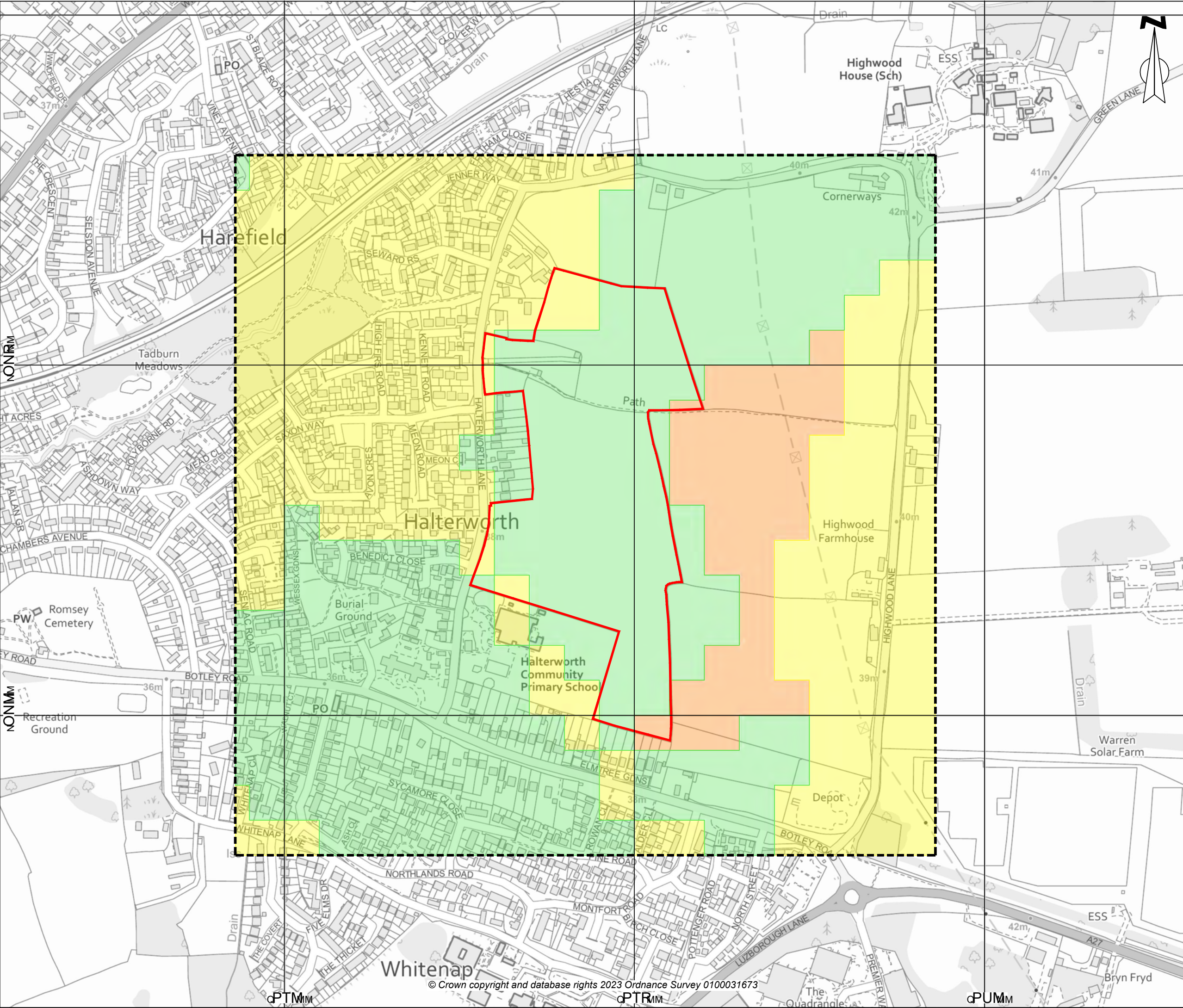




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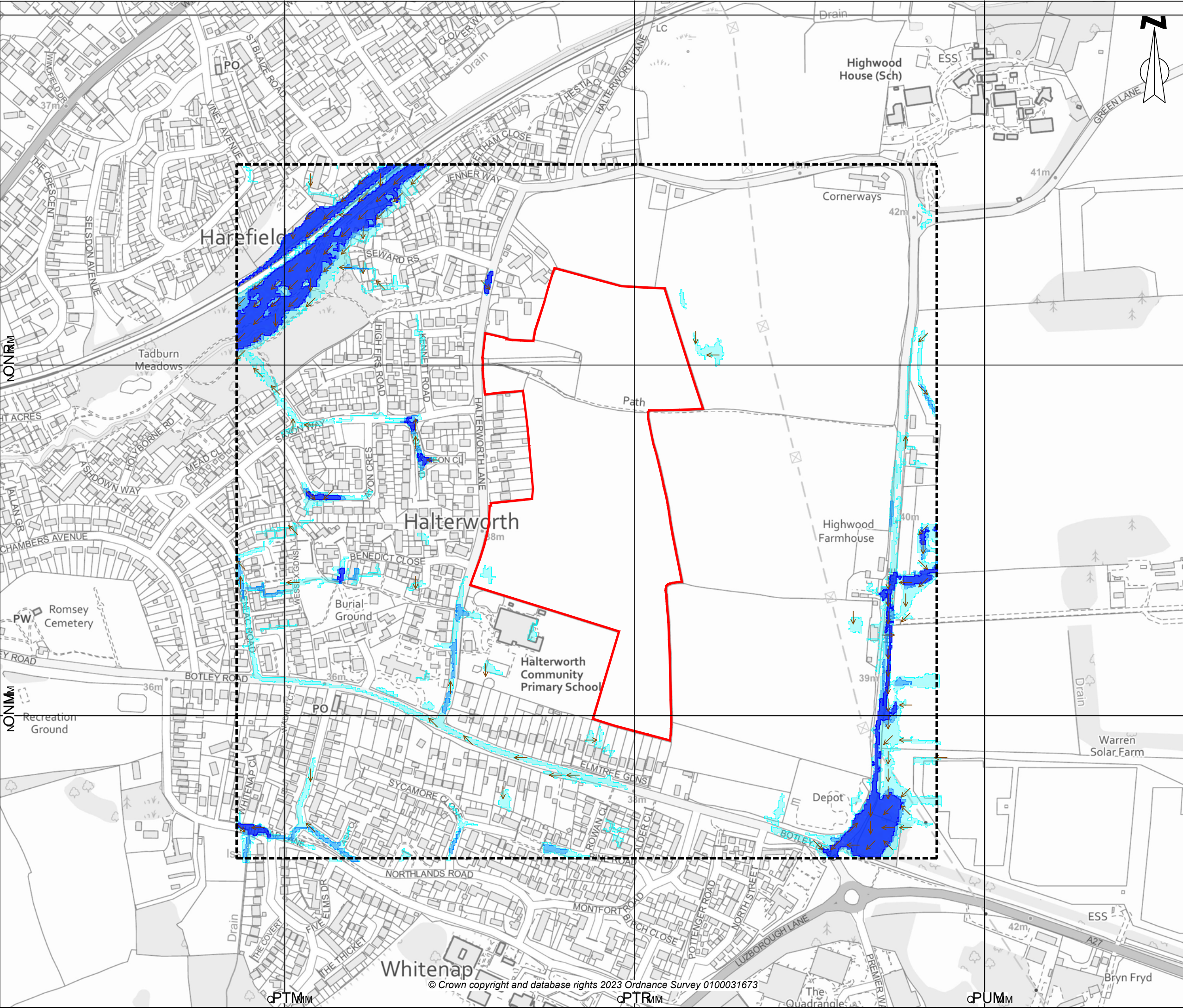
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

