



PLANNING AND AFFORDABLE HOUSING STATEMENT

LAND OFF HALTERWORTH LANE, ROMSEY



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APPENDICES

Appendix 1: Section 106 Draft Heads of Terms

1 INTRODUCTION

1.1 Scope of the Statement

1.1.1 This Planning and Affordable Housing Statement has been prepared in support of an outline planning application made by Gladman Developments Ltd (Gladman) for development of land off Halterworth Lane, Romsey. The description of development is as follows:

“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.”

1.1.2 The demolition of buildings relates to the existing buildings in the northern field parcel of the application site. These are wooden and metal made structures in a dilapidated condition, that are presently used for stabling and storage.

1.1.3 The application site is well located to the existing built-up area of Romsey and represents a suitable and sustainable location for housing.

1.1.4 The application site is located in the administrative area of Test Valley Borough council and comprises of 2 agricultural fields. The site area is 12.8ha to the east of Halterworth Lane and north of Halterworth Primary School.

1.1.5 The outline planning application is seeking approval in principle for the development proposals. This Planning and Affordable Housing Statement is one in a suite of documents submitted to support the application and

comprehensively demonstrates the suitability and sustainability of the site for housing development.

1.2 **Scope of the Planning Application**

1.2.1 The following plans and documents have also been submitted in support of the outline planning application:

- Location Plan
- Development Framework Plan
- Parameters Plan – Land Use
- Northern Access Plan (P21004-001C)
- Southern Access Plan (P21004-002B)
- Design and Access Statement
- Landscape and Visual Assessment
- Heritage Assessment
- Ecological Impact Assessment
- Biodiversity Checklist
- Arboricultural Impact Assessment
- Preliminary Geo-environmental Risk Assessment
- Mineral Resource Assessment
- Flood Risk Assessment
- Air Quality Assessment
- Noise Assessment
- Statement of Community Involvement

- Nutrient Neutrality Assessment
- Topographical Survey
- CIL form

1.2.2 The information contained within the application documents is summarised in Section 4 and provides the framework for future detailed reserved matters applications.

1.3 **Relevant Planning History**

1.3.1 There have not been any previous applications submitted on the proposed development site.

1.4 **EIA Screening**

1.4.1 Prior to planning permission being granted, there is a statutory requirement under the EIA Regulations to undertake an EIA and prepare an ES for any development that is likely to result in a significant adverse effect upon the environment. The EIA Regulations set out what types of development are likely to result in significant adverse effects on the environment, and detail screening thresholds and criteria to determine whether an EIA is required.

1.4.2 As the application proposals are for urban development on a site of more than 5 hectares, the proposals fall under Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Such projects only require an Environmental Impact Assessment (EIA) if the development is 'likely to have significant effects on the environment by virtue of factors such as its nature, size or location.' Projects which are wholly outside sensitive areas and do not exceed the screening thresholds are not Schedule 2 development do not require EIA screening.

1.4.3 Due to the size, scale, and development characteristics of the Proposed Development, the Applicant has undertaken an EIA on a voluntary basis.

1.4.4 EIA Scoping has not been undertaken for the Proposed Development and the scope of this ES is based on an understanding of the surrounding area and focuses on the aspects of the environment which are likely to have the most potential for significant effects as a result of the Proposed Development. The following topic areas have been considered within this EIA, and are included as technical chapters within the supporting ES:

- Traffic and Transport;
- Ecology;
- Water Environment; and
- Socio-Economic.

2 THE PROPOSALS

2.1 The Proposals

2.1.1 The drawings submitted for approval under this outline planning application are:

- Site Location Plan (drawing number: 09840-FPCR-ZZ-ZZ-DR-L-0004 P01)
- Proposed Access Strategy – Northern Frontage (drawing number: P21004-001C)
- Proposed Access Strategy – Southern Frontage (drawing number: P21004-002B)

2.1.2 The application proposal includes the following:

- Up to 270 residential dwellings (including 40% affordable housing delivered in accordance with current adopted planning policy);
- 4.45ha of formal and informal open space including structural landscaping, woodland and hedgerow planting, wildlife pond, and the retention and positive management of key landscape features;
- Vehicular access points onto Halterworth Lane;
- Demolition of the existing buildings in the northern parcel of the site;
- Surface upgrades to Public Right of Way – Footpath 198/15/1;
- 2 Locally Equipped Areas of Play (LEAP);

- A Sustainable Drainage System (SuDS) to ensure the proper management of surface water;
- 1.08ha of land to be gifted to Halterworth Primary School for potential future expansion;
- Potential primary school and visitor car parking laybys provided within the site;
- Development in a sustainable location, with excellent proximity to local facilities and transport nodes;
- Upgrades to closest pair of bus stops on Halterworth Lane to include raised boarding areas, shelter, seating and timetable information to encourage bus travel by future and existing residents.

2.1.3 It is proposed that the site will be accessed from Halterworth Lane, via two simple priority junctions creating two separate access points. It has been confirmed that the required visibility splays can be achieved and that the site access junction will operate comfortably within capacity in both the morning and evening peak periods with the proposed development traffic as demonstrated by the Transport Assessment appended to the Transport Chapter of the ES prepared by Prime Transport.

2.1.4 The application site is located on the edge of Romsey, a major centre in the Local Plan settlement hierarchy. The application site made up of two agricultural fields and existing hedgerow planting. A Public Right of Way runs through the site from Halterworth Lane to the east connecting to Highwood Lane. Existing residential development is located to the west and south of the site. To the north and east of the site, the site is bound by agricultural land.

- 2.1.5 The Development Framework Plan (drawing no. 09840-FPCR-ZZ-ZZ-DR-L-0002 P07) demonstrates how the built development will be set within a framework of open space and green infrastructure. The green infrastructure will include new areas of green space that will incorporate ecological mitigation and habitat creation, sustainable drainage features, play and recreation space and land for proposed expansion to primary school. The proposal seeks to retain existing landscape features; the existing hedgerows are maintained where possible and any losses will be mitigated elsewhere on site. The Development Framework Plan incorporates these elements within a strategic landscape framework.
- 2.1.6 A range of densities and house types are proposed to meet local need. It is proposed that 40% of the homes will be affordable, in accordance with Policy COM7 of the Test Valley Borough Revised Local Plan 2016 and the updated Affordable Housing SPD (2020). The affordable housing provision will be secured by a Section 106 Agreement.

3 PLANNING POLICY FRAMEWORK AND MATERIAL CONSIDERATIONS

3.1 Background

3.1.1 This section sets out the planning policy framework relevant to the site and the proposed development. Consideration of the proposed development within the context of the relevant Development Plan policies is undertaken in Chapter 4 of this Statement.

3.2 The Development Plan

3.2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a statutory duty on local planning authorities to determine planning applications in accordance with the development plan unless material planning considerations indicate otherwise. Section 39 of the Act requires decision makers to exercise their functions with the objective of contributing to the achievement of sustainable development.

