

Sent by email only



Planning Department
 Test Valley Borough Council
 Beech Hurst
 Weyhill Road
 Andover
 SP10 3AJ

Registered Office:
 Gladman House
 Congleton Business Park
 Alexandria Way
 Congleton
 Cheshire
 United Kingdom
 CW12 1LB

22nd January 2024

Dear Sir/Madam,

Land off Halterworth Lane, Romsey
Planning Portal Reference: PP-12705172

RE: "Outline planning application for demolition of existing buildings and the erection of up to 270 dwellings, including affordable housing, with land for the potential future expansion of Halterworth Primary School, public open space, structural planting and landscaping, sustainable drainage system (SuDS) and vehicular access points. All matters reserved except for means of access."

I hereby notify you that we have today submitted an outline planning application with all matters reserved except for access for residential development via the Planning Portal. We have submitted the reports shown below:-

1. Cover letter, Completed Application Forms and Certificates with Validation Checklist
2. Location Plan (09840-FPCR-ZZ-ZZ-DR-L-0004-P02)
3. Development Framework Plan
4. Parameters Plan – Land Use (09840-FPCR-ZZ-ZZ-DR-L-0003-P03)
5. Northern Access Plan (P21004-001C)
- 5a. Southern Access Plan (P21004-002B)
6. Design and Access Statement
7. Landscape and Visual Assessment (submitted in 2 parts)
8. Heritage Assessment
9. Ecological Impact Assessment
10. Biodiversity Checklist
11. Arboricultural Impact Assessment
12. Preliminary Geo-environmental Risk Assessment
13. Mineral Resource Assessment
14. Flood Risk Assessment (submitted in 5 parts)
15. Air Quality Assessment
16. Noise Assessment



www.gladman.co.uk



01260 288800



land@gladman.co.uk

- 17. Planning and Affordable Housing Statement
- 18. Statement of Community Involvement
- 19. Nutrient Neutrality Assessment
- 20. Topographical Survey (2016-136-Topo_01_2D-Rev 0)
- 21. CIL form
- 22. Environmental Statement – Non-Technical Summary

23. Environmental Statement:

Chapter 1	Introduction
Chapter 2	Approach and Scope of the EIA
Chapter 3	Site Description
Chapter 4	Development Description
Chapter 5	Consideration of Alternatives
Chapter 6	Traffic and Transport
Chapter 7	Ecology
Chapter 8	Water Environment
Chapter 9	Socio-Economics
Chapter 10	Summary of Residual and Cumulative Effects

24. Appendices to Environmental Statement: (uploaded in 4 parts)

Introduction

- Appendix 1.1 Location Plan
- Appendix 1.2 Development Framework Plan
- Appendix 1.3 Land Use and Access Parameter Plan

Traffic and Transport

- Appendix 6.1 Transport Assessment
- Appendix 6.2 Travel Plan
- Appendix 6.3 Study Area Link Sensitivity Plan

Ecology

- Appendix 7.1 Relevant Policy and Legislation
- Appendix 7.2 Habitats Assessment
- Appendix 7.3 CONFIDENTIAL Badger Report (refer to standalone document)
- Appendix 7.4 Bat Survey Report
- Appendix 7.5 Breeding Bird Survey
- Appendix 7.6 Hazel Dormouse Survey Report
- Appendix 7.7 Reptile Survey Report
- Appendix 7.8 Biodiversity Net Gain report
- Appendix 7.9 Shadow Habitats Regulations Assessment
- Appendix 7.10 Ecology Figures

Water Environment

- Appendix 8.1 Legislation and Policy
- Appendix 8.2 Risk Assessment Methodology
- Appendix 8.3 Flood Risk Assessment Drawings

Socio-Economics

Appendix 9.1 Copies of Relevant Correspondence

26. Utilities Statement

Some documents have been transmitted via the Planning Portal at Low Resolution, and in multiple parts. At the dropbox link following this, I have included a full High Resolution version.

<https://www.dropbox.com/scl/fo/z2qi6ufm2ehhg2sarkgm7/h?rlkey=ip98vypp8esx7okx83ac3t4z2&dl=0>

Please note that the Statement of Community Involvement (item 18) contains complete copies of all correspondence received during pre-application consultation. Some of the correspondence includes personal details such as names, addresses and email addresses and have been provided in an unaltered form to ensure full transparency. A fair processing note was included on the consultation leaflets and website, which made clear to members of the public providing this data that it would be forwarded to the LPA as part of a Planning Application, and also that the Council may publish it online. Should the Council publish this information online, it will of course need to do so in line with its own data protection policies.

Validation requirements

The table below is taken from the Test Valley Borough Council website and it sets out how the validation requirements for outline applications are met through the submitted documentation.



Planning Application Requirements (PAR) Checklist for:

Application for Outline Planning Permission with some matters reserved

Your application **MUST** include the items listed under National Requirements. It must also include those under Local Requirements where relevant. Any missing requirement could delay the validation of your application.

For a more detailed explanation of and guidance on each local requirement, please refer to the PAR descriptions list.