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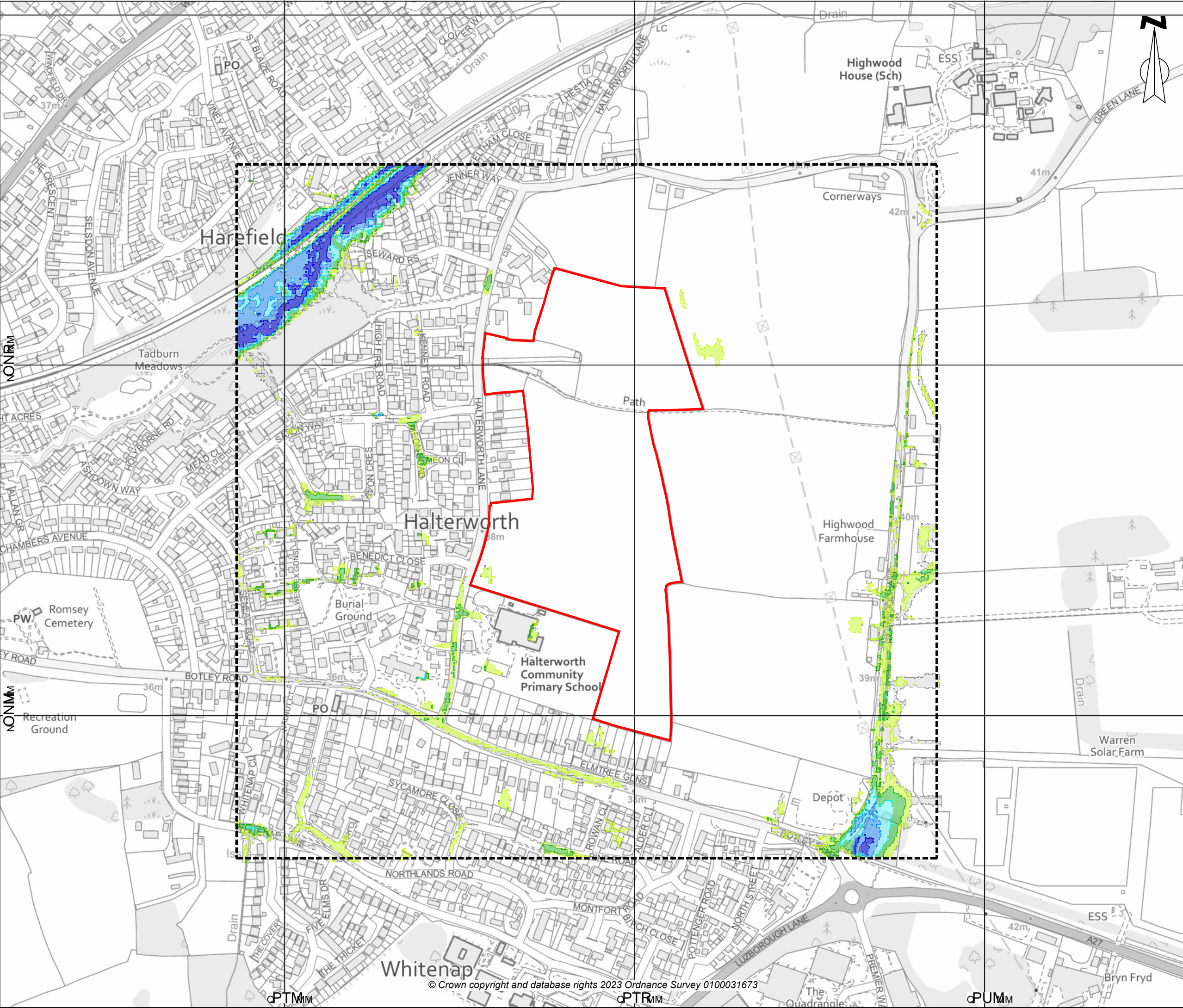
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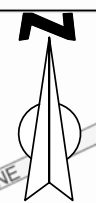
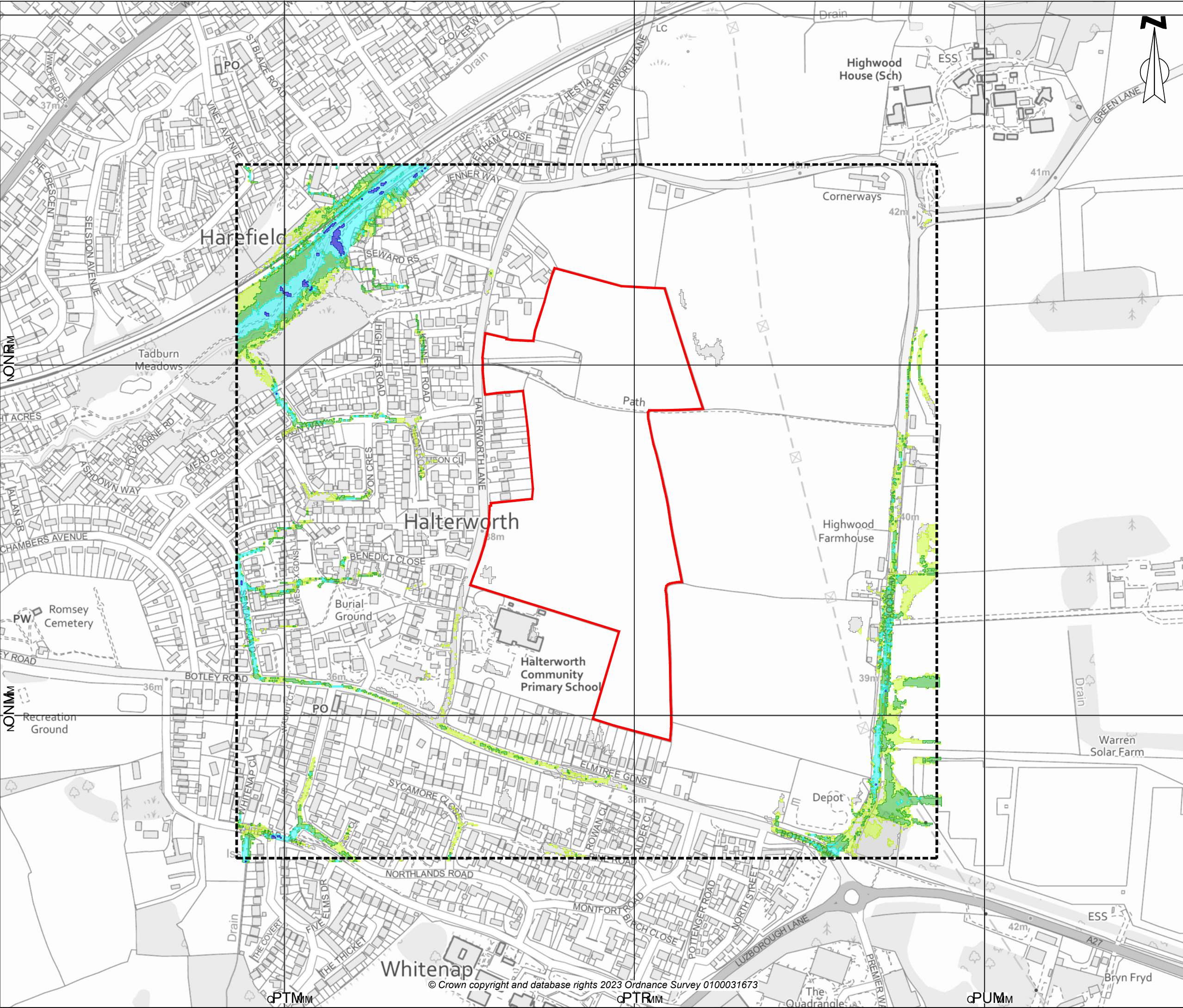
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