3.2.2 The Framework is a material planning consideration but does not change the statutory status of the Development Plan as the starting point for decision making. The planning application should be considered in this context.

3.3 Adopted Local Plan

3.3.1 Development proposals should be determined in accordance with the Development Plan unless material considerations indicate otherwise. At the time of writing, the Development Plan applicable to this planning application comprises of

- Test Valley Revised Local Plan 2011-2029 (adopted January 2016);
- Hampshire Minerals and Waste Plan (adopted October 2013)
- Draft New Forest SPA Mitigation Framework

3.3.2 The following policies are relevant to the determination of the application:

- Policy COM1: Housing Provision 2011 – 2029
- Policy COM2: Settlement Hierarchy
- Policy COM7: Affordable Housing
- Policy COM15: Infrastructure
- Policy E1: High Quality Development in the Borough
- Policy E2: Protect, Conserve and Enhance the Landscape Character of the Borough
- Policy E3: Local Gaps
- Policy E5: Biodiversity
- Policy E6: Green Infrastructure
- Policy E7: Water Management
- Policy E9: Heritage
- Policy LHW1: Public Open Space
- Policy T1: Managing Movement
- Policy T2: Parking Standards
- Policy CS1: Community Safety

3.3.3 As the site is not allocated for development and is located outside, but adjacent to the current settlement boundary, it is accepted that this is a location where development is not specifically supported by the development plan. However, significant material considerations exist to justify this departure from the Plan.

3.4 The Development Plan: Weighting

3.4.1 The Framework is a material planning consideration but does not change the statutory status of the Development Plan as the starting point for decision making. Paragraphs 2 and 12 of the Framework confirm that:

2. 'Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.'

12. 'The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.'

3.4.2 Further, in determining the weight to relevant policies the guidance at paragraph 225 of the Framework confirms:

'...existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).'

3.4.3 The planning application should be considered in this context.

3.5 National Planning Policy Framework

3.5.1 The NPPF is an important material consideration in planning decisions. The NPPF sets out the Government's approach to sustainable development and core planning principles. A revised NPPF was published by the Government in December 2023.

Presumption in Favour of Sustainable Development

3.5.1 Paragraph 7 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development, which can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

3.5.2 The NPPF sets out three overarching objectives towards achieving sustainable development under paragraph 8, which includes ensuring that sufficient land is available in the right places to support growth; making sure that a sufficient number and range of homes can be provided to meet the needs of present and future generations supported by well-designed environments and accessible services; and ensuring that land is used effectively to improve biodiversity, use resources prudently by minimising waste and pollution, mitigating and adapting to climate change and moving towards a low carbon economy.

3.5.3 At the heart of the Framework is the 'presumption in favour of sustainable development'. Paragraph 11 sets out how planning applications should be determined in this context:

"11. Plans and decisions should apply a presumption in favour of sustainable development..."

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁷; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

3.5.4 Footnote 7 of the Framework identifies a closed list of potential restrictive policies that may in a particular case cause the presumption to be disapplied.

3.5.5 The application site falls within the Solent and Southampton Water SPA Zone of Influence and has the potential to have a likely significant effect on this site due to increased nutrient loading within a catchment that has been designated as vulnerable to the impact of additional nutrient disposition. Any impacts will be mitigated for off-site by the purchase of nutrient credits, this would be secured in a Section 106 agreement. This financial contribution is considered as sufficient mitigation to ensure that the proposals will have no adverse impact on the SPA either individually or in combination. The Site is also located within the 13.6km zone of influence (ZOI) for the New Forest SPA/SAC/Ramsar site and therefore increased recreational pressures need to be considered. A financial contribution towards the New Forest Recreation Mitigation Framework, is considered to be sufficient mitigation to ensure no adverse impact on this site. Further onsite GI will provide local recreational opportunities, which will lessen the reliance on the New Forest.

3.5.6 The application site is therefore subject to a number of the designations cited within footnote 7. However, it can be concluded that, subject to mitigation as set out, the proposed development will not have an adverse impact on the integrity of the Solent and Southampton Water SPA and New Forest SSSI SPA

Ramsar and therefore, the application of policies in the Framework does not provide a clear reason for refusing the proposed development and the presumption at 11 d) (ii) should not be disapplied.

3.5.7 Footnote 8 provides further guidance on when policies may be considered 'out of date'. It confirms that when a local planning authority (LPA) cannot demonstrate a five-year housing land supply (or a four year supply, if applicable, as set out in paragraph 226), the policies which are most important for determining an application involving the provision of housing should be considered to be out of date. In this case, it is considered that the LPA is required to demonstrate a five year housing land supply (or a 4 year supply, if applicable, as set out in paragraph 226).

3.5.8 Paragraph 12 of NPPF reiterates that the presumption in favour of sustainable development does not change the statutory status of the Development Plan as the starting point for decision making.

3.6 Draft Local Plan 2040

3.6.1 The Council are working on a new Local Plan to cover the period up to 2040. This emerging plan is currently at an early stage with the Issues and Options Consultation taking place in 2018, the Refined Issues and Options in 2020 and the Stage 1 Regulation 18 in 2022.

3.6.2 The Stage 1 Regulation 18 consultation material identified Romsey as being a tier 1 settlement in the draft settlement hierarchy, confirming the Council's acceptance that Romsey is suitable to accommodate further growth reflecting that it benefits from, alongside Andover in the north of the Borough, the widest range and number of facilities to meet local communities' needs.

- 3.6.3 At the time of writing, the Council have published a draft of the Stage 2 Regulation 18 plan which is awaiting democratic sign off for consultation from the Full Council.
- 3.6.4 Finally, the recently published Local Development Scheme outlines that consultation on the Draft Plan in Quarter 1 2025 and Submission in Q2 2025.
- 3.6.5 Due to the very early stages of the Draft Local Plan, very little weight can be attributed to this for decision-taking purposes.
- 3.6.6 Further on a strategic level, Test Valley Borough Council are one of the twelve local authorities working collaboratively under the title of the Partnership for South Hampshire (PfSH)
- 3.6.7 In November 2023, PfSH published a proposed Spatial Position Statement which seeks to focus new housing growth on cities and towns first that can be integrated with existing transport networks.
- 3.6.8 To address some of the existing housing shortfall in South Hampshire, Broad Areas of Search for Growth have been identified to deliver approximately 9,700 homes with further work to be advanced through individual local plans for each authority. For Test Valley, "East of Romsey" has been identified as one of these Broad Areas of Search for growth within the Spatial Position Statement which includes the application site.

2023 SHELAA ASSESSMENT AND SITE APPRAISAL

- 3.6.9 The proposed development site was assessed in the 2023 SHELAA (ref: SHELAA 139) published by Test Valley Borough Council. The assessment shows that the site has potential capacity for up to 355 dwellings and could start delivering housing within 3 years based on the phasing plan.

