



[REDACTED]

Your ref: SHELAA139 Land at Lodge Farm Our ref: HBIC 2021

Please contact: Louise Ward [REDACTED]

Ecological surveys in Test Valley Borough

As part of the Council's continuing commitment to nature conservation, Test Valley Borough Council organises a programme of annual ecological surveys of SINC (Sites of Importance for Nature Conservation) land in the Borough. As local planning authority, the Council is required and given powers under the Town and Country Planning Act to carry out such surveys to assist in monitoring the state of the environment and to ensure that its Local Plan is based on adequate information.

Land which I believe may be partly in your ownership or in the ownership of a client has been selected for survey this year, because either we have no survey information for the area, or it is very old and is in need of updating. Please see the attached map for the location of the land in question, outlined in a thick blue line and named as 'Land at Bunny lane'. Where our information may be that you own only part of the site, this is highlighted on the plan (if applicable).

An experienced botanical surveyor will visit the site between May and September to carry out this survey, which will take about 2-3 hours to complete. Once the survey has been written up, a copy will be sent to you.

The survey work is being carried out by the Hampshire Biodiversity Information Centre (HBIC) under contract to the Council.

Please could you let me know whether or not you are willing to grant HBIC access to your site for the purpose of undertaking the proposed ecological survey, by **Friday 30th April 2021.**

If you would like the surveyor to contact you before visiting the site, please let Sarah Callegari at HBIC know [REDACTED]. This ensures that any conditions can be met, particularly regarding the means and day/time of visit, so that care can be taken not to inconvenience you in any way. The surveyor will also carry identification and a letter of authorisation from the Council when on site.

However, if you do not own the land, are not acting for the landowner, or own more or less than is shown on the plan, I would be very grateful if you could contact me to let me know this.

Unless I hear from you by the stated date above on this letter, it will be assumed that you or your client own the land and have no objection to the survey being carried out.

Thank you in anticipation of your co-operation in this important survey work, and if you require any further information in connection with the survey, please contact me as shown above.

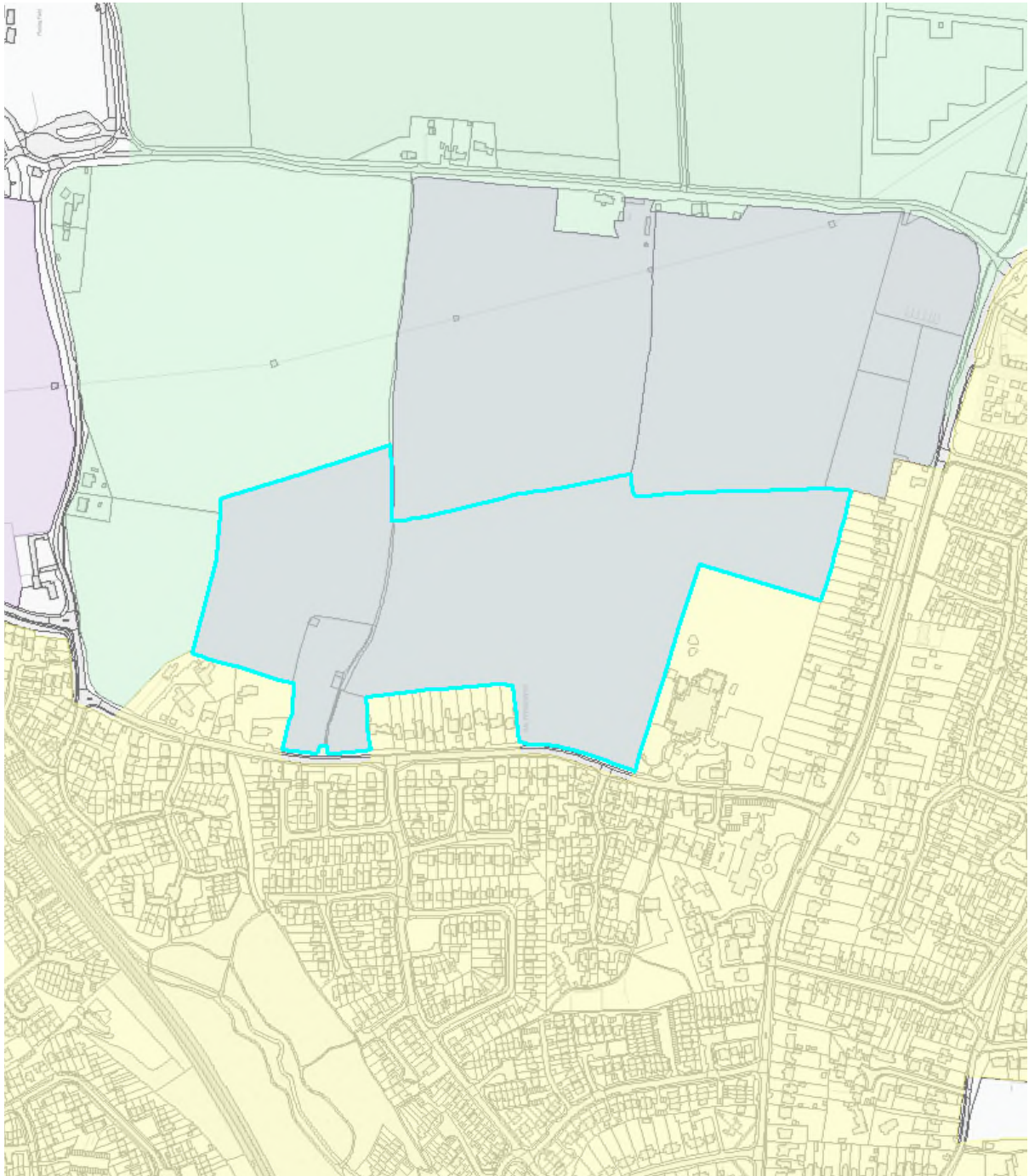
Yours faithfully



Louise Ward
Principal Landscape Architect – Ecology & Landscape
Test Valley Borough Council

IMPORTANT NOTES

1. Local Planning Authorities are required under the Town and Country Planning Act 1990 to undertake surveys in order to ensure that plans are based on fully adequate information.
2. In pursuance of the Council's powers under the Town and Country Planning Act 1990, the Council has authorised the above named person/organisation to enter the land in the Borough in connection with the carrying out of the survey work described in (1) above.



