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Q1

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

Dr

Q2

First Name*

Fidel

Q3

Surname*

Bayshev

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 strongly oppose the draft Local Plan proposal for the development of 1,070 houses and an employment site at Velmore Farm, off Templars Way in the Parish of Chilworth. This proposal, if pursued, will have a profound and detrimental impact on the residents of Valley Park and the surrounding area for several reasons.

Firstly, the traffic implications are alarming. Introducing up to 2,000 more vehicles onto Templars Way and adjacent local roads will not only exacerbate congestion but will severely affect the quality of life for existing residents, especially during peak times. The infrastructure in place cannot support such a significant increase in traffic without substantial and costly modifications.

Secondly, the strain on local health services cannot be overlooked. Our doctors' surgeries and dental practices are already operating at or near capacity. Adding over 2,000 more patients to their lists will stretch these services to breaking points, endangering the health and well-being of the entire community.

Additionally, the area is known for issues with flooding, exacerbated by the predominance of clay soil that impedes proper drainage. Developing this land further without addressing and mitigating these risks could lead to more frequent and severe flooding, affecting both new and existing properties and potentially causing environmental damage.

The loss of green space and biodiversity is yet another critical concern. This development would not only strip Valley Park of its cherished open spaces but also lead to a significant reduction in local biodiversity, impacting wildlife and reducing the quality of life for residents who value these green spaces for recreation and mental health.

Lastly, this proposal appears to breach established Local Gaps, meant to prevent the merging of distinct communities and ensure the maintenance of green buffers between developments. Ignoring these guidelines sets a dangerous precedent for future developments, further eroding the character and identity of our local communities.

In conclusion, while the need for new housing and employment opportunities is understood, this development at Velmore Farm is not the solution. It poses too many risks and negative impacts on the community of Valley Park and the environment.

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 urge the planners and decision-makers to reconsider this proposal and look for alternative solutions that balance growth with sustainability and community well-being.

I strongly suggest to remove land at Velmore Farm from Southern Area policy 6 (SA6)
