



9 March 2015

David Hogger BA MSc MRTPI MCIHT
Planning Inspector
Planning Strategy
Fareham Borough Council
Civic Offices
Fareham
PO16 7AZ

Dear Mr Hogger

**LAND AT A27 AND STATION ROAD JUNCTION – RESPONSE TO DMM 25
DEVELOPMENT SITES AND POLICIES PLAN PROPOSED MODIFICATIONS**

My bungalow and garden is directly adjacent to the above mentioned site at the junction with the A27 and Station Road and I wish to object to the allocation of this site for any form of future development in the Local Plan.

A planning application for this site has already been refused in 2005 on grounds of overdevelopment, inadequate off street parking and provision for service vehicles, no contribution to open space and un-neighbourly effect upon adjoining house. All these reasons are still appropriate.

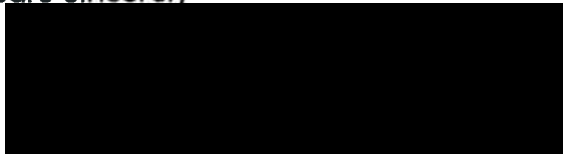
In addition, the traffic using this junction has increased greatly since 2005 and the proposed access would cause even more difficulties at this junction which has been subject to many accidents in recent years. Traffic often tails back from the traffic lights by the railway bridge, which were installed after the planning refusal for this site in 2005, with queues stretching back to the A27 at times.

A development of around 15 units of up to 3 storeys as suggested in the planning brief is overpowering on this site, given how close it would be to nearby residential properties which are mainly bungalows such as mine. The existence of a large diameter water main along the southern border of the site needs to be safeguarded and could require any development to be moved back further north and west bringing it even nearer to overlooking my property. This would also restrict the amount of parking space available for residents and visitors. Older persons still drive cars and have visitors or care workers calling. There is no on-street car parking available adjacent to the site and, if adequate arrangements are not made, drivers will seek space in The Leaway, a narrow residential road which already has problems with parking by commuters using Portchester Railway Station.

If, however, a decision is made to include this site in the Local Plan for older persons' accommodation, then car parking provision should be at least 1 space per unit plus visitor parking and arrangements for service vehicles to enter and manoeuvre safely within the site and leave in forward gear. The development should not exceed 2 storeys in height and not developed for any other purpose, otherwise any justification for including the site in the Local Plan for older persons' accommodation could be over ridden.

Finally, this site was originally taken out of the Local Plan which was submitted for Public Examination and local residents were under the impression that it had been decided to leave the site as open grassed area. The late inclusion has meant that anyone who wished to have spoken at the Examination when the Merjen proposal was discussed was unable to do so. Public consultation on the future use of this piece of land has been limited and even during this 6 week consultation period there are many local people who are still unaware of the implications of this potential development.

Yours sincerely

A large black rectangular redaction box covering the signature of S Gunner.

S Gunner (Mr)