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Aldridge, Amy

From: Aldridge, Amy
Sent: 12 September 2023 11:45
To: planning@testvalley.gov.uk; sbarter@testvalley.gov.uk
Cc: Lee, Christien; Heming, Mike; Ambrose, Beth; Hannigan, Georgiana; Agnew, Richard; planningpolicy@testvalley.gov.uk
Subject: REFERENCE NO: 23/02157/PREAPS - Land at Halterworth Lane, Romsey
Attachments: 230824 Pre-App Acknowledgement.rtf

Dear Sarah,

I hope you are well.

We submitted a pre-application request which was registered on 22nd August regarding a residential led development on land east of Halterworth Lane, Romsey and I was just wondering whether you would be in a position to provide us with a timetable for your response? We have had multiple meetings with the Policy team regarding this site over the last few years and therefore it would be beneficial, if possible, for a member of the policy team to be involved with these pre-application discussions.

If you require any further information from us please don't hesitate to get in touch.

Kind regards,

Amy

Amy Aldridge
Senior Planner

M: [REDACTED]



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Gladman Developments Ltd
Gladman House
Alexandria Way
Congleton
CW12 1LB

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: 24th August 2023

Dear Sir/Madam

REFERENCE NO: 23/02157/PREAPS
PROPOSAL: Preapplication advice - 270 dwellings
SITE: Land At Halterworth Lane, Halterworth Lane, Romsey
FEE PAID: £6386.28
DATE REGISTERED: 22.08.2023

Your pre-application request has been passed to the planning case officer shown above who will respond to you as soon as possible. We aim to respond to most pre-application enquiries within 40 working days.

However, as your proposal is for a major development we will contact you shortly, if we have not already done so, to discuss the timetable for dealing with and responding to your enquiry.

Please accept this acknowledgement as an official receipt for the amount of the fee paid (inclusive of VAT – TVBC VAT No. 200 1927 20) as shown above. The breakdown is as follows: Nett amount: £5321.90, VAT amount: £1064.38, Total paid: £6386.28.

In any future communications regarding this pre-application enquiry can you please quote the reference number above.

Yours faithfully

A handwritten signature in black ink, appearing to read "Simon Finch".

Simon Finch
Head of Planning and Building Service
Test Valley Borough Council

Privacy Notice – Planning and Building Service

Who we are

We are the Planning and Building Service for Test Valley Borough Council. This Privacy Notice explains how we use information in the course of our work as a local planning authority. This work includes:

- Making decisions and providing advice on planning applications
- Providing advice on pre-applications
- Responding to allegations of unlawful development
- Monitoring development
- Entering legal agreements, serving notices and promoting the best use of land
- Tree applications, inspections and issuing of Tree Preservation Orders
- Notifications of dead and dangerous trees
- Building Regulation applications and other building control matters

How we get your information

We get applicant information in two ways – it is supplied to us directly (or via a planning agent on their behalf) or we receive it from a third party website that provides a transaction service. These include:

- The Planning Portal
- iApply

We also receive comments, representations, allegations and questions via email, letter, and through our Planning Online service, My Test Valley and LABC Site Inspection app.

What we do with your information

To allow us to make decisions on applications and other matters, individuals must provide us with some personal data (eg name, address, contact details). In a small number of circumstances individuals will provide us with “special category data” in support of their application (eg evidence of medical history). Where we process special category data in this context it will be on the legal basis of ‘substantial public interest’.

We use the information provided to us to make decisions about the use of land in the public interest. This is known as a “[public task](#)” and is why we do not need you to “opt in” to allow your information to be used.

Some information provided to us we are obliged under the regulations to make available on planning registers. This is a permanent record of our planning decisions that form part of the planning history of a site, along with other facts that form part of the “land search”.

How we share your information

We do not sell your information to other organisations. We do not move your information beyond the UK. We do not use your information for automated decision making.

We will make details of planning applications available online so that people can contribute their comments.

We will sometimes need to share the information we have with other Services within the council, as well as other Councils and organisations as part of the planning process, for example to seek professional advice from statutory consultees on pre-applications. The Council also have contracts with third party service providers in relation to specialist advice on planning applications. Any information sharing is managed in accordance with the data protection legislation.

Redaction ('blanking things out')

We operate a policy where we routinely redact the following details before making forms and documents available online:

- Telephone numbers and email addresses of applicant;
- Telephone numbers and email addresses on third party representations/comments;
- Signatures;
- Special Category Data - eg. supporting statements that include information about health conditions or ethnic origin;
- Information agreed to be confidential.

Please note we will publish names and addresses of applicant and those third parties who comment or make representations.

Sometimes we might decide it is necessary, justified and lawful to disclose data that appears in the list above. In these circumstances we will let you know of our intention before we publish anything.

If you are submitting supporting information which you would like to be treated confidentially or wish to be specifically withheld from the public register, please let us know as soon as you can - ideally in advance of submitting the application. The best way to contact us about this issue is by emailing planning@testvalley.gov.uk. We will then consider the information provided and inform you whether we believe this should be made publicly available or not.

