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To: [Planning Policy](#)
Subject: Response to Proposed Velmore Farm Development
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I understand that we need to build more homes for our growing population but my main concern is that building so many in one location will put a lot of pressure on local infrastructure and services.

Firstly, there seems to be no independent impact assessment of the proposed development, looking at the following:-

- Drainage - the School Lane / Templars Way roundabout is prone to severe flooding. Creating more concrete with increased water runoff will only exacerbate this, unless the development has sufficient drainage and new sewers to cope with it.
- Shops - there aren't many shops in the area, just a few on Pilgrim's Close and the parking for them is already quite limited, so unless more shops are proposed, the existing ones will be overrun
- Schools - 1070 houses will probably mean 1500-1800 more children. Is a new school included in the proposal?
- GP - the existing St Francis surgery is already quite full and appointments hard to get. Another 3-4000 people won't make this any easier. Is a new GP centre proposed?
- Roads - there is currently a lot of traffic build up along Templars Way at peak times. Will the plan allow for alternative routes into Southampton and Eastleigh?
- Play areas - children need somewhere to play safely. Is a play area allowed for in the plan?
- Green space - one of the things which characterises Valley Park is the amount of woodland, walks and public spaces within it, enjoyed by walkers, dog owners, cyclists and joggers. The new development needs to have plenty of space for these sort of activities

In my experience, house builders and property developers only want to build houses and sell them, then get the roads adopted by the council. They are commercial companies, whose raison d'etre is to make profits for their shareholders, so unless the contract is clearly written and legally enforceable, they won't build community centres, schools, surgeries, shops, extra drains, play areas and relief roads. Whiteley is a good example of this. Can you be sure you can hold their feet to the fire on this?

Finally, I'm a trustee of the local community association and although we as a body are neutral on the development, I can tell you that local opinion is very concerned.

I think the solution is to scale down the plans drastically and build a lot less houses in the development.

You are welcome to contact me if you want to ask any more questions.

Les Berridge

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