- 3.6.10 The summary shows that the site is available and is currently being promoted for development. The SHELAA states that while the site is outside of the settlement boundary of the TVBC Revised Local Plan DPD, it is adjacent to the town of Romsey which is identified as a Major Centre within the settlement Hierarchy. Major Centres contain the widest range of facilities and services in the Borough and more accessible due to better public transport provision. The site does not include any of the features identified in the ecological network and does not contain habitat patches utilised by species to easily move about.
- 3.6.11 Alongside the SHELAA a Site Appraisal has also been produced by TVBC. The site has been assessed as strongly positive relating to accessibility to strategic employment, connection to high quality broadband, accessibility to Romsey town centre within the second assessment objective to ensuring a thriving local economy.
- 3.6.12 Objective 3 within the appraisal is to maintain and improve access to services, facilities and other infrastructure. Of the 9 sub objectives, 6 have been assessed as strongly positive for the site due to the accessibility to schools, shops, community facilities and connections to cycleways and footpath networks. Accessibility to bus or rail services has been assessed as positive and the final 2 sub objectives assessed as negative. The appraisal concludes negative for accessibility to primary healthcare facility due to the nearest being 1.6km from the site and negative for connection to the highway as there are potential access constraints. The Transport Assessment and Access Plans supporting this planning application shows that the development proposals will be able to connect directly to the highway therefore overcoming this negative conclusion.
- 3.6.13 The proposed site is greenfield and is not located on previously developed land which results in a negative score within objective 4 which is to encourage

the use of land and conserve soil resources. The site does not result in the loss of best or most versatile agricultural land and does not include former land fill. The whole of the site is outside source protection zones so is positive score for objective 5 which seeks to conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.

- 3.6.14** In terms of flood risk the site has been scored as a mixed performance. The conclusions for this score were because the site is within flood zone 1 but a majority of the site is at risk of flooding from ground water. The Flood Risk Assessment produced by Enzygo as part of the application demonstrates that the proposed development would be operated with minimal risk from flooding and would not increase flood risk elsewhere. An Air Quality Assessment has been submitted to assist with objective 7 to highlight that the proposed development will not lead to an unacceptable risk from air pollution and will be in accordance with all relevant national policy.
- 3.6.15** The proposed site is assessed well in relation to health and wellbeing in line with objective 12 of the site appraisal. The proposed development has direct access to informal open space and children's playgrounds and there are no significant adverse impacts identified for the risk of noise pollution.
- 3.6.16** Overall, 35 different criteria have been assessed within the appraisal. 10 of these have been assessed as strongly positive, 5 as positive and 8 as mixed performance highlighting the sites potential to positively provide residential development, ultimately the assessment concludes that the site is located with mixed accessibility to essential services and amenities in Romsey, therefore highlighting the sustainable location of the site. While 6 criteria have been assessed as negative, none have been classified as being strongly negative and the technical reports provided as part of the planning application highlight

how these technical negative criteria assessments can be addressed or mitigated showing the sites suitability for residential development.

3.7 The Need for Housing

3.7.1 The growing population and household formation rates alongside too few houses being built has resulted in a housing crisis in this country.

3.7.2 Whilst there is often great debate about the delivery of both market and affordable housing, in reality it is about meeting a very basic human need of local people. People wish to be able to live in suitable accommodation which they can afford and in a place that they want to live. Where sufficient housing of a suitable type is not available, this has a real, negative impact upon society.

3.7.3 The development plan contains a requirement of 10,584 homes over the plan period (2011-2029). Southern Test Valley has a requirement of 3,492 dwellings over the plan period and as Romsey is identified as a tier 1 'Major Centre' within Policy COM2 is identified to take housing growth.

3.7.4 This development would provide up to 162 market houses and up to 108 affordable homes, helping to address the local housing issues in Test Valley Borough.

3.8 Housing Land Supply

3.8.1 The supply of available and deliverable sites for housing in Test Valley Borough is an important material consideration in determining the weight to relevant policies for the supply of housing.

3.8.2 Paragraph 11 of the NPPF states that where there are no development plan policies or the policies most important to determining the application are out of date, the presumption in favour of sustainable development applies (unless any of the restrictive policies in Footnote 7 apply). Footnote 8 makes it clear

that this includes when a local authority cannot demonstrate a five-year supply (or four year supply, if applicable, as set out in paragraph 226) of deliverable housing sites.

3.8.3 Test Valley Borough Council's Local Plan was adopted January 2016, however, the Council undertook a Regulation 10A in 2021 which concluded that the spatial strategy remained sound and the plan policies remain up to date for the purposes of decision making. As such, as per paragraph 77 of the Framework, it is accepted that the housing land supply calculation is to be calculated on the basis of the Council's adopted housing requirement.

3.8.4 At the time of writing, the Council have published a draft of the Stage 2 Regulation 18 plan which is awaiting democratic sign off for consultation from the Full Council. This draft Regulation 18 Stage 2 Plan does contain both site allocations and a policies map, and therefore if this is approved by full council, the Council will be required to demonstrate a minimum of 4 years worth of housing supply as set out in paragraph 226 of the Framework.

Housing Land Supply in Test Valley Borough

3.8.5 Due to the differences in the borough, Test Valley have a requirement for the entire borough and then split the Borough into two Housing Market Areas (HMAs). The proposed development is located in the Southern HMA. Despite an overall requirement of 10,584 (588 dwellings per annum) being identified within the Local Plan at Policy COM1, the Council only provide a housing land supply calculation on the split HMA basis. There is no national policy justification to indicate that this is a suitable approach for calculating HLS.

3.8.6 Further, it worth highlighting that while the split approach was confirmed by the Local Plan¹ Inspector at paragraph 27 of the Inspector's Report, Paragraph 48 of the same report clearly states that:

"During the early part of the plan period the two separate HMAs would need to be used for the calculation of the housing land supply, although there is no reason why a Borough-wide approach should not be considered during the latter part of the plan period." [emphasis added]

3.8.7 Given that the Local Plan covers the period 2011 – 2029, it is reasonable to assume that the "early part of the plan period" to which the Inspector referred has been surpassed. Therefore, as stated by the Inspector, there is no longer a clear reason as to why a Borough-wide approach to assessing the housing land supply should not be undertaken.

3.8.8 The latest published position concluded that as at 1st April 2022², the Council identifies a 6.83 year supply in the Southern HMA. However, having scrutinised this statement, Gladman believe that there are errors within the methodology of the calculation relating to dealing with previous shortfalls and over-supply within the statement alongside there being a number of sites within the Council's claimed supply of sites not meeting the relevant deliverability tests outlined in the PPG, and there being discrepancies in the Council's windfall allowance. Gladman therefore consider that the Council are currently unable to demonstrate either a housing land supply in excess of 4 or 5 years, on a borough wide basis.