Retention ('how long we keep your information for')

We process many different types of information according to our Retention Policy. The information you submit will not be kept for any longer than is needed. The length of time will depend upon whether the Council has business need for keeping the information and/or if the law requires that we keep the information for a particular length of time. A brief summary of how long we keep things before they are destroyed is as follows:

- Statutory registers (eg planning/tree applications, decisions, approved plans, legal agreements) – retained permanently
- Third party representations – 7 months from date of decision
- Letters, general correspondence – 3 years from date of decision

Complaints and problems

Making decisions on planning matters is a public task and you do not have the right to withdraw consent. However if you think we have got something wrong or there is a reason you would prefer for something to not be disclosed please ask us by emailing planning@testvalley.gov.uk

Test Valley Borough Council is the Data Controller for the purposes of data protection legislation. The Data Protection Officer is Mrs Karen Dunn. In the event that you wish to complain or contact the Council regarding any aspects of how your information is handled please direct your complaints or queries to: The Data Protection Officer DPO@testvalley.gov.uk, or Beech Hurst, Weyhill Road, Andover, SP10 3AJ. You also have the right to complain to the Information Commissioner. <https://ico.org.uk/>

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Heming, Mike

From: Aldridge, Amy
Sent: 02 October 2023 15:10
To: Barter, Sarah
Cc: Ambrose, Beth; Lee, Christien; Hannigan, Georgiana; Heming, Mike
Subject: RE: *EXTERNAL:RE: REFERENCE NO: 23/02157/PREAPS - Land at Halterworth Lane, Romsey

Dear Sarah,

Thanks for getting back to me, we look forward to receiving the written response.

We do have some specific questions to ask you and as per our initial letter supporting the pre-application enquiry submission, I was wondering you could suggest some possible dates for us to have a teams meeting to discuss these points with you in more detail?

Kind regards,

Amy

Amy Aldridge

Senior Planner

M: [REDACTED]



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From: Barter, Sarah <SBarter@testvalley.gov.uk>
Sent: Wednesday, September 27, 2023 5:02 PM
To: Aldridge, Amy [REDACTED]
Subject: *EXTERNAL:RE: REFERENCE NO: 23/02157/PREAPS - Land at Halterworth Lane, Romsey

This Message Is From an External Sender

This message came from outside your organization.

Dear Amy

My apologies for overlooking your earlier email I was out of the office when it was sent.

I do have written comments back from our policy team and was awaiting all other consultee comments before formulating a response to you. This response to you will likely be drafted later

next week into the following week with a view to issuing you with a response from the 11th October onwards.

I hope this is of assistance.

Regards
Sarah

From: Aldridge, Amy <[REDACTED]>
Sent: 27 September 2023 15:42
To: Planning User <planning@testvalley.gov.uk>; Barter, Sarah <SBarter@testvalley.gov.uk>
Cc: Lee, Christien <[REDACTED]>; Heming, Mike <[REDACTED]>; Ambrose, Beth <[REDACTED]>; Hannigan, Georgiana <[REDACTED]>; Agnew, Richard <[REDACTED]>
Subject: REFERENCE NO: 23/02157/PREAPS - Land at Halterworth Lane, Romsey

Caution: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sarah,

I was wondering whether you have had chance to consider the timetable for the pre-application request for land at Halterworth Lane, Romsey.

Kind regards,

Amy

Amy Aldridge
Senior Planner



M: [REDACTED]



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From: Aldridge, Amy
Sent: Tuesday, September 12, 2023 11:45 AM
To: planning@testvalley.gov.uk; sbarter@testvalley.gov.uk
Cc: Lee, Christien <[REDACTED]>; Heming, Mike <[REDACTED]>; Ambrose, Beth <[REDACTED]>; Hannigan, Georgiana <[REDACTED]>; Agnew, Richard <[REDACTED]>
Subject: REFERENCE NO: 23/02157/PREAPS - Land at Halterworth Lane, Romsey

Dear Sarah,

I hope you are well.

We submitted a pre-application request which was registered on 22nd August regarding a residential led development on land east of Halterworth Lane, Romsey and I was just wondering whether you would be in a position to provide us with a timetable for your response? We have had multiple meetings with the Policy team regarding this site over the last few years and therefore it would be beneficial, if possible, for a member of the policy team to be involved with these pre-application discussions.

If you require any further information from us please don't hesitate to get in touch.

Kind regards,

Amy

Amy Aldridge

Senior Planner



M: [REDACTED]



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Heming, Mike

From: Aldridge, Amy
Sent: 10 October 2023 15:34
To: Barter, Sarah
Cc: Ambrose, Beth; Lee, Christien; Hannigan, Georgiana; Heming, Mike
Subject: RE: *EXTERNAL:RE: REFERENCE NO: 23/02157/PREAPS - Land at Halterworth Lane, Romsey

Hi Sarah,

I am just checking that you are still on track to issue your written response tomorrow?

As per my email below please could you also indicate when you would be available for a teams meeting?

Kind regards,

Amy

Amy Aldridge

Senior Planner

M: [REDACTED] -



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From: Aldridge, Amy
Sent: Monday, October 2, 2023 3:10 PM
To: Barter, Sarah <SBarter@testvalley.gov.uk>
Cc: Ambrose, Beth <[REDACTED]>; Lee, Christien <[REDACTED]>; Hannigan, Georgiana <[REDACTED]>; Heming, Mike <[REDACTED]>
Subject: RE: *EXTERNAL:RE: REFERENCE NO: 23/02157/PREAPS - Land at Halterworth Lane, Romsey

Dear Sarah,

Thanks for getting back to me, we look forward to receiving the written response.

We do have some specific questions to ask you and as per our initial letter supporting the pre-application enquiry submission, I was wondering you could suggest some possible dates for us to have a teams meeting to discuss these points with you in more detail?

