 45 years has had calamitous consequences for the people of Rudloe (and Wiltshire ratepayers). Why couldn't these authorities just leave well alone? I suppose that NWDC and Wiltshire Council have to justify their existence by being seen to be 'doing something' but I would beg now not to make matters worse than you (NWDC and WC) already have.</p> <p>I still have family and friends at Rudloe who appreciate Rudloe Green; they were among the many who supported the recent village green application. Through that application, it may be seen that the vast majority of people at Rudloe want their Green (and Community Centre) to remain. I would implore Wiltshire Council not to dispose of Rudloe Green (and other assets at Rudloe) for development.</p>						

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12	25/10/2021	Email	Keeping our children safe is of great importance. Now that all the fields at Rudloe have been built on, Rudloe Green is the ONLY safe area for local children to play. The children who live in the flats and have no garden are especially in need of the Green. At a time when we are ALL asked to go green, RUDLOE GREEN needs to remain GREEN.	Health and Well Being	Environment (loss of green, traffic)		Yes	Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space

13	24/10/2021	Email	<p>Dear Sir,</p> <p>I write to formally lodge my objection to the proposed re-development of Rudloe Green and the adjoining Community Centre.</p> <p>As a regular user of the centre up until it's closure approximately 4 years ago , it was with an element of bemusement that the doors were closed and access to a community asset was withdrawn.</p> <p>However, I would like to add that to my knowledge the property remains in good condition and unvandalized, which must surely be another clear demonstration of the value the centre holds to the local area.</p> <p>The way this matter appears to have been handled so far by the local council and by certain members of the parish council, in my opinion is somewhat nefarious and would call those individuals to account!</p> <p>Green Square (or rather Not So Green Square) are a private company and to claim some sense of morality and lean so heavily on the 'need for affordable housing' whilst needing to return a profit I find somewhat contradictory.</p> <p>When factoring in the recent developments at Park Lane and Dickens Gate and the soon to commence works on Westwells, I understand that the allotted allocation of 'socialised housing' has and is being met so the need for this development is negated.</p> <p>With regards to these developments and resulting \$106 million there is sufficient funds available to undertake any modernisation and decorative works that are required to the existing Community Centre.</p> <p>Also, the proposed development would impact those that live within the three storey apartment blocks that overlook the green and for whom that space must hold significant value.</p> <p>I would therefore urge that proposed development be declined and the Community Centre be returned to use by the very people it was intended for!</p>	Loss of Community Centre	Impact of development		Yes	Community centre does not form part of open space but re-provision will be a consideration via planning process. Open space will be a planning consideration.	Contract to provide requirement for: 1. Obligation on GSA for re-provision of community accommodation. 2. Obligation on GSA for re-provision of equivalent of Rudloe Green Open Space
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			Regards,							
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14	24/10/2021	Email	<p>Dear Mr Gray</p> <p>I am writing to object to the proposed disposal of the open space to the north of Westwood Road, Rudloe, Wiltshire.</p> <p>Having relocated to Rudloe [REDACTED] I have been impressed and moved by the area's community spirit and the wide range of age groups in the area that interact with such friendliness. This community spirit is always apparent on and around the open green space to the north of Westwood Road (referenced above), which the Council is proposing to dispose of. I always see children playing football on the Green, their families watching them, older people and young families strolling around the Green, whilst I myself am enjoying that same open space. It would be a significant detriment to the community for this green space to be lost, as it provides so many opportunities for community connection and wellbeing, for all the generations that live in the area. I ask the Council to please reconsider this land disposal.</p> <p>Yours sincerely</p>	Community impact	Health and Well Being		Yes	Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space

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15	24/10/2021	Email	<p>Dear Mr Gray,</p> <p>I am writing to you to voice my objections to Wiltshire Council's plans to 'Dispose of Open Space to the North of Westwood Road Rudloe Corsham Wiltshire, adjoining Rudloe Community Centre'</p> <p>I was born in one of the old pre-fab bungalows on Rudloe Estate back in [REDACTED] and we then moved to [REDACTED] when we moved back to the newly built council estate at Rudloe. I was always keen on playing football and I used the green on an almost daily basis from September [REDACTED]. This was certainly the case during the spring and summer months and especially during the school holidays. I still continued to use the green after mid 1975 but not as often and this was the case up until I got married in [REDACTED]. I still live in Rudloe, now in [REDACTED] so have lived in this area all my life. The use was mainly for playing football but sometimes in the summer the green would be used as our cricket and rounders pitch. Back then the green only had 4 swings and a roundabout for us to use and not much has changed in this respect in over 50 years.</p> <p>When my [REDACTED] were born they used the green as well for recreational purposes and my grandchildren have used it as well. The green was also used for fetes and firework displays and these were always fully supported by the residents of the estate.</p> <p>It would be a crying shame if the 'Green' was lost to housing so that the current youngsters who live on the estate had nowhere to play football or cricket like I used to all those years ago. It is the only green space on the whole estate so if it was lost to housing the youngsters would have to play on the roads and this would be extremely dangerous especially with the volume of traffic now on the estate.</p>	Health and Well Being	Environment (loss of green, traffic)		Yes	Open space will be a planning consideration. Traffic and highways matters will be a planning consideration in the statutory planning process.	Contract to provide requirement for: Obligation on GSA for re-provision of equivalent of Rudloe Green Open Space

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			<p>The council should bear this in mind if god forbid a youngster was knocked down and seriously injured or worse because the green where they used to play on safely was disposed of by the council to build more houses.</p> <p>Yours sincerely</p>						

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16	24/10/2021	Email	<p>Dear Will Gray</p> <p>I wish to object to the proposed disposal of Rudloe Green by Wiltshire Council, This is the only available green space with free access for young people and families to use and forms an important part of the village area. It is ideally situated for easy access by children attending Corsham Primary School (Rudloe site) and the established housing sites along Leafy Lane and the recently built Dickens Gate Bradford Road. It enables children of all ages to play safely away from the busy Bradford Road, it is a space where children are able to learn how to ride their bikes, play ball games or have picnics with their families. It is easily accessible to the other housing areas which increasingly are becoming homes to a new generation of young families.</p> <p>During the recent COVID 19 Lockdown it was the only available open space accessible to children and families, the importance of access to a green space facility has been highlighted over and over again by health professionals to support the mental well being of children and families.</p> <p>It is somewhere I have taken [REDACTED] to play when they have come to visit and stay with us.</p> <p>I recently attended an event by Green Square where for the first time we were able to see their proposals and although I spent a great deal of time talking with a consultant from the Town Planning Company brought in by Green Square at no time was it made clear that Rudloe Green would be built upon.</p> <p>I think the whole of this proposal is ill thought out and of absolutely no benefit to Rudloe and I object in the strongest terms to Wiltshire Council carrying this out.</p> <p>Kind regards</p>	Environment (loss of green, traffic)	Health and Well Being	Impact of development	Yes	Development and impact is a planning matter would be addressed through the statutory planning process. Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space

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17	24/10/2021	Email	<p>To:Will Gray Estates Officer, Strategic Property & Asset Management ,County Hall, Bythesra Road Trowbridge, BA14 8JN</p> <p>Dear Will & Wiltshire Councillors,</p> <p>As a resident of Rudloe estate I would like you to reconsider disposing of the open space known as Rudloe Green.</p> <p>I moved to the area when I was [REDACTED] and having the green was a place to play and a place to meet and make friends in a new town. Many days and years of fond memories.</p> <p>As a child you don't appreciate how important these spaces are and take them for granted. Now as an adult I can appreciate and see the difference this space makes to those who use it and live close to it, never more so than in the past 18 months. Even though our lifestyles are very different to when I was growing up, the importance of having an outside safe space for children and adults never changes and is invaluable.</p> <p>I bought my flat [REDACTED] ago opposite the green, in this time as well as taking part in the various fun days held on the green, helping to grow a bigger sense of community in Rudloe, my friends and their children when visiting me have played on the green, played, in the park, had picnics on the green enjoyed this open space.</p> <p>In these [REDACTED] I have seen families with toddlers having just learnt to walk use this space. Children learning to ride bikes in a safe space on the green. Parents playing with children, people walking their dogs, families having picnics, older residents taking a walk having fresh air sitting and catching up with neighbours. Children after school filling the park .Kids making tiktok videos.</p> <p>Today alone, on a damp coldish day in October, hide and seek has been played, kids on their bikes, a Dad and his two young boys have been playing football. What actually finally made me</p>	Health and Well Being	Community impact		Yes	Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space

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			<p>sit down and write was counting seven kids out on the green playing football even though it wasn't the best weather.</p> <p>I don't think there has been one day in all the time I have lived here that the green has not been used.</p> <p>The green is even busy when it snows , families out building snowmen, friends having snowball fights.</p> <p>Where will all this take place if the green is disposed of? Where will these children, adults have to go to enjoy safe outdoor space?</p> <p>We now know how much value the benefits of fresh air and being able to be outside brings to young and old alike, to lose the green would be a huge disappointment and devastating to so many.</p> <p>The green plays an important part in the lives of all the local residents.</p> <p>I would like to believe that the residents of Rudloe will be listened too and the green will not be disposed of.</p> <p>To keep the green will mean so much to so many .</p> <p>Wiltshire Council please reconsider your decision.</p> <p>Yours sincerely, ever hopeful</p>						

