

7. **17/01600/FULLS (REFUSE/PERMISSION) 23.06.2017**
SITE: Bargain Farm, Frogmore Lane, Nursling, **NURSLING**
AND ROWNHAMS

9 – 35

CASE OFFICER: Paul Goodman

APPLICATION NO.	17/01600/FULLS
SITE	Bargain Farm , Frogmore Lane, Nursling, SO16 0XS, NURSLING AND ROWNHAMS
COMMITTEE DATE	6 th February 2018
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1.0 REPRESENTATIONS

The additional representations summarised below are those forwarded directly to members of PCC by email on the 2nd February 2018.

1.1 Hamberley – Support;

- Hamberley are an actively promoting development at Bargain Farm, comprising an 80 bedroom care home providing residential nursing and dementia care together with a 61 bedroom residential neuro rehabilitation centre for people suffering with severe and progressive neurological conditions requiring long term support as well as respite or day care.
- An application is to be submitted at the end of February.
- The development will be of significant value to the local community helping to meet and identified shortfall and reduce pressure on local services.
- The development will also deliver substantive employment opportunities for the local area and would represent a large scale investment in new local healthcare infrastructure.
- The proposals are reliant on the provision of an access from Frogmore Lane to develop the site and provide adequate access.
- The proposals could not realistically be advanced if there were no access to Frogmore Lane and if the wider Bargain Farm site only had a single access from Adanac Drive. This would represent a significant constraint and prejudice the viability.
- The contractual relationship with the landowner requires the delivery of the proposed access. This reinforces the essential need for the proposed access road.

1.2 Lidl – Support;

- Express strong support and consider the proposals represent essential infrastructure needed to support future development of Bargain Farm.
- Lidl is a major investor and employer in the locality in relation to the distribution centre and associated benefits.
- Lidl are actively promoting a new store at Bargain Farm within the administrative area of Southampton City Council. The access to this scheme would connect to the access the subject of the application.
- Lidl are committed to improving the capacity at the Brownhill Way/Frogmore Lane Junction as part of the store proposals.
- A new store will deliver a range of benefits by way of employment, investment, improved shopping choice and as a catalyst to the development of Bargain Farm.

- There is a clear need for the access in order to develop the site.
- A single access from Adanac Drive could not adequately serve the whole of the site.

1.3 **University Hospital Southampton NHS Foundation Trust – Support;**

- The letter of support from the University Hospital Southampton NHS Foundation Trust is the same as reproduced within the Officers update to SAPC 9th January and contained on Page 24 of the PCC agenda.