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26 February 2015

Dear Hogger

Wish to submit my thoughts on the following main modifications to the Fareham Draft Plan presently being considered by yourself.

Modification  
DMM18 Page 80 Paragraph  
5.163

Submission

I do believe the GVA report referred to within the amendment must be considered out of date. Retail shopping including food retail sites are having to adopt new practices simply to stand still. I would suggest the high street has move on and changed significantly since the report was published.

I do question the need for a food store of the size the council is proposing for the Portchester District Centre. I would suggest the evidence within the GVA Retail report 2012 is no longer current or serves the local need within the present local food retail sector. A new food store of 800-900sq.m net is not going to bring the necessary competitiveness local residents are presently demanding which is why the overwhelming view of residents is in favour of the proposed Lidl development.

Lidl have submitted a planning application to FBC for a food store on a previous retail site at the entrance to the Castle trading site at Portchester with the decision I understand to be made in March 2015.

The planning application from Lidl is for:

Proposed Development  
Provision of a new neighbourhood food store (1,063m<sup>2</sup> sales area, 1,506m<sup>2</sup> gross floor area)

A limited range of product lines which encourages customers to shop with retailers at the Portchester District Centre.

Provision of up to 40 new jobs for local residents.

Clawing back effect on leakage of expenditure to other shopping centre outside of Portchester.

The scale of the proposed store is more in tune to meet the shopping habits of the local community and I would suggest more able to bringing about real competitiveness to the local retail food sector, rather than a smaller store the council wishes to see on the Portchester District Centre.

The new Lidl store is supported by the local community for a number of reasons with the major issue being the local food retail sector is dominantly serviced by one retail chain.

Local District Centres are having to adapt and change if they are to survive and many are moving to a mix of retail, leisure or units focusing on Community activities. I therefore question the Council's approach for a small food retail unit on the South car park at the Portchester District Centre which will be unable to meet the real needs of the local community who are looking to service their food purchases in Portchester only to find to achieve competitive pricing they have to travel outside of the village..

Should also be noted a large shop within the shopping centre remained empty for over two years before The Portchester Community Association took over the double unit and transformed the former shop into a successful Community HUB.

Modification

DMM19 Page 80 Paragraph  
5.164 and Policy Map (Portchester District Centre)

Submission

Is the expansion of the Portchester District Centre really viable when looked at in today's modern shopping habits?

Modification

Provision of older persons accommodation  
DMM25 Page 90 New paragraph after 5.193 and Page 92 addition to start of Policy DSP42

Submission

Corner of Station Road and A27, Portchester

This site was revisited by the council at your request I understand 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 the site should not go forward for possible older persons accommodation and thus did not include the site in the draft plan. The site is located a 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 somewhat over the top to say the least.

What I find misleading and of concern is the site being characterised as a brown field site. Clearly the present industrial unit which only makes up a small area of the overall site may be branded as such however the overwhelming expanse of the site used to be a paddock before the current alignment. Residents have the documents to demonstrate this, so I am therefore puzzled to why this site is now being characterised as Brown Field.

Station Road has a history of road accidents due the nature and the alignment of the road at the railway bridge.

General facilities at the Railway Station

Toilets - No

Waiting Rooms - No

Portchester Railway Station: Accessibility and Mobility Access

Staff help available - NO

Ramp for train access - NO

Step free access coverage - NO

Note: The down platform towards Portsmouth is accessible via a very steep ramp. Some wheelchair users may require assistance. There is no wheelchair access to the up platform towards Southampton.

Wheelchairs available - No

Nearest station with more facilities: Fareham or Cosham

Portchester railway station cannot be described older person friendly I would suggest. Other noticeable concerns are the local subways which is the means of negotiating safe passage of

the A27 flood when the water table reaches a certain level due to natural springs. This happen during 2012 / 2014.

Noise is another issue which will certainly impact on the quality of life of elderly residents. 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 wailing their emergency sirens through the village. I would suggest this site is not appropriate for the provision of older persons accommodation.

Yours Sincerely

Mr Shaun Cunningham