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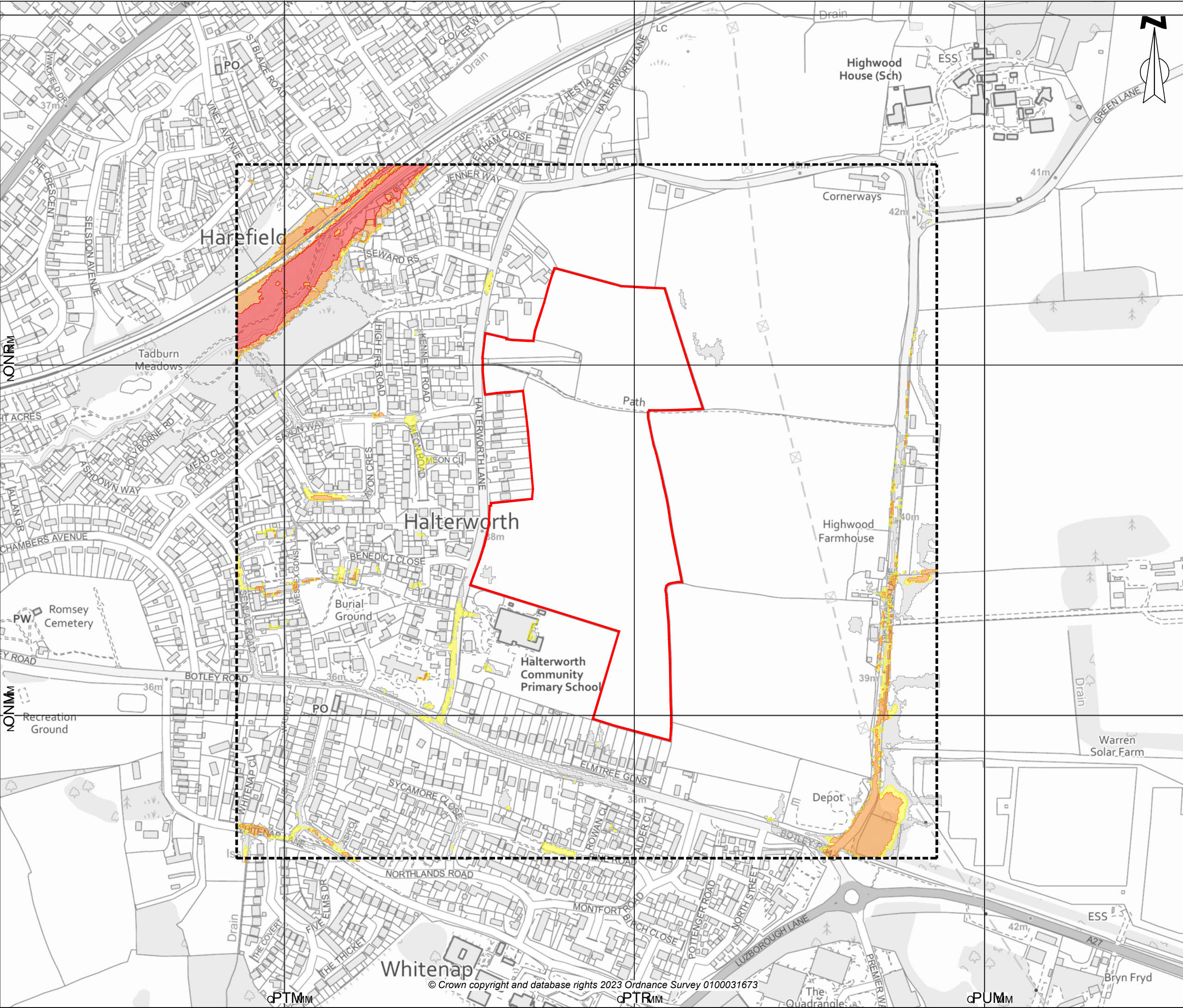
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


