

**To:** Policy (Planning Policy And Transport)      **Date:** 26th January 2024  
**From:** Southern Team      **Tel:** 01264 368803

**PLANNING APPLICATION CONSULTATION**

Please complete and return to the case officer by **16 February 2024**

If no response is received by this date it will be taken that you have no comments to make.

**Case Officer:** Sarah Barter  
**Application No:** 24/00174/OUTS  
**Proposal:** Outline planning application for demolition of existing buildings and erection of up to 270 dwellings, including affordable housing, with land for the potential future expansion of Halterworth Primary School, public open space, structural planting and landscaping, sustainable drainage system (SuDS) and vehicular access points. All matters reserved except for means of access  
**Location:** Land At Halterworth Lane, Halterworth Lane, Romsey, ROMSEY TOWN  
**TPO:** Yes/No  
**Conservation Area:** Yes/No      **Listed Building**      **Yes/No**  
**Development Type:** Largescale Major Dwellings

**Case Officer Comments:**

**Response on application as submitted**

**No Objection**       **No Comment**       **Objection**   
(subject to conditions)      (specify planning reasons for refusal)

**Conditions/Reasons for refusal:**

**Principle of development**

Revised 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 application proposal as a whole is not considered to satisfy either criterion and is therefore contrary to the adopted local plan.

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 75 of the National Planning Policy Framework (NPPF, December 2023) requires Authorities to demonstrate a minimum five year housing land supply, or a minimum of four years supply, where relevant. For Test Valley Borough, the lower minimum of 4 years supply is relevant, under the provisions of paragraphs 77 and 226 of the NPPF, following the publication of its Regulation 18 (Stage 2) Local Plan 2040, in February 2024.

An assessment of the HLS position as at 1 April 2023 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 2023, is 7.01 years of supply. This is reported against a minimum of 4.00 years supply.

The existence of a 4 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 four year HLS does not in itself cap development and any application must be assessed on its merits.

### **Local Plan 2040 Regulation 18, Stages 1 and 2**

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.

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. The Regulation 18 Stage 2 Local Plan 2040, which is being consulted on between 6 February and 2 April 2024, does not allocate Halterworth as a preferred strategic allocation. The Local Plan 2040 sets out the retention of a number of Local Gaps, including the Romsey – North Baddesley Gap (Inset map 3) within which the proposed site will be wholly located.

The Planning Statement (page 16) refers to the fact that the Partnership for South Hampshire (PfSH) Spatial Position Statement identifies Broad Areas of Search for Growth as having the potential for addressing housing need within South Hampshire. The Halterworth area falls within this Broad Area of Search for Growth. While Test Valley Borough Council is a part of the PfSH and works cooperatively with South Hampshire authorities through the Duty to Cooperate requirement, there is no requirement for local authorities to conform to the findings of the Spatial Position Statement (SPS).

The Council intends to make provision in full for its own local housing need as calculated using the Government's standard method. The issue of any potential unmet need from neighbouring local planning authorities will be considered should it arise. There is none at present.

The Council will engage with neighbouring authorities under the Duty to Cooperate, including on the issue of housing need. Whilst at present there is some housing need yet to be identified through local plan in preparation, there is not a specific quantified unmet housing need.

The Council will continue to engage with PfSH on a joint evidence base as relevant, Statement of Common Ground (SoCG) and SPS. The Council is committed to work in line with requirements set out in the SoCG in relation to unmet need where possible. The council has engaged with various stakeholders at every stage of the LP preparation and will continue to do so.

For further information please refer to the Spatial Position Statement 2023 (Policy SPS8 and supporting text para.6.40-6.42).

<https://www.push.gov.uk/work/planning-and-infrastructure/push-position-statement/>

## **Policy E5: Biodiversity**

### *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.

## **Biodiversity Net Gain**

In line with national guidance and the 2021 Environment Act, a minimum of 10% BNG will be required on this site. The requirement to demonstrate a 10% BNG is being phased in nationally from November 2023. It would be appropriate to consult the Council's Ecologist.