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18	24/10/2021	Email	<p>Dear Mr Gray,/sirs/madam, having lived at [REDACTED] since [REDACTED] we as a family have very much been aware of how popular with children ,families and elderly residents of the Rudloe Estate have used the above green.It must have been very reassuring to many parents to indeed look out from their properties and be able to “keep an eye/know where they are during any playing activities and being a very large area did not impact on residents property . When I grew up in the [REDACTED] the dangers of playing away from home weren’t so apparent although obviously always present.Nowadays all parents are VERY much aware of what can and sadly can happen to young children “with a blink of an eye”.</p> <p>This is why Wiltshire Council MUST be very careful at the proposals to dispose of the green, we all have seen a cascade of development around Rudloe and many of us local residents feel there is now total saturation of development housing over the recent years .We have seen the replacement housing now complete ,and in the future pipeline proposed replacement on the estate which is good for the residents .BUT with all this Authorities, must be careful not to create a “Concrete Jungle “ which I sincerely believe will occur if this Removal of the Green goes ahead.</p> <p>To sum up my feelings why change /remove a public area of great use by many Children of all ages and their families,by all means re-develop the community centre to local residents approvals BUT leave the open space alone for generations to come. Just remember what could happen when children don’t have a large area to play and any disastrous danger consequence which can and indeed sadly happens in our world today.</p> <p>Sincerely</p>	Environment (loss of green, traffic)	Health and Well Being	Impact of development	Yes	Development and impact is a planning matter would be addressed through the statutory planning process. Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space

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19	24/10/2021	Email	<p>Dear Mr Gray,</p> <p>Our family home was at Rudloe Estate from the [REDACTED] - firstly on the prefab estate then in the new 'bricks and mortar' estate from the early 60s.</p> <p>We have used Rudloe Green for generations - I remember being on the green for the Queen's coronation in June 1953.</p> <p>The green is an integral part of the life of the estate. The plan recently presented by GreenSquare is not supported by the vast majority of estate residents; the social and environmental costs would be catastrophic.</p> <p>Please do not dispose of the green.</p> <p>Sincerely.</p>	Community impact	Environment (loss of green, traffic)		Yes	Development and impact is a planning matter would be addressed through the statutory planning process. Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space
20	23/10/2021	Email	See Letters and emails with attachments section	Legal	Environment (loss of green, traffic)	Impact of development	No	Governance matter	<p>Contract to provide requirement for:</p> <ol style="list-style-type: none"> 1. GSA to deliver 100% Affordable Housing with no financial contribution from the Council to the cost of construction. 2. Valuation to be commissioned to confirm disposal in accordance with General Consent of the 1988 Local Government Act.

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21	23/10/2021	Email	<p>Dear Sirs, We are writing to object to the proposed disposal of the green space adjoining the Rudloe Community Centre and also demolition of the old Community centre. The building itself could be put to many uses, ideally a Doctors surgery/health centre, which with the input of many new houses and still more in the immediate future; would be of great advantage to the community. With this in mind, green space for the younger generation is of the utmost importance and should also be considered.</p> <p>Regards,</p> <p>(residents of Rudloe for many years)</p>	Environment (loss of green, traffic)	Health and Well Being		Yes	Community centre does not form part of open space but reprovion will be a consideration via planning process. Open space will be a planning consideration.	<p>Contract to provide requirement for:</p> <ol style="list-style-type: none"> 1. Obligation on GSA for reprovion of community accommodation. 2. Obligation on GSA for reprovion of equivalent of Rudloe Green Open Space

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22	23/10/2021	Email with letter attachment	<p>Good Afternoon Will,</p> <p>Please see attached document referring to the Rudloe Green Plan by Wiltshire Council.</p> <p>Yours</p> <p>DISPOSAL OF THE RUDLOE OPEN SPACE Objections to the proposed Development of Rudloe Green. Both [REDACTED] and Myself have lived in the Rudloe area since [REDACTED] since that time we have seen many changes to our local environment some for the better others not. We both strongly object to any redevelopment on the RUDLOE open space our reasons are: An original plan to upgrade the area was put forward to the Residents and was whole-heartly approved and therefore we think the voice of the people must be heard by the Wiltshire County Council. The Rudloe Green area which includes leisure facilities has always been used by all residents' young and old, the area is close to their and our homes which we have used to either walk or run through many times and still do so. We do not want the residents to worry about crossing very busy roads when needing fresh air and the company of friends who live on the same estate when there is a place on hand for them to go. Many of the younger generation use the green space to play various games which include football and for it to disappear for any length of time would leave them without an area to use. By knocking down existing buildings and dwellings you will be removing the only green space area and facilities they have, we know that you propose to provide another facility and green area but that will be in the future and the people of Rudloe will have nowhere to go. We both feel that the Rudloe area has had enough upheaval over past few years with new homes being built which has increased the traffic considerably on the B3109 which we use</p>	Environment (loss of green, traffic)	Health and Well Being	Impact of development	Yes	Development and impact is a planning matter would be addressed through the statutory planning process. Open space, traffic and transport impact will be a planning considerations.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space

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			<p>on a regular basis for walking and going to and from work, also many roads, pavements and driveways in every estate have been dug up for one reason or another. The B3109 has seen several major road works over the past few years which has been disrupting to all residents in the local area.</p> <p>To now dispose and rebuild on the Open Space to the North of Westwood Road Rudloe, Corsham, Wiltshire, adjoining Rudloe Community Centre would cause further disruption and be inconvenient to all the Residents concerned for some considerable time of which we have had enough.</p> <p>We have already had our local bus service re-routed several times and believe it could happen again inconveniencing all workers who use the local service, the children who attend Broadlands School and all the people who use the B3109 in general.</p> <p>The proposed development of the site for 51 dwellings to replace 21 existing ones seems to be that there will be very little area for a new open green space and facility making them much smaller than before. Will the new areas be able to cope with more people in the community or will everyone be fighting for space?</p>						

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23	22/10/2021	Email	<p>Dear Sir,</p> <p>It beggars belief that Wiltshire Council believes that disposing of Rudloe Green is a positive move for the local community.</p> <p>Undoubtedly this action will ultimately lead to further housing resulting in an increase in the number of children being deprived of a suitable play and exercise area.</p> <p>When there is so much focus and concern for obesity amongst children it would seem that this action is a further indication that cost is being put before the health of future generations.</p> <p>Yours faithfully</p>	Impact of development	Health and Well Being		Yes	Development and impact is a planning matter would be addressed through the statutory planning process. Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space
24	22/10/2021	Email	<p>Dear Sir,</p> <p>I would like to object in the strongest possible terms to the proposed disposal of Rudloe's green space.</p> <p>I am quite frankly shocked and dismayed that such a notion is even to be considered, as it should be abundantly clear to anyone - even the most casual observer - who has spent even a short length of time in Rudloe [REDACTED] that its swing park and open play area is of huge value to its residents, both as a social hub for families, and a recreational venue for kids, dog walkers, joggers and team sports players.</p> <p>If the true measure of an amenity can be calculated in terms of the degree to which it proves useful to its community, then Rudloe Green during daylight hours - in the morning, after school, at weekends, during the holidays, take your pick - is its own justification for being, and I for one intend to do everything I can to help prevent its loss, or reduction.</p> <p>A copy of this email has been forwarded to Cllr Derek Walters as requested, and at Rudloe Community Issues group.</p>	Environment (loss of green, traffic)	Health and Well Being		Yes	Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space

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25	22/10/2021	Email	<p>Hello Mr gray</p> <p>I live in Rudloe Corsham [REDACTED] [REDACTED] I have lived in the area for a few years whilst I served in the [REDACTED] so very familiar with it. This is the closest to us and loosing the green and community centre would be devastating to be local community. I would like to add my voice to the objection to dispose of it.</p> <p>Respectively</p> <p>[REDACTED]</p>	Environment (loss of green, traffic)	Community impact		Yes	Community centre does not form part of open space but re-provision will be a consideration via planning process. Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for re-provision of equivalent of Rudloe Green Open Space
26	22/10/2021	Email	<p>Dear Mr Gray,</p> <p>The application to build on the Green is an absolute outrage. There is such limited green space on the estate and surrounding area that to lose a historic area of beautiful green space will only disadvantage the young people of the area. As an area of high deprivation this building will literally take away from the have nots of society. Where will young people socialise and play football and other sports? Are we encouraging active healthy lifestyles or not? There will soon be no green space in Rudloe at all and this ugly development will only ruin views, bring more polluting vehicles to the estate and rob young people of a much needed play space.</p> <p>Please stop these plans. I oppose this in the strongest terms.</p> <p>Best wishes,</p>	Environment (loss of green, traffic)	Community impact	Health and Well Being	Yes	Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for re-provision of equivalent of Rudloe Green Open Space

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27	22/10/2021	Email	<p>Good Morning Will,</p> <p>I am writing to voice my objection to the build on Rudloe Green, the safe heart of the community.</p> <p>I am finding it very uncomfortable having to engage in something (without choice) that brings great sadness and a deep desire to move away from our family home, with the green being a great influence in the purchase of our home [REDACTED]. The future should be a place for hope and joy, especially [REDACTED]. [REDACTED] Instead, I live in fear of what our living environment will become - a building site, an increase in vehicles, noise pollution, an unsafe space for children- and the [REDACTED].</p> <p>With the disposal happening right in front of my eyes, especially for those who live on the doorstep of the green, my heart does not rest. Instead I carry fear, anxiety and a deep awareness of my mental health. No doubt also for the children, who are our future, that congregate on the field every day and unite in football and free play. It's such a joy to see, and heartbreaking when knowing what dark cloud lies around the corner for them. Time out in the fresh air benefiting their physical, mental, emotional and social well-being will be taken away, with a return to tablets, tv's and isolation.</p> <p>We are a happy, quiet community. We just want a shop. That's all we have every asked for.</p> <p>Thank you for taking the time to read my objection Will,</p> <p>Kind Wishes</p>	Health and Well Being	Environment (loss of green, traffic)	Impact of development	Yes	Open space will be a planning consideration. Shop will form part of planning application.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space
28	21/10/2021	Hand written letter	See Letters and emails with attachments section	Environment (loss of green, traffic)	Health and Well Being	Community impact	Yes	Development and impact is a planning matter would be addressed through the statutory planning process. Open space, highways and traffic will be planning considerations.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space