Kind regards,

Amy

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Heming, Mike

From: Aldridge, Amy
Sent: 10 October 2023 16:57
To: Lee, Christien; Ambrose, Beth; Hannigan, Georgiana; Heming, Mike
Subject: FW: *EXTERNAL:RE: REFERENCE NO: 23/02157/PREAPS - Land at Halterworth Lane, Romsey

FYI

Amy Aldridge
Senior Planner

M: [REDACTED]



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From: Barter, Sarah <SBarter@testvalley.gov.uk>
Sent: Tuesday, October 10, 2023 4:56 PM
To: Aldridge, Amy <[REDACTED]>
Subject: RE: *EXTERNAL:RE: REFERENCE NO: 23/02157/PREAPS - Land at Halterworth Lane, Romsey

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Dear Amy

Many thanks for your email.

The response is with the Development Manager for review to issue. I would hope that I am able to forward our written response to you by the end of the week and certainly by the target date for response of the 18th October.

Your earlier email references speaking to a Policy Officer? You still require a policy presence? I can check dates and availability with policy but what is your availability for the week beginning the 23rd October please?

Regards
Sarah

From: Aldridge, Amy [REDACTED]
Sent: 10 October 2023 15:34

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Heming, Mike

From: Aldridge, Amy
Sent: 16 October 2023 09:53
To: Lee, Christien; Heming, Mike; Ambrose, Beth; Hannigan, Georgiana
Subject: FW: *EXTERNAL:RE: REFERENCE NO: 23/02157/PREAPS - Land at Halterworth Lane, Romsey
Attachments: response 02157.pdf

FYI, see attached the pre-application advice for Romsey!

Amy Aldridge

Senior Planner

M: [REDACTED]



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From: Barter, Sarah <SBarter@testvalley.gov.uk>
Sent: Monday, October 16, 2023 9:50 AM
To: Aldridge, Amy <[REDACTED]>
Subject: *EXTERNAL:RE: REFERENCE NO: 23/02157/PREAPS - Land at Halterworth Lane, Romsey

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Dear Amy

See attached our response. I have asked the Principal Policy Officer for meeting availability and await a response. I've made a note to chase up on Wednesday if I don't have any reply. Unfortunately we don't have a Council Ecologist at present we are using a consultant.

I will come back to you to confirm dates.

Regards
 Sarah

From: Aldridge, Amy <A[REDACTED]>
Sent: 12 October 2023 11:04
To: Barter, Sarah <SBarter@testvalley.gov.uk>
Cc: Lee, Christien [REDACTED] Heming, Mike [REDACTED] Ambrose, Beth

<[REDACTED]; Hannigan, Georgiana [REDACTED]>

Subject: REFERENCE NO: 23/02157/PREAPS - Land at Halterworth Lane, Romsey

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Hi Sarah,

Thank you for confirming, that's really helpful!

Regarding a meeting w/c 23rd October, our diaries are relatively free all week so happy to be lead by you on when is best.

If it would be possible to have a planning policy officer at the meeting that would be really appreciated. Similarly, we have a few questions regarding ecology, so if you have a Borough ecologist available that could also be of real benefit.

Kind regards,

Amy

Amy Aldridge

Senior Planner

M: 07944 07800 721959 j.a.aldridge@gladman.co.uk



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

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

Heming, Mike

From: Aldridge, Amy
Sent: 19 October 2023 09:14
To: Barter, Sarah
Cc: Ambrose, Beth; Heming, Mike; Hannigan, Georgiana; Lee, Christien
Subject: RE: *EXTERNAL:RE: REFERENCE NO: 23/02157/PREAPS - Land at Halterworth Lane, Romsey

Hi Sarah,

Yes, Tuesday at 9:30 is fine with me.

Would you like me to send you a teams invite?

Kind regards,

Amy

Amy Aldridge

Senior Planner

M: [REDACTED]



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From: Barter, Sarah <SBarter@testvalley.gov.uk>
Sent: Wednesday, October 18, 2023 10:13 AM
To: Aldridge, Amy [REDACTED]
Subject: *EXTERNAL:RE: REFERENCE NO: 23/02157/PREAPS - Land at Halterworth Lane, Romsey

This Message Is From an External Sender

This message came from outside your organization.

Dear Amy

The Policy Officer is not available at this time for a meeting. Would you be available for a teams call with me on Tuesday 24th at 9.30am?

If you could suggest so alternate times next week if that's not convenient?

Many thanks

Sarah

From: Aldridge, Amy <[REDACTED]>
Sent: 12 October 2023 11:04
To: Barter, Sarah <SBarter@testvalley.gov.uk>
Cc: Lee, Christien <[REDACTED]> Heming, Mike <[REDACTED]>; Ambrose, Beth <[REDACTED]>; Hannigan, Georgiana <[REDACTED]>
Subject: REFERENCE NO: 23/02157/PREAPS - Land at Halterworth Lane, Romsey

Caution: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Sarah,

Thank you for confirming, that's really helpful!

Regarding a meeting w/c 23rd October, our diaries are relatively free all week so happy to be lead by you on when is best.

If it would be possible to have a planning policy officer at the meeting that would be really appreciated. Similarly, we have a few questions regarding ecology, so if you have a Borough ecologist available that could also be of real benefit.

Kind regards,

Amy

Amy Aldridge
Senior Planner

M: 07944 07800 721959 j.a.aldridge@gladman.co.uk



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Heming, Mike

From: Aldridge, Amy
Sent: 01 November 2023 14:24
To: Barter, Sarah
Cc: Lee, Christien; Heming, Mike; Ambrose, Beth; Hannigan, Georgiana
Subject: REFERENCE NO: 23/02157/PREAPS - Land at Halterworth Lane, Romsey
Attachments: 6-3-4-342 Halterworth Lane pre-app response.pdf

Hi Sarah,

I hope you are well and thank you again for your time last week, it was really useful to run things past you in addition to the written response.

I thought I would just share the pre-application advice we have received from Hampshire Highways for completeness, please find this attached.

Have you had any further response from the education authority regarding their view on the additional land for school expansion? We have still been unable to arrange a meeting with the Headteacher of Halterworth Primary School.