3.8.9 Therefore, as stated within paragraph 11 of the Framework the presumption in favour of sustainable development applies and the application should be

¹ Paragraph 27 of the Local Plan Inspectors Report

² Housing Implementation Strategy, November 2022

determined in accordance with the tilted balance as set out in paragraph 11(d)(ii) of the Framework.

- 3.8.10 The market and affordable homes proposed on the application site could make a significant contribution to housing supply in Test Valley during the next five years of the plan period, therefore helping to address the immediate lack of deliverable housing sites. The site would also provide homes beyond this period to assist the Council in maintaining a housing land supply.

4 PLANNING APPRAISAL

4.1 Introduction

- 4.1.1 This section of the Statement assesses the proposed development against the relevant policies of the Development Plan, and other material considerations. The overall planning balance is considered in Chapter 6.

4.2 Principle of Development

- 4.2.1 The application site comprises of 2 fields in agricultural use. The site is located on the eastern edge of Romsey adjacent to but outside of, the current existing built area and settlement boundary. Romsey is identified as a tier 1 'Major Centre' alongside Andover within table 7 of the Local Plan which clearly establishes the settlement hierarchy.
- 4.2.2 By virtue of the application site being located outside of the adopted settlement boundary for Romsey, the site is classified as being "Countryside" under policy COM2.
- 4.2.3 Policy COM2 outlines 2 instances where development will be permitted outside of the adopted settlement boundaries, this application does not seek secure a development that complies with those listed under Policy COM2 and the further development proposals listed in policies COM8-COM 14, LE10 and

LE16-LE18. The application is therefore in conflict with Policy COM2. As previously stated, it is the applicant's view that the Council are unable to demonstrate a housing land supply meeting the minimum requirement of 4 or 5 years, and therefore as per the Framework, Policy COM2 is deemed out of date. Consequently, the weight that can be attributed to the conflict with Policy COM2 is limited. This will be expanded on in detail within the planning balance at Chapter 6.

4.3 **Locational Sustainability**

4.3.1 The site is located within close proximity to bus stops, good pedestrian and cycle links, primary school and other facilities. The town centre hosts a wide range of services and facilities. A plan showing the services and facilities can be found at figure 7 of the Design and Access Statement.

4.3.2 Test Valley undertook a SHELAA assessment of the site in 2023. The conclusions of this assessment stated that the site is available and promoted for development. The site is located outside of the adopted settlement boundary of Romsey but Major Centres are settlements with the widest range of facilities and service in the Borough and are more accessible due to better public transport provision.

4.3.3 The application site presents an opportunity for the sustainable growth of Romsey and Test Valley because:

- The land to which the development proposals relate is not of high environmental value;
- The site is suitable for residential development in terms of its sustainable location and characteristics;
- There are opportunities through development to improve the environmental conditions of the area (see chapter 4.8);

- There are no designated heritage assets within or immediately adjacent to the site, and the development is not considered to affect the setting of any listed buildings;
- The site has a low ecological value, as evidenced in the report submitted with the application (Ecological Impact Appraisal prepared by FPCR);
- The site will achieve a biodiversity net gain;
- The site is well contained within the landscape and the majority of important landscape features, such as hedgerows, are to be retained and improved; and
- The local highway network has capacity to accommodate the additional traffic associated with the development, without adverse impact on the local network.

4.4 Provision of Affordable Housing

4.4.1 Policy COM7 of the Local Plan requires 40% of affordable housing to be delivered on developments such as the proposed application.

4.4.2 The proposed development accords with Policy COM7 and 108 affordable homes will be provided as part of the development package and secured through a S106 agreement.

4.4.3 The affordable housing statement at Chapter 5 covers the importance of affordable housing provision in more detail.

4.5 Design Strategy

4.5.1 Good quality design is a key principle of the NPPF. It states:

*"...high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve."*³

³ Paragraph 131.

4.5.2 This application has been submitted in outline; design and layout are to be agreed through a reserved matters planning application. However, key design principles have been used to inform the Development Framework Plan and Illustrative Masterplan to show how the development could be designed. These design principles are explained in the Design and Access Statement (DAS) supporting this application.

4.5.3 The Test Valley Local Plan also requires a high-quality design to be achieved, this is set out within Policy E1 High Quality Development in the Borough.

4.5.4 As mentioned above, the DAS sets out how the proposed development will meet the design requirements of the NPPF and the criteria set out with the Local Plan. The DAS demonstrates that the development will provide a choice of housing to meet the needs of the area, whilst respecting and enhancing the site's environmental and landscape character. It will also promote the use of sustainable transport and connect into the existing Public Rights of Way network.

4.6 **Landscape**

4.6.1 Policy E1 of the Adopted Local Plan is 'Protect, Conserve and Enhance the Landscape Character of the Borough'

4.6.2 A LVA prepared by FPCR, submitted as part of the application, assesses the potential landscape and visual impacts of the proposed development. The development framework plan introduces and retains landscape features that reflect the landscape character of the site and its surrounding area.

4.6.3 The key objectives of the Landscape and Green Infrastructure proposals for the scheme are to retain and enhance public access through the site, retain existing habitats wherever possible and complement with new landscaping and planting, provide public open space within the Site and existing

hedgerows and trees along the Site boundaries will be supplemented and reinforced by proposed planting across the Site.

- 4.6.4 During the construction phase, some short-term effects upon the landscape would occur. The LVA considered that the landscape effects during construction are considered to be no greater than major/moderate adverse for the Site and range from minor adverse to negligible/none for the wider landscape areas.
- 4.6.5 The Site is situated within the National Character Area (NCA 128) which is a very broad landscape scale. The proposed development gives opportunities to achieve some of the strategic opportunities identified in the NCA (including SE01) and as the Site occupies a very small area of this large NCA, landscape effects are considered to be negligible/none on completion and at year 15.
- 4.6.6 At the County Character Area level the Site lies within the 'LCA 2D: Romsey to Eastleigh Wooded Lowland Mosaic' within the Hampshire Integrated Landscape Character Assessment (2010). The landscape effects on the LCA 'LCS 2D: Romsey to Eastleigh Wooded Lowland Mosaic' are considered negligible on completion and at year 15.
- 4.6.7 Test Valley Landscape Character Assessment (2018) assesses the Site as being located entirely within the LCA 3A Baddesley Mixed Farm and Woodland. The landscape effects on the Borough level LCA at completion and at year 15 are considered to be minor adverse / negligible as the existing and proposed Green Infrastructure within and adjacent to the Site helps to integrate the development into its surrounding context.
- 4.6.8 The overall landscape effects upon the Site and the immediate landscape arising from the proposals are assessed as moderate adverse at completion and moderate/minor adverse at year 15.