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29	21/10/2021	Email	<p>Dear Mr Gray</p> <p>I would like to formally object to the plans proposed for Rudloe Green. As a resident of Rudloe, it is an essential part of our community and provides a safe outdoor space for the residents especially the young people. It is vital that this space is kept to allow us all to have a green that provides so many different uses.</p> <p>My name and address:</p> <p>Your sincerely</p>	Health and Well Being	Community impact		Yes	Open space will be a planning consideration	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space
30	21/10/2021	Hand written letter	See Letters and emails with attachments section	Environment (loss of green, traffic)	Health and Well Being	Impact of development	Yes	Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space

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31	21/10/2021	Email	<p>I would like to strongly object to the disposal of the green space in Rudloe.</p> <p>As a resident of Rudloe I use the green daily for exercise for myself and my dog.</p> <p>Having the green as you enter into Rudloe makes the estate look and feel like such a nice place.</p> <p>It is enjoyed by everyone adults and children daily. It brings the community together.</p> <p>I feel by taking this away the mental health of myself and many others who enjoy the space will be effected.</p> <p>Having green open spaces is very important to mental health. I do not want to live in a depressive concrete jungle.</p> <p>The issue is not rebuilding the current housing as I can not see a problem with this. The issue is using the green space to do this.</p> <p>Can the current houses be demolished and rebuilt in the same location? so we do not lose something which is clearly important to the residents of Rudloe.</p> <p>Kind regards</p>	Health and Well Being	Environment (loss of green, traffic)		Yes	Open space will be a planning consideration	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space

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32	20/10/2021	Email	<p>Dear Mr Gray</p> <p>I have today seen the Notice of intended disposal of the Rudloe Green play area, and I am aware of some of the background concerning the Community Centre.</p> <p>I understand that Green Square is in the process of finalising redevelopment plans for this area. I further understand that Green Square is obliged to provide adequate green spaces and play areas, yet no mention of an alternative site is stated in your Notice. Consultations have taken place regarding the design of this Public Open Space, and I don't believe that Green Square has yet been granted planning permission to build on the Green.</p> <p>I object to the disposal of a very valuable community asset in an area that is lacking in amenities for its size of population.</p> <p>Please will you provide me with details of exactly how this POS will be used in the event of disposal, and if disposal goes ahead, what plans are in place for Wiltshire to provide a suitable alternative.</p> <p>with regards</p>	Environment (loss of green, traffic)	Community impact		Yes	Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space

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33	20/10/2021	Email	<p>Wiltshire Council</p> <p>The Councils proposal to dispose of Rudloe Green to an Housing Association is ill conceived and somewhat contrary to the Councils declared Climate Emergency. How can disposal of a housing estate Green align with the council's climate emergency status? I would suggest the Council withdraws the proposal on the following grounds:</p> <ul style="list-style-type: none"> ● The Green is used extensively by the children of the estate for recreation, and taking this away will impact on their well being. ● To build on this open space will require the felling of trees, over congestion on the estate and more traffic, which in turn will lead to more pollution. ● Although more affordable housing is required locally, the Green is not the best place to provide this. ● Local infrastructure is totally inadequate to support more housing. ● The Green should be awarded village green status for its future protection; it's been a long established local facility! ● Wiltshire Councils statement "where everyone matters" seems not to apply to the whole of Rudloe. Our Council Tax and Parish Council Precept do not seem to be visibly spent locally. ● The selfish strategic interest of a Housing Association and a few deprived residents shouldn't impact the majority of residents and the local environment. The Council should actively consider all objections to this proposal and not merely support it , but reject it! ● Land nearby has planning permission for housing and more land is likely to be identified by the Parish Council suitable for housing. Why congest Rudloe estate when the local need for housing will be satisfied in the near future. ● Construction on the Green will cause huge inconvenience to all living around the Green, with increased danger to residents. <p>I don't understand why this proposal is being</p>	Environment (loss of green, traffic)	Impact of development	Health and Well Being	Yes	Development and impact is a planning matter would be addressed through the statutory planning process. Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space

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			actively considered by the council, please think of local residents. Would this proposal carry any credance if the land in question was in an affluent area?						

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34	20/10/2021	Email	<p>I must strenuously object to the idea that you are once again thinking of taking away the only green area that our children grandchildren have left for them to play on and meet with their friends.</p> <p>We have had so many house built in Rudloe area, most of them family housing with children and with out associated infrastructure at all, they need a space to play meet friends safely away from traffic on their doorstep.</p> <p>We have found during the lockdowns just how important it is for people and children to meet and you are proposing to take that away and build yet more house and ON A GREEN SITE.</p> <p>We have said NO to your plans once before and we say NO again. We need more green places NOT HOUSES</p> <p>So once again I say NO .</p> <p>Regards, (a concerned resident)</p>	Health and Well Being	Impact of development		Yes	Development and impact is a planning matter would be addressed through the statutory planning process. Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space
35	20/10/2021	Email	<p>I object to the building plans to build houses on the green space In Rudloe.</p> <p>My [REDACTED] live in Rudloe, have done for [REDACTED] on the green every day.</p> <p>It would be devastating if it was built on. There are many other places to build on. Leave Rudloe alone..</p> <p>Thanks</p>	Environment (loss of green, traffic)	Health and Well Being		Yes	Development and impact is a planning matter would be addressed through the statutory planning process. Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space

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36	20/10/2021	Email	<p>Dear Will,</p> <p>I was elected Unitary Councillor for Corsham Without in May 2021 and although I have lived locally for 30 years I am at the Lacock end of the Division and was, I confess, pretty unaware of the estates in Rudloe. So when I was canvassing and came across the empty Community Centre in Rudloe and heard that it and the Green were due to be handed over to GreenSquareAccord for development I was determined to do all I could to establish that this was the best outcome for the residents and local people. However, it became clear to me that it was not in the interests of the community on a number of levels so I therefore wish to object strongly to the disposal of Rudloe Green.</p> <p>Although the disposal order relates to the open space known as Rudloe Green it forms part of a proposal by GSA to redevelop the site and therefore effectively includes the Community Centre. So I feel justified in including the Community Centre with the Green in my objection.</p> <p>Community Need</p> <p>The Green is well used by local people, in particular the young and forms a focus for the Rudloe Estate. It is loved and highly valued. In the last 20 years since the Community Centre was built there have been approximately 1,000 houses built within walking distance. Katherine Park 650, Dickens Gate 88, Park Place 170 amongst others with more in the pipeline. The Centre closed in 2017 because the Trustees were worn out and a number of proposals were put forward to continue the running of the Centre. But all attempts to persuade Wiltshire Council to accept these proposals fell on deaf ears.</p> <p>All the estates mentioned above offer social housing so what is required in the area is not more housing but more amenities for those that live there. As I mentioned earlier, the Community Centre is not named in the disposal, but for all intents and purposes it cannot be separated from the Green.</p> <p>Sustainability</p> <p>There are many residents of the Rudloe Estate that have no gardens and as a result of the</p>	Legal	Environment (loss of green, traffic)	Impact of development	Yes	Community centre does not form part of open space but re-provision will be a consideration via planning process. Open space will be a planning consideration. Development and impact is a planning matter would be addressed through the statutory planning process. Carbon impact is a key consideration of the new build housing and replacement of old stock.	Contract to provide requirement for: 1. Obligation on GSA for re-provision of community accommodation. 2. Obligation on GSA for re-provision of equivalent of Rudloe Green Open Space

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			<p>proposed development, the Green is likely to be unavailable for years. Where are the children expected to exercise? The local roads have 40/50mph. limits and many parents will feel unwilling, on safety grounds, letting their children make their own way to the playing fields. At present the open and local nature of the Green means that parents feel relatively safe allowing their children to play there unaccompanied. So the result of this will be that less children get to play outdoors and those that do will more than likely be driven elsewhere increasing carbon footprint.</p> <p>Demolition of the Community Centre which is also a part of the development will also generate carbon emissions contrary to the stated objectives of Wiltshire Council.</p> <p>Opportunity for Community Ownership There has been insufficient pursuit of and opportunity for the local community to take ownership of the Green (and Centre). This should be the first duty of Wiltshire Council. This is a Community Asset purchased with public money. The Community should have the chance to take ownership first before it is offered elsewhere.</p> <p>Regards Derek Walters Cllr Corsham Without</p>						

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37	20/10/2021	Email	<p>Good morning</p> <p>I am writing to object against the proposed plan of development on the Rudloe estate green area.</p> <p>I am at a loss as to why this beautiful play area for many children, serene fresh green area for people to enjoy away from their flat, an area to take a walk or walk a dog but mainly for little ones to enjoy being outside in the fresh air and being safe.</p> <p>This cannot go ahead, it saddens me that corsham is becoming overwhelmed with new builds and not enough services to provide for the occupants. Shabby planning in my eyes.</p> <p>Kind regards</p>	Environment (loss of green, traffic)	Health and Well Being		Yes	Development and impact is a planning matter would be addressed through the statutory planning process. Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space
38	20/10/2021	Email	See Letters and emails with attachments section	Legal	Environment (loss of green, traffic)	Impact of development	No	Governance matter	<p>Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space</p> <p>Wiltshire Council to make a further decision, by way of a Single Cabinet Member Decision, considering objectives of disposal and objections received.</p>
39	20/10/2021	Email	<p>Dear Sir</p> <p>I would like to vehemently object to the proposal to dispose of this open space. It is the only safe, green, peaceful place in Rudloe. Being situated off a very busy main road this space is essential for everyone in this community, a place for children to play safely, the elderly having somewhere to walk and meet friends and neighbours, especially during the current climate of loneliness. All ages and abilities use this valued space, it brings together unity, diversity and inclusivity. It would be a dishonour to those that live here to dispose of</p>	Environment (loss of green, traffic)	Health and Well Being	Community impact	Yes	Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space