NATIONAL REQUIREMENTS

Details required	Yes
Completed form.	✓
A plan which identifies the land to which the application relates and showing the direction of North, drawn to a scale of 1:1250 or 1:2500 with the application site outlined in red.	✓
Block plan of the site at a scale of 1:200 or 1:500 showing any site boundaries.	✓*
The completed Ownership Certificate and Agricultural Land Declaration (A, B, C or D – as applicable) as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995.	✓
Design and Access Statement (see separate explanation).	✓
The appropriate fee (see Fees list).	✓
In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Article 6 of the Town and Country Planning (General Development Procedure) Order 1995 must be given and/or published in accordance with this Article.	✓

*Please refer to Topographical Survey (2016-136-Topo_01_2D-Rev 0)

LOCAL REQUIREMENTS

Details required	Yes	No	If No, please explain why not
As a minimum, a basic level of information on any of the following matters which are reserved should always be provided:			
<ul style="list-style-type: none"> • Use – the use or uses proposed for the development and any distinct development zones within the site separately identified. 	✓		Please see the Development Framework Plan and Design and Access Statement.
<ul style="list-style-type: none"> • Amount of development – the amount of development proposed for each use. 	✓		Please see the Development Framework Plan and Design and Access Statement.
<ul style="list-style-type: none"> • Indicative Layout - the approximate location of buildings, routes and open space and, where appropriate, identifying any separate development zones proposed within the site boundary. 	✓		Please see Development Framework Plan and Parameters Plan (09840-FPCR-ZZ-ZZ-DR-L-0003-P03).

• Scale parameters - the upper and lower limits of height, width and length of each building.		✓	Not required for this outline application.
• Indicative Access Points - the area(s) in which the access point(s) to the site will be situated.	✓		See Access drawings (P21004-001C) and (P21004-002B).
For those reserved matters for which approval is being sought, a copy of plans and drawings or information necessary to describe that part of the application .		✓	Outline application so not applicable.
Affordable Housing statement (Where dwellings are proposed).	✓		See Planning and Affordable Housing statement.
Biodiversity Checklist and Biodiversity survey and report where Biodiversity Checklist identifies the need for one.	✓		See BNG report (located at Appendix 7.8 of ES), ES chapter 7, EclA and biodiversity checklist submitted.
Environmental statement (Where one is deemed necessary through EIA Screening).	✓		Submitted with application.
Flood risk assessment (see separate note).	✓		See Flood Risk Assessment submitted with the application.
Heritage Statement (If development is in a conservation area or in the setting of any heritage assets).	✓		See Heritage Assessment submitted with the application.
Parking Plan.		✓	Not required at outline but see indicative masterplan layout.
Planning Statement.	✓		See Planning and Affordable housing statement.
Tree Survey/Arboricultural implications (British Standard 5837:2012).	✓		See Tree Survey within the submitted Arboricultural Impact Assessment.
CIL Form.	✓		See CIL forms attached.
Foul Drainage Report	✓		See 6.7 of FRA
Utilities Statement	✓		See Utilities Assessment
Transport Aseesment	✓		See Appendix 6.1 of ES

Application fee

The Planning Application fee of [REDACTED] plus handling charges has already been paid via BACS to Test Valley Borough Council.

Additional Information

Further to the submissions, we have submitted at document 20 a Topographical Survey of the existing levels of the site. These five pages are set at A0 size and are at a scale of 1:500 at

that size. I trust that this meets with your approval as a document that outlines the existing levels.

We trust the enclosed information is sufficient to enable our application to be validated at your earliest opportunity. However, should you have any queries or require any further information please do not hesitate to contact me.

Yours faithfully,

[REDACTED]

Beth Ambrose

Assistant Project Manager
Gladman Developments Ltd

[REDACTED]

Application for Outline Planning Permission with some matters reserved

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Land to the east of Halterworth Lane, Romsey.

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

01260288800

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Gladman

Surname

Developments Ltd

Company Name

Gladman Developments Ltd

Address

Address line 1

Gladman House

Address line 2

Alexandria Way

Address line 3

Congleton Business Park

Town/City

Congleton

County

Cheshire

Country

Postcode

CW12 1LB

Contact Details

Primary number

01260288800

Secondary number

Fax number

Email address

ProjectsManagers@gladman.co.uk

Description of the Proposal

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply)

- Access
- Appearance
- Landscaping
- Layout
- Scale

Note: if this application is approved, the matters not determined as part of this application will need to be the subject of an "Application for approval of reserved matters" before the development may proceed.

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe the proposed development

Outline planning application for the demolition of existing buildings and the erection of up to 270 dwellings, including affordable housing, with land for the potential future expansion of Halterworth Primary School, public open space, structural planting and landscaping, sustainable drainage system (SuDS) and vehicular access points. All matters reserved except for means of access.

Has the work already been started without planning permission?

- Yes
- No

Site Area

What is the measurement of the site area? (numeric characters only).

