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Andrew Amery
Development Control
So'ton City Council
Civic Centre
SO14 7LS

21st December 2011

Dear Andrew Amery,

Planning Application: 11/01856/FUL
Address: 21-35 St Denys Road, Southampton, SO17 1GJ
Proposal: Redevelopment of the site for use as a petrol station.
Erection of a single storey sales kiosk and installation of 6 pumps with canopy

I am writing on behalf of Highfield Residents Association to lodge our objection to the application by Sainsbury's to build a petrol station on this site. While this application includes proposals to address the concerns associated with the previous unsuccessful application for the site, these changes are limited and fail to adequately address the issues previously raised.

I note that there is additional landscaping proposed for the site and layout has been amended. However, these do not sufficiently reduce the scale, level of activity or the impact on neighbours. As officers will be aware, there are a range of residential properties bordering the site, including a children's nursery, which will be adversely effected by the additional petrol fumes, traffic and noise from the site. Furthermore, during the evenings they will also suffer from headlamps shining into their properties. The changes to the screening and layout will not negate these additional sources of

environmental pollution nor do the proposed changes to the previous plans reduce the scale of activity on the site in any meaningful way.

Our principle concern is the impact on traffic in the immediate roads bordering the site but also on the wider surrounding roads. As noted in the previous refusal, *“The proposals will introduce additional traffic movements close to existing busy traffic controlled junctions and given the configuration of St Denys’ Road requires vehicles turning right into or out of the site to cross the carriageway is likely to result in disruption to traffic flows and add to congestion in the immediate vicinity of the site to the detriment of highway safety contrary to “saved” policies SDP1 and SDP3 of the adopted City of Southampton Local Plan Review 2006.”* The location of the site prevents developers from putting forward proposals that are able to sufficiently address this concern. While it may be possible to create a queuing area on the site, it is impossible to avoid the fact that a petrol station at this location will result in a vast increase in the number of difficult right turns across traffic flows, on single lane highways, which will add to the congestion already experienced in the area and could create additional difficulties for emergency vehicles which use this as a main tributary route.

This situation is likely to be compounded by linked journeys from the soon to be opened Sainsbury’s in Portswood Road and the new homes due to be built on the former bus depot site. Furthermore, there are a considerable number of existing petrol stations in the vicinity and therefore there is absolutely no strategic benefit to shoppers, or passing traffic for a new petrol station at this site.

While we trust that you will feel that the above concerns merit rejection of the application under delegated powers, we would request that, were you minded to recommend approval, this application be referred to the Planning and Rights of Way Panel for determination, and that Highfield Residents’ Association be notified of the date of any hearing as we may wish to make representations direct to the Panel.

Yours sincerely,

Keith Reed
Committee Member for Planning & Licensing