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			this essential land. Yours sincerely						

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40	20/10/2021	Email	<p>Dear Mr Gray</p> <p>I refer to Wiltshire Council's Notice of 28 September 2021 and wish to object most strongly to the proposal to dispose of the land at Rudloe (Corsham) described above.</p> <p>Rudloe is a pleasant enough community but has virtually no public 'green' spaces; the only one is that now earmarked for disposal. It is well used by children year-round as the only place they can safely play while in view of the near-by houses. If the land is disposed of it will inevitably end up being built on, resulting in children having to play out of sight in less suitable and possibly dangerous places.</p> <p>It is worth mentioning also that this green is actually the only significant public facility at Rudloe. Coupled with the loss of all of the three local shops in the last 25 years or so – despite the rising population as new houses have been built – its disposal would add to the general 'unloved' feeling of neglect and abandonment at Rudloe.</p> <p>I most strongly urge Wiltshire Council to rescind its decision to dispose of this land.</p> <p>Yours faithfully</p>	Environment (loss of green, traffic)	Health and Well Being	Impact of development	Yes	Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for re-provision of equivalent of Rudloe Green Open Space

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41	20/10/2021	Email	<p>Dear Mr Gray</p> <p>I am appalled by this proposed disposal and would like to lodge my disagreement with the proposal.</p> <p>OBJECTION</p> <p>I would like to make a strong objection to the disposal of this important Community Asset.</p>	General			Yes	Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space
42	19/10/2021	Email	<p>Dear Will,</p> <p>A short email to express my objection with the plans to build housing on Rudloe green. I attended the blue bus community gathering to see the plans and my main concern is the social housing. Really don't want the neighbourhood being brought down any further due to this, resulting in a rough area and house prices falling.</p> <p>I thank you for your time reading this and hope the council actually take some of what has been said by the local community.</p>	Impact of development			Yes	Open space will be a planning consideration.	None

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43	19/10/2021	Email	<p>I would like to register my total disgust at the thought of wiltshire councils idea of ripping up the green on the estate to put up a few houses, that is hardly going to make much difference to the housing situation in the area,, My name is [REDACTED], i lived on rudloe estate for some [REDACTED] after being moved down there after our housing estate at [REDACTED] was returned to farm land, i started work after living school at [REDACTED] and worked at [REDACTED] then after some time i left there and went to work [REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED] 3 nights and all week ends,, a very busy and lively social club,, especially friday nights, , Saturdays and most of all sundays, which was packed all day it was open, The green on the estate wa sa very important part of life , like it still is today,, football matches, cricket matches, fun weekends to get every one on the estate involved,, especially the children,, my own two played on that grass every waking minute they had, its such a shame that the existing club that stands on the green was not put to better use,, it should have been a gold mine for the amount of houses on and around rudloe estate,, i just cant believe that ripping up the green to put a few houses is going to make much difference to the housing situation in the area, Many new housing estates have been built around Rudloe/Corshem in the last few years and have been sold very quick, surly there are many places to build houses on ,, like opposite the catholic church in pickwick, every one was shocked that the planning was turned down by a few people who did not want social house by there big posh houses, what a shame, please reconsider your planning on the destruction of Rudloe Estate,, My [REDACTED] both lived on Rudloe Estate until they both [REDACTED] they moved into brand new, which they probably</p>	Environment (loss of green, traffic)	Impact of development		Yes	Development and impact is a planning matter would be addressed through the statutory planning process. Open space will be a planning consideration. Community centre does not form part of open space but reprovision will be a consideration via planning process.	Contract to provide requirement for: 1. Obligation on GSA for reprovision of community accommodation. 2. Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space

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			paid for a dozen times in rent, I hope there will be enough interest to make you reconsider your planes, regards ,, [REDACTED]						
44	20/10/2021	Hand written letter	See Letters and emails with attachments section	Environment (loss of green, traffic)	Health and Well Being	Impact of development	Yes	Development and impact is a planning matter would be addressed through the statutory planning process. Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovion of equivalent of Rudloe Green Open Space
45	19/10/2021	Email	I am objecting to the houses being built on the green in rudloe. As a [REDACTED] grew up playing on the field and have great childhood memories. I then had my [REDACTED] who also have great memories playing at the park and on the green. If you build houses there will be nowhere for the children to play and this will cause so many issues around the houses and streets in rudloe. The green is very much needed for all of the children who already live and enjoy it everyday. Many thanks	Environment (loss of green, traffic)	Health and Well Being		Yes	Development and impact is a planning matter would be addressed through the statutory planning process. Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovion of equivalent of Rudloe Green Open Space

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46	19/10/2021	Email	<p>Good afternoon</p> <p>My family and I would like to strongly object to the proposed building of additional houses on the Rudloe green. I have lived on the estate [REDACTED] and enjoyed the green space as a child so did [REDACTED] growing up and hopefully [REDACTED] will also have that pleasure, the last thing Rudloe needs is more houses, the parking and volume/speed of traffic is already too much and by building these houses that will just get worse.</p> <p>Regards</p>	Environment (loss of green, traffic)	Impact of development		Yes	Development and impact is a planning matter would be addressed through the statutory planning process. Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space
47	19/10/2021	Email	<p>I object to the building of 51 houses on our only, lovely green space in Rudloe . I have lived on the estate for [REDACTED] [REDACTED] who bought a house on the estate a few years ago and [REDACTED] play over on the Green every day come rain or shine. I also have other grandchildren who visit us on a regular basis and they are always over on the green. It would be devastating to see the loss of that lovely green space.</p> <p>Regards</p>	Environment (loss of green, traffic)	Health and Well Being		Yes	Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space
48	19/10/2021	Email	<p>I object to the building of 51 houses on the Rudloe green. The only green space we have. It would be devastating for all of us who live there. I [REDACTED] in Rudloe and [REDACTED] played on that lovely open space and now [REDACTED] [REDACTED] play football pretty much every day on the green , as I bought a house here [REDACTED] ago.</p> <p>Regards</p>	Environment (loss of green, traffic)	Health and Well Being		Yes	Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space

No.	Date Received	Medium of Communication	Comment (please note names and address information has been removed in accordance with data protection legislation)	Closest objection category			Addressed via Statutory Planning Process?	Addressed Via Statutory Planning Process - Explanation	Other Mitigation to Concerns
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49	19/10/2021	Email	<p>I am a Current resident of Rudloe as is my [REDACTED] family we use The Green and park daily and can't understand why or how this disposal order could be approved.</p> <p>As residents we have also objected to the regeneration and Green Square false information that has been fed to us over the years.</p> <p>Don't take away our children's future.</p>	Environment (loss of green, traffic)			Yes	Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space
50	19/10/2021	Email	<p>Dear Sir</p> <p>I strongly object to the disposal of open space to the north of Westwood road rudloe corsham Wiltshire, adjoins the rudloe community centre.</p> <p>The current pandemic has caused people to have to isolate thus counting on their local green areas as places of exercise and fresh air, it provides a place where families/ friends can safely meet especially for those unable to walk to far from their area of residence. To take this away is a crime, selfish and those pushing for it's disposal should hang their heads in shame! The fact there is masses of new homes being built that should have included social housing as part of their allowing to be developed should have met the need of social housing for the area. But why take away the little open space Rudloe has. A perfectly functioning community centre that can be easily bought back to thriving hub for Rudloe and extending and renewing the children's park would benefit the locals and lives of the young in Rudloe loads. I am appalled that this pandemic has taught so many nothing but greed.</p> <p>Kind regards</p>	Health and Well Being	Impact of development		Yes	Community centre does not form part of open space but reprovision will be a consideration via planning process. Development, its impact and open space provision is a planning matter would be addressed through the statutory planning process.	Contract to provide requirement for: 1. Obligation on GSA for reprovision of community accommodation. 2. Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space

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				Objection Category 1	Objection Category 2	Objection Category 3			
51	19-Oct-21	Email	<p>Dear Mr Gray</p> <p>As a local Rudloe resident I object to Wiltshire Council's planned disposal of land to the north of Westwood Road and adjoining Rudloe Community Centre.</p> <p>This land is far more than open space. It has high amenity value for residents and the local community. As well as providing a green area for those properties which overlook the area, it is used for recreation, exercise and dog walking. There are no comparable alternative spaces within Rudloe. The pandemic and 'Lockdowns' have reminded us of the importance of such spaces for physical health and mental well-being, and for promoting social cohesion. Disposal of the site will undoubtedly result in development of all or part of the site, reducing the amenity value for local residents. It can be argued that Wiltshire Council has a duty of care to provide and protect (rather than reduce) such spaces for the well being of its residents.</p> <p>Please let me know if you require any further details.</p> <p>Yours sincerely</p>	Environment (loss of green, traffic)	Health and Well Being	Community impact	Yes	Development, its impact and open space provision is a planning matter would be addressed through the statutory planning process.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space
52	19-Oct-21	Email	<p>I object to building 51 houses on the only green space for kids to play on. A smaller green in a built up area is not sufficient for the number of people in the area and people need access to green spaces for their health and well-being.</p> <p>Kind Regards,</p>	Environment (loss of green, traffic)	Health and Well Being	Impact of development	Yes	Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space