- 4.6.9 The LVA concludes that overall, the development proposals demonstrate a well-considered approach to the landscape and context of the Site and appropriate development of the Site has the potential to successfully integrate into the local surroundings without any unacceptable landscape or visual effects.
- 4.6.10 The site falls within a Local Gap, Romsey – North Baddesley, which has been identified within the Test Valley Adopted Local Plan (2016) as ‘Policy E3: Local Gaps’. The policy states that development within Local Gaps will be permitted provided that:
- a. It would not diminish the physical separation and/or visual separation; and
 - b. It would not individually or cumulatively with other existing or proposed development compromise the integrity of the gap.
- 4.6.11 The LVA confirms that the shortest distance between the two settlements of Romsey and North Baddesley is approximately 400m, located between the Industrial Estate to the east of Luzborough Lane and the western edge of North Baddesley. The proposed development would not reduce this gap and would not diminish the visual separation between Romsey and North Baddesley as there is no intervisibility between the two settlements.
- 4.6.12 The proposed development would not lead to coalescence between Romsey and North Baddesley and for views towards Romsey from Highwood Lane the proposed residential development will be set back beyond an area of Green Infrastructure and reinforce the existing Green infrastructure to form a robust boundary to the wider area to the north and eastern boundary of the Site, this is confirmed within the LVA.
- 4.6.13 While it is therefore accepted that the development proposals would conflict with Policy E3 by virtue of the site being located within the “Local Gap, Romsey

– North Baddesley”, the weight that can attribute to this conflict can be tempered. This is explained in detail with Chapter 6.

4.7 **Transport and Access**

4.7.1 The NPPF at paragraph 108 notes that transport issues should be considered early in development proposals. The proposals should consider any potential impacts on the transport network and how these can be addressed, opportunities from existing and proposed transport infrastructure, opportunities to promote sustainable transport, environmental impacts of transport, patterns of movement and how transport fits into the design of schemes.

4.7.2 Paragraph 117 of the NPPF requires all developments that will generate significant amounts of movement to provide a travel plan and to be supported by a transport statement or assessment so that the likely impacts of the proposal can be assessed.

4.7.3 Test Valley Local Plan Policy T1: Managing Movement states that developments should promote sustainable transport methods and be supported by a Travel Plan. The application is supported by a Transport Assessment and a Framework Travel Plan (Appendix 6.1 and 6.2 of the Transport chapter of the ES) produced by Prime Transport Planning.

4.7.4 The application proposes two access points off Halterworth Lane, in the form of simple priority-controlled junctions both of which comprise a 5.5m wide carriageway, 6.0m corner radii and 2.0m wide footways, which will connect to the existing footway provision.

4.7.5 The application seeks to promote the use of sustainable transport, the site has good pedestrian connectivity to existing facilities such as the primary school, convenience store, pub and bus stops, there are existing footpath links onto

Halterworth Lane and Botley Road. The proposed development offers the opportunity to provide additional parking which can be utilised by parents and guardians of Halterworth Primary School during drop off and pick up times.

4.7.6 There is a good level of public transport within walking distance of the site with 3 active bus routes. The number 4 bus service links Romsey to Southampton City Centre and runs twice per hour Monday – Saturday and once per hour on Sundays. The number 5 service links Romsey to Boyatt Wood with services every hour Monday to Friday and 1 service every 2 hours on Saturday. Finally, the number 35 service links Romsey to Braishfield with one service per day Monday – Friday and no weekend services.

4.7.7 The nearest train station to the site is Romsey train station which is an 11 minute cycle ride from the Site. The train station provides multiple direct services throughout the day to Chandlers Ford, Southampton Central, Southampton Airport Parkway, Salisbury, Portsmouth Harbour, Bath Spa and Cardiff Central. Each service stops at various other stations along each route. The service to Southampton runs 3 times per hour, thus, the frequency and speed of the Romsey to Southampton service will likely be popular amongst future residents of the Site, some of whom will likely work in Southampton City Centre.

4.7.8 The proposal fully accords with the NPPF on highways matters and policy T1 of the Test Valley Local Plan.

4.8 **Green Infrastructure and Public Open Space**

4.8.1 The proposed development includes 4.45ha of green infrastructure, including informal and formal public open space, 2 locally equipped areas of play space, structural landscape planting, a wildlife pond and attenuation basins.

- 4.8.2 The green infrastructure will enhance the landscape and provide a community benefit through the provision of public open space.
- 4.8.3 Policy LHW1 sets out the council's requirements for open space and the typologies that should be provided on site. The proposals have considered this and are compliant with the criteria that are suitable to be delivered on site. A financial contribution will be provided towards the provision of allotments and the provision for children and teenagers at a location more suitable than the development site.
- 4.8.4 Subject to a financial contribution, the proposals fully accord with policy LHW1.

4.9 Ecology

- 4.9.1 An Ecological Impact Assessment (EclA) has been submitted as part of the application; this assesses the potential impact on ecology of the proposed development. The application site would not impact upon any ecological designations. A suite of ecological surveys have been undertaken to inform the assessment, including an extended phase 1 habitat survey, desk study, a Biodiversity Net Gain Assessment (BNG) and a range of protected/notable species surveys in 2021 and 2023
- 4.9.2 The Test Valley Local Plan requires that where possible developments should where possible restore and / or enhance biodiversity at Policy E5.
- 4.9.3 The application proposes to improve the ecology on site through additional planting, inclusion of an attenuation basin, and open space. It is proposed that there will be a biodiversity net gain in both habitat and hedgerow units achieved through the development proposals.

4.9.4 The EclA demonstrates that in the absence of mitigation, proposals would lead to, at most, minor adverse effects at a local scale.

4.9.5 A combination of intrinsic mitigation, targeted mitigation, compensation, and enhancement detailed within the EclA (and the ES and appendices), have demonstrated that the proposals will lead mid-to long-term, minor beneficial effects at a local level for the most important ecological features. For the internationally protected sites, following policy led mitigation the residual effects would be negligible.

4.10 **Historic Environment**

4.10.1 An aim of the NPPF is to conserve and enhance heritage assets. Paragraph 194 requires applicants to describe the impact of developments on heritage assets and their setting.

4.10.2 Policy E9 sets out that the development proposals should conserve and enhance heritage assets including archaeological interest.

4.10.3 The application would not impact any built heritage assets. The submitted CSA Heritage Assessment finds that the proposed development would not adversely impact the significance of the Grade II listed Luzborough Cottage.

4.10.4 The proposed development therefore is in accordance with the Framework and does not conflict with Policy E9.

4.11 **Flood Risk and Drainage**

4.11.1 The site is located within Flood Zone 1 and is not at risk from flooding from rivers and seas.

4.11.2 Policy E7 requires a Flood Risk Assessment to be submitted as part of a planning application. The flood risk assessment demonstrates that the proposed development will not increase Flood Risk downstream. The

proposed drainage strategy comprises of a SuDS drainage scheme to manage excess runoff from the development, comprising infiltration basins, designed to maintain runoff at pre-development rates, meaning the proposals will be in accordance with Policy E7.

