

From: [REDACTED]
To: [Planning Policy](#)
Subject: Draft Local Plan 2040
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Dear Sirs

We have lived at [REDACTED] [REDACTED] since December 1995 and have seen the area develop considerably since our arrival, all without undue concern.

However, the Draft Local Plan 2040 gives us enormous cause for concern for the following reasons:-

1. Traffic - At peak times, the traffic passing along Castle Lane and Templars Way is already heavily congested meaning that a further 1,070 homes and perhaps 2,000 more cars would exacerbate the situation intolerably for existing residents. It would also lead to gridlock when the route is used as a rat-run following issues with the nearby sections of the M3 and the M27.
2. Local health services - We already have to make appointments to be ill some weeks ahead at the local doctors' surgery and adding to the health facility burden would cause the service to deteriorate to an unacceptable degree.
3. Flooding - Even with Velmore Farm in its undeveloped state, rainwater run-off is such that there is regular flooding adjacent to the roundabout at the junction of Templars Way and School Lane. Development of the site would give rise to a massive increase in the need for rainwater disposal and lead to further issues with the existing drainage.
4. Local Gaps - The current Local Plan made much of the need for green spaces and this was well supported by residents. Loss of the gap between Valley Park and Chilworth would take away an important amenity and greatly diminish local biodiversity.
5. Overhead electric pylons - It has been recognised that building housing developments alongside 11kV overhead cables is an unacceptable practice and rerouting the supply underground would entail a very substantial additional cost of development on this site.
6. Development location - Since we moved into Valley Park, the area has already accommodated substantial new developments and it strikes us as being regarded as an easy location to fulfil house building targets for the region. Our view and that of many of our neighbours is that enough is enough. We do not want our quality of life eroded simply so that councillors can achieve targets by imposing unwanted developments in areas remote from their daily lives.

Yours faithfully

Stephen & Nicola Greenfield