

From: [REDACTED]
To: [Planning Policy](#)
Subject: Response to Velmore Farm proposed development.
Date: 02 April 2024 11:14:47

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Dear Sir / Madam,

I am a resident of Valley Park for more than 20 years and I feel that the proposals being made for the expansion of further housing at Velmore Farm, would threaten this successful Valley Park development in several key aspects both for current and future generations.

Local Gaps

My family over the years have been regular users of the local gaps and any development of Velmore Farm clearly compromises this Local Gap role which was a policy so strongly supported by residents in the last Local Plan up to 2029. I am extremely concerned that there is a tabled proposal that the local gap between Chilworth and Valley Park should be breached in this way.

Local Traffic

Templars Way is already a busy traffic route especially at peak times. When there are issues with the M27 and M3, the route can become seriously congested impacting local traffic to schools, shops and businesses etc. I have a concern this congestion is already only going to get worse regardless of the Velmore Farm development.

Overhead Pylons

Electric Pylons go straight across the land at Velmore Farm. It is widely accepted that homes, for safety reasons should not be built under or close to electric pylons. The 2040 plan makes no mention of how this issue will be properly dealt with.

Local Health Provision

The approx. 2,000 further residents that such a development would bring, will bring additional pressures on local doctors and dentist services that already provide for 3,700 Valley Park residents. It is not clear from the plan where this additional health provision will come from. It is already impossible to get NHS Dental treatment.

Surface Water Flooding

Much of the area of Valley Park including properties around our own in Knightwood Glade are liable to surface water flooding. Local Roads to the proposed development Templars Way, School Lane are already regularly subject to significant build up of surface water, and this has only increased in recent years with typically higher rain falls and the likely effects of global warming. A question to the proposed development is to understand what measures are being considered e.g. balancing ponds and drainage routes, to prevent the current situation being made worse.

Infrastructure

The current plan does not appear to address how infrastructure challenges will be addressed ahead of any development taking place and in my view there needs to be a full assessment of the doctors, dentists and schools needed for this increase in housing.

In conclusion I do oppose the current proposals and feel that the the above issues need to be addressed before a further housing is built in this area.

Yours faithfully
Frances Jackson



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