

<b>APPLICATION NO.</b>	18/03235/FULLS
<b>SITE</b>	Bargain Farm, Frogmore Lane, Nursling, <b>NURSLING AND ROWNHAMS</b>
<b>COMMITTEE DATE</b>	18 <sup>th</sup> February 2020
<b>ITEM NO.</b>	7
<b>PAGE NO.</b>	11 – 42

---

1.0 **Southampton City Council**

1.1 An additional consultation response was received from SCC this afternoon setting out the following comments:

1.2 **I am not in receipt of your consultation of the 18th July 2019 so please accept our apologies for not providing a more formal response. The City Council would appreciate if the following summary of all our comments made to date be expressed to your planning committee:**

- **We have no objection to the principle of the care home development in this location.**
- **Our sole concerns relates to the effect of the development on the junction of Brownhill Way and Lower Brownhill Way. This junction is currently over-capacity and cannot accommodate any additional trips without mitigation. This is not an exaggeration and can be experienced by anyone utilising the route during peak times.**
- **For clarity, we are also progressing the NHS Health Campus towards approval since this development incorporates a park and ride facility which removes trips from the city network.**
- **Whilst any additional trips would result in the failure of the Brownhill Way and Lower Brownhill Way junction, it is noted that the application assumes 23 trips would occur from the development within the morning peak. The submission also confirms that there would be 190 staff members on site, 123 of which have shifts starting or ending within the morning peak. The site is not well-served by public transport. The anticipated trip generation is not, therefore, realistic. For context, the Lidl foodstore proposed for the neighbouring site, incorporates just 25 more car parking spaces than the care home proposal but has accepted that significant off-site highways mitigation is required to make the development acceptable in planning terms.**
- **We note that Hampshire County Council’s Highway Team have not objected to the application. That said, Hampshire County Council have made it clear in their consultation response, that their assessment was purely based on the impact of the development on their own road network clarifying that “While the Frogmore Lane approach to this junction is within Test Valley Borough boundary, the junction itself and Brownhill Way/Lower Brownhill Way**

**approaches are within SCC boundary and therefore SCC should satisfy themselves that the impacts of the development on this junction have been fully assessed and appropriate mitigation is provided". As such, it is not safe to assume that an absence of an objection from Hampshire County Council means that the development is acceptable in all respects of its impact on the highway network.**

- **The development of the adjoining site for a Lidl supermarket benefits from a resolution to grant planning permission from the City Council. A section 106 has been drafted which will secure a sizeable contribution from Lidl towards the core construction costs of an improved junction which will build the required capacity into the road network. At this stage, we have no certainty that Lidl will sign the section 106 agreement or eventually implement their planning permission.**
- **The payment of the financial contribution by Lidl would enable the Council to programme the junction upgrade works. As such, we would request that the care home development is not occupied until this contribution has been made to the Council by Lidl/Commencement of their Development. This would avoid the care home taking the full burden of the required off-site highway works.**
- **We are more than happy to defend this position at appeal, if necessary, although remain optimistic that a legal agreement or planning condition could be used to address our concerns. In making these comments, we note that whilst there are three separate applicants at Bargain Farm, all applicants are utilising one new vehicle access link to Frogmore Lane and, with a single landowner, it would seem within the gift of the respective developers to align their development programmes.**