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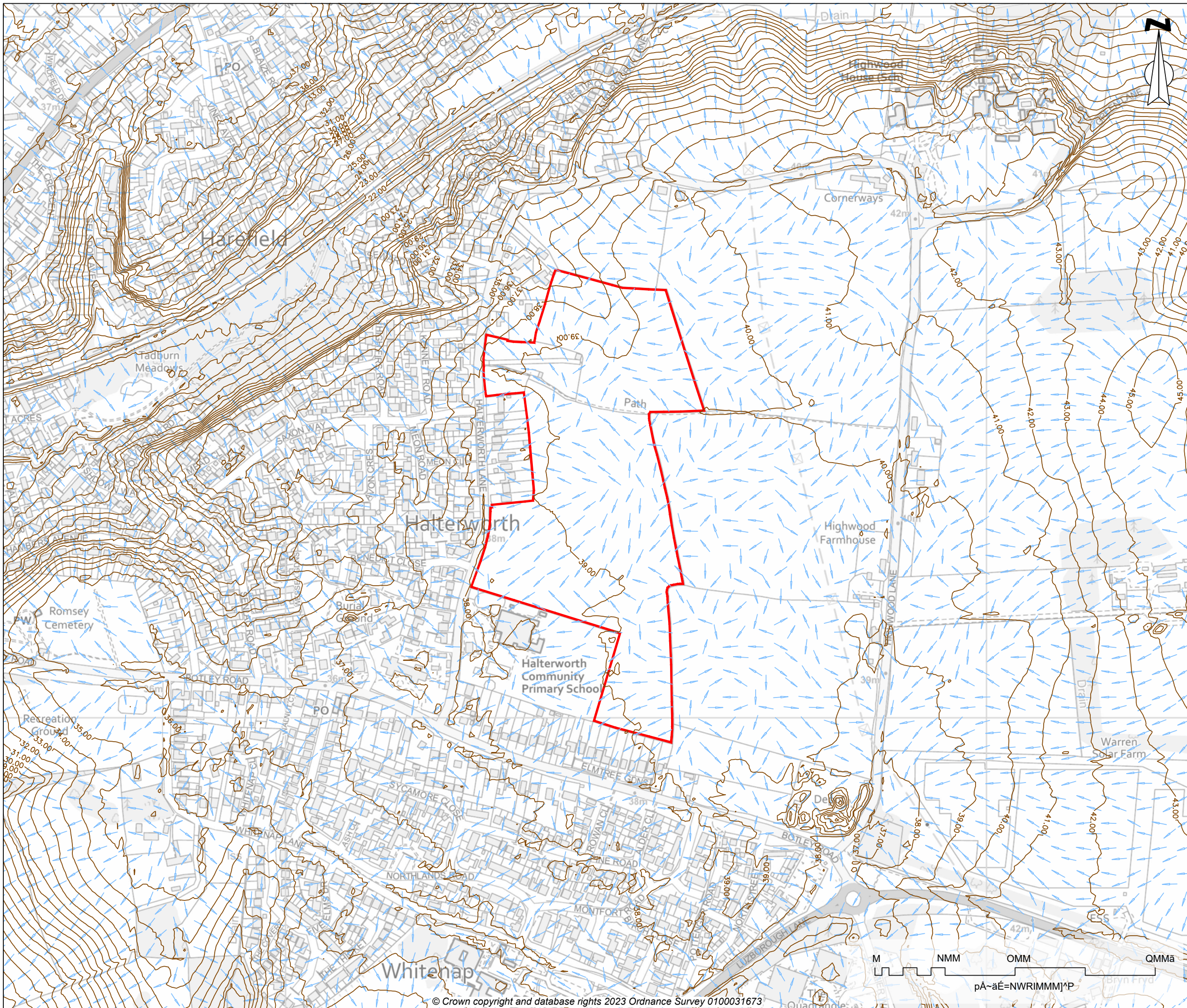
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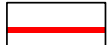
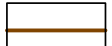

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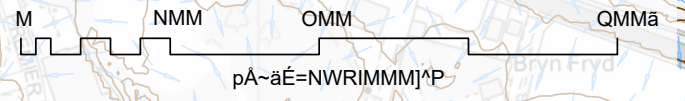
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Appendix 8.4
CIRIA Report C753 Extracts



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Appendix 8.4 – CIRIA Report C753 Extracts

Table 1 – Table 26.2 – Pollution hazard indices for different land use classifications

Land Use Surface Type (LUST)	Pollution Hazard Level	Total Suspended Solids (TSS)	Metals	Hydrocarbons
Residential Roofs	Very Low	0.2	0.05	0.2
Other Roofs (Commercial/Industrial)	Low	0.3	0.05	0.2
Individual Property Driveways	Low	0.5	0.4	0.4
Commercial/ Non - Residential Carparks	Medium	0.7	0.7	0.6
Sites with Heavy Pollution	High	0.8	0.9	0.8

Table 2 – Table 26.3: Indicative SuDS mitigation indices for discharges to surface waters

Type of SuDS component	Mitigation Indices		
	Total Suspended Solids (TSS)	Metals	Hydrocarbons
Filter Strip	0.4	0.4	0.5
Filter Drain	0.4	0.4	0.4
Swale	0.5	0.6	0.6
Bioretention System	0.8	0.8	0.8
Permeable Pavement	0.7	0.6	0.7
Detention Basin	0.5	0.5	0.6
Pond	0.7	0.7	0.5
Wetland	0.8	0.8	0.8

Table 3 – Relationships between Site Pollution Index (SPI) and receiving water quality*

Site Pollution Index (SPI)	Impact Level	Biological Quality	BMWP ^A	ASPT ^B	EU HMWB Ecological Potential ^C	EA RE Class ^D
<0.1	Negligible	High biological diversity; several species in taxa.	>90	>5.5	Very Good	RE1
0.1 – 0.2	Minimal	Small reduction in pollution tolerant taxa.	70 – 90	5.1 – 5.5	Good	RE2
0.2 – 0.4	High	Many sensitive species absent; rise in pollution tolerant taxa.	41 – 70	4.1 – 5.0	Moderate	RE3
0.4 – 0.7	Substantial	Sensitive taxa scarce; some pollution tolerant species in large numbers.	11 – 40	3.5 – 4.0	Poor	RE4
>0.7	Severe	Restricted to pollution tolerant species with a few taxa dominant.	<10	<3.5	Bad	RE5

*Table retrieved from original source referenced within the CIRIA 753 guidance.

Ellis, J. B., Revitt, M., and Lundy, L. (2012). An impact assessment methodology for urban surface runoff quality following best practice treatment. *Science of the Total Environment*, vol 416, February, Elsevier BV, UK, pp 172-1179.

A – Biological Monitoring Working Party classification; 0 – 10: heavily polluted, 11 – 40: polluted (ecologically impacted), 41 – 70; moderately impacted, 71 – 90: clean but slightly impacted, >90: very good; no signs of impactation.

B – Average Score Per Taxon (BMWP/ Number of taxa which is independent of sample size).

C – European Union Heavily Modified Waterbody Ecological Potential

D – EA Regulatory Ecosystem Quality Class Objectives



Appendix 9.1
Copies of Relevant Correspondence



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Gladman Developments Ltd

Via email

Planning and Building Service
Beech Hurst
Weyhill Road
Andover, Hants SP10 3AJ
Telephone 01264 368000
Minicom 01264 368052
Web site www.testvalley.gov.uk

Contact: Sarah Barter
Telephone: 01264 368803
E-mail: planning@testvalley.gov.uk
Your ref:
Our ref: 23/02157/PREAPS
Date: 10th October 2023

Dear Sir/Madam

APPLICANT: Gladman Developments Ltd
PROPOSAL: Pre-application advice - 270 dwellings
LOCATION: Land At Halterworth Lane, Halterworth Lane, Romsey, **ROMSEY TOWN**

Thank you for your recent submission seeking a response to the above proposal. Copies of all the policies referred to are available from the Test Valley Borough Council website www.testvalley.gov.uk.

Principle of development

Test Valley Revised Borough Local Plan 2016

Policy COM2: Settlement Hierarchy:

Romsey is identified as a major centre in the settlement hierarchy, as set out in the adopted local plan (Table 7, COM2). The site lies outside the settlement boundary for Romsey, and is therefore within the countryside, as defined and delineated by the adopted Local Plan.

Development outside settlement boundaries will be permitted where;

- a) it is a type appropriate according to RLP policy; or
- b) it is essential to be located in the countryside.