Just to provide my ecologist and management team with some comfort, please could you confirm that a contribution at the rate set in option C for SANG mitigation in the interim SPD is acceptable for a future application on this site?

Kind regards,

Amy

Amy Aldridge

Senior Planner

M: 07944 07800 721959 ja.aldridge@gladman.co.uk



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From: Barter, Sarah <SBarter@testvalley.gov.uk>

Sent: Thursday, October 19, 2023 9:51 AM

To: Aldridge, Amy [REDACTED]

Subject: RE: *EXTERNAL:RE: REFERENCE NO: 23/02157/PREAPS - Land at Halterworth Lane, Romsey

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Head of Development Planning

<i>Enquiries to</i>	Fraser Spinney	<i>My reference</i>	6/3/4/342
<i>Direct Line</i>	03707704089	<i>Your reference</i>	
<i>Date</i>	27/10/2023	<i>Email</i>	[REDACTED]

For attention of David Stoddart

The following comments relate to the information submitted in the Scoping Checklist (SC) for up to 270 dwellings on land to the east of Halterworth Lane, Romsey dated 11 September 2023, as well as the relevant Appendices.

Existing conditions

The site is bound by Halterworth Lane to the west which is subject to a 30mph speed limit. To the south of the site is Halterworth primary school and residential dwellings providing a buffer between the site and Botley Road. The site is bound by agricultural land to the east and north. The site is currently used for agricultural purposes and has no vehicular trips associated with its existing use.

Walking and cycling

A WCHAR will be required in support of any forthcoming planning application. This should assess the routes to key services and amenities, education facilities and bus stops, as well as Romsey train station. Any deficiencies in the routes should be identified, as well as any opportunities to improve the pedestrian and cycle infrastructure.

The applicant should also look at the pedestrian and cycle provision associated with the Whitenap development (planning reference 22/01213/OUTS) and explore how this development can tie-in with and enhance those connections. It should be noted, as set out in the County Council's formal response to the application, the scope of off-site improvements necessary to support this development is yet to be agreed by the Highway Authority and therefore further dialogue on this will be required going forward.

Director of Hampshire 2050
Gary Westbrook

Southern Test Valley LCWIP should also be reviewed which considers improvements to local walking and cycling provision in the immediate vicinity of the site.

Sustainable modes

Details relating to the bus stops in the vicinity of the site and Romsey train station should be included within the TA. This should include a summary of services available, frequency and destinations, as well as an assessment of the pedestrian and cycle infrastructure connecting the site to the bus stop and the distance between them. This should be included in the WCHAR.

Accident history

The SC outlines that the scope of any forthcoming review of accident history will include the following junctions and highway network between these:

- Jenner Way/Halterworth Lane
- Halterworth Lane/Highwood Lane
- A3090 Winchester Road/Halterworth Lane
- Botley Road/Halterworth Lane
- A27/Botley Road/Premier Way
- A27/Rownhams Lane
- A27/A3057 (Ashfield Roundabout)
- M271/A3057/Coldharbour Lane (Romsey Road Roundabout)

The scope of this assessment is agreed. The SC mentions that Personal Injury Accident (PIA) data will be obtained. This should be obtained from Hampshire Constabulary for the most recently available five-year period. This can be obtained via emailing collision.records@hampshire.pnn.police.uk.

Traffic surveys

In order to obtain an understanding of the existing traffic situation it is proposed that Manual Classified Count (MCC) and queue length surveys will be undertaken at the same junctions that are contained in the review of accident history. In addition to these junctions, the Romsey Road roundabout will be surveyed, which provides access to the M271, as well as a link count and queue length survey at the Halterworth Lane level crossing to the north of the site. This scope of surveys is agreed.

It is proposed that these surveys will be undertaken between 0700-1000 and 1530-1830 on either a Tuesday, Wednesday, or Thursday. It should be noted that this should be conducted in a neutral month outside of school holidays.

Two separate Automatic Traffic Count (ATC) surveys are also proposed to be conducted in close proximity to each of the proposed site access locations in

order to derive flows and speed information which will inform the access design. The SC states that the location of these ATC surveys have been submitted in Figure 1 of Appendix I, however this is not clearly shown so the highway authority are unable to comment on the acceptability of the proposed location of these surveys. These surveys should also be conducted on a neutral day in a neutral month outside of school holidays. It is recommended that ATC surveys are used at other junctions within the scope of the MCC survey to provide a more reliable traffic situation.

Access

The proposed access arrangement is two simple priority access points from Haltwerworth Lane as the site frontage is split into two sections. The northern access has been shown in Drawing P21004-001, with the southern access shown in Drawing P21004-002.

As per the request in the submitted information, the highway authority can confirm that a Stage 1 Road Safety Audit (RSA1) will be required for the proposed site access arrangement.

The principle of two simple priority accesses could be acceptable in principle, but there is further information required in order for this to be confirmed.

Firstly, the visibility splays for the northern access have been drawn as 2.4m x 51m to the right on exit and 2.4m x 48 to the left. Given that Halterworth Lane is subject to a 30mph speed limit this would be acceptable. However, the southern access visibility splays have been drawn as 2.4m x 37m to the right on exit and 2.4m x 38m to the left. This is below standard, as an access on a 30mph road should have visibility splays of 2.4m x 43m in either direction unless measured speeds are provided and the 85th percentile recorded speeds are below 30mph.

The Scoping Checklist explains that the visibility splays have been based on speed surveys conducted a 'few years ago', but when these were conducted and the results of this have not been provided. It is noted that the visibility splays for any forthcoming application will be based on updated measured speeds. The results of these updated surveys details of when they take place should be submitted alongside this at that stage.

