

From: [REDACTED]
To: [Planning Policy](#)
Subject: Draft Local Plan 2040 - Objection
Date: 31 March 2024 16:57:10

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Hello

We would like to strongly object to the draft local plan 2040, specifically the site of Velmore Farm for the allocation of 1,070 homes. In our opinion, if this development were to go ahead it would cause major disruption to those residents already living in the Valley Park and the local area.

Velmore Farm development objections:

1. Allocation of Housing Concentrated at One Main Site

The plan seeks to put the majority of the additional housing requirement in the south of the borough in one main place (Valley Park). To minimise and appropriately manage the impact, I feel the housing allocation should be spread across a number of sites.

2. Other Local Housing Developments in Local Area

The site is close to the boundary of Eastleigh Borough Council with Test Valley Borough Council. There have been other local large scale developments close to the proposed area (such as Stoneham Lane) with others in the pipeline. All recent and other proposed developments in the adjoining Borough Council needs to be taken into account when considering the impact of this development as well as other developments already in the pipeline in North Baddesley and Romsey.

3. Type of Land

The land is currently a farm with beautiful green fields and therefore unsuitable for redevelopment. A brownfield site would surely be a better candidate.

3. Conservation And Biodiversity

The land is a beautiful green space with deer, birds and a host of other wildlife. The development would significantly impact wildlife in the area, being a wildlife area and corridor. A conservation study should be completed.

4. Recreation

There are footpaths through and around Velmore Farm, used by a number of walkers and cyclists for exercise and recreation. The walk is beautiful between Valley Park and Chilworth and this amenity space would be lost due to the development.

While a green space is proposed in the development , it is important to note that the proposed green space is in a predominantly boggy and marshy area (unsuitable for housing) and also unsuitable to be meaningful green space.

5. Breach of Local Gap

The land is currently part of the local gap between Valley Park, Chilworth and North Baddesley. It is crucial the local gap is preserved to retain the distinction between these areas. The proposed Velmore Farm development breaches this local gap.

With the development of this site there would be little differentiation between Chandlers Ford, Eastleigh, Chilworth North Baddesley.

6. Traffic Impact

There are no indications in the plans to improve traffic flow or infrastructure in the local area. Roads in the area are already at capacity and traffic at peak times is a significant issue. Queues are commonplace at peak time: at both ends of School Lane, on Templars Way to the Asda roundabout, from the site towards Eastleigh, heading

towards M27 junction 5 and through Valley Park to North Baddesley. The addition of over 1000 houses and 2000 people will worsen the existing traffic problems.

The area is particularly heavily congested when there are issues or accidents on the M3 and M27, with hours of queues regularly seen.

A full impact assessment of the development on traffic on Templars Way, Castle Lane, Knightwood Road, Baddesley Road and Bournemouth Road needs to be conducted.

The entrance to the development site, the School Lane roundabout, would result in considerable traffic disruption.

There is no evidence the plan is taking into account additional traffic from the Hoe Lane 300 home development in North Baddesley or the proposed development of 1100 homes at Whitenap in Romsey.

7. Surface Water Flooding

There are already considerable issues of surface water on Templars Way, School Lane and Castle Lane. The proposed site has a higher aspect than local adjoining roads, with the local area having predominantly clay soil. Development of the site would increase surface rainwater run off and exacerbate the current issues. Without significant drainage works, the site could be a disaster for local infrastructure.

The proposed access point to the site is via a roundabout already prone to flooding. When it rains, the roundabout is only partially navigable.

Has the impact of future climate change been taken into account on the infrastructure?

8. Health Services

There are no additional health services proposed by the development. It is already a challenge to access GP and dental services in the area and the development would worsen this situation. 2000 more residents means nearly doubling the population of Valley Park so could adversely affect the health of existing residents.

9. Electricity Pylons

Pylons go directly across the Velmore Farm site. This means that housing would be directly under, over or close to electricity lines, a potential safety risk and against government guidelines.

10. Archaeology

The archaeology of the site should be considered. A Roman Road runs across the farmland site. An archaeological assessment of the area should be completed.

11. Development Areas

Most recent development in the Test Valley Borough areas have been concentrated in the far North and South of the borough, with little development in the central part of the borough. It would seem sensible to focus new development in the central part of the borough, around Stockbridge for an even spread of development.

12. Education

There is no additional school proposed in the plans, which would cause pressure on school places in the local area.

13. Other Proposed Sites

There have previously been proposals to develop the north of Valley Park. If both went ahead, there would be significant additional pressures.

14. Construction Issues

The construction of such a large site would cause noise pollution, access issues, roadworks and large lorries in the local area.

Thank you for listening and taking our objections into account.

It is difficult to see how the large-scale development can go ahead in its current form, considering the impact on

the local population and area.

Regards,
Kirsty Hall and Martin Hall

