

From: [REDACTED]
To: [Planning Policy](#)
Subject: Valley Park Local Plan 2040: Velmore Farm Development.
Date: 21 March 2024 18:06:59

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From: Agnes McMullen.



Dear Sir or Madam,

ref: Proposed VELMORE FARM Development, off TEMPLARS WAY
In the PARISH of CHILWORTH.

Firstly thank you for the opportunity to attend a very crowded Public exhibition on the 28th February 2024 at Valley Park Community Centre. Talking with personnel from the Planning Department was helpful and I think even they were impressed by the number who visited to learn and express their very real concerns. The 'turn out' at the exhibition was an indication of the concerns felt by local residents, as to the size and implications of such a development. Below I have listed my own concerns.

1. LOCAL Green Gap and URBAN spaces.

My first thoughts were real disappointment as I reflected and thought of all the plans/promises written into earlier developments and projected to 2040 of the promise to protect these Gaps, and on this proposed high density development we see this Gap between Chilworth and Valley Park is breached. LOCAL Gaps have always been supported by local residents, and during Lockdown as I walked each day and saw numerous families doing the same, it reinforced yet again how very important green safe out door spaces are for exercise, health, rehabilitation and mental health demonstrated how needed, how important, these spaces are.

2. VOLUME of TRAFFIC.

My first reaction is has anyone from your department ever really studied the traffic flow on Templars Way or Castle Lane other than on a quiet period?

The whole road system at present often cannot cope with the present volume of traffic, and the prospect of between 1,000/1,500 more cars on any VELMORE Farm development having their entrance and exit access onto Templars Way roundabout or thereabouts. I notice also that this proposed development does not include any meaningful upgrade of the surrounding roads.

This traffic impact is all on top of additional traffic generated from so many future and existing developments in the area, for example Hoe Lane in North Baddesley, the 1,100 homes at Whitenap Romsey and Chestnut Avenue Eastleigh.

What assessment has been made to demonstrate the impact on Templars Way, Castle Lane, Knightwood Road and Baddesley Road.

We are already very aware that the present roads are a diversion route and become totally congested when ever there is an accident or traffic diversion on either the M3 and M27. I'm sure you can appreciate that the volume of traffic onto local roads on these occasions is extremely high and NOT uncommon.

3. Flooding Locally.

The soil in all the surrounding area is chalk based and so drainage is very poor and flooding very common, have a look at any of our gardens and lawns over the Winter period. To date even now it's not possible to walk on my lawn or do work in any border.

I have lived on the Knightwood estate opposite the Leisure Centre since the homes were built, and as you know part of that that developments involved the addition of balancing ponds within the Leisure centre grounds and

locally to help alleviate water run off and flooding.

The sports playing fields were unusable until significant sums of monies were used to alleviate the water and make the facilities usable.

WINTER 2024, has been yet another year of flooding especially around the TEMPLARS WAY roundabout and down into SCHOOL LANE.

At the junction with the first set of traffic lights in School Lane on more than one occasion the road has been all but impassable by car because of flooding.

I have lost count of the number of occasions the Council/Hampshire Highways have dug up the road at the Templars Way roundabout to insert larger drainage pipes all to no avail, and so far the situation has not been resolved.

4. TRANSPORT.

There are no regular bus facilities in and around the area, other than School transport on a daily basis.

Presuming that not everyone will have their own transport,

To connect to the main Bus Route and access anywhere, involves a walk to ASDA or the RAILWAY STATION, not ideal for mothers with prams/buggies and certainly too far for someone with a mobility problem who lived on this estate to get to some of the local bus routes.

5. GP Surgeries and local Health Services.

Following discussion with planning officers at the open day on 28th February, it was obvious that there are no plans to increase the services available.

Already Valley Park residents share Dr's Surgeries with North Baddesley and Chandlers Fords residents and they are full.

I wonder also how far residents will have to travel to obtain NHS dental care?

6. Overhead Pylons.

There is a whole row of Pylons straight across the land highlighted for development.

It is my understanding that the Government has stated 'That homes should NOT be Built under or Close to Electric Pylons.

Would all the cables carried via the pylons be located underground?

7. LOCAL SCHOOLS.

In discussion again with local planning officers at this open day, I understand that there are no new infant or Junior schools to be added to this proposed development. New developments equals new families are they to then, try and obtain spaces in already full schools at St Francis and Knightwood?

8. WHY IS THERE SO LITTLE DEVELOPMENT in more Rural areas and Towns? It just appears that it is easier to go on oversubscribing new developments to the same area and 'making do' with their same already overcrowded facilities without being willing to provide the extra funds to build elsewhere. Some areas therefore remain totally out of the purchasing power reach of many people.

I am very aware of the need for further housing and the challenges this sets any local authority. Yes building homes is necessary and has to be high on the priority list.

The Councils responsibility to provide homes for another generation is important.

BUT important too is the need to consider those residents already in the area, who continue to see a decrease in the urban GREEN areas they use for yet more housing developments.

I submit this response and look forward to your reply.

Agnes McMullen