It should be confirmed whether the access road to each site access will be subject to a 20mph design speed. The access geometry appear acceptable but swept path analysis will be required for all relevant vehicle movements. It also appears that the southern access is sited directly opposite a private driveway. It should be considered whether this can be moved further south to avoid this arrangement.

The principle of the circa 20 space car park proposed for school pick-up/drop-off will be commented on in more detail in the parking section of this response. In terms of design, the geometry for the car park is required and this should

include aisle widths. These should be a minimum of 6m as per Manual for Streets. Visibility splays are also required for the car park access.

There are a number of trees that will be affected by the proposed access strategy. These appear to be private and not highway trees, but this should be confirmed.

Refuse and servicing

The internal layout of the site should be designed to accommodate refuse and service vehicles with no conflict between movements of the largest vehicle that will access the site in either direction. Tracking should be submitted that shows that these vehicles can manoeuvre around the site and access and egress the site in a forward gear.

Parking

The SC sets out that parking is to be agreed at the reserved matters stage. Whilst this is true regarding the layout and dimensions of parking, HCC as the highway authority need to be satisfied that the parking proposed on site will be sufficient to accommodate the demand as if not this can lead to overspill parking onto the local highway network and potential subsequent safety concerns. The guidance that should be used to inform the parking provision is Winchester City Council's parking standards. These can be found at [Car Parking Standards Supplementary Planning Document \(Adopted\) - Winchester City Council](#).

A car park comprising circa 20 spaces is proposed off of the southern access with the intention of this being used for school drop-off/pick-up for the nearby Halterworth primary school. The majority of pupils at Haltwerworth primary school will live within a desirable walking distance to the site and would be likely to travel to school via sustainable modes, whether that be walking or cycling. Parking provision this close to the school being provided by this development for school pick-up/drop-off has the potential to discourage travelling to and from school sustainably and increase travel to the school via private car.

That being said, there are known parking issues associated with the school pick-up and drop-off periods. On that basis, a car park may be useful to alleviate some of the current parking issues, but it has the potential to compound these issues and encourage more people to drive closer to the school. If a car park is to be pursued, it should be explored whether the car park could be provided in the vicinity of the northern access to the site so that it helps to alleviate parking concerns in the direct vicinity of the school.

Details of how a car park for the purposes of school pick-up/drop-off would be managed and maintained will need to be provided to ensure that this car park would not be used by local residents for parking.

Traffic generation

The TRICS database has been interrogated to try and establish an estimated trip rate for the proposed privately owned residential dwellings. The two-way vehicle trip rate proposed for the AM peak is 0.518 and for the PM peak it is 0.501. When applied to the proposed 270 dwellings, this would result in 140 two-way vehicle trips in the AM peak and 135 in the PM peak. This is accepted.

Traffic distribution

It is proposed that the vehicle trips generated by the proposals will be distributed in accordance with Census 2011 journey to work data for the MSOA in which the site is located. This methodology is acceptable and the distribution should be presented in the TA.

Traffic growth

It is proposed that TEMPRO growth factors for the MSOA in which the site is located will be applied to the observed survey traffic flows to establish a 2028 future year scenario. The TC states that this will be manually adjusted to remove any committed development to avoid double counting. This is accepted but vehicle trips associated with the agreed committed development should be added for the purposes of junction capacity assessment.

Committed development

The SC has identified that the Whitenap development, under planning reference 22/01213/OUTS, will be considered as committed development as this an allocated development and queried whether the application for the Kings Chase South development (planning ref 23/00964/OUTS) should be considered. It is recommended that this is included in assessments of the impact of the proposed development on the local highway network for robustness.

Junction capacity assessment

It is proposed that the scope of the junctions included in the accident review will also be the scope of the junction capacity assessment. This scope is agreed.

The proposed scenarios for assessment are the 2023 Baseline scenario based on the observed traffic flows and the future opening year of 2028 both with and without development. This future scenario should include the committed development traffic as outlined above.

For the assessment of the proposed vehicle site accesses, it should be explained how the development related trips are assigned to each access. It is anticipated that this will be done on the basis of proximity of access to the residential dwellings, but the number of trips anticipated to use each access

should be provided to inform the assessment of the operation of both accesses.

Travel Plan

A Framework Travel Plan will need to be submitted alongside a Transport Assessment should a planning application be submitted. This Travel Plan should set out clear aims and objectives, and an action plan of measures to encourage sustainable transport choices to and from the site. The Travel Plan will need to meet the criteria set out in the Hampshire County Council Guidance on Development-related Travel Plans (2009).

Yours sincerely,

Gemma McCart
Team Leader – Highways Development Planning



Gladman Developments Limited
 c/o Gladman Developments Ltd, Gladman
 Developments Ltd
 Gladman House
 Alexandria Way
 Congleton Business Park
 Congleton
 Cheshire

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: PP-12705172
Our ref: 24/00174/OUTS
Date: 26th January 2024

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT, ORDERS AND REGULATIONS

ACKNOWLEDGEMENT OF REGISTERED PLANNING APPLICATION

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
FEE PAID: £34591
DATE REGISTERED: 24.01.2024

Your application in respect of the above proposal has been registered. Please accept this acknowledgement as official receipt for the amount of fee paid as shown above. You may inspect the application on the Council's website at <https://view-applications.testvalley.gov.uk/online-applications/> but please allow up to 3 days from receipt of this letter before the application can be viewed on the website.

If on further examination it is found that the application does not comply with the appropriate regulations, for any reason, a further letter will be sent to you.

If by 24 April 2024 a decision has not been made on this application you may, unless the application has already been referred to the Secretary of State for the Environment, appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act

1990 by notice sent within 6 months from that date or if the development in your application is the same or substantially the same as development that is currently the subject of an enforcement notice which was served within the two year period leading up to that date then within 28 days from that date.

If an enforcement notice is served relating to the same or substantially the same development as in your application, then the time limit to appeal will expire 28 days after the enforcement notice is served - except that you will have a minimum of 28 days to appeal after the right of appeal begins, and the time limit will expire no later than it would if there were no enforcement notice.

