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29 March 2015

Planning Inspector
Planning Strategy
Fareham Borough Council
Civic Offices
Fareham
PO16 7AZ

**Land at A27 and Station Road junction – Response to DMM25
Development sites and policies plan proposed modification**

Dear Mr Hogger,

I wish to express strong objection to the above proposed development of the Mergen Engineering unit and adjacent open green space.

It is my understanding that a number of past applications to develop upon this land have been refused by the Council on the grounds of:

Overdevelopment of the site
Inadequate off street parking and provision for service vehicles
un-neighbourly effect and impact upon adjoining house
No contribution towards open space

The current application to develop does not address any of the above previous grounds.

The existing Portchester roundabout on the junction of Station Road and the A27 is busy and exceptionally so at peak traffic times. Traffic congestion is a current concern and the bus route north bound to the train station has to give way to oncoming traffic as there is not enough room to pass. This is further compounded with a bus stop outside my property: a bus can't pass if a bus is stationary at the stop.

The distance from the last safety railing on the A27/Station Road to the proposed entrance of the site is just 12 metres at the most northern boundary. Vehicles entering would need to make an immediate left right angle turn, crossing the pedestrian path, which is the main access route to the Precinct shopping and used many school children.

On the opposite side of the road, outside my property, a stationary bus allows only 10 metres before the access to the proposed development. Road users do

unfortunately have little patience and I have on many occasions witnessed traffic over taking at the bus stop directly at the entrance to the Mergen Engineering site.

On two occasions in past years a vehicle exiting the A27 onto Station Road has driven through both the wall of 23 Station Road and also my property number 25. It is my opinion this is a dangerous junction and the proposed development is highly likely to increase the risk to pedestrians and road users. Any development must mitigate this risk to the public.

Apart from access to the site I believe this development to be an un-neighbourly proposal to existing residents and properties and the scale is simply too large for the plot and location. It would be a wholly imposing and overpowering development in particular to the adjacent property 'The Conifers'.

I do not believe this development would improve the built environment and in particular the lost of open space at the main junction would be detrimental to visitors to this historic village with its' iconic Roman Castle.

If alternative vehicular access to the plot were from a slip road from the A27 and exiting as one way traffic to the Leaway then I would not object to a suitably sized development.

Summary of objection

- Serious concern with the practicality of access to the site
- Significant concern to public safety due to access location
- Overdevelopment of the plot in scale and size
- Loss of open space detrimental to the village environment
- Extremely un-neighbourly proposed development
- Existing concerns with flooding to the pedestrian subways

Yours Sincerely

Mr Simon Adamson