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53	19-Oct-21	Email	<p>To whom it may concern.</p> <p>As I'm sure you are aware in the recent years Corsham has aspired to achieve substantial growth when considering additional new homes and boosting the local economy. I think it goes without saying that this has been accomplished somewhat.</p> <p>It has come to my attention that there is a focus now on the green area in Rudloe. An area that is a safe haven for the families of Rudloe. An area that children use and feel safe.</p> <p>As you can imagine, those who live in the area and who have friends and family here are rather concerned.</p> <p>I quote "105 families supported the adoption of the space as a village green in 2019 and should not be disposed of to a developer". This I cannot agree with more.</p> <p>I have a number of close friends who live here with young children, children who use this area on a daily basis.</p> <p>As I'm sure you're aware there is a huge focus on children and their mental health and ensuring that they are able to have a space to go to that isn't screen time or being cooped up. Having this space gives them that. Safety and space to explore and have fun.</p> <p>"This scheme will provide more affordable, energy efficient and sustainable homes for people. Housing need in the area, along with an open space, a new community centre and shop"</p> <p>I feel this is completely irrelevant considering the number of new homes that have been erected in the last few years. It is not necessary and this small green that offers so much joy to those who live there already should not be used for yet another development.</p> <p>With this in mind, please take this as a formal objection to the proposed development for this area.</p>	Environment (loss of green, traffic)	Community impact	Health and Well Being	Yes	Development and impact is a planning matter would be addressed through the statutory planning process. Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space

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				Objection Category 1	Objection Category 2	Objection Category 3			
			Yours sincerely,						

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54	18/10/2021	Email	To whom it may concern, I object to the plans to build more houses on the green space in Rudloe. It is vital for the mental and physical well-being of those already housed in that area to have green space to play and exercise. Sincerely,	Environment (loss of green, traffic)	Health and Well Being		Yes	Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space
55	19/10/2021	Hand written letter	See Letters and emails with attachments section	Environment (loss of green, traffic)	Health and Well Being	Impact of development	Yes	Development and impact is a planning matter would be addressed through the statutory planning process. Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space
56	18/10/2021	Email	I am completely against the building of houses on the Green at Rudloe. In the last three years, 258 houses have been built within several hundred metres of the Green (Dickens Gate, 88, and Park Place, 170). When you add in the building works at Corsham Primary School's Broadwood site, it means that local residents have been subjected to over three years of dust and noise pollution from all sides. The roads are already overcrowded and dangerous and yet more traffic would increase pollution levels unacceptably in an area where many children are living and going to school. There is no justification for any further construction in this area and building on the green heart of our community is solely for the financial gain of Green Square/Accord whose maladministration and financial mismanagement are legendary.	Environment (loss of green, traffic)	Impact of development		Yes	Development and impact is a planning matter would be addressed through the statutory planning process. Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space

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57	18/10/2021	Email	<p>I live at [REDACTED] and I do not wish for the green to be built on !! I've lived here for [REDACTED] and [REDACTED] love playing at that park and the green !! And I think it is wrong for you to take that away from the children on this estate!! And there is alot of them ! I feel most of the people who voted to do so dont have children and don't really care and never use the green !! Has anyone asked any of the kids at rudloe what they want seeing as it's where they play ????</p> <p>And I'm pretty sure our children will have no where to play for god knows how long until its done !!! DO NOT BUILD ON OUR GREEN !!</p> <p>I feel green square are not thinking about the people on this estate and they are just thinking about how they can make more money and it is selfish !!! The kids of rudloe are devastated that there play area they love so much is being ripped away !!!</p>	Environment (loss of green, traffic)	Health and Well Being	Health and Well Being	Yes	Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space
58	18/10/2021	Email	<p>Hi there</p> <p>I would like to put my name down to object to the plans to build over the green in Rudloe. It would be an eye sore and massive shame for the kids that play on there from the nearby flats.</p>	Impact of development	Health and Well Being		Yes	Development and impact is a planning matter would be addressed through the statutory planning process. Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space

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				Objection Category 1	Objection Category 2	Objection Category 3			
59	18/10/2021	Email	<p>Dear Sirs</p> <p>I find the even the consideration of the green at Rudloe being sold to a Ltd company so that they can profit from building more houses at the cost of the community that you serve as a councilor or public servant absolutely appalling. The green is used by the community every day.. Yes every single day, rain or shine!</p> <p>It is a safe space for children as it is because everyone looks over it and when my daughter was growing up it was perfect for her and her friends to play knowing other people and parents were keeping an eye out for them too. The development plan does not account for this it's a smaller area tucked away behind other houses at best.</p> <p>Even the disused community centre is still used by the young people of the estate, who regularly sit on the balcony area when the weather is bad because let's face it what or where have Wiltshire, Corsham or now Box councils provided them with? A little park for pre teenagers! It's parents who have maintained the football goal nets and litter picked.</p> <p>I fully supported the application for a village green status which was denied because of an existing planning application for the space in 2019!</p> <p>So can you please tell me WHY the small amount of outside space on this estate should be sold when it is fully used by the public? Or is it really a case of the deal is already done with Green square and it doesn't really matter what the community wants?</p> <p>Kind regards</p>	Environment (loss of green, traffic)	Health and Well Being	Loss of Community Centre	Yes	Development and impact is a planning matter would be addressed through the statutory planning process. Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space
60	18/10/2021	Email	<p>I would like to object to the intended disposal of the open space to the North of Westwood Road Rudloe, Wiltshire adjoining Rudloe Community Centre .</p> <p>This area has been used by children (also adults) for generations and should not be disposed of .</p> <p>Can't believe this has even been considered -</p>	Environment (loss of green, traffic)	Health and Well Being		Yes	Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space

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			depriving people the right to open space and children to play , it is ideally situated where it is. I thought the government was encouraging people to use open space/communal green areas - good for mental health for all ages .						
61	18/10/2021	Email	Hi my name [REDACTED] I have loved and lived in Rudloe for [REDACTED] I have masses of objections as to why the green shouldn't be built on but the main one for me is why would you?? It's the very heart of Rudloe our green centre which is used every single day that is looked on by 30 plus houses which gives the kids protection and safety in there environment. At present Rudloe has zero crime and zero antisocial behaviour putting a park in a built in area with fenced houses all the way around will take away the safety of many children. And could possible increase the above Our green is the last of its kind we have to preserve this space for future generations to come. When you drive into Rudloe your hit with this huge playing open space which encourages people to live in Rudloe it's beautiful and established. From the club backwards it's concrete all ready with underground pipe work cables. Wires ect why create more destruction when it's not needed. The children of Rudloe are going to have no where to play safely for at least 2 years it's completely unfair and greedy we don't need and want any more houses in Rudloe especially not on our green	Environment (loss of green, traffic)	Health and Well Being	Community impact	Yes	Development and impact is a planning matter would be addressed through the statutory planning process. Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space

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62	18/10/2021	Email	<p>Mr Gray,</p> <p>I write in response to the notice that Wiltshire Council intends to dispose of the green open space to the north of Westwood Rd, Rudloe, Corsham.</p> <p>Given the very recent pandemic, 3 lock downs and ongoing concerns around social interaction, a very high importance is now placed on green open spaces in local communities for both physical and mental health. When you consider that the majority of properties in this area are flats with no private gardens and limited access to green open space (other than the area in question) it is a concern that the council feels this is an appropriate resource to 'dispose' of.</p> <p>While I would acknowledge the financial pressure Wiltshire Council, and most other councils, are under, the saving of maintenance cost for this space must be considered negligible, I therefore wonder what the true reason for its disposal is. I would be concerned to know that this was a allow further properties to be developed in the area given the density of current residence around Westwood Rd and the vast increase in residential properties that have be built in Corsham in general in the last few years with very little improvements to the amenities of the area.</p> <p>I also have a vested interest in the area [REDACTED] either do, or will shortly, attend [REDACTED] school and the open area there is highly used both pre and post school by the pupils to congregate and play.</p> <p>I would therefore like to add my name to the list of those objecting to the proposal and ask Wiltshire Council to reconsider their position.</p> <p>With regards</p>	Environment (loss of green, traffic)	Health and Well Being	Impact of development	Yes	Development and impact is a planning matter would be addressed through the statutory planning process. Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space

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63	18/10/2021	Email	<p>Good day,</p> <p>In response to the Legal Notice in the local paper dated 28 September 2021 advising of the intention to dispose of the area of open space land to the North of Westwood Road, Rudloe, I wish to register an objection to the disposal for building purposes. The area around Rudloe has seen significant developments over the past few years, Katherine Park, Copenacre, Park Place, Dickens Gate and, shortly, Rudloe No 2 site. The disposal of the open space for development is unwanted, unnecessary and removes yet another green space and 'village green'.</p> <p>Furthermore, the logistics of developing the area in question is fraught with difficulties and major risks. There is a single access/egress from the site, and the surrounding properties, onto a 50mph road. The disruption is likely to be immense.</p> <p>In summary, the disposal of the subject land for development is completely inappropriate, hence my formal objection.</p> <p>Thank you.</p> <p>Kind regards</p>	Environment (loss of green, traffic)	Impact of development		Yes	Development and impact on traffic and highways considerations is a planning matter would be addressed through the statutory planning process.	None
64	17/10/2021	Email	<p>I strongly object to the disposal of the green at Rudloe this green is used by so many people why turn it into a concrete city? So much of our green land is being taken away with out a thought for children.</p> <p>a very concerned resident.</p>	Environment (loss of green, traffic)	Impact of development		Yes	Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space