When considered against criteria a) and b) the pre-application proposal as a whole is not considered to satisfy either criterion and is therefore contrary to the adopted local plan. There are no other details with the pre-application enquiry that supports the justification of development in this location.

The adopted Local Plan (Revised Local Plan 2016) has been through a 5 year partial review, using the PAS toolkit and independent review in line with National PPG (see [Revised Local Plan \(DPD\) | Test Valley Borough Council](#)).

The plan (including its spatial strategy) has been found to be consistent with the NPPF in providing a sound basis for planning and decision making in the Borough.

Housing Land Supply

Sites in Southern Test Valley

Paragraph 74 of the NPPF requires the Council to demonstrate a minimum of 5 years housing land supply (HLS) with a 5% buffer. An assessment of the HLS position as at 1 April 2022 has been undertaken. This uses the housing requirement established in policy COM1 and has regard to the conclusions of the Inspector's Report on the Examination of the Local Plan. The HLS position for Southern Test Valley, as at 1 April 2022 is 6.83 years of supply. This is reported against a target of 5.00 years.

The existence of a five year HLS enables the Council to give weight to the policies of the adopted plan (in the context of footnote 8 of the NPPF). The demonstration of a five year HLS does not in itself cap development and any application must be assessed on its merits.

Local Plan 2040 Regulation 18, Stage 1

The Draft Local Plan 2040 Regulation 18 Stage 1 was published for public consultation between 11 February and 8 April 2022. As the draft Local Plan is at an early stage in its preparation, only limited weight can currently be accorded to its content.

This site along with 3 other adjacent sites have been submitted through the SHELAA as part of the call for sites and will be assessed through the plan making process of the next Local Plan.

Given the stage of preparation of the emerging Local Plan, it is for the local plan process to identify strategic sites through the appropriate LP processes as the emerging Local Plan is progressed towards Regulation 18, Stage 2 consultation.

Notwithstanding the above, and that the principle of the proposed development is not acceptable, I and relevant Officers have provided comments below in respect of other material planning considerations that are relevant to the proposals.

Local Gaps

Policy E3: Local Gaps

The site is located within the Romsey – North Baddesley Local Gap. Policy E3 permits development in a Local Gap provided the physical separation is not diminished and it would not individually or cumulatively with existing or proposed development, compromise the integrity of the gap. While local gaps are not intended to prevent all development, there may be some circumstances, such as development of agricultural buildings, that may be permitted. This proposal is not of a rural nature and would diminish the gap and is therefore contrary to Policy E3.

Affordable Housing

The application is for 270 residential dwellings. The site has been identified as being outside of the settlement boundary and therefore in the countryside. The application documents submitted do not propose a COM8 (Rural Exception Site) or COM9 (Community Led Housing) site and therefore is contrary to policy. The documents submitted will be processed as a COM7 site.

Policy COM7

If a future application is considered as a COM7 site then the Revised Local Plan and the Affordable Housing Supplementary Planning Document, classes Romsey as an Un-Designated Rural Area and therefore, under Revised Local Plan (RLP) Policy COM7: Affordable Housing applies:-

The Council will negotiate on housing sites:- 15 or more dwellings (or sites of 0.5ha or more) for up to 40% of dwellings to be affordable.

Therefore based upon the 270 new homes the affordable housing dwellings required to satisfy COM7 will be 108. The Housing Officers detailed comments are attached for your information.

Landscape impacts

Policies E1 and E2: High Quality Development and Landscape Character

The site is seen from Halterworth land and also from the PROW that crosses east-west with views likely into the site. The boundaries are low hedges and with sporadic openings. The site is currently pasture/horse paddocks/ some arable crops/ Maize. The site is not seen in wider views from elevated land. When in the centre of the PROW there are parcels of pasture to each direction of views There are also some elements of built form seen, from the rear of dwellings at Highwood lane, to glimpsed views of Halterworth lane and the school which interjects the land east of Halterworth lane. The site is heavily influenced by hedges and trees and local landscape and countryside characteristics. The proposed School car park appears potentially too far from school to be useful or be well used? What options have been explored for utilising the access gate immediately adjacent that could be utilised for access without significant loss of trees? It is unclear how the land marked for school extension would potentially be utilised? This is not adjacent the actual school building, is the intention just to provide additional playing field and is this something the school actually need?

Significant work is required to understand how this site would be provided without landscape harm including:

- A proportionate LVA
- Informed by Tree /hedge Ecology survey – including consideration of shading impact from large trees – all this should inform layout also, set backs, shading and useable amenity spaces/ hedges to garden relationships.
- Layout with indicative realistic landscaping mitigation shown, appropriate set backs, access, and a character appropriate to this rural edge of Romsey.
- Heights/stories plan – would not encourage higher dwellings
- Design code to ensure quality layout

Trees

Situated within and adjacent to the proposed development site are linear groups of mature Oak trees that are important to the character of the area and are protected by TPO. It is noted that proposed access routes appear to coincide with the location of linear groups of dead Elm trees and therefore the installation of this element of the proposal should not adversely affect the safe retention of healthy, mature protected trees. Should a full application be submitted it would need to be supported with an arboricultural impact assessment, method statement and tree protection plan, completed in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.

Ecology

Policy E5: Biodiversity

No ecological surveys have been submitted as part of the application, due to the scale of the proposed application and the increased residential pressure of proposed development the impacts on the local ecology should be assessed.

Within 200m of the site there are a number of SINC sites including Tadburn Stream Woodland and Meadow and Crampmoor Glebe and lies within The New Forest SPA and SAC impact zone. In addition BAP priority habitats have been noted immediately adjacent and in the surrounding local area; these habitats include Lowland Mixed Deciduous Woodland, Coastal and Floodplain Grazing Marsh and Wet Woodland.

Records for species have been noted across the site area, the details and impacts of the development on these species will be required. The following species groups should be assessed.

- Reptiles
- Bats
- Insects (beetles)
- Other mammals (hedgehog, badger, water vole)
- Birds Details of mitigation and enhancement for the species across site will be required and incorporated into the designs.

Please note that in the future Biodiversity Net Gain will be mandatory for all planning applications in line with the Environment Act and the National Planning Policy Framework. This will include all applications being processed during this period. All developments will be required to achieve a 10% net gain and show how this will be achieved using the biodiversity net gain metric.

Net Gain in Dwellings within the New Forest SPA mitigation zone

Consideration needs to be given to potential implications on international designations. Residential development in this location has the potential to contribute to an in-combination significant effect on the New Forest SPA, as such the need for appropriate mitigation to be secured should be considered. The interim framework approved by the Council's Cabinet on the 1 October 2014 establishes mitigation options in relation to this matter. The applicant will need to satisfy the interim framework.

Nutrient Neutrality

The LPA is taking a precautionary approach to proposed new residential development and overnight accommodation, following Natural England advice and Policy E5. This is associated with the potential impact of new homes in the region upon the tidal waters and sensitive ecology of the Solent Region (a designated Solent Maritime SAC, Solent and Southampton Water SPA and Ramsar site), due to treated sewage from residential properties to river catchments in the Solent. Applicants for additional units of residential accommodation are currently being advised to demonstrate nutrient neutrality in accordance with Natural England advice. Nitrogen calculations and suitable mitigation may be required. The calculations should be verified and an appropriate assessment undertaken, with reference to Natural England guidance.

