

**From:** [REDACTED]  
**To:** [Planning Policy](#)  
**Subject:** Comments on Test Valley Borough Council Draft Local Plan 2040  
**Date:** 29 February 2024 14:10:56

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Dear Sir,

We have lived in the Valley Park area of Chandlers Ford for over 35 years and I wish to comment on the Draft Local Plan 2040. I have read the document and attended the Public Exhibition at the Valley Park Community Centre, where I spoke to two TVBC representatives.

Firstly, in general, everyone agrees that there is a housing shortage, in particular, affordable housing, however the document does not explain why these particular sites were selected for housing development. The representatives were unable to expand on this, merely quoting government targets and a shortage of affordable housing in the borough. All of the proposed development in the Draft Local Plan is located near the northern and southern boundaries of the borough, areas which have already seen most development over the last 25 years or so. Why is development not proposed elsewhere, for example, new villages around Stockbridge, an area that is well served with Primary and Secondary schools?

The remainder of my comments relate to the proposal to build 1070 houses in Velmore Farm Valley Park.

Paragraph 4.187 states that 'the site is surrounded by residential development to the north, east and south east, which contain key facilities'. What the document fails to mention is that these 'facilities' are already oversubscribed, for example, there is a wait of 4 weeks for a GP appointment and there are no dentists accepting new NHS patients. These services cannot accommodate additional load and there is no mention in the document of the provision of additional doctors and dentists within the new development.

Paragraph 4.188 describes the new development as 'sustainable'. This statement cannot be justified given the increased flood risk, additional traffic with consequent pollution, and loss of green space that the development will cause.

Paragraph 4.189 states that this site would generate a requirement for a 1.5 form entry primary school on site. There are no details as to the timescale on which such a school would be built but it needs to be before significant numbers of new houses are occupied otherwise the situation will be the same as when the Knightwood development took place, whereby families who had lived for some years in the older parts of Valley Park missed out on places at St. Francis school because the new houses were closer to the school. Also, there is no mention of secondary school provision; is this something else that neighbouring 'key facilities' are expected to absorb?

Paragraph 4.191 states that site access is proposed from Templars Way. The roads between Valley Park and the M27 i.e. Templars Way, ASDA roundabout, Chestnut Avenue and Stoneham Lane are already gridlocked between 4 p.m. and 6:30 p.m. and, indeed, all day if there is an issue on the motorway, as occurred recently. Surely, a much better solution would be to build an access road at the south-west corner of the site to join the A27 near Chilworth. This access point would enable traffic to directly access the M3 at the Chilworth Roundabout and the M27 via the A27 (Bassett Green Road) at Stoneham. This would ensure that the 1000 – 2000 new cars from the

development would not exacerbate the existing traffic issues.

Paragraph 4.194 states that local gap between Southampton and Eastleigh is proposed to be amended. This is another erosion of assurances that have been made regarding preservation of these gaps.

Finally, no mention is made of the increased flood risk that this development will bring. The roundabout at the junction of School Lane and Templars Way is almost permanently flooded during winter and the section of Monks Brook that runs parallel to the railway line between Katrine Crescent and Chandlers Ford Station frequently overflows onto the footpath after periods of heavy rain. The new development is on a hill and the houses and roads will cause the water to flow towards Templars Way and on into Monks Brook, thus exacerbating the existing issues. I'm not a Civil Engineer but the only solution would seem to be a large balancing pond at the low point of the site i.e. the section adjacent to Templars Way between the School Lane and Castle Lane junctions. In any event, before development permission is granted an assessment needs to be made by an independent flood surveyor to consider the impact not just on the development itself but the surrounding areas.

Yours Sincerely

Peter Woods

A solid black rectangular box used to redact the signature of Peter Woods.