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				Objection Category 1	Objection Category 2	Objection Category 3			
65	17/10/2021	Email	<p>Hello Mr Gray</p> <p>I am writing to strongly object to the proposal to develop on the current green space in rudloe. These are my objections:-</p> <p>1 - As the green stands it is a big open space for children to play safety with no irritant to houses around where they can be seen by parents/gaurdians.</p> <p>2 - The new planned play area is out of sight to most and the new houses back onto the area which will cause disturbance and damage to fences etc!</p> <p>3 - Where will the children play whilst the development is on going and how long will this take?</p> <p>4 - There are already a number of blind spots coming into the estate from cars parked on the road. More houses will mean more cars parked on the road.</p> <p>5 - Globally we are being told to create more green spaces why destroy the great one we already have? There are many derelict army lands around the surrounding area, these should be developed as they look awful.</p> <p>6 - The new plans will make the estate look like an ugly mix of nothing more than a jungle of houses and not the lovely community we hold dear here.</p> <p>On a personal point, I have lived for [REDACTED] [REDACTED] I moved here [REDACTED] ago and have never felt so at home. The minute I pull into the estate and see the children on the green i am happy to be home.</p> <p>Yours Sincerely</p>	Environment (loss of green, traffic)	Community impact	Impact of development	Yes	Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space
66	17/10/2021	Email	<p>We vehemently object to wilts council proposal to selling off the green for future development.How many areas are so lucky to have a large green space that can be enjoyed by children and parents .It is a joy to see such a space utilised by families having picnics and groups of children playing five a side on a daily basis. Looking atatheproposed plan ,this area will be squeezed to a minimum surrounded by. Housing circulating the green. You say there is a need for more social housing, but there are two</p>	Environment (loss of green, traffic)	Impact of development		Yes	Open space will be a planning consideration. Community centre does not form part of open space but reprovision will be a consideration via planning process.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space

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			vacant properties that have been empty for at least 3 months.Is this a real need.!!! Parking for all the extra cars, extra traffic on and off the estate.No thought has gone into the needs of families in the area, just pure unadulterated greed by the council to sell off land, and make it a packe'm and stacke'm estate. Decisions have already been made a long time ago,a pity there wasn't decisive action when Rudloe club first became redundant and became an eyesore. We live in hope for our children and grandchildren and future generations,don't take this away from them.						

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				Objection Category 1	Objection Category 2	Objection Category 3			
67	17/10/2018	Email with attached letter	<p>Dear Mr Will Gray,</p> <p>Attached objection to disposal of Rudloe Green.</p> <p>17/10/2021 Dear Mr Will Gray,</p> <p>I object to the intended disposal of the Rudloe Community Green, 105 Rudloe Estate residents and others supported the village green application in 2019 to protect Rudloe Green against possible future development on the site.</p> <p>Whilst I agree that more social housing is needed, I do not agree with the destruction of a much used and loved asset to the community, especially when two separate housing estates have just been constructed within 250m of Rudloe.</p> <p>To build on what is an Open Green Space, which is what Green Square Accord intend to do, is shame full, and as stated by Green Square Accord "the only financially viable solution". Rudloe residents use our Open Green Space daily, children are always playing on the Green after school and on weekends, parents often have picnics during the nicer weather, dog walkers are always using the space to exercise with their companions.</p> <p>"Paragraph 145 of the National Planning Policy Framework states that "inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances." Therefore, the construction of any new buildings would be considered inappropriate development on Green Belts."</p> <p>See below some of the statements from our residents,</p> <ul style="list-style-type: none"> • When I come home from work there are always children playing football on the green. • The green is the only safe place for the children to play. • I live in fear of what our living environment will become. • It would be a tragedy to lose this space 	Environment (loss of green, traffic)	Health and Well Being	Impact of development	Yes	Development and impact is a planning matter would be addressed through the statutory planning process. Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space

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				Objection Category 1	Objection Category 2	Objection Category 3			
			<ul style="list-style-type: none"> It is beyond comprehension that the council would even consider the removal of our Green The Green should remain with the council as our Open Green Space. Yours Sincerely,						

No.	Date Received	Medium of Communication	Comment (please note names and address information has been removed in accordance with data protection legislation)	Closest objection category			Addressed via Statutory Planning Process?	Addressed Via Statutory Planning Process - Explanation	Other Mitigation to Concerns
				Objection Category 1	Objection Category 2	Objection Category 3			
68	16/10/2021	Email	Objected. Keep the green space green, there are enough residential developments in Corsham, we don't need another. >	Environment (loss of green, traffic)	Impact of development		Yes	Development and impact is a planning matter would be addressed through the statutory planning process. Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space
69	16/10/2021	Email	Dear Sir, > > I am writing to you to strongly object to the the plans submitted by the Wiltshire council, to the changes of the open green space on the Rudloe estate. > > This area is the only green space to which any of the local residents can meet up and for their children to play. This space has been used continuously for years and not only my children have enjoyed it, but also my grandchildren. > > In this day and age with the increase in mental health and the importance of ones wellbeing, it's important now than ever, for families to have a place to go in order to relax and enjoy each other's company. > > What we certainly do not require in this area are more houses being built in what is already an overpopulated area, and can only increase to the pollution at a time when climate change is having such a serious impact on our already burdened society. > > Yours faithfully	Environment (loss of green, traffic)	Health and Well Being	Impact of development	Yes	Development and impact is a planning matter would be addressed through the statutory planning process. Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space

No.	Date Received	Medium of Communication	Comment (please note names and address information has been removed in accordance with data protection legislation)	Closest objection category			Addressed via Statutory Planning Process?	Addressed Via Statutory Planning Process - Explanation	Other Mitigation to Concerns
				Objection Category 1	Objection Category 2	Objection Category 3			
70	16/10/2021	Email	<p>Dear Will Gray,</p> <p>I am emailing to object to the disposal of the green space in Rudloe.</p> <p>I live nearby in [REDACTED] [REDACTED] play on this green space regularly. We exercise the [REDACTED] and throw the ball for [REDACTED] daily here as he has lots of space to run safely.</p> <p>The space is large enough for the children to run around safely and freely away from any traffic.</p> <p>The space is used daily by children playing football and by the children that live in the flats and do not have a garden to use. This is the only safe space that Rudloe has, where the adults can watch over them playing from their windows in the nearby flats and houses.</p> <p>After school parents are always in the park allowing their children safe exercise.</p> <p>The green space as you enter Rudloe is inviting and lovely to see. I do not want to live surrounded by so many houses and no green space and would actually look to sell my house and move to a nicer area if the planning goes ahead.</p> <p>Its disgusting that the council would want to remove a beautiful natural space to build on.</p> <p>We should be valuing and enjoying the green that has been there for many years and is used and enjoyed by many people on a daily basis.</p> <p>Westwood road is already built up with many cars being parked along the road, which makes coming off the roundabout already dangerous</p>	Environment (loss of green, traffic)	Community impact	Impact of development	Yes	Development and impact is a planning matter would be addressed through the statutory planning process. Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space

No.	Date Received	Medium of Communication	Comment (please note names and address information has been removed in accordance with data protection legislation)	Closest objection category			Addressed via Statutory Planning Process?	Addressed Via Statutory Planning Process - Explanation	Other Mitigation to Concerns
				Objection Category 1	Objection Category 2	Objection Category 3			
			<p>as visibility is poor the increase in traffic and cars on the road from the proposed houses would make this road even more dangerous for adults and children crossing and cars turning into the estate.</p> <p>Not only would we lose an open green space. The traffic and disruption caused by the construction would be pure chaos. Hundreds of children attend the local primary school every morning and afternoon the build up of traffic would be dangerous and make it very difficult for people just to leave our houses.</p> <p>Many thanks</p> <p>Kind regards</p>						

No.	Date Received	Medium of Communication	Comment (please note names and address information has been removed in accordance with data protection legislation)	Closest objection category			Addressed via Statutory Planning Process?	Addressed Via Statutory Planning Process - Explanation	Other Mitigation to Concerns
				Objection Category 1	Objection Category 2	Objection Category 3			
71	16/10/2021	Email	<p>Dear Mr Gray</p> <p>This is to inform you that [REDACTED] and [REDACTED], of [REDACTED] Rudloe, object extremely strongly to the proposed disposal of the green, and to the building development. The green is a safe place for residents of all ages to use for recreation. It (the main green, and parts of the surrounding area) has been maintained to a very high standard by the grounds team of id Verde, of which [REDACTED] for the past 4 years.</p> <p>Will the residents be compensated for the inconvenience, noise, mess, traffic, possible danger, etc that will inevitable? I, and other residents, think not. We think it's a complete disgrace that the council plans to take this lovely area away from us. I would hazard a guess that most will agree with our objection.</p> <p>Regards</p>	Environment (loss of green, traffic)	Impact of development		Yes	Development and impact is a planning matter would be addressed through the statutory planning process. Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space
72	16/10/2021	Email	<p>Mr Gray,</p> <p>I am writing to voice my objection to the plans for the area marked as 'open space to the north of westwood road, rudloe corsham wiltshire, adjoining rudloe community centre'.</p> <p>As a mother of [REDACTED] there is nothing we love more than heading out to the green to run about, and spend afternoon. We have even on occasions had picnics on the green. It has been a fabulous space for meeting other mums and for [REDACTED] to meet and make new friends.</p> <p>To even consider changing the green to housing is a bastardisation of the area and will certainly have a detrimental impact on the area and on locals mental health.</p> <p>Regards</p> <p>(a very concerned resident)</p>	Environment (loss of green, traffic)	Health and Well Being		Yes	Open space will be a planning consideration.	Contract to provide requirement for: Obligation on GSA for reprovision of equivalent of Rudloe Green Open Space