Appeals must be made on a form which is obtainable from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6PN. You may, however, by agreement with the Planning Authority, extend the period within which the decision of the Authority is to be given.

PLEASE NOTE:

- **Public Speaking at Committee:** For those applications which are referred to a Committee for decision, a scheme allowing public speaking is now in operation. A leaflet describing the scheme can be downloaded from our website or obtained from the Council's offices.
- **Building Regulation Approval:** This proposal may also require approval under the Building Regulations. If you have not already done so, you should find out by contacting the Building Control Section at the above address.
- **Decision Notice:** If you, or your agent, have supplied an email address with your application, then we will be sending the decision notice by email instead of by post. If an email address has not been provided then a hard copy will be sent by post.

Any enquiry about the planning application should be made to the case officer shown above.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Simon Finch', with a stylized flourish at the end.

Simon Finch
Head of Planning and Building Service

Privacy Notice – Planning and Building Service

Who we are

We are the Planning and Building Service for Test Valley Borough Council. This Privacy Notice explains how we use information in the course of our work as a local planning authority. This work includes:

- Making decisions and providing advice on planning applications
- Providing advice on pre-applications
- Responding to allegations of unlawful development
- Monitoring development
- Entering legal agreements, serving notices and promoting the best use of land
- Tree applications, inspections and issuing of Tree Preservation Orders
- Notifications of dead and dangerous trees
- Building Regulation applications and other building control matters

How we get your information

We get applicant information in two ways – it is supplied to us directly (or via a planning agent on their behalf) or we receive it from a third party website that provides a transaction service. These include:

- The Planning Portal
- iApply

We also receive comments, representations, allegations and questions via email, letter, and through our Planning Online service, My Test Valley and LABC Site Inspection app.

What we do with your information

To allow us to make decisions on applications and other matters, individuals must provide us with some personal data (eg name, address, contact details). In a small number of circumstances individuals will provide us with “special category data” in support of their application (eg evidence of medical history). Where we process special category data in this context it will be on the legal basis of ‘substantial public interest’.

We use the information provided to us to make decisions about the use of land in the public interest. This is known as a “[public task](#)” and is why we do not need you to “opt in” to allow your information to be used.

Some information provided to us we are obliged under the regulations to make available on planning registers. This is a permanent record of our planning decisions that form part of the planning history of a site, along with other facts that form part of the “land search”.

How we share your information

We do not sell your information to other organisations. We do not move your information beyond the UK. We do not use your information for automated decision making.

We will make details of planning applications available online so that people can contribute their comments.

We will sometimes need to share the information we have with other Services within the council, as well as other Councils and organisations as part of the planning process, for example to seek professional advice from statutory consultees on pre-applications. The Council also have contracts with third party service providers in relation to specialist advice on planning applications. Any information sharing is managed in accordance with the data protection legislation.

Redaction ('blanking things out')

We operate a policy where we routinely redact the following details before making forms and documents available online:

- Telephone numbers and email addresses of applicant;
- Telephone numbers and email addresses on third party representations/comments;
- Signatures;
- Special Category Data - eg. supporting statements that include information about health conditions or ethnic origin;
- Information agreed to be confidential.

Please note we will publish names and addresses of applicant and those third parties who comment or make representations.

Sometimes we might decide it is necessary, justified and lawful to disclose data that appears in the list above. In these circumstances we will let you know of our intention before we publish anything.

If you are submitting supporting information which you would like to be treated confidentially or wish to be specifically withheld from the public register, please let us know as soon as you can - ideally in advance of submitting the application. The best way to contact us about this issue is by emailing planning@testvalley.gov.uk. We will then consider the information provided and inform you whether we believe this should be made publicly available or not.

Retention ('how long we keep your information for')

We process many different types of information according to our Retention Policy. The information you submit will not be kept for any longer than is needed. The length of time will depend upon whether the Council has business need for keeping the information and/or if the law requires that we keep the information for a particular length of time. A brief summary of how long we keep things before they are destroyed is as follows:

- Statutory registers (eg planning/tree applications, decisions, approved plans, legal agreements) – retained permanently
- Third party representations – 7 months from date of decision
- Letters, general correspondence – 3 years from date of decision

Complaints and problems

Making decisions on planning matters is a public task and you do not have the right to withdraw consent. However if you think we have got something wrong or there is a reason you would prefer for something to not be disclosed please ask us by emailing planning@testvalley.gov.uk

Test Valley Borough Council is the Data Controller for the purposes of data protection legislation. The Data Protection Officer is Mrs Karen Dunn. In the event that you wish to complain or contact the Council regarding any aspects of how your information is handled please direct your complaints or queries to: The Data Protection Officer DPO@testvalley.gov.uk, or Beech Hurst, Weyhill Road, Andover, SP10 3AJ. You also have the right to complain to the Information Commissioner. <https://ico.org.uk/>

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Heming, Mike

From: planning@testvalley.gov.uk
Sent: 26 January 2024 14:15
To: Projects Managers
Subject: *EXTERNAL:Site Notice 24/00174/OUTS Land At Halterworth Lane, Halterworth Lane, Romsey
Attachments: ufm34_Statutory_Site_Notice.pdf

This Message Is From an External Sender

This message came from outside your organization.

Dear Sir/Madam

This application should be publicised by way of a Site Notice.~

We are requesting that applicants/agents assume the responsibility for displaying notices which relate to their particular application.

Accordingly I enclose a notice to which the application relates, which should be displayed close to the land or buildings on the highway frontage, from where it may be easily seen by the public and at a height which is accessible to those in wheelchairs.

Please write in the date displayed on the notice and protect it from the weather by a waterproof covering (self adhesive polythene film or a polythene bag).

