

From: [REDACTED]
To: [Planning Policy](#)
Subject: Comments on Propose Housing Development
Date: 02 April 2024 11:07:41

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To whom it may concern,

We are writing in opposition to the proposed housing development, off Castle Lane at Velmore Farm, Valley Park (1070 homes). Below are our main points of contention

Major

The primary access point is already joining a primary access road for the existing community which is already at capacity. Often have long and heavy periods of congestion during peak times.

The proximity of the existing Local hub and community centre is only a 5 mins walk from the boundary of the currently proposed site. We are referring to Valley Park Community Centre on Cleveland bay.

"4.199 There are small areas at risk of surface water flooding along the western boundary and southwestern area of the site. A sequential approach will need to be taken to locate development in areas of lowest flood risk in accordance with national policy." pg105, Local Plan 2040

It looks like you have missed the consistent and prevalent flooding on the eastern boundary of the site, directly located at the proposed site's indicative main access (images attached). Only a light rain causes flooding on that roundabout for several days after, as you can imagine that is most of the year. This is despite a drain located directly at this point in the road.

The proposed site will go from largely vegetation and grassland to paving, which will dramatically increase the surface running water, worsening an already very problematic drainage situation on the eastern boundary. This could also be very expensive to fix, if possible, increasing the cost of the eventual dwellings.

Lack of suitable provisions for 1070 households, ultimately adding more pressure to the aforementioned Cleveland Bay for major provisions. Doctors, dentist, local shop, sports centre, polling station etc.

As the number of dwellings is quite large in comparison to the existing community and the size of the site. There would be a lot of extra pressure on existing amenities. Also the new housing would need to be very densely packed together.

Considering the only facilities being added to the site, other than the housing, seems to be a community centre and a primary school. I would hope the intention would be that the housing being built would be suitable for a large number of parents with young children. I find this unlikely due to local new house prices and no provision for affordable housing proposed on the site and the likely extra cost in development needed to address the drainage issues (referenced above), and electricity pylons (further details below) on the proposed site.

Minor

"4.200 There are National Grid overhead power lines running through the site and this will influence the layout and design of development on the site." pg105, Local Plan 2040

The overhead power lines would make the new dwelling less attractive. Even the presence of powerlines in any housing advertisement negatively impacts the response from prospective buyers. Often leading to very creative photography, ask any estate agent. As a housing developer would likely seek to maximise their profit, there would likely need to be provision for burying these powerlines. Likely leading to major cost implications and electricity disruptions.

The Proposed green space is on the opposing edge of the boundary to the existing dwellings, providing limited access to the existing community.

"(FE) primary School" pg104, Local Plan 2040

We are confused by the use of the FE acronym in reference to a primary school. This usually stands for Further Education as in a university or college, we would appreciate it if you could clarify this.

Kind regards,
Olivia Malpiedi & Michael McAleer



Sent from my iPhone