

From: [REDACTED]
To: [Planning Policy](#)
Date: 10 March 2024 12:48:05
Attachments: [IMG_0875.jpg](#)
[IMG_0876.jpg](#)
[IMG_0943.jpg](#)
[IMG_0945.jpg](#)
[IMG_0953.jpg](#)
[IMG_0873.jpg](#)

Caution: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

OBJECTION TO DRAFT TEST VALLEY BOROUGH LOCAL PLAN 2040

Good afternoon, I wish to strongly object to the above planning proposal.

I understand from a friend who has been involved in some of the work that the number of new homes is circa 1800. Having worked for a construction company for a number of years, it is inevitable that if the site proceeds, the builders will submit revised Planning Applications to increase the number of homes further, as it increases their profits.

This creates a significant number of issues for the existing area and residents, which I have referred to below:

1. SIGNIFICANT INCREASE IN THE RISK OF FLOODING

Velmore Farm and the adjacent area all sit on clay which does not drain well. There are already significant drainage issues in the area, a few examples of which are illustrated in the photographs I've attached below. Working left to right, the first two show the path and adjacent border next to Castle Lane after some recent rain. The third picture shows water flowing onto local estates, in this case Tansy Meadow as the land all slopes towards existing estates from the farm. The fourth and fifth picture show an overflowing drain and waterlogged ground adjacent to Raglan Close and the final picture shows water flowing down a footpath between Sandringham Close and Tansy Meadow.

February was the wettest February on record so rainfall appears to be increasing as a result of global warming.

If the proposed development proceeds, there will be a significant increase in water run off (despite any efforts made by the builders, they will not be able to mitigate any where near all of it) and hence a very real risk of adjacent homes flooding as well as the local roads being flooded even more often.

It is also highly likely that the existing sewage and drainage system would be unable to cope and lead to raw sewage coming up from the drains.

I've consulted a lawyer and they say that if either or both these issues were to occur we could initiate a class action against the Test Valley Borough Council.

2. ADVERSE IMPACT ON THE ENVIRONMENT, BIODIVERSITY AND GREEN SPACE

Given the habitats that will be destroyed, this clearly will significantly adversely impact the environment, including the birds, insects and animals including deer and vegetation that inhabit this area. The fact the only green area is located in one area which will further contribute to this and there's nothing being put in place on the borders of the site that are adjacent to existing homes, which shows complete disregard for existing residents. The lack of trees and green spaces across the site whilst assisting the builders maximise the number of units they can build, contributes further to the increased flood risk.

The green space was critical during covid as it gave people somewhere to go and walk. Many people have continued to do this, on the footpath adjacent to Castle Lane and the footpath towards Chilworth.

3. IMPACT ON TRAFFIC

Castle Lane and Knightwood Road are already very busy, with Castle Lane being an important link road. The Proposal will add at least 3000 cars to the local roads, plus all the vehicles delivering to residents, and during the build all the site traffic. These factors will all have a significant adverse impact on the road condition and congestion. The whole area will grind to a halt.

4. IMPACT ON LOCAL SERVICES

Local GP Practices and Dental Surgeries are already overwhelmed, through no fault of their own and despite the best efforts of the dedicated and excellent staff working in them. St Francis have had a number of their experienced GPs signed-off with long term stress and a number take early retirement due to the pressure. Park Surgery use to have a higher number of GPs in as well. If this proposed Plan goes through it will significantly extend the waiting times not just for GPs and dentists but also local hospitals, which is unacceptable. It will also significantly impact the pressure on local schools and class sizes, which in the longer term will damage the children's education and prospects.

5. NOISE

If this proposal were to proceed, the construction site will generate a very significant amount of noise for residents living close to the site. This noise will be increased due to the need for deeper piling of foundations which is required when building on clay. Given a site of this scale will take circa 5 years to complete this is also unacceptable from the residents perspective, particularly for those that have retired to this area on the basis that it was bordered by the green space and local gap.

6. ADVERSE IMPACT ON THE VALUE OF EXISTING RESIDENT'S HOMES

Due to the scale of the build and the fact existing properties would no longer have the benefit of the green space and local gap, this would undoubtedly adversely impact the value of existing residents homes, particularly those that back onto the proposed development. It goes without saying that residents aren't happy about this.

7. JOB CREATION

We don't need to create new jobs in the area there are already numerous sectors who are struggling to recruit staff. The majority of the builders teams will come from their own sub-contractors who they work with regularly who will come into the area adding further congestion.

I hope residents feedback is taken into account when the final decision is made.

Kind regards, Simon Reeves

Sent from my iPhone