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To: [Planning Policy](#)
Subject: Consultation input towards TVBC local plan - specifically Velmore Farm site
Date: 18 February 2024 12:12:26

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To Whom it may concern

I have been made aware of your Draft local plan 2040 that I have read through and wish to make input on the Velmore Farm location, an area of which I have the greatest knowledge and understanding.

I with my family have been a resident of Castle lane for about 20 years and Valley Park area for nearly 30 years and during this time I have seen the steady change and development of the area along with the affect on the surrounding infrastructure that exists. To this end I believe I have an excellent insight to pass judgement on the factors influencing this particular site.

I fully understand the progressive need to expand and develop as the population increases and conversely the requirement to go green to offset the rapid changes the world is experiencing in the last decades so decisions of this nature need to be carefully judged to avoid exacerbating current issues in the future.

My concerns for the proposal fall into the following categories:

Flooding

This area already suffers with flooding issues that have steadily got worst over the last few years with Templars way and School lane having lanes blocked at times over the winter period. There has also been an increase in road traffic accidents which must be attributable to the flood conditions. TVBC has also had to do regular leaf clearing on the estate near me to stop the continual flooding that occurs during the winter months. All of the situations get worse year on year as the underlying infrastructure was not built to cope with the already swelled number of dwellings from the original development in the 1980s.

The area that is proposed for development is one side of a hill with the southern area being up to 66m above sea level and lowest portion to the north of the site alongside Templars Way being as low as 32m above sea level, which is a drop of 34m...
The whole area is underlying with clay which causes huge issues with water run off and water table levels.

In recent years I carried out a single storey development and because of the underlying soil (alongside other factors) I was required to build foundations at a depth of 3m! If you factor in a proposed development of 1070 homes (2 storey plus) on a site with a continuous downhill gradient such as this alongside 1.5 hectares of local hub/business development along with the road, pavement and driveway requirements all leading downhill to a low-lying constantly flooded area that is Templars way road you will require massive flood relief work to mitigate such issues to make this a viable option.

I regularly walk my dog in many of the areas in and around this proposed development and have seen the water levels rise considerably over the the last few years with the water table maximum being reached earlier and earlier with many areas being akin to marsh land for

several months of the winter period. The ditches get full and just overflow into the road structure. I implore you to put on your wellington boots and just walk the area and witness at first hand at this time of year the issues I raise from first hand knowledge of this site

Road network

This roadway, along the northern edge of the proposed development along with the further roadways towards the North Baddesley area are already extremely busy and congested especially at peak times. At peak times I have witnessed queuing traffic from the Asda roundabout all the way through to North Baddesley and beyond in both directions along with associated massive queues along Bournemouth Road north of Asda roundabout, School lane industrial estate, Leigh road, Chestnut Avenue and Knightwood road housing estate and all roads beyond. The peak times rush is exacerbated by the fact that many business parks lie very adjacent to this area in the location in and around the Asda roundabout at the north east corner of the proposed site and also along school lane at the northwest corner of this site.

Chandlers Ford overall has serious occasional issues with traffic due to its proximity to the confluence of the M3 and M27 motorways. Whenever there is an issue with either motorway Chandlers Ford becomes the escape route and goes into grid lock. I have experienced this many times over the years with the Templars way route especially being impassable.

The above factors do not align with adding up to 2000 more vehicles into the network that the proposed development would bring

Local Health Services

I have seen a steady decline of the doctor and dentist services and their ready availability over the last 20 years. Since COVID this has got even worse and I would currently expect to wait 3 weeks for a general consultation with my GP currently and I have heard of much worse from other local residents. Dentists are similar in my experience with there having not been NHS availability anywhere for years. The additional 1070 homes would add an extra 3000-4000 people into the local system that is already at breaking point and so cannot even be considered as a viable option in my judgement.

Other Factors

This area as illustrated by the report is designated as 'rural' and so I find hard to digest that such an addition of this magnitude to the local area is even an option. As detailed by the report 'Test Valley has made a significant proportional contribution towards the TVBC housing needs in recent years given our local circumstances as a predominantly rural area and size of our settlements.' This has been done without the supplement of the associated infrastructure that is required to sustain the development and I believe that this area is now saturated (in more ways than one) and far better alternative sites are available to cope with the extra demands that 1070 extra homes will need.

This development is on the edge of a fairly densely populated region and the proposed site is some of the few areas of green space directly adjacent Valley Park and actively provides part of the local gap that separates Test Valley from Southampton. This green buffer is an essential requirement that keeps Valley Park from the noise and pollution of the motorways that lie between Southampton and Valley Park.

In conclusion this is an extremely poor choice of sites and with the environment changes we are experiencing and the current full up nature of the development area. It would require a massive infrastructure enhancement in terms of roadways and flood relief work and other infrastructure upgrades would be required, which would totally destroy the rural

nature of this area.

I implore you, the decision makers to put on your wellington boots this Month and carry out a ground visit to the green field site and walk or drive the roadways at peak times to understand the far reaching knock on problems that already exist emanating from the Templars Way area. I am sure other local area residents will highlight the same and similar issues and I sincerely hope you listen to this input and make the informed decisions to correct judge against this part of the local plan 2040.

Kind regards

Jason Naylor