Please ensure that:

- The date displayed is written onto the notice
- Written and photographic evidence confirming where the Notice was displayed, is submitted to planning@testvalley.gov.uk promptly The date must be clearly visible on the photograph
- The notice is displayed on site as soon as possible and left in position for 21 days
- The notice can be read by the public
- If for any reason the site notice becomes damaged or removed please ensure a replacement is displayed for the remainder of the 21 day display period and that you email the Council to confirm that has taken place.

I must advise you that any delay in displaying the notice may hold up the issue of your decision as this is an essential part of the application process.

Consideration of the application may be delayed if it is considered that there has been inadequate publicity. Your co-operation will therefore be much appreciated and assist in the efficient and fair consideration of your proposal.

Checks may be carried out to ensure that the notice has been properly displayed, is clearly visible to members of the public from roads or footpaths, and has been left in position for the appropriate period.

Thank you for your co-operation in this matter. Should you have any queries on the above, please email planning@testvalley.gov.uk.

Yours faithfully
Planning and Building

Test Valley Borough Council

The information in this e-mail is confidential. The content may not be disclosed or used by anyone other than the intended recipient. If you are not the intended recipient, please notify the Council's Data Protection Administrator immediately on 01264 368000. Test Valley Borough Council cannot accept any responsibility for the accuracy or completeness of this message as it has been transmitted over a public network. If you suspect that the message may have been intercepted or amended, please call the Data Protection Administrator on the above phone number. The content of this e-mail, whether marked confidential or otherwise, may have to be disclosed under the Freedom of Information Act 2000. No employee, Councillor or agent is authorised to conclude by e-mail any binding agreement with another party on behalf of Test Valley Borough Council. The Council does not accept service by e-mail of court proceedings, other processes or formal notices of any kind without specific prior written agreement.

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Heming, Mike

From: Barter, Sarah <SBarter@testvalley.gov.uk>
Sent: 31 January 2024 16:35
To: Heming, Mike
Subject: RE: *EXTERNAL:RE: 24/00174/OUTS Land at Halterworth Lane, Romsey.

This Message Is From an External Sender

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Sorry I'm in a BNG meet at 10, are you around after 3ish? Can talk on teams but I just wanted a quick chat. I haven't looked at the application in any detail at this time.

Sarah

From: Heming, Mike <[REDACTED]>
Sent: Wednesday, January 31, 2024 2:46 PM
To: Barter, Sarah <SBarter@testvalley.gov.uk>
Cc: Lee, Christien <[REDACTED]>; Aldridge, Amy <[REDACTED]>; Ambrose, Beth <[REDACTED]>; Brown, Rory <[REDACTED]>
Subject: RE: *EXTERNAL:RE: 24/00174/OUTS Land at Halterworth Lane, Romsey.

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Hi Sarah,

That's really helpful and much appreciated thank you. Would 10am tomorrow be convenient for you to have a quick chat? We have an internal catch up already scheduled for this time so all our team would be available, let me know and I'll send a Teams invite if it suits, alternatively let me know your availability.

Cheers,

Mike.

Mike Heming

Project Manager



M: [REDACTED]
www.gladman.co.uk



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From: Barter, Sarah <SBarter@testvalley.gov.uk>
Sent: Wednesday, January 31, 2024 2:09 PM
To: Heming, Mike <[REDACTED]>
Subject: *EXTERNAL:RE: 24/00174/OUTS Land at Halterworth Lane, Romsey.

Dear Mike

I'm going to site on Monday so no problem, I've asked our administration team to print off.

Are around tomorrow at any time for a quick chat at all?

Thanks
Sarah

From: Heming, Mike <[REDACTED]>
Sent: Wednesday, January 31, 2024 12:38 PM
To: Barter, Sarah <SBarter@testvalley.gov.uk>
Cc: Lee, Christien <[REDACTED]>; Aldridge, Amy <[REDACTED]>; Ambrose, Beth <[REDACTED]>; Brown, Rory <[REDACTED]>
Subject: 24/00174/OUTS Land at Halterworth Lane, Romsey.

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Hi Sarah.

I hope you're well.

Test Valley have recently sent us the statutory site notice for the above site and requested that we take responsibility for its suitable display. We would normally be happy to accommodate this request, however, on this occasion we do not have a landowner or agent living in close proximity of the site, to avoid delay (and a long car journey) I wondered if it would be possible for the council to display the notice on this occasion? Grateful if you will let me know if you are able to help us out, if not I will arrange for a member of the Gladman team to display the notice as soon as possible.

Thanks,

Mike.

Mike Heming
Project Manager



M: [REDACTED]
www.gladman.co.uk



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Heming, Mike

From: Heming, Mike
Sent: 07 February 2024 10:19
To: Barter, Sarah
Cc: Aldridge, Amy; Lee, Christien; Brown, Rory; Ambrose, Beth
Subject: RE: *EXTERNAL:RE: 24/00174/OUTS Land at Halterworth Lane, Romsey.

Hi Sarah,

I'm well thanks, hope you are too.

I can confirm we are very happy for you to carry out a screening assessment on the application. Could you confirm if you require hard copies of the ES and if so how many.

Cheers,

Mike.

Mike Heming
Project Manager



M: 07903 168 728 | m.heming@gladman.co.uk
www.gladman.co.uk



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From: Barter, Sarah <SBarter@testvalley.gov.uk>
Sent: Tuesday, February 6, 2024 4:44 PM
To: Heming, Mike <[REDACTED]>
Subject: RE: *EXTERNAL:RE: 24/00174/OUTS Land at Halterworth Lane, Romsey.

This Message Is From an External Sender

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Dear Mike

Do hope you are well.

I am seeking your agreement please to my carrying out a screening assessment for this application. Essentially, I will screen and insert the following paragraph to confirm your agreement.

Before submitting an application a developer can first request from the LPA a screening opinion under Regulation 6 