



Response to consultation

Thank you to everyone who completed our latest consultation. We were disappointed to see quite a large reduction in the number of returned forms compared to previous consultations; your feedback, whether negative or positive, is very important.

From the feedback we did receive, 26% were against the development and 74% were in support and/or provided comments on ways they would like our design proposal to be altered.

Your questions answered

Green space

The planned new green space is slightly larger than the current green space used by the children to play football. It will also include paths so it is accessible to all; landscaping; a new play area and a MUGA (multi use games area) which means it can be used all year round.

Access to green space while building works are ongoing

We will work with the contractor constructing the development to phase the areas used for building the new homes. This will allow existing residents to move once into new properties and maintain as much open space as is feasible. This needs to be balanced with safety, which

is our primary focus. Available areas can be defined when we have detailed design and elements such as routes for services and access to build are known. This is likely to mean that the area available for recreation will need to change a number of times and will have differing sizes and facilities depending on the stage of construction.

Number of properties proposed

For GreenSquareAccord to be able to build a new shop, community building and make improvements to the green space and play facilities we have to build additional homes to fund these. There is a need for affordable housing within Rudloe.

How the new properties will be allocated

All rented properties will be advertised through Homes 4 Wiltshire. We have already agreed a local lettings plan with Wiltshire Council which will give local Rudloe residents priority when bidding.

How to be eligible for local priority

- registered with Homes 4 Wiltshire
- be considered to be in housing need by the local authority.

Priority will be given to those people already living in the Box Parish with secondary priority to those living in Corsham and surrounding areas.

Applicants will need to have managed a tenancy successfully, or have been living as part of a household where the tenancy has been managed successfully for at least 12 months and who meet the housing allocations criteria.

The shared ownership properties will be sold by GreenSquareAccord. You will need to be registered with Help to Buy South West before you can express an interest in a property.

Construction traffic

There will be a traffic management plan as part of our planning application. This will detail how we will ensure we minimise disruption to residents during the building works. We have lots of experience of building on sites like this and will use this to put our plan together. We will also ensure that school start and end times are taken into account when forming our plan.

Parking

All new properties will have allocated parking, with the majority of these spaces being on plot (driveways). One bed properties are allocated one space, two and three bed properties will have two spaces and three spaces are allocated to a four bed property. There are also additional visitor parking spaces in the proposed layout around the new homes and further parking adjacent to the Community Hub and shop.

Existing mature trees on the estate

Our aim is to retain as many of the existing trees where possible. Where this isn't feasible we will be replacing and enhancing them as part of our landscaping plans.

Traffic calming

This will be discussed with highways as part of our planning application and they may choose to carry out a traffic survey to see if anything is required.

Materials and finish of new properties

There was a mixed reaction to the suggested colour schemes. Taking feedback into account we will look at using a more neutral, natural palette of colours and materials for our final plans.

What happens next?



Our next steps are to incorporate the feedback we have had into our proposal and prepare all the documents required for a planning application. We were hoping this would have been by the end of this year. However, following the strength of feeling regarding the materials, we are reviewing options to combine preferred materials with the energy efficient modular construction we are aiming to use. We will share a further update when we are ready to submit our application.

Key contacts



Tom Chapman-Young



Simon Henstock



Corrina Johnson