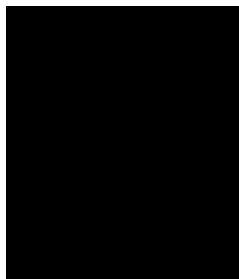


17 MAR 2015



10 March 2015

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**

I wish to object to the proposal to develop the above mentioned site which is included within the modifications for Local Plan Part 2. My house is immediately alongside of the proposed access to this site in Station Road. I was unaware that anything was being planned for this site until just before Christmas 2014. I had studied the earlier editions of the plan, when nothing was shown for this area and I was under the impression that it was going to be left as an open grassed area. I was therefore unable to speak at the Examination when the Merjen proposal was discussed and the late inclusion of this proposal for around 15 units of older persons' accommodation put forward. There are many local people around here who are unaware of the proposed modification because of the lack of publicity.

This green space has a large diameter water main running across the southern side and the local water company has said it would require an easement of 5 metres either side of the pipe, which would mean any development would be pushed back further north west and nearer to my property. At up to 3 storeys in height this would impact upon the amenity and privacy of my house, especially having the only access to the site next to my house.

This junction is a very busy one for both traffic and pedestrians including many schoolchildren who walk up and down past the proposed access to the site. There have been many accidents including one as recently as 26 February 2015. Vehicles turning in and out of the site could cause an even greater traffic hazard.

Whilst the local train station at Portchester is a few minutes walk away it is entirely unsuitable for disabled persons with only steep steps up to the westbound platform and a very steep ramp to the eastbound platform. There is no pavement beyond the subway entrance which floods frequently, meaning elderly residents would have to cross the busy Station Road and attempt to use the Eastern subway, which also floods, in order to reach local shops.

The Brief which the Council has produced proposes 'around' 15 units of older persons' accommodation. The phrase 'around' immediately gives rise to a developer interpreting that as 'could get more in'.

A similar previous planning application for this same site was refused in 2005 on the main grounds of:

Overdevelopment of the site

Inadequate off street car parking and provision for service vehicles

Un-neighbourly effect upon adjoining house

No contribution towards open space.

These reasons still apply and the traffic situation on the junction has got much worse since 2005 due to new development further north up Station Road increasing the amount of traffic using the junction and also the introduction of traffic lights at the railway bridge and Hill Road. The lights cause traffic to queue at peak times right down to the roundabout onto the A27.

If a decision is made to include this site in the Local Plan for older persons' accommodation then provision should be made to include at least 1 car space per unit plus visitor parking and facilities for service vehicles to be able to enter and leave the site safely **in forward gear**. Also the site should not be developed for any other purpose than older persons' accommodation and must not exceed 2 storeys. There is no on- street parking except in the nearby narrow residential roads, which are already being used by rail commuters causing residents difficulties.

Yours sincerely

A black rectangular redaction box covering the signature of the sender.

Y. Chadd (Mrs)