Letters and Emails With Attachments (referred to in main schedule)

BOX PARISH COUNCIL

~~Mrs M.S. CAREY~~
Clerk to the Council

Office ~~open~~ to public
Monday & Thursday
9.30 – 12.30
or by appointment

Email: mailbox@boxparish.org.uk
Website: www.boxparishcouncil.gov.uk

COUNCIL OFFICE
THE PARADE
BOX
CORSHAM
~~WILTS SN13 8NX~~

Telephone: 01225 742356

Our ref: PFC/MC

29th October 2021

Mr Will Gray
Estates Officer
Strategic Property & Asset Management
County Hall
~~Bythesa Road~~
Trowbridge
BA14 8JN

Dear Will

Disposal of Green Space at Rudloe

Further to our previous correspondence please see below the comments approved by the Box Parish Council at its Council meeting held on 28th October:

- Box Parish Council strongly opposes the disposal of this publicly owned green space which provides much needed leisure facilities to both adults and children on the Rudloe estate.
- The proposed Green Square development of the site for 51 dwellings to replace 21 existing dwellings will remove the green space for up to five years and the development will place great strain on the single point of access into the site at the junction with the B3019.
- Noting that the primary vehicle and pedestrian route to Broadwood School is also via the B3109 and consequently the increased heavy vehicle 'Plant' traffic will impact on the safety of the children entering and exiting the school.
- Box Parish Council wishes it to be noted that the Rudloe Community Centre Charity Trust as the former leaseholder of the Rudloe Community Centre has not been utilised to continue or to re-invigorate interest within the Rudloe community. Additionally no effort has been made to encourage individuals within the community to take a leadership role of the Trust in order to provide an alternative role for the existing Community Centre.
- Box Parish Council challenges the disposal of the Rudloe Green Space at this time as the Green Square planning application has not been presented for approval.
- Box Parish Council will also work closely with the residents to ensure that any Risks associated with any form of re-development are managed appropriately

Yours sincerely

M.S. Carey

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From:

Sent on: Saturday, October 23, 2021 4:58:34 PM

To: Gray, Will <Will.Gray@wiltshire.gov.uk>

Subject: Notice of Proposed Disposal of Council Land to the North of Westwood Road, Rudloe

Attachments: Rudloe Land Wiltshire Council.pdf (366 KB)

Dear Mr Gray,

Reference: **Wiltshire Council's Notice of Proposed Disposal of Council Land to the North of Westwood Road, Rudloe**

We know from recent land sales (Dickens Gate for example) that the cost of local land for development is approximately £0.5 million per acre. This figure is supported by the Department for Communities and Local Government *Land value estimates for policy appraisal* of February 2015 (now 6 years old so I think we can assume at least a modest increase) which gives, for Wiltshire, a figure of £1.13 million per hectare (£457,000 per acre). In the same document, the mean England average for industrial land is given as £482,000 per hectare (£195,000 per acre).

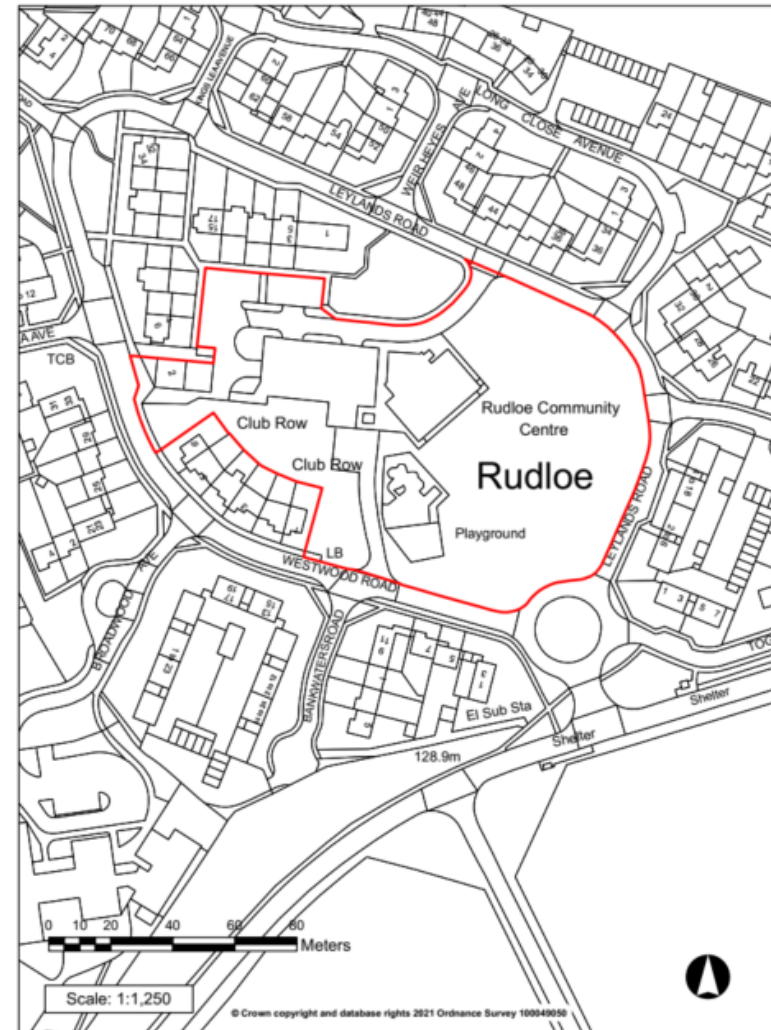
The area of Wiltshire Council's assets to be offered to GreenSquareAccord (GSA) at Rudloe is 2.89 acres - see map attached. The value of this land, using data from recent, actual sales and the Government's *Land value estimates* would therefore be approximately £1.32 million or, if we allow some slack for part of the land being brownfield, perhaps £1 million. However, we have been informed that GSA will pay £220,000 for the freehold of the land and buildings, a shortfall in potential Wiltshire Council receipts of, at least, £780,000 - redirected in the form of subsidy to GSA.

The UK Subsidy Control Bill, introduced to Parliament on 30th June 2021 declares seven general principles, of which, Principle D (costs that would be funded anyway) states: *Subsidies should not normally compensate for the costs the beneficiary would have funded in the absence of any subsidy.* This is certainly the case for GSA's Rudloe Regeneration project - GSA would have (or have to have) funded this cost in the absence of Wiltshire Council's subsidy. Clearly the Subsidy Control Bill has come into effect since Wiltshire Council set out the reasons for its decision in the minutes of the June 2018 Cabinet meeting; **the decision (to offer to GSA at an under-value) should therefore be the subject of another Cabinet decision taking into account the principles and guidelines of the new Bill.**

And with regard to Wiltshire Council's adopted decision (option 2 in the June 2018 Cabinet minutes), I would question GSA's plea of poverty (to be found in the last sentence of paragraph 48 of the minutes) which states: *'GreenSquare have stated they have very limited means to contribute to this due to the fact that the proposed re-development scheme is only marginally viable'*. This ('very limited means') cannot be verified as GSA is not registered at Companies House - it is a 'mutual' registered as a Community Benefit Society with the Financial Conduct Authority. But a sum of £780,000 is small potatoes to house builders or housing associations - for example, GSA recently sold, by auction, a 2-bed cottage at Biddestone for £308,000. **GreenSquare's plea should be**

Wiltshire Council

Rudloe - Land owned by Wiltshire Council bounded red proposed for transfer 1:1250@A4



contested - we cannot have housing associations with hidden assets being subsidised by Wiltshire ratepayers.

In paragraph 4 of the June 2018 Cabinet meeting, within the part 'Relevance to the Council's Business Plan' we find the following: '*The disposal of assets raises capital to assist and support the Council's medium term financial plan (MTFP) which subsequently supports the Council's Business Plan and its aims and targets. Specifically, the business plan describes taking a commercial approach to managing assets as part of the Working with partners as an innovative and effective council priority*'. **However, rather than 'working with partners', the Rudloe Regeneration project reveals, through the effective granting of a gift of £780,000 to GSA that this is hardly a 'commercial approach'**; it would appear that Wiltshire Council and GSA are, excuse the vernacular, 'in cahoots' to the detriment of ratepayers.

And then, the taxpayer (this time) will be further subsidising GSA as it has 'chosen' to demolish and rebuild rather than renovate. GSA will seek funding from Homes England to support the capital cost of developing new build, VAT-free (more tax revenue lost to the Exchequer), affordable housing. Affordable? The local 'jungle telegraph' discloses that, from its meagre funds, GSA will be offering £6,500 to each of its tenants to move into their new homes and then will raise rents, in one instance at least, by 40%.

New developments at, or close to, Rudloe have brought 85 affordable homes. A development (Bellway, Westwells Road) to be started shortly will bring a further 50 affordable homes. Other developments are in the offing. Any housing need for local people should have been satisfied by the new developments but most of the new homes are occupied by 'blow-ins'. There is certainly no need to bring the worst of all worlds by increasing the density of an existing residential estate. **GSA could bid for the affordable homes on the upcoming Bellway estate**, rehouse the 25 tenants from the homes it proposes to demolish on Rudloe Estate and then do as it wishes with the now unoccupied homes. If demolition and rebuild is preferred then so be it but this would, at least, limit the catastrophic social and environmental disruption that the present, flawed Rudloe Regeneration plan would bring.

