

This is a very disappointing application. I am sure that this is already fait accompli. The authorities are attending due process and whatever the residents say will be ignored.

Other individuals have pointed out the problems with the traffic and road infra-structure. When I attended the presentation at the Fielder Centre it was clear that the planners had no idea about the problems we face every day and the consequences of poor planning and approval with respect to roads on Salsbury "Village" (Village ! what a joke) and along and around Campion Road. The roads simply cannot cope with the addition traffic that will result. Whatever model is being used is flawed or being falsely adjusted if it suggests other wise.

The area proposed is outstanding, quite simply it is beautiful. It provides us with a glimpse of our country side that we can access without fear of trespass or payment to our lordly masters. It is a world teeming with wild life and allows us to enjoy real countryside, on our doorsteps, with friends and family.

When the business park was approved we were promised by the council that all the area beyond would remain as open space. I notice that the application and supporting documents now refer to the St Albans end to be Ellenbrook Park, call me a cynic, but that sounds like a ploy to convince everyone that we still have open space. Until that gets built on too.

The documents contain the simply ridiculous concept of woodland villages. Three separate sub-communities, really? I wonder how they described Salsbury village. " A delightful quite country community with its own well kept district centre and transportation hub. A place to raise your family, in the fresh country air perfumed with the foul stench of weed and skank." The council were really taken in by that one. Doesn't the Howe Dell School look great now, and what happened to the Wind Turbine they promoted so much? The school doesn't provide a good usable community centre because of access issues and the objections of the school authorities. So, given that this will be built, and going on recent development experience, how can we trust the council to make this a decent place to live, that looks good, is cared for, doesn't become a mire of multiple occupancy dwellings purchased by greedy landlords for more students to live in, has roads wide enough for cars to park and large vehicles buses/fire engines etc) doesn't become a rat run for traffic and doesn't cause more traffic chaos, because the planning documentation does address any of these issues convincingly.

I have concerns about the planning documentation such as the noise and vibration assessment. Nowhere is there any mention of the problems caused by Arla or the noise problems suffered by the 24 hour operation of the Business Park. I think the assessment is flawed, needs detailed objective review by the council and further comment. It skims over the vehicle traffic noise and ignores the fact that the worst noise is at night. No does it address the issues associated with high density high occupancy dwellings filled with students or young people.

I have yet to see anything that presents a convincing argument that WH really needs all these properties. This is just going to be a nightmare.

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