- 4.11.3 Through the design evolution of the drainage strategy, the impact of climate change has been taken into account.

4.12 **Nutrient Neutrality**

- 4.12.1 As part of the planning application a Nutrient Neutrality Assessment & Mitigation Strategy has been prepared by Nutrient Neutral.

- 4.12.2 It is calculated that the nutrient budget for pre-2030 is 169.19 kg TN/yr for the nitrogen budget plus a 20% buffer. Therefore, it is proposed to purchase 169.19kg nitrogen credits and a suitable source of credits has been identified within the River Test catchment. Further details of the source and availability of the credits are provided within the Nutrient Neutrality Assessment & Mitigation Strategy.

- 4.12.3 With this mitigation strategy it is confirmed that the development proposals shall not prevent the Conservation Objectives of the Solent Marine Catchment being achieved.

4.13 **Noise**

- 4.13.1 A Noise Assessment Report has been prepared by Wardell Armstrong as part of the planning application.

- 4.13.2 The Noise Assessment concluded that the dominant noise source is road traffic on Halterworth Lane and Botley Road. The assessment concludes that, by incorporating noise mitigation measures, there will be no significant noise impacts on future residents.

4.14 **Air**

4.14.1 An Air Quality Assessment has been prepared by Wardell Armstrong as part of the planning application.

4.14.2 The assessment demonstrates that the base year pollutant concentration levels are not exceeding the air quality objectives. The assessment demonstrate that the proposed development will not lead to an unacceptable risk from air pollution, nor will it lead to any breach of national objectives as required by national policy.

4.15 **Arboriculture**

4.15.1 An Arboricultural Assessment has been prepared by FPCR as part of the planning application.

4.15.2 The assessment states that all the category A trees shall be retained and in doing so their important landscape presence with high quality arboricultural value shall continue. Some trees have been identified for removal to facilitate the accesses. These will have a small impact on the arboricultural value of the site and will be offset through mitigation planting throughout the site.

4.16 **Planning conditions and obligations**

4.16.1 Gladman is committed to and willing to discuss any requested planning conditions with officers at Test Valley Borough Council, to ensure that they satisfy the six tests set out in paragraph 003 of the PPG⁴ and paragraph 57 of the NPPF respectively.

4.16.2 The applicant is also committed to engaging with the Council in relation to securing planning obligations that satisfy the requirements of Regulation 122

⁴ ID: 21a-003-20190723

of the Community Infrastructure Levy Regulations and paragraph 57 of the NPPF.

4.16.3 A draft set of heads of terms for a Section 106 agreement are set out at Appendix 1 of this Statement.

5 AFFORDABLE HOUSING STATEMENT

5.1 Context

- 5.1.1 It is widely acknowledged at all levels that there is a housing crisis in this country, which has arisen as a direct consequence of too few houses being completed to keep pace with a growing population, increasing life expectancy and household formation rates.
- 5.1.1 In May 2021, the housing charity Shelter published 'Denied the Right to a Safe Home – Exposing the Housing Emergency', which sets out in stark terms the impacts of the housing crisis. Shelter estimate that over 17 million people face the effects of high housing costs and notably concludes that *"we will only end the housing emergency by building affordable, good quality social homes⁵"*.
- 5.1.2 One effect of the national housing crisis is a profound effect on housing affordability. The current Conservative Government has maintained that unaffordability and inability of individuals to get on the housing ladder is a significant problem. The NPPF makes clear that affordable housing should be delivered, and it is essential that sufficient housing is delivered to ensure that *"needs of groups with specific housing requirements are addressed"*.
- 5.1.3 According to the most recent Department for Levelling Up, Housing and communities (DLUHC) statistics, there are 1.18 million households on local authority social housing waiting lists across the country, which roughly equates to 2.7 million people in need of an affordable home⁶.
- 5.1.4 Additional data published by DLUHC in November 2022 also demonstrated that in 2021/22 only 59,175 gross affordable homes were built and 63,228

⁵ Denied the Right to a Safe Home. Shelter (2021) page 10.

⁶ DLUHC Live Table 600, December 2021 update.

starts on site were recorded⁷. At this level of delivery, it will take roughly 20 years to address the current waiting list. This is before factoring in future housing need, or loss of affordable homes through demolition, or the Right to Buy programme.

5.1.5 At a national level the direction of travel to address housing need and supply, including affordable housing, is abundantly clear. With 44% of affordable homes in 2020/21 funded through s106 agreements⁸ (i.e. entirely funded by developers with nil grant from the public sector), political promises rely quite significantly on delivery by the planning system.

5.2 Affordable Housing Delivery & Need in Test Valley

5.2.1 The adopted Test Valley Local Plan sets out a minimum affordable housing target of 200 affordable housing completions per year, with the aim of ultimately delivering 3,600 affordable homes by the end of the plan period.

5.2.2 When comparison is drawn between affordable housing delivery and the affordable housing target identified in the Local Plan, the Council have met this requirement cumulatively, there was however a shortfall of 86 affordable homes in the latest monitoring period.

Table 1: Net affordable housing delivery in Test Valley compared with adopted target.

Year	Affordable Housing Target	Affordable Housing Completions	Shortfall / Surplus
2017-18	200	211	+11

⁷ DLUHC November 2022, Affordable Housing Supply April 2021 to March 2022, England

⁸ DLUHC November 2022, Affordable Housing Supply April 2021 to March 2022, England.

2018-19	200	192	-8
2019-20	200	305	+105
2020-21	200	195	-5
2021-22	200	269	+69
2022-23	200	114	-86
Totals	1200	1286	+86

5.2.3 On average the Council are delivering 214 affordable dwellings each year over the past 6 years (DLUHC Affordable housing supply statistics 2022-23), however the delivery of affordable homes in Test Valley Borough Council has fluctuated since the start of the plan period.

5.3 Test Valley Affordability Indicators

5.3.1 The PPG recognises the importance of giving due consideration to market signals as part of understanding affordability.