Highway impacts

The HCC Highways team have provided the following brief response:

The proposal represents a major scheme. The applicant should note that pre-application highways advice is now a chargeable service operated by Hampshire County Council, details of which can be found via the following web link:

<https://www.hants.gov.uk/transport/developers/preapplication>

The applicant would be encouraged to engage with this service.

Policy T1: Managing Movement (and Romsey Town Access Plan SPD)

In line with this policy, infrastructure that is required to make the site sustainable may be required and early engagement with Hampshire County Council as Highway Authority is strongly encouraged. Should a planning application be submitted, regard will be had to the Romsey Town Access Plan SPD alongside the transport assessment.

It is noted that a Public Right of Way passes across the northern part of the site and appears to be incorporated into the public open space provision. However, early engagement is encouraged with both the Highway Authority and Hampshire Countryside Service to understand the impact the site will have on the local rights of way network and make the most of opportunities to utilise the highway and local rights of way network to support sustainable modes of travel locally.

It should be noted that Hampshire County Council have adopted a Local Cycling and Walking Infrastructure Plan (LCWIP) for Southern Test Valley. The advice of the County Council should be sought on whether there are opportunities for the site to contribute to the measures identified in the LCWIP.

Policy T2: Parking Standards

The number of parking spaces should meet the minimum requirement as set out in Annex G and be located in a convenient position in relation to each of the properties. Cycle parking should be accommodated within the curtilage of each property in a convenient and secure manner and have regard to the requirements of Active Travel England's advice on cycle parking (contained within Local Transport Note 1/20 [Cycle infrastructure design \(LTN 1/20\) - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/cycle-infrastructure-design-ltn-1-20)).

It is noted that the proposal includes the provision of car parking for the school. It is not clear whether this is operational car parking (staff) or for parents/carers in relation to school drop-off/pick-up. If the latter, it is not clear how access will be achieved across the SUDs feature. Hampshire County Council as Highway Authority may seek justification in the context of ensuring sustainable travel to school.

Amenity

Regard should be had to policy LHW4 which concerns amenity at existing neighbouring properties which bound the applications site.

Environmental Protection

If an application were to be submitted this team would be looking for:

- Any application should consider the possibility of encountering land contamination resulting from previous uses. This should consist of a desk study and qualitative risk assessment at least and, depending on the findings, a further investigation of the nature and extent of any contamination and a scheme for remediating any such contamination. The assessment should be undertaken by a competent person, and should assess the presence of any contamination on the site, whether or not it originates on the site. In the event that

contamination is found, or is considered likely, remediation proposals which are designed to bring the site to a condition suitable for the intended use should be submitted.

- Details of how construction impacts on existing residents would be managed.
- Information should be provided to confirm that light spillage levels will not exceed the light intrusion guideline level of 2 lux at nearest windows after 11pm at night. The lighting scheme should be designed for 0% Upward Light Output Ration (ULOR).
- An assessment of air quality impacts resulting from the development.

Public Open Space

This policy seeks the provision of public open space in conjunction with housing developments, with the starting point being on site provision (as set out in paragraph 8.4). An appropriately sized area of open space to accommodate children’s play space and informal recreation should be included within the layout of any future scheme, particularly to accommodate the needs of small children who require play equipment close to where they live. The precise requirement for children’s play space and informal recreation space cannot be calculated at this stage, as the precise mix of proposed dwellings is unknown. However, based on approximately 2.4 occupants per dwelling, the following area is an approximation of how much space may be required to be set aside.

Area per 1,000 population	No Persons /1,000			Area Required
Outdoor Sports Facilities	1	x	0.648 =	0.65 ha
Parks and Gardens	0.4	x	0.648 =	0.26 ha
Informal Recreation	0.8	x	0.648 =	0.52 ha
Provision for Children and Teenagers	0.6	x	0.648 =	0.39 ha
Allotments	0.2	x	0.648 =	0.13 ha
	3	TOTAL	=	1.94 ha

Open space quantum should be in accordance with policy LHW1. There is currently no provision for formal sport on site. This will need to be included.

The framework masterplan gives an indicative layout showing three areas of open space along the west of the site. The position of the SUDs basin north and south compromises the size and therefore potential function of the open space. Will these basins be counted as part of the POS area? Design of SUDs scheme should consider ecological value and how the features relate to the wider sites ecological network and connections. Steep sided basins involving a pipe to pond approach to drainage should be avoided.

Any future detail design of this development should consider how houses and open space relate with a preference that houses front onto open spaces and landscaped corridors. A circular route around the development which links to the existing PROW network should be considered. Detailed design to consider how spaces will be laid out and function for the new and existing community should be given early consideration in the masterplan and development design codes.

Heritage

Luzborough Cottage on the Botley Road is listed at GII. It is considered that its rural setting is important to appreciating its significance. This has been encroached on by existing modern development, and it is considered the remaining fields immediately around the cottage, especially those to the north and east play a role in preserving what remains of this setting. The proposed development site boundary comes close to the boundary of the cottage’s plot.

There would be the potential for intensive or large scale development on this part of the development area to intrude into the setting of the cottage. The field directly to the north of the cottage, however, is not included in the boundary and nor are the fields beyond that. The majority of the proposed dwellings should be sufficiently distant from the cottage that they should not have a significant impact on its setting. The site angles away from the cottage, following the line of Halterworth Lane. The dwellings, if perceptible, would likely be seen in the context of the existing built-up area. The area of the site closest to the listed building is proposed to be used for an extension to the school. It is not clear what form this would take, and it could mean a large building. However, it is likely to be a less intensive use than housing. It is also likely, for practical reasons, any new school buildings would be sited to the west, closest to the existing school, and thus away from the setting of the cottage. The preference would be this would be open space (e.g. playing fields, or outside learning space) to serve the school (perhaps in place of land closer to the school lost to new buildings). Maintaining good levels of appropriate boundary screening will be important.

Archaeology

The site lies on the outskirts of the modern day town of Romsey but is located outside the historic core of the settlement, in an area which was largely agricultural until throughout much of the medieval and post-medieval periods. The area of Halterworth is first recorded in the 13th century, in reference to a farmstead located towards the north of the proposed development area (likely centred on the current Halterworth Farm). The pre-medieval use of the proposed development area and its immediate vicinity is poorly understood, with few historic environment record entries, likely owing to the lack of systematic archaeological investigation ahead of the development in the area between the centre of Romsey and the site. The wider landscape around the site contains evidence of both prehistoric and Romano-British activity, with findspots relatively close to the site of early prehistoric flint tools. The site can be considered to have an archaeological potential. The extent of the proposal is such, that it is highly likely to impact any in situ archaeological remains which might be present. As such, if the proposal is developed into a full application, archaeological matters would be a material consideration but are unlikely to be an overriding concern. Further information would be required to be submitted with any planning application, to determine the appropriate treatment of any possible archaeological remains.