The issues highlighted above must be investigated before proceeding further with the proposed disposal.

Sincerely

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[REDACTED]
17th. 10. 2021

10.18 am.

RUDLOE GREEN
Will Grey
Wiltshire Council

I find it hard to accept the Council's Proposal to dispose of the Rudloe Green. to me it is shortsighted and Contrary to environmental concerns I have lived on Rudloe [REDACTED] and have watched [REDACTED] (still to this day) use the Green for outdoor recreational purposes.

The disposal of the Green to 3rd party to build houses will create a damaging local environment issue. The building of more houses will inevitably create local air pollution, traffic issue and lack of supporting infrastructure issues! Land to the West of Coesham has been developed with loss of green space, the building on Rudloe Green will exacerbate the issue. There is already a vast traffic problem on Rudloe estate adding more house means more traffic leading to a dangerously over trafficked ~~est~~ estate.

Please withdraw the Proposal and think of residents future health and well being.

[REDACTED]

[REDACTED]

[REDACTED]

Will GRAY
Estates Officer
Strategic Property and Asset Management
County Hall
Bythesea Road
TROWBRIDGE
Wiltshire
BA14 8JN

Dear Mr. Gray,

21 October 2021

Re: Disposal of Green Space Adjacent to Rudloe Community Centre, North of Westwood Road, Rudloe, CORSHAM

As householders in the area [REDACTED], we strongly object to the disposal of the above green space in Rudloe. This green space enhances the environment for everyone living in the Rudloe area. The Green is the only outdoor space available for leisure and play to those, particularly children, in the many flats nearby who do not have access to gardens. To remove this enhancing green space would be criminal!

There is no viable reason to take away such an asset from these families, especially if the intention is to erect yet more houses. Once the Green has gone, it can never be replaced. This would be to the detriment of our environment.

The whole idea is outrageous and certainly not 'green'.

You need to abandon your plans to dispose of this asset.

Yours sincerely,

[REDACTED]

<p>3 8</p>	<p>From:</p> <p>Sent on: Wednesday, October 20, 2021 8:54:09 AM</p> <p>To: Gray, Will <Will.Gray@wiltshire.gov.uk></p> <p>Subject: Disposal of Open Space at Rudloe</p> <p>Attachments: Daftlogic area maps of current green space and GreenSquare's proposed green.pdf (697.87 KB), Rudloe Green - List of People who completed evidence forms with summary of comments.pdf (2.69 MB)</p> <p><u>Disposal of Open Space at Rudloe</u></p> <p>Dear Mr Gray,</p> <p><i>Reference the Wiltshire Council Legal Notice in the Wiltshire Gazette & Herald announcing the intention to dispose of open space to the north of Westwood Road, Rudloe, my objection follows.</i></p> <p>You should know that the open space, known locally as Rudloe Green, is the de facto village green of Rudloe Estate, the award-winning council estate completed in 1964. This estate replaced the prefab estate designated Hostel Site 14, one of many local estates built early in World War II for the 'immigrant' workers recruited for the local, underground factories and ammunition depots. The award for the 1964 estate cited its design, incorporating 80 flats, 26 maisonettes, mix of 2- and 3-bed family homes and retirement bungalows with a central green overlooked (and overseen) by one block of flats and other houses/maisonettes. As the award recognised, this overseeing of the central green enabled an early form of community watch whereby parents and neighbours could keep an eye on the estate's children at play - see below.</p> <p>IMAGE REMOVED</p> <p>Extensive studies commissioned by previous local administrations have been lost in the anodyne blandishments of the Core Strategy. The North Wilts Open Space Study (was here: http://www.wiltshire.gov.uk/northwiltsopen_space_study.pdf but is now 'lost' - however, I have a copy) designates Rudloe Green as Public Open Space (specifically a Local Park in para 4.41, table 8) within an area, Corsham and Rudloe, "where the deficiencies of Public Open Space are most acute" (para 4.76). Also, the Wiltshire Open Spaces Study 2015 – 2026 (which may be found here: https://unidoc.wiltshire.gov.uk/UniDoc/Document/File/MTcvMDQwMDEvT1VULDEyMTQ5NDY) in section 8.1.3 (Existing provision to be protected), states that "the starting point of any policy adopted by the Council should be that all open space should be afforded protection unless it can be proved it is not required". Rudloe Green is certainly 'required' - see the paragraphs on the village green application below.</p> <p>Anticipating and dreading a future when Rudloe Green may be lost at the whim of authority that has little care for the prosperity of Rudloe (evidence: the disinformation to be found in the minutes of the June 2018 Cabinet meeting regarding anti-social behaviour directed at Rudloe Community Centre (RCC) - even now, four years since its closure, there has been no anti-social behaviour directed at RCC; at the same meeting, two Corsham councillors described Rudloe as "sad" and "deprived" -</p>	<p>Second Attachment "Rudloe Green - List of People who completed evidence forms with summary of comments.pdf (2.69 MB)" cannot be displayed for data protection reasons</p>
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one of these councillors, who fights earnestly against developments in Corsham, supported the notion of more social housing at Rudloe - an area not in his parish!), 105 local people supported the 2019 application to have Rudloe Green to be assigned village green status (as indicated above, it already has that status, de facto, but this application was seen as necessary to protect it from disposal and development). A summary and consolidation of the 105 representations for the village green application is attached - you may see the strength of feeling about their beloved green embodied in the words of local people.

You may know that notwithstanding the strong case advanced, the application was returned because Wiltshire Council had just lost a 'village green' case in the Court of Appeal, the upshot of which was that no (future) village green applications could be accepted if the proposed green was within a settlement boundary. On the face of it, this was a quite ridiculous judgement as by their very nature (most) village greens would be at the heart of a settlement, as was/is ours.

IMAGE REMOVED

Para. 34 of the June 2018 Cabinet minutes includes the following: *'The General Disposal Consent (England) 2003, which allows the Council to disposal of the Council's interest in the land where the Council considers such disposal will help to secure the promotion or **improvement of the economic, social or environmental well-being of the area**'* (my bolding). None of these aspects will be 'improved' by this proposal. Certainly, during the 3-year timescale of the demolitions and construction of the proposed development, **the social and environmental impact will be catastrophic**. Whilst you may consider this to be an aspect to be addressed in the planning process, I believe that this is of such importance that it should be considered now, before extensive reports on a planning application are commissioned and representations made. GreenSquareAccord (GSA) has published the plan for its supposed Rudloe Regeneration project - it demonstrates a complete lack of consideration of social and environmental concerns. The timetable for the 'regeneration' will be as follows:

- In years 1 and 2 - demolish the 20-year-old, £800k Rudloe Community Centre and build 25+ homes on Rudloe Green
- In years 2 and 3 - relocate existing tenants from the 25 homes to be demolished to the homes built on Rudloe Green
- In years 2 and 3 - demolish the 25 homes vacated
- In years 2 and 3 - build the remaining homes (of the 51 proposed in total) of the regeneration plan in the area of the demolished homes
- In year 3 - create a promised green space principally in the area between these new homes

With Rudloe Green lost, where does GSA propose that the children of the estate play, particularly the children of the 80 flats which, naturally, have no gardens or, indeed, the children of the 26 maisonettes which have limited garden space? GSA has not considered this aspect of their plan which will be socially and environmentally disastrous. And there can be no mitigation - **but not only that**, with play space lost, the estate will be a demolition and building site for up to three years. With just one entrance/exit to this estate of 250 homes, a school and a nursery school, the demolition and construction traffic may be a prescription for disaster or at the very least, mishaps.

The Green and other green space

What of GreenSquare's statement that there will be an "Accessible green space area which will be larger than the current provision". The maps below show the current green space and GreenSquare's proposed green space. Current space totals 0.89 hectares or 2.22 acres; GreenSquare's proposed green space totals 0.66 hectares or 1.67 acres.



Current green space:
 The Green: 0.63 hectares/1.56 acres
 Other green spaces:
 by entrance to Community Centre: 0.08 hectares/0.2 acres
 around Club Row: 0.13 hectares/0.33 acres
 at 'top end' of Westwood/Leylands: 0.05 hectares/0.13 acres
Total current green space: 0.89 hectares or 2.22 acres



GreenSquare's proposed 'green': 0.66 hectares/1.67 acres

<p>Even after these lost years of recreation for the estate's residents, but particularly the children, the GSA proposal for a replacement green space of equal, or larger, size does not stand up to analysis. The map attached shows the current green space (including Rudloe Green itself) at 2.22 acres; GSA's proposed 'green' is calculated at 1.67 acres.</p> <p>It is imperative that the open space known as Rudloe Green is not disposed of and that it remains Rudloe Green, a de facto village green, part of an award-winning estate, used and enjoyed for generations by Rudloe Estate residents and others.</p> <p>Sincerely</p>	
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20.10.21

Dear Mr Gray,

OUTRAGEOUS!!! are
the plans to build Houses etc
on Rudloe Green.

Rudloe Green has been a haven of
happiness for so many years and
should stay so for many more
more years to come.

Bosham and District have had so
much building in the past years and
does not need any more.

The poor children and youths have
been through so much for goodness
sake leave them a little space
of their own.

Yours Truly

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Dear MR Will Gray

I Strongly object to the proposal of taking up the Rusloe Green for housing development. Box parish have 6 times more Green Space than we do, build the houses down there. It is all the children, old people have up here, and I am Very Concerned about the children's mental Health. The air Ambulances lands on the Green this can be life or death. The Green is always in use, my children are a fourth Generation and have always used the Green. Do NOT LOSE are Green for more housing we have had enough built up here and around us already. Thank you

 19.10.2021