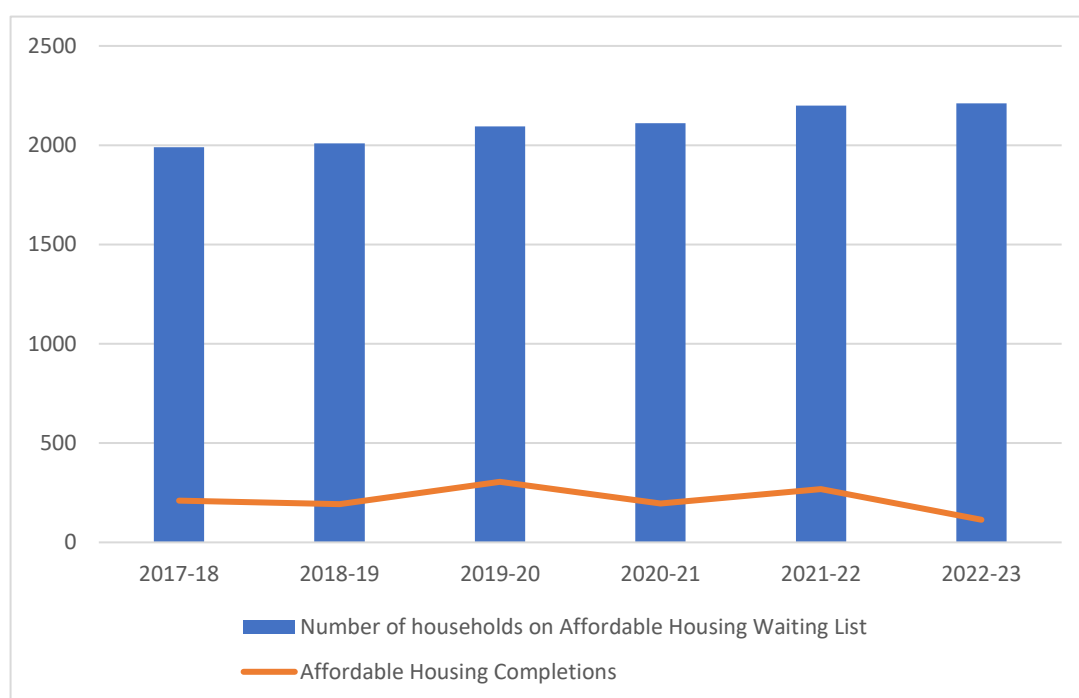
5.3.2 The number of households listed on the Council's housing register as of February 2020 is 2,134, according to the affordable housing SPD (September 2020). The number of households on the register in 2023 is 2,353 (Live Table 600). This is a stark number and represents a significant number of individuals and families in need. In the timeframe from 2020 only 578 affordable dwellings have been delivered in Test Valley compared to the need figure of 600 dwellings over the three years.

5.3.3 The disparity between the number of households on the Council's housing register and the identified affordable housing requirement indicates a pressing need for a significant increase in affordable housing delivery within Test Valley. The development proposals for the site includes for 40% affordable housing which equates to 108 affordable dwellings, showing a significant benefit for

the proposals in an authority where there is an existing unmet need unlikely to be delivered through alternative means.

5.3.4 The graph below details the number of households on the Housing Register in Test Valley, in comparison to affordable housing delivery. It clearly shows that there remains a substantial proportion of households who cannot be effectively accommodated in the borough. Moreover, it is a proportion of households that has remained unacceptably high over several years and is worsening.

Figure 1: Number of Households on Test Valley Borough Council Housing Register compared with Net Affordable Housing Delivery



5.3.5 Test Valley Borough is inherently unaffordable, with high unaffordability ratios. As demonstrated below Test Valley has a significant issue with affordability, the ratio is higher than the rest of the South East in 2022 and significantly higher than the average across England as shown on Table 2. This is evidently a problem, given that many will be unable to access a mortgage.

5.3.6 The 2022 Test Valley Strategic Housing Market Assessment (SHMA) shows that the lower quartile price for existing dwellings in Romsey is £275,000, £25,000 more than the Test Valley average of £250,000. Thus, indicating a wider affordability issue within Romsey itself. The SHMA estimates a notable gap between the median income of £42,900 and the estimated income of £55,000 needed to purchase a property within Romsey. This discrepancy of £12,100 highlights the affordability issues present within the settlement and the issues faced by local people in being able to find suitable affordable housing. The proposed 108 affordable dwellings within the development should therefore be considered as a significant benefit within the balance.

Table 2: Affordability ratio of median house price to median gross annual workplace-based earnings.

Median Affordability Ratio	2012	2015	2019	2022
Test Valley Borough	8.49	9.02	9.91	10.91
South East	7.99	9.13	10.05	10.75
England	6.77	7.52	7.88	8.28

5.4 Affordable Housing as a Material Consideration

5.4.1 The increasing unaffordability of housing in the borough and the continuous high numbers of households on the housing register in housing need clearly

indicates that that by any measure of affordability, Test Valley is in the midst of an affordable housing crisis, and urgent action must be taken to deliver more affordable homes.

5.4.2 At both a national and local level, it is clear there is an urgent and pressing need to deliver as much affordable housing as quickly as possible. There is clear under provision in the borough and need is growing.

5.4.3 The provision of 40% affordable housing equating to 108 homes on this site will contribute significantly towards the borough's affordable housing supply requirements and will provide people with a local connection to the area an affordable property to call their own. This will help alleviate the affordability issue and is a considerable benefit to be weighed positively in the planning balance. The 40% affordable housing is compliant with policy COM7 within the adopted Local Plan.

6 PLANNING BALANCE AND CONCLUSIONS

6.1 Introduction

6.1.1 This outline planning application is made in the context of the Government’s requirement to significantly boost housing land supply and the presumption in favour of sustainable development.

6.1.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that determination must be made in accordance with the development plan unless material considerations indicate otherwise.

6.2 Benefits and Harms

6.2.1 As with any application proposal, the proposed development will result in a number of benefits and harms. Table 3 below succinctly outlines the benefits and harms identified within this statement and the supporting application document bundle:

Table 3: Benefits and Harms

BENEFITS	HARMS
Provision of 162 market homes . Test Valley Borough Council cannot currently demonstrate a five-year (or four year) supply of housing and the current housing need is not being met. The delivery of housing should be given significant weight.	Policy harm with COM2 and E3 , both by virtue of the application site being located outside of the adopted settlement boundary and within the defined Romsey – North Baddesley Local Gap.
The provision of 40% affordable housing equating to 108 new affordable homes in a borough where there is a housing affordability crisis.	Landscape effects upon the site and the immediate landscape amount to those classed as moderate adverse at completion and moderate/minor adverse at year 15 .
1.09ha of land to be gifted to Halterworth Primary School to facilitate suitable expansion.	At the most, moderate adverse visual impacts upon completion of the development on the sensitive visual receptors.

