



Recognised Tenants  
Association  
Company Number -  
06826092

**PEEL COMMON RESIDENTS  
ASSOCIATION**

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References: PCRA - Letter of concern dated 24<sup>th</sup> October 2019.  
APP/J1725/W/20/3265860 (Gosport Borough Council)  
APP/A1720/W/21/3269030 (Fareham Borough Council)

Sir,

With respect to our Letter of Concern 24/10/2019 and planning actions. It would now appear that our fears have been realised.

It is with grave concern that the residents of the Peel Common Estate have now received news of the success of a planning appeal to build 99 homes east of Newgate Lane road. **The decision is very controversial and to the residents of Peel Common, the highway changes totally overlook the safety of our community.** It is on this point that we wish to have some assurance that the safety aspects will now be considered very carefully by Hampshire Highways and measures put in place to mitigate the dangers that the access point to the new homes, make.

The building of the houses was always considered a possibility following the construction of Newgate Lane East road and it was believed inevitable that the strength and the wealth of a building group would win the day. What was not foreseen was the unbelievable decision to open up the "No through road" on Brookers Lane road at the Brookers playing field end. From a local public point of view this decision is seen as totally unsafe and supports the almost reckless and last hope effort of Bargate Homes to get a road and therefore a foot into the inviting farmland. Other planning applications will follow (and they will) and no doubt agreed by another blinkered government Inspector. Brookers Lane road will turn into a positive highway of danger. The decision went against strong public resistance and at the forefront of the opposition were the implications of increasing the traffic in a most vulnerable area.

The Peel Common Residents Association concerns outlined are:

1. The extra traffic on The Drive due to a new through road. – The Drive is now at a saturation point and as normality returns post Covid we will witness the return of the high levels of traffic. There are two schools that exist on this road and they are and have been for a number of years subject to major traffic problems.
  - a. The school run cars flood the road and the adjoining Closes with cars parking up to 1 hour or 45 minutes before child collection.
  - b. The road has a high incidence of day time parking. There are often up to 18 cars parked in the road that actually belong to staff that work in the schools. Many Peel Common residents living in the area are retired and also park cars on the highway.
  - c. The school is often in use during peak traffic hours adding to the swollen traffic experienced on the highway.

The inclusion of the extra traffic from the new homes will certainly increase the number of cars using The Drive (paragraph 3 refers) and almost certainly put at risk children and the local community.

2. The extra traffic on Brookers Lane road due to a new through road. – Brookers Lane road is currently a reasonably quiet road that is used by neighbouring residents from Bridgemaury and the Peel Common Estate. Despite this there is however some existing concerns as daily commuters use The Drive and Brookers Lane road as an alternative quick route to their homes (again paragraph 3 refers). The new housing, single point exit/return road will now importantly increase the concern of the danger to the public and local residents.
  - a. The Peel Common estate covers an area of 70 acres. Approximately 35 acres are gardened open areas where maintenance is funded by the residents. This maintenance is carried out by a gardening team that work from a gardening compound east of Brookers Lane road. The original concept of the Peel Common estate was to provide a measure of safety to its residents. The design of Brookers Lane road was to fit in with this concept and importantly give access and safety to the Phase 6 build residents. The gardener's compound was purposely placed at the edge of the estate. It is on a daily basis that the contract gardeners have to frequently traverse or cross the Brookers Lane road in their garden machinery and trailers, to and from the builder's compound. Added traffic to a new through road can only be viewed with trepidation.
  - b. The schools use the (relatively quiet) Brookers Lane road for child bicycle road safety training. Extra traffic can only add to the danger or possibly prevent this important school activity.
  - c. Brookers Field is popular with dog walkers particularly residents who live close to Tukes avenue. Many cars visit the field via the Brookers Lane road and tend to fill up the possible car spaces close to the field. Many visitors take a walk along a road that they often have to cross. On football days there are also many more cars parked at this field back entrance and it is difficult to imagine how the

parking and the required safety can be accommodated when Brookers Lane road becomes a through road to the new housing complex traffic.

It is difficult to deny and inescapable that extra traffic will result due to the recent planning application success. Authorities no doubt will be hoping that traffic distribution will be marginal. The major traffic danger of great concern however is a commuter's return journey to the new housing site, particularly during the peak times. It will be inevitable (an opinion shared by many local past and present commuters) that the now free flowing route of using the Newgate Lane East Road, coupled with an efficient roundabout will almost certainly encourage the driver to take a left turn onto the Peel Common estate. This is the most quickest and direct route to their home. Also, a by-product of this traffic flow efficiency is that the roundabout has proved to increase the speed of traffic (on a green light) to Gosport. Cars turning left onto The Drive tend to attempt to maintain their speed and consequently provide yet another danger to this road.

**Coupled with this route to the new estate and the creation of a through road at Brookers Lane there needs to be a positive response on safety from the Highways authority. The proposed changes to the two roads, The Drive and Brookers Lane road by the builder are viewed as superficial and totally inadequate. The only major addition of road improvement appears to have been placed on a new roundabout at Tukes avenue that though important does not cover the dangers and safety of the more widely affected highways. Residents are very concerned and would certainly like to see a positive response from Hampshire Highways that include traffic calming measures, speed bumps and other possible highway restrictions.**

The successful appeal to the building of the new homes was a surprise however the main concern of this decision, to the Peel Common Residents Association, was the action to change the use of the Brooker Lane road. The change will affect the balance of road safety on the estate (a population of close on 1500 people) and be detrimental to most aspects of daily life. We depend on our local authorities to be aware and diligent in looking after their concerns.

Roy Wilkinson

A handwritten signature in blue ink, appearing to read 'Roy Wilkinson', written in a cursive style.

Chairman  
Peel Common Residents Association