


**From:**   
**To:** [Planning Policy](#)  
**Subject:** Velmore farm development  
**Date:** 29 February 2024 09:42:59

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Having read through the housing site appraisals document and a number of others in regard to the proposed

Velmore Farm development I am aghast at the lack of impact statements detailing the impact on the existing local community, specifically Valley Park and its existing infrastructure. As a Valley Park resident of nearly 38 years this deeply concerns me.

Objective 3 A,B and C

All of the local schools are already oversubscribed. Building one entry level primary school would be totally inadequate. The impact would be on all school ages not just entry ages. 1270 new homes has the potential for thousands more pupils.

Objective 3 E

All of the local doctors are again already oversubscribed with exhaustive waiting times. Adding thousands more patients is not an option without further surgeries and pharmacies being considered and that does not take into consideration the impact on already overwhelmed local hospitals. There is no mention of dental Practices be they private or NHS. Again all in the area are oversubscribed.

Objective 3 i

The potential of thousands more cars accessing Templers way, castle lane and Bournemouth Rd would be a nightmare for local residence and any potentially new residence. Both the ASDA roundabout and Baddesley traffic lights are severely congested at peak times as is the Hiltingbury route out of valley park therefore thousands more cars trying to exit the area would greatly increase the existing congestion. The transport assessment document seems to be extremely lightly detailed in this area. I quote from the landscape sensitivity document "The busy Castle Lane/Templar Way edges the site to the northern and north-eastern boundary"

So you aim to add further congestion to what you already quote as being busy.

Objective 6 A

The proposed site is in an elevated position from most of the existing valley park and Knightwood Homes.

We have already seen severe road flooding this January. The potential runoff from both ground water and storm drains at the new development would put the existing homes at greater risk of flooding. Your flood assessment document "SFRA Part 2 AppA\_Figure5" already shows valley park in yellow as being

at risk of ground water flooding.

The document seems to be completely devoid of any thought for the impact this development would have on the existing infrastructure and existing local population. It seems to be more just ticking boxes to state that the infrastructure exists. Also the site has major power lines and pylons crossing it which are known to have an adverse effect on peoples health. Something I cannot see as being taken into consideration.

My suggestion for revised wording would be to scrap the Velmore farm proposal and look for a site with greater access and less impact on existing infrastructures. I note that you also have appraisals for land either side of Flexford Rd. It appears you wish to turn valley park into a sprawling mass of houses with little infrastructure and no way in and out.

Lee Lane