## **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.

## Water efficiency – residential schemes

### Policy E7: Water Management

In line with criterion d) of this policy, should the application be 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.

## Residential Schemes for 50+ dwellings and commercial developments for 1000sqm+

### 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.

The Council's Economic Development Officer should be consulted to advise on the details of the ESP.

**Other pertinent policies within the adopted Local Plan** (including those within the COM/E/LHW/T/CS sections) should be taken into account, along with relevant guidance within the NPPF and Planning Practice Guidance (PPG).

### **Policy COM7 - Affordable Housing**

Policy COM7 sets a minimum requirement of 40% affordable provision. The Council's Affordable Housing SPD (September 2020) and Interim Policy Statement on First Homes contain useful detailed guidance. The proposed density, character and mix of the housing proposed may also be informed by community engagement. The latest Test Valley Strategic Housing Market Assessment (2022) provides data on our Borough wide need, and can be found at [Housing Policy & Research | Test Valley Borough Council](#).

### **Policy LHW1 – 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 Leisure Team should be consulted on any proposed layout. 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

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

Romsey Town Access Plan Supplementary Planning Document [Romsey-TAP-September-2015-v3-LR.pdf](#) identifies the need to reduce traffic speeds and through traffic from residential areas of Halterworth to be addressed by installing dropped kerbs for crossing roads and upgrading footpath links (scheme TVBC0050).

The Environmental Statement, paragraph 6.6.6 identifies the opportunity to improve a series of crossing points along Halterworth Lane at the junction with a number of roads along this route which broadly align with the scheme in the Romsey TAP SPD as identified above. Should the application be approved, these measures would be welcome to facilitate access to the footpath network to the west for access to Romsey, other key facilities and leisure routes. These measures should be secured as part of any S106 legal agreement attached to the planning permission.

However, the views of Hampshire County Council should be sought to address the issue of reduction and speed of traffic taking account of the applicant's transport assessment evidence. Furthermore, it should be noted that Hampshire County Council have an adopted 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 in addition to the crossing improvements identified above and those sought by HCC Countryside service with regard to improvement to the Public Rights of Way network.

## **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 \(www.gov.uk\)](#)).

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. Hampshire County Council as Highway Authority should be consulted on the appropriateness of parking arrangements for schools in the context of sustainability and school travel plans.

## **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.

### **Policy E7: Water Management**

In line with criterion d) of this policy, should a planning 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).

### **Policies E1 and E2: High Quality Development and Landscape Character**

The site contains various agricultural or former agricultural buildings on an elevated and sloping site and landscape impact will be a key consideration. The National Design Guide and National Model Design Code provide detailed and helpful guidance on design matters, principles and contextual analysis. These documents and the NPPF prioritise high quality and inclusive well integrated design in all new development. See <https://www.gov.uk/government/publications/national-design-guide>.

### **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](#)

### **Other matters**

#### **Community Infrastructure Levy (CIL)**

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.

#### **Education**

It is noted on the Planning Statement that 1.09Ha is proposed to be set aside for an extension to Halterworth Primary School. Although the Statement of Community Involvement also states that the land will be gifted, it is not clear how the need and quantity of land set aside for expansion has been derived. Hampshire County Council Children's Services should be consulted to discuss the broader strategic provision of additional primary school places in the area in the context of other planning applications in the vicinity.

#### **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. It is anticipated that the NHS Torbay and South Devon Foundation Trust Local Planning and Engagement Team, who act on behalf of the HIOW ICB, is will seek financial contributions from this development proposal towards local health infrastructure.

#### **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. The site promoter is strongly encouraged to engage with Network Rail to understand the impact of the site on the Halterworth Level Crossing.

### **Surface Water flooding**

The Design and Access Statement shows two sets of large SUDs features. If the intention is for the SUDs features to form part of the adoptable open space, the Council's Leisure and Property services should be consulted to ensure the details in the Flood Risk Assessment & Outline Drainage Strategy document are satisfactory to ensure long term functionality, management and maintenance of the SUDs.

**Consultee Name:** K Rasdall Lawes  
**Date of reply:** 22 February 2024