12.80

Unit

Hectares

Existing Use

Please describe the current use of the site

Agricultural grazing land.

Is the site currently vacant?

Yes

No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes

No

Land where contamination is suspected for all or part of the site

Yes

No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes

No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes

No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes

No

Are there any new public roads to be provided within the site?

Yes

No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes

No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes

No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Please see access drawings 5.Northern Access Plan (P21004-001C) and 5a. Southern Access Plan (P21004-002B).

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

N/A

Proposed materials and finishes:

To be determined at Reserved Matters stage.

Type:

Roof

Existing materials and finishes:

N/A

Proposed materials and finishes:

To be determined at Reserved Matters stage.

Type:

Windows

Existing materials and finishes:

N/A

Proposed materials and finishes:

To be determined at Reserved Matters stage.

Type:

Doors

Existing materials and finishes:

N/A

Proposed materials and finishes:

To be determined at Reserved Matters stage.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

N/A

Proposed materials and finishes:

To be determined at Reserved Matters stage.

Type:

Vehicle access and hard standing

Existing materials and finishes:

N/A

Proposed materials and finishes:

To be determined at Reserved Matters stage.

Type:

Lighting

Existing materials and finishes:

N/A

Proposed materials and finishes:

To be determined at Reserved Matters stage.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes
 No

If Yes, please state references for the plans, drawings and/or design and access statement

A comprehensive Design and Access Statement is submitted as part of the application documents.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
 Septic tank
 Package treatment plant
 Cess pit
 Other
 Unknown

Are you proposing to connect to the existing drainage system?

- Yes
 No
 Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Please see Paragraph 6.7 of the submitted Flood Risk Assessment along with foul drainage layout - Drawing number ENZ-XX-XX-DR-D-0001.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
 No

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes

No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

Yes

No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

Market Housing

Social, Affordable or Intermediate Rent

Affordable Home Ownership

Starter Homes

Self-build and Custom Build

Market Housing

Please specify each type of housing and number of units proposed

Housing Type:						
Other						
1 Bedroom:						
0						
2 Bedroom:						
0						
3 Bedroom:						
0						
4+ Bedroom:						
0						
Unknown Bedroom:						
162						
Total:						
162						

Proposed Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	0	0	0	0	162	162

Affordable Home Ownership

Please specify each type of housing and number of units proposed

Housing Type:

Other

1 Bedroom:

0

2 Bedroom:

0

3 Bedroom:

0

4+ Bedroom:

0

Unknown Bedroom:

108

Total:

108

Proposed Affordable

Housing Category Totals

1 Bedroom Total

0

2 Bedroom Total

0

3 Bedroom Total

0

4+ Bedroom Total

0

Unknown
Bedroom Total

108

Total

108

Existing

Please select the housing categories for any existing units on the site

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Totals

Total proposed residential units

270

Total existing residential units

0

Total net gain or loss of residential units

270

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
- No

Employment

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes
 No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
 No

Is the proposal for a waste management development?

- Yes
 No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
 No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

Yes

No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
 No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
 The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

<p>Name of Owner/Agricultural Tenant: Montfort Missionary Society</p> <p>House name: Montfort House</p> <p>Number: 28</p> <p>Suffix:</p> <p>Address line 1: Burbo Bank Road</p> <p>Address Line 2: Blundellsands</p> <p>Town/City: Liverpool</p> <p>Postcode: SO40 7DU</p> <p>Date notice served (DD/MM/YYYY): 22/01/2024</p> <p>Person Family Name:</p>
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Person Role

- The Applicant
 The Agent

Title

First Name

Surname

Declaration Date

22/01/2024

Declaration made

Declaration

I/We hereby apply for Outline planning permission: Some matters reserved as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Gladman Developments Ltd

Date

22/01/2024

Montfort Missionary Society
Montfort House
28 Burbo Bank Road
Blundellsands
Liverpool
SO40 7DU

Registered Office:
Gladman House
Congleton Business Park
Alexandria Way
Congleton
Cheshire
United Kingdom
CW12 1LB

22nd January 2024

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (England) ORDER 2015
NOTICE UNDER ARTICLE 13 OF APPLICATION FOR PLANNING
PERMISSION**

Proposed development of land off Halterworth Lane, Romsey

We give notice that Gladman Developments Limited is applying to Test Valley Borough Council for outline planning application for the demolition of existing buildings and erection of up to 270 dwellings, including affordable housing, with land for the potential future expansion of Halterworth Primary School, public open space, structural planting and landscaping, sustainable drainage system (SuDS) and vehicular access points. All matters reserved except for means of access.

Any owner* of the land or a tenant** who wishes to make representations about this application should write to:

Planning Department

Test Valley Borough Council
Beech Hurst
Weyhill Road
Andover
SP10 3AJ

By 12th February 2024 (21 DAYS FROM DATE OF NOTICE)

Signed: 

Beth Ambrose | Assistant Project Manager
Gladman Developments

* 'owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** 'tenant' means a tenant of an agricultural holding any part of which is comprised in the land.

Statement of Owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.