

From: stella bell [REDACTED]
Sent: 15 March 2015 18:28
To: Planning Policy
Subject: DMM 25

15th March 2015
To Mr David Hogger

The Provision of older person's accommodation.

Modification DMM25 Page 90 New paragraph after 5.193 and Page 92 addition to start of Policy DSP42

Submission

I understand this site was revisited by the council at your request after hearing evidence at the public hearings in December 2014. Prior to the hearings the council had no desire to move forward with any development on this site. The site was considered by the Council when drawing up the draft plan, however after hearing the arguments the planning sub-committee decided this site should not go forward for possible older person's accommodation and thus did not include the site in the draft plan. The site is located at corner of a busy road junction, Station Road / A27. Just up from the junction is a fire station and Portchester Train Station.

Most properties facing onto the site are bungalows and therefore a three storey development which I believe is being proposed for the site is not in keeping with the surrounding area. Portchester railway station cannot be described older person friendly.

Noise is another issue which will certainly impact on the quality of life of elderly residents. The noise not just from the busy road junction with the A27 but Fire Engines from the nearby Fire Station plus an increasing problem of ambulances sounding their emergency sirens through the village. I would suggest this site is not appropriate for the provision of older person's accommodation.

The proposed entrance to this site is in an extremely dangerous position.

The local subways are the means of negotiating safe passage of the A27, these subways flood when the water table reaches a certain level due to natural springs. This happened during 2013 / 2014 and resulted in closure for approximately 3 months at the eastern entrance when pumps were installed. I believe the Environment Agency was involved in this but I am not sure if they came to any positive conclusions of exactly where the water was coming from.

There is no pavement on the Northern side of the A27 only a grass verge therefore the only option when flooding occurs will be for residents to cross Station Road that has a history of many accidents due to the nature and alignment of the railway bridge.

The Merjen building only covers about a fifth of this proposed development site.

When this land that Merjen now occupies was purchased by The Portsea Island Co-op in 1937 there was only a very small building on it, now there is no grassed area between this building and the grassed area of the proposed development site that was once allotments. There is an aerial photograph in the book Images of England PORTCHESTER taken in 1946 that quite clearly show a large building on the Merjen plot surrounded by allotments. The book was published in 2003 and dedicated to the Portchester Society in their Silver Jubilee year, to Promote, Protect and preserve Portchester.

What really is misleading is the site being considered as a 'brown field' on page 7 of the Fareham Borough Council's Viability Report December 2014 by Jenkins Duval.

I do not understand this and it is even more surprising that FBC had not corrected this error.

It is my opinion that this site is certainly not suitable for the over 50's and I would go as far as saying it is not suitable for development of any kind. I hope this site will never be forwarded again but remain a small piece of green space for the residents of this part of northern Portchester to use to walk their dogs and for other leisure activities.

Mrs Stella Bell

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