

From: [REDACTED]
To: [Planning Policy](#)
Subject: Draft Local Plan - Land at Velmore Farm
Date: 06 March 2024 17:32:08

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I have been a Valley Park resident for over twenty years. I am writing to comment on the proposal to develop land at Velmore Farm, off Templars Way, in the Parish of Chilworth, providing 1,070 houses and an employment site. I cannot emphasise too strongly the immense impact this proposal, should it be permitted, would have on residents in Valley Park.

There are several areas of concern, which may be broken down as follows:

Traffic - 1,070 new homes will mean up to 2,000 vehicles using Templars Way and other local roads. At peak times, these roads can barely cope as it is and I understand that no meaningful upgrade to road infrastructure is planned. The impact will be very significant, leading to increased traffic, pollution, noise and danger to residents, particularly children.

Local Health Services, doctors and dentists - these are already over-stretched and an increase of more than 2,000 new patients is unsustainable.

Schools - similarly, it does not seem likely that additional places at nurseries and schools will be provided to cope with the influx of potentially around 2,000 more children.

Flooding of local highways and land around Valley Park - land in the whole area is predominantly clay and 'balancing ponds' have been installed for the collection of excess water. The whole area around the indicative main access to the proposed site (School Lane roundabout onto Templars Way) is consistently under water after rain and sometimes impossible to pass through. One can only imagine the horrific flooding and mess to be caused by prolonged building works on the higher land at Velmore Farm, to say nothing of the site traffic, heavy lorries and slow-moving machinery, deliveries of building supplies etc

Loss of green space and biodiversity - this speaks for itself

Breach of a Local Gap - whilst there is a need for more homes, especially affordable housing, allowing development such as this on an unsuitable Local Gap without proper provision for the necessary infrastructure, would be nothing short of criminal. Sustainable development is key, as is the need to maintain and enhance our natural environment.

Please take these points into full and thoughtful consideration before allowing this proposed development. I believe it is not the first time such development in Valley Park has been put forward. It was not permitted a few years ago and should not be permitted in 2024.

Heather Callaway

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