

#101

COMPLETE

Collector: Web Link 1 (Web Link)  
Started: Monday, February 19, 2024 8:04:29 PM  
Last Modified: Monday, February 19, 2024 8:10:35 PM  
Time Spent: 00:06:06  
IP Address: [REDACTED]

Page 1

Q1

Title Mr/Mrs/Miss/Ms/Dr/Other(please state)\*

Mrs

Q2

First Name\*

Natalia

Q3

Surname\*

Bushueva

Q4

Respondent skipped this question

Organisation\*(If responding on behalf of an organisation)

Q5

Email address \*

[REDACTED]

Q6

Postal address\*

[REDACTED]  
[REDACTED]  
[REDACTED]

## Q7

Insert any general comments that do not relate to a specific paragraph number or policy in the general comments box below.\*If you are suggesting a change is needed to the draft Local Plan or supporting document, it would be helpful if you could include suggested revised wording. If you are commenting on a document supporting the draft Local Plan (such as a topic paper, or the Sustainability Appraisal), please indicate so.

I am writing to express my strong opposition to the draft Local Plan guide proposing the development of 1,070 houses and an employment site at Velmore Farm, off Templars Way in the Parish of Chilworth. This proposal, in my view, poses significant adverse impacts on the residents of Valley Park and the surrounding environment for a number of reasons.

Firstly, the proposed development would exert tremendous pressure on local health services. Our GP surgeries and dental practices are already operating at their limits, and an influx of over 2,000 additional residents would only exacerbate this issue. It is crucial that the existing infrastructure's capacity to accommodate such a substantial increase in demand is thoroughly considered. Without significant enhancements and planning, the quality of healthcare provision for all residents could be severely compromised.

Secondly, the traffic implications of this proposal are deeply concerning. Introducing upwards of 2,000 additional vehicles onto Templars Way and surrounding roads is likely to result in significant congestion, especially during peak times. This not only impacts the daily lives of existing residents but also raises serious concerns regarding road safety and the environmental implications of increased emissions.

Moreover, the area around Valley Park is already prone to flooding, a situation likely to be exacerbated by development on predominantly clay soil, which offers poor drainage. The proposed development could heighten the risk of flooding, impacting both new and existing properties and potentially causing considerable environmental harm.

Crucially, the development threatens the loss of valuable green spaces and biodiversity. The construction on such a scale would irreversibly change the landscape, destroying habitats and reducing biodiversity. These green spaces are not only vital for wildlife but also for the mental and physical well-being of the community, offering areas for recreation and tranquillity.

Lastly, the development would contravene a Local Gap policy, designed to maintain the separation between communities and prevent urban coalescence. This breach would not only undermine the principles of local planning but also compromise the distinct character and identity of the area.

In light of these concerns, I strongly urge planners and decision-makers to reconsider the proposal for development at Velmore Farm. There is a need to find a balance between the demand for new housing and the protection of local services, the environment, and the unique character of our community. Alternative solutions that do not sacrifice the well-being of existing residents and the natural environment must be sought.

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## Q8

Insert any specific comments in the general comments box below, indicating which paragraph, policy or matter your comments relate to where possible.\*If you are suggesting a change is needed to the draft Local Plan or supporting document, it would be helpful if you could include suggested revised wording.

I suggest to remove the Velmore Farm area from Southern Area policy 6 (SA6)

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