The HCC Archaeologist would therefore recommend that any planning application should be submitted with an Archaeological Heritage Statement. This document should consider the available archaeological evidence, past and present land use, the archaeological potential of the area and the impact of the development. The document should also assess the setting of the scheduled monument and any potential impact that might be caused by the proposed development. The heritage statement should seek to set out what mitigation, if any, would be considered an appropriate response.

Water management

Flood risk

Given the scale of the site, a flood risk assessment would need to be submitted with any planning application (see NPPF footnote 50).

Water efficiency

In line with criterion d) of policy E7, should an application be submitted and considered favourably a condition should be applied to secure the optional requirement for water efficiency through Building Regulations (which seeks to achieve a water efficiency standard of 110l/p/d) subject to any viability considerations.

Surface water drainage

HCC provide pre-application advice. This is a chargeable service and can be requested from there website.

<https://scanner.topsec.com/?d=2471&r=show&u=https%3A%2F%2Fwww.hants.gov.uk%2Flandpl>

If the applicant does not wish to take advantage of this service, please direct them to our website where additional guidance and a checklist is available identifying our requirements as LLFA.

Minerals and Waste

A response is awaited from this team at HCC. This will be forwarded on to you.

Obligations

Policy COM15: Infrastructure (and Infrastructure and Developer Contributions SPD)

This policy seeks to ensure that development will be permitted provided that appropriate infrastructure has been secured to mitigate the impacts on existing infrastructure, such as community facilities and sports facilities to support the health and well-being of future residents. However, where the scale of the site is such that on-site infrastructure is required on site, such as public open space and education facilities, this will not be covered by CIL. The Infrastructure and Developer Contributions SPD 2023 should be taken into account to ensure the appropriate infrastructure requirements are provided and meet the Council's expectations on how these should be delivered.

Community Infrastructure Levy

The Council commenced charging the Community Infrastructure Levy (CIL) in 2016. Residential development, with the exception of the affordable housing, would be CIL liable. A proportion of CIL (15%) will be passed to the Parish Council and may be applied to support such facilities.

The requirements to mitigate the impact on highways and education infrastructure are not covered by CIL.

Additional information can be found on the Councils website via the following link:

<http://www.testvalley.gov.uk/resident/planningandbuildingcontrol/cil/cil-implementation/>

Other matters

Policy ST1: Skills and Training

This policy requires contributions towards enhancement of skills training and the provision of apprenticeships where a development has a significant impact on the labour market. On 9 November 2016, the Council agreed to seek an Employment Skills Plan (ESP) to be secured through a S106 Agreement detailing construction training and construction placements for developments of 50 dwellings or more for residential development or 1000 square metres for commercial development. The applicant will be required to provide an ESP prior to commencement that reflects the Construction Industry Training Board (CITB) Client Based Approach.

Education

It is noted on the Framework plan provided with the pre-application enquiry shows an area to the south of the site set aside for an extension to Halterworth Primary School. It is not clear how the need and quantity of land set aside for expansion has been derived. Have you spoken to Hampshire County Council Children's Services to discuss the broader strategic provision of additional primary school places in the context of other planning applications in the vicinity such as Whitenap? A consult has been sent by the Council and a response is awaited. This will be forwarded to you when received.

Health Infrastructure

The Hampshire and Isle of Wight Integrated Care Board (HIOW ICB) is the body responsible for the provision of Primary Health Care services within Test Valley. There are pressures on the local GP surgeries and other primary health care facilities in the vicinity of the development. Early engagement with the NHS Torbay and South Devon Foundation Trust Local Planning and Engagement Team, who act on behalf of the HIOW ICB, is strongly encouraged.

Railway Infrastructure

The Halterworth Level Crossing to the north of the site may be impacted by the proposal with additional traffic movements arising from the development of this site. You are strongly encouraged to engage with Network Rail to understand the impact of the site on the Halterworth Level Crossing.

Community Engagement

Paragraph 40 of the NPPF encourages engagement with local communities to aid decision making.

Romsey Town Design Statement (Supplementary Planning Document)

The site abuts the boundary covered by the Romsey Town Design Statement SPD, in particular Area 2 (Halterworth) which covers the eastern extent of Romsey. This is a material consideration and should be taken into account. See [Romsey TDS SPD | Test Valley Borough Council](#)

Conclusions

It has not been demonstrated that it is essential for the proposal to be located in the countryside. The proposed development would therefore not comply with policy COM2 of the RLP, and the principle of the proposal is not acceptable. Full weight can be afforded to the RLP at this stage,

In the absence of detailed information/assessments at this time, it is not possible to conclude on the acceptability of the proposals in respect of their impact on the landscape, highway network, amenity and pollution, water management and flooding, or biodiversity.

We have not engaged with the detail on this pre-application as the layout appears to represent a capacity exercise first and foremost with no detail of house types or sizes. In this respect only generalised comments can be provided. If however more information and a detailed analysis of house types, designs, layout, POS types, strategic landscape planting areas etc, becomes available then we would be happy to offer further advice. You should be aware that the Council has its own Design Review panel that can often help significantly with the evolution of schemes and we have found them particularly helpful in place-making on larger sites. We would encourage your client to engage fully with this process before submitting a formal planning application.

On the basis of the advice contained within this response, a planning application would not be supported by Officers for the proposals.

The content of this letter and its enclosures have not been subject of third party consultation with the neighbours, Parish Council or other local interest groups and as such the advice is provided without prejudice to the determination of any future planning application. We would encourage you to engage on a wider public basis in advance of submitting a proposal of this size. That would involve local residents, appropriate Parish and Town Council's and local Ward Councillors.

I trust the above is of assistance but please call me if you require further information.

Yours faithfully

Sarah Barter
Senior Planning Officer

HAVE YOUR SAY

A new housing development of up to 300 new homes on land off Halterworth Lane, Romsey



To view these proposals in more detail and provide your comments, please visit:

www.your-views.co.uk/halterworthlane

Community Benefits



Housing for all



Public open space



Ecological enhancements



Thriving community



Economic benefits



Community footpaths

Alternative ways to contact us

Your Views Romsey
Gladman House
Alexandria Way
Congleton, CW12 1LB

your-views@your-views.co.uk
(please use 'Romsey' as the
subject line)

Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI). As part of a planning application, Gladman submit to the Local Planning Authority a complete copy of all correspondence received (including any details such as your name, address and email where you have provided them). This ensures all your comments are available to the Council during the consideration of an application and shows who we have consulted. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies. Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate. If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.

Our Vision

Gladman is proposing a development of up to 300 houses on the land edged red on this plan.

This consultation provides you with an opportunity to shape our proposals at an early stage in the process.

A more detailed plan showing areas of development and green space can be viewed on the website and we welcome your comments on this.

A finalised plan will form the basis of our planning application to Test Valley Borough Council.