<p>The provision of additional visitor carparking bays near the site access points providing parents and guardians for children at Halterworth Primary School with carparking facilities to be used at pickup and drop off times.</p>	<p>Short-term, temporary construction effects in the direct vicinity of the development site.</p>
<p>New footpaths to be incorporated into the areas of public open space improving public access to green spaces.</p>	
<p>4.45ha of public open space.</p>	
<p>Provision of 34% green infrastructure, much of which will be publicly accessible and which would link the footpath network both into the town and out to the wider countryside.</p>	
<p>Net gain in biodiversity.</p>	
<p>Additional landscape planting.</p>	
<p>The build cost of the development is expected to be around £47m. Calculations suggest that this construction expenditure would support around 112 Full Time Equivalent (FTE) construction jobs over the period of the build.⁹</p> <p>The development of new homes in the proposed development could help to address local unemployment in the industry and provide apprenticeship and training opportunities for young unemployed people.</p>	
<p>Household expenditure from the 270 new homes would be circa £9.8m per year. This will benefit the local area.</p>	
<p>Over the four years following the completion of the development, the</p>	

⁹ The economic benefits of the development are set out in full in the Socio-Economic ES Chapter submitted as part of the planning application.

Councils will benefit from circa £2.2m via the New Homes Bonus.	
The new residents will increase demand for and use of local services and businesses and increased spending will help to protect, maintain and enhance the services available and accessible within the town and surrounding area.	

6.3 Flat Balance

- 6.3.1 Paragraph 12 of the Framework clearly states that proposals that result in a departure from the Development Plan, can be approved where there are material considerations in favour of a particular case indicate that the plan should not be followed.
- 6.3.2 It is clear from the benefits and harms table 3, that there considerably more benefits than harms generated by the proposed development. These benefits such as the delivery of much needed market and affordable homes are to be afforded significant weight, in a local authority which is in the midst of an affordability crisis.
- 6.3.3 As part of the development package, it is proposed that 1.09ha of land will be gifted to Halterworth Primary School to support any future expansion. This is an additional benefit and material consideration. The provision of this land to the school ensures that any expansion for the school is futureproofed. The benefit of the provision of land to the Primary School should therefore be afforded, significant weight.
- 6.3.4 These benefits, along with the additional economic and environmental benefits, clearly outweigh the limited weight that can be afforded to the policy

and other harms which would arise from developing a site that falls just outside the defined settlement boundary.

6.3.5 The weight that can be afforded to conflict with Policy E3 can be no more than limited. Building on the application site, would not result in development encroaching any further east towards North Baddesley than is already extant along Botley Road, there is therefore no risk of coalescence as a result of the application proposals. Further, there is no intervisibility at present between the proposed development site and North Baddesley. When considering views from Highwood Lane back towards Romsey, the proposed residential development will be set back beyond an area of GI which will comprise of existing and proposed trees and hedgerows which will reinforce the existing GI and form a robust boundary to the wider area to the north and eastern boundary of the Site. Therefore, the views of the proposed development will be glimpsed and the development will assimilate into the existing development edge along Halterworth Lane and beyond to Romsey.

6.3.6 It is clear that the application results in sustainable development and there are material considerations and significant benefits as part of the development package, to justify a departure from the development plan. As such the application should be approved in this context.

6.4 **Tilted Balance**

6.4.1 In the event that, the Council does not find that the material considerations contained within the development proposals justify a departure from the development plan, the Framework is clear at paragraph 11 d) (ii) that in circumstances where a local authority cannot evidence that there is a sufficient supply of housing, the policies most important for determining the application are "out of date".

- 6.4.2 As outlined at chapter 3.8 of this statement, following scrutinising the Council's Housing Implementation Strategy (November 2022), the applicant considers that the Council are unable to meet their 4 or 5 year housing land supply requirement across the whole borough thus engaging the "tilted balance".
- 6.4.3 With the tilted balance engaged, it is clear from table 3 and the assessment at chapter 6.3 that there are no adverse impacts of doing so that would significantly and demonstrably outweigh the benefits when assessed against the Framework read as a whole.
- 6.4.4 The Framework policies on the delivery of sustainable housing development carry significant weight, and the delivery of the proposed development would support housing and economic development objectives and meet the aims and objectives of sustainable development, securing net gains across all three strands of sustainable development (economic, social and environmental).

6.5 Conclusion

- 6.5.1 The approval of this application will assist in addressing the persistent problem of inadequate housing supply across the country and will meet the very basic human need of real people in real need of market and affordable housing.
- 6.5.2 The development proposal would be deliverable in the short term and increase the supply and choice of housing within Romsey and Test Valley. It would also contribute towards economic growth and offer wider social and environmental benefits for the local community.
- 6.5.3 The supporting material, assessments and reports demonstrate that there are no technical or environmental constraints that would significantly or demonstrably outweigh the substantial benefits of the proposal and no specific policies of the Framework and Development Plan indicate that development should be restricted.

- 6.5.4 In accordance with paragraph 12 of the Framework, the development proposal clearly constitutes 'sustainable development' and should be approved in spite of the conflict with the development plan. Paragraph 11 states that the presumption in favour of sustainable development applies where proposals accord with an up to date development plan, or where there are no relevant policies within the development plan or the most important policies for determining the application are out of date, this includes when a council cannot demonstrate a five year or four year housing land supply.
- 6.5.5 The development of the site, as proposed, would be both suitable and sustainable, and there is justification to grant planning permission in accordance with the presumption in favour of sustainable development within the borough. The significant benefits arising from the development must be taken into consideration when assessing the application.
- 6.5.6 Accordingly, it is clear there are significant material considerations in favour of approval, and therefore the planning application should be approved.

APPENDIX 1



APPENDIX 1: DRAFT SECTION 106 HEADS OF TERMS

Gladman will seek to enter into constructive dialogue with Test Valley Borough Council to agree obligations which, in accordance with the CIL Regulations (2010) (as amended) are necessary, directly related to the development and fairly related in scale and kind to the development.

The following Heads of Terms are suggested:

AFFORDABLE HOUSING

- i. The Agreement will provide for 40% affordable housing with a tenure split to be agreed with the Local Planning Authority.

OPEN SPACE

- ii. The Agreement will require the Developer to provide on-site informal open space and an equipped children's play areas.
- iii. Appropriate phasing requirements will be specified together with the requirement to agree with the Council an appropriate scheme for the long term maintenance and management of these areas, including any off-site commuted sums as applicable.
- iv. The Agreement will require the Developer to provide, as necessary, an offsite sports provision.

HIGHWAYS AND PUBLIC TRANSPORT

- v. The Agreement will require the Developer to provide, as necessary, the improvements identified to improve the public highway, sustainable and public transport provision within the vicinity of the site.

EDUCATION

- vi. The Agreement will require the Developer to gift, 1.09ha of land to Halterworth Primary School.

NEW FOREST SPA

- vii. The Agreement will require a contribution of £1540 per dwelling towards off-site SANG mitigation measures as outlined within the Test Valley Borough Council New Forest International Nature Conservation Designations: Recreational Mitigation Framework Supplementary Planning Document.

OTHER

- viii. Other contributions may be identified through the planning consultation process, and subject to meeting the appropriate tests of necessity and reasonableness, consideration will be given to their inclusion.



PLANNING AND AFFORDABLE
HOUSING STATEMENT
