

Southampton City Council Planning and Rights of Way Panel 12th July 2022.

Representations from neighbouring businesses in connection with Application 2 (19/01702/FUL) Erection of extension to the west elevation (known as south extension) (retrospective).

Day Group, Spitfire Garage and Tew Brothers are Siva's closest neighbours in Spitfire Quay / Hazel Road.

Together with other businesses in the vicinity, all three of the above have been engaged in constructive discussions with Siva over the past two to three years in order to agree a satisfactory method of traffic management, taking into account Siva's expansion as well as the needs of our own on-going activities. These discussions have been helpfully assisted by input from Mr Mat Pidgeon from Southampton's Planning Dept.

Day Group, Spitfire Garage and Tew Brothers are keen to see new traffic management measures implemented as soon as possible and would like to see the results of our extensive discussions to date brought to reality through the granting of this application subject two minor modifications being made to the Conditions proposed in the Officer's Report prepared for the Planning and Rights of Way Panel 12th July 2022.

There is an important safeguard missing from bullet point 4 in Condition 2.

Significant efforts have been made to ensure that there is only one vehicle at the rear of Spitfire House at any time and that sufficient space is maintained for all vehicles to manoeuvre such that they can drive out again in a forward gear. However, the proposed Condition does not make this last requirement explicit.

Not only would this manoeuvring bring articulated vehicles directly across the busy site exit of Day Aggregates (causing congestion) it also brings a reversing HGV into close contact with an area used by pedestrians accessing Day's staff car park, thereby creating a significant hazard.

Bullet point 4 needs to be more specific to ensure that this reversing does not happen and should be worded as follows:

Only one vehicle (forklift truck or HGV) will access the rear of Spitfire House via Quayside Road at any one time before exiting in a forward gear.

Also, as currently drafted, the last bullet point of the proposed condition 2 contains an ambiguity which is at odds with what has been hitherto agreed between Siva and its neighbours. It is also inconsistent in the use of the terms 'bay' and 'dock' thereby creating further ambiguity.

For the last bullet point of Condition 2 to accurately reflect what has been agreed it should be amended to read as follows:

Loading bay number 1 shall not be used from 06:30 to 20:00 Monday to Friday & loading bay number 2 shall not be used from 06:30 to 20:00 Monday to Friday and from 06:30 to 13:30 on Saturday morning to avoid obstruction of Quayside Road during times of the day/week when Quayside Road is at its busiest.

If these amendments, or others that give the same effect are agreed, Day Group, Spitfire Garage and Tew Brothers will be pleased to withdraw their objections to this application and to request that conditional consent be granted.

If the amendments are not agreed, Day Group, Spitfire Garage and Tew Brothers' objections will remain on the grounds of pedestrian safety, highway safety and traffic congestion.