

Dear GreenSquareAccord (Messrs Chapman-Young, Henstock & Johnson),

I refer to GreenSquareAccord's 'Rudloe Regeneration Update' of July 2021 which has just come to light in this corner of Rudloe. This document includes a panel which states (as you will know), inter alia, "***As part of the process for transferring the land to us for development, Wiltshire Council is required to display notices and advertise its sale. This has to be done prior to a planning application being submitted so keep your eyes open for them! In accordance with Section 123 (2A) of the Local Government Act 1972 (as amended) Wiltshire Council will be giving formal notice of its intention to dispose of public open space***".

The germane phrases here would appear to be '**disposal of public open space**' and '**land to us for development**'. In spite of a Rudloe Regeneration steering group consisting of GreenSquare officers, local councillors and residents being in place for the best part of three years (and characterised by non-attendance and resignations), no information has been forthcoming with regard to the proceedings (e.g. minutes) of this group nor of its conclusions. Now we see, from the 'Proposed new community building' paragraph of your Update, that " ... ***we have recruited a group of residents who are interested in planning activities and events at the new centre. We held our first meeting earlier in the year and agreed that the best way forward was to form a residents' group***". None of our local (Rudloe) councillors nor any long-standing Rudloe residents (from the extensive contact list of the Rudloe website\*) know anything of this 'group of residents'. Who are they and how were they recruited? Here we have the most important issue in the life of the Estate and its residents since the building of the estate in the mid-60s and the regeneration planning is shrouded in mystery.

So with this riddle wrapped in a mystery inside an enigma, one can only make assumptions. Given the 'disposal' and 'development' phrases shown above, one must assume that GreenSquare has selected (from its original, supposed three options) to build on Rudloe Green. You will know that the North Wilts Open Space Study, here: [http://www.wiltshire.gov.uk/northwiltsopen\\_space\\_study.pdf](http://www.wiltshire.gov.uk/northwiltsopen_space_study.pdf), 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). This document has (perhaps conveniently) been removed from Wiltshire Council's website but I have an electronic copy. On 16th April 2019, an application **supported by 104 residents/families** for the designation of Rudloe Green as a village green was delivered to County Hall. This application was rejected, not because of the invalidity of the case but through the result of a test case (by the by, at Wootton Bassett), the interpretation of which by Wiltshire Council (and presumably by other councils) was that if a village green application is for land within a settlement boundary it will be rejected. Notwithstanding this outcome, Rudloe Green is a de facto village green.

And while residents were informed at the outset that 'all options were on the table', GreenSquare has always determined that the existing, 2002, £800,000+ community centre building will be demolished. In spite of the misinformation/disinformation advanced about this building, there has been no vandalism directed towards it, the roof is not leaking and the structure is sound. The assumption (again) must be that local councillors and others have not been given access to the centre (in order to determine for themselves its state of health)

because it is in a fine state of repair and this would contradict the fabrications that has been advanced to the contrary. In June this year, the Architects' Journal avowed that '**Demolishing 50,000 buildings a year is a national disgrace**' yet here we are, locally, proposing to add to this disgraceful state of affairs. Having supplied detailed plans, I requested quotes from two demolition contractors, one local, one national, for the demolition of Rudloe Community Centre (RCC). These came in at £45,000 and £60,000 respectively excluding termination of utility supplies. While RCC has been deemed 'not fit for purpose' in the past, there is no reason on earth why it could not be repurposed for the future. Such a large building would have far greater utility (than a likely, smaller replacement) in a time of social distancing through pandemic.

If, as I assume, GreenSquare has, God forbid, selected to build on Rudloe Green then can you imagine the disruption that this (and the demolition of RCC) will cause in the life of this residential estate. The 88-home, Dickens Gate development (with 35 affordable homes) just across the Bradford Road has been ongoing since September 2018 - three years of construction traffic, on-site machinery, noise, dust and so on. And GreenSquare now wishes to submit Rudloe Estate residents to such a cacophony of noise and disruption. More important perhaps - where will the children play during these lost years?

\*According to rudloescene website stats, monthly 'hits' are about 1,800, so about 60 per day

Sincerely