Planning Department,
Beech Hurst,
Weyhill Road,
Andover,
Hampshire,
SP10 3AJ

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

RE: REQUEST FOR PRE-APPLICATION ADVICE ON LAND AT HALTERWORTH LANE ROMSEY

Dear Sir / Madam

Gladman Developments Ltd request a pre-application meeting for a proposed residential development for up to 270 dwellings with all matters reserved except for access on Land at Halterworth Lane, Romsey.

Please see enclosed the completed pre-application form along with the site location plan and indicative development framework plan.

Gladman calculate the cost as £2571.00 for the council's pre-application service, which will be made via BACS

Most recently, Gladman submitted details of the site annually through the Councils SHELAA and submitted detailed representations to the Regulation 18, Stage 1 consultation of the Emerging Local Plan in April 2022. Gladman have already submitted a Vision Document and interactive Storymap to the Council in support of the Site, and this has been well-received by planning policy officers at the Council as we continue to maintain this positive relationship with officers.

We have already begun extensive research and technical studies in support of the preparation of this planning application, including (but not limited to) studies on access, highways, landscape, heritage and ecology. We are aware that the site is affected by issues relating to nutrient neutrality however we are confident that have the ability to identify a possible solution that would be appropriate to allow for development on land at Halterworth Lane.

We welcome the Council to contact us at the earliest possible opportunity with regards to potential dates for a meeting with a development management case officer and the planning policy team.

Yours sincerely,

Georgiana Hannigan
Gladman Developments Ltd
g.hannigan@gladman.co.uk
07944 606 073



www.gladman.co.uk



01260 288800



land@gladman.co.uk

Halterworth Primary School
Halterworth Lane
Romsey
SO51 9AD

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

Sent via email to [REDACTED]

RE: PROPOSED DEVELOPMENT AT HALTERWORTH LANE, ROMSEY

Dear Mrs J Cottrell and Mr D Brown,

I write to advise you that Gladman Developments are proposing a new residential development in Romsey on the land edged in red on the attached site location plan.

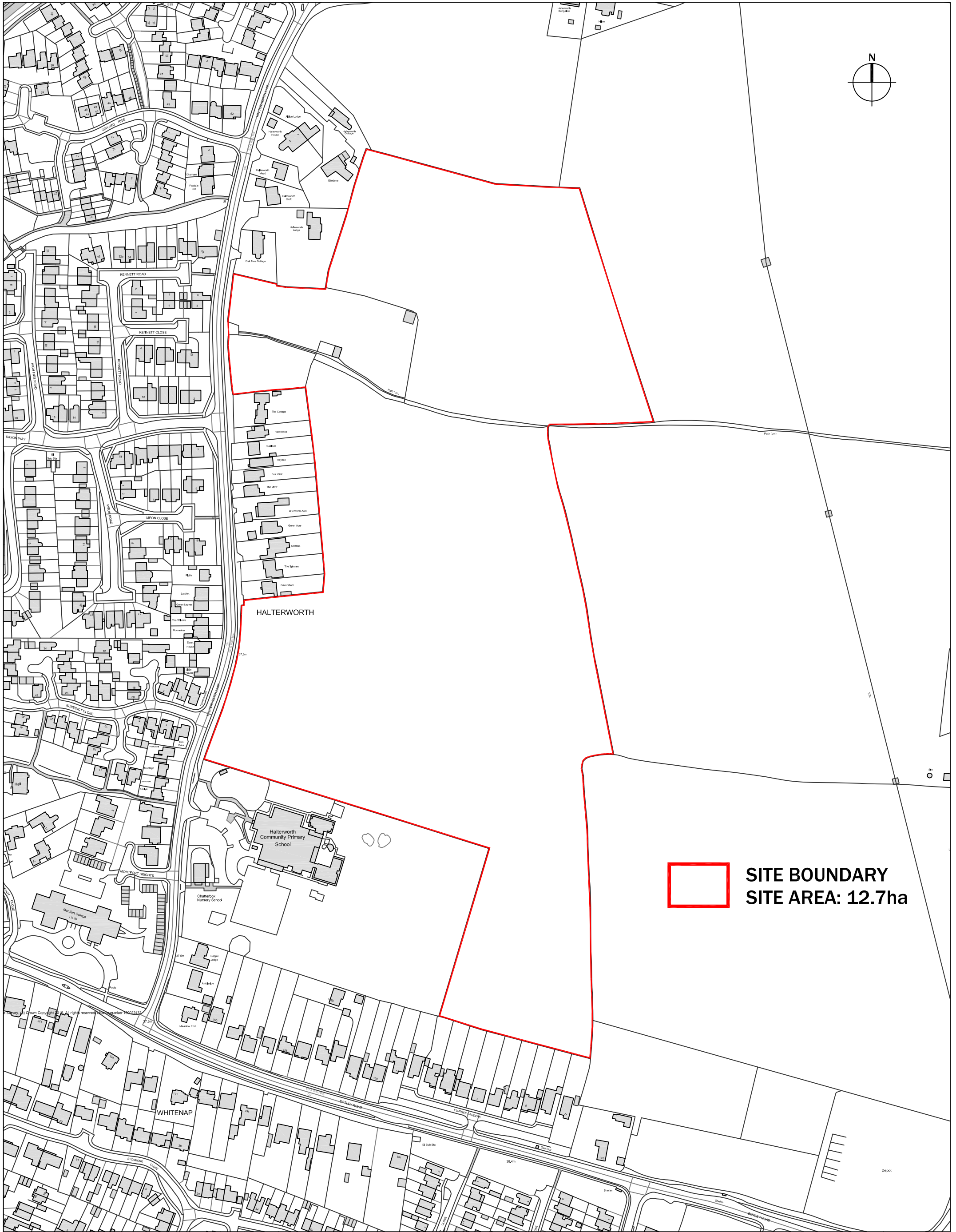
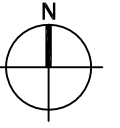
The landowner is willing to offer some the land to Halterworth Primary School, and we would be willing to discuss the scope of this provision and how it could be utilised to benefit the school in the most suitable way. For example, the land could make space for a car park or to provide a drop off point for parents which has been successfully implemented on other schemes Gladman has been involved with.

We would like to come and meet you both and the Governors to discuss this proposal further, prior to the submission of this application later this year. I would be grateful if you could contact me with possible dates for a meeting if this would be of interest to you.


Yours sincerely,

[REDACTED]

Amy Aldridge
Senior Planner
Gladman Developments Ltd
[REDACTED]



SITE BOUNDARY
SITE AREA: 12.7ha

 <p>GLADMAN Gladman House, Alexandra Way Compton Business Park Compton, Cheshire CW12 1LB Tel: 01260 288800 Fax: 01260 288801 www.gladman.co.uk</p>	<table border="1"> <tr> <th>Rev</th> <th>Date</th> <th>By</th> <th>Revision notes</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>			Rev	Date	By	Revision notes					Project HALTERWORTH LANE, ROMSEY	Drawn by Tim Poupard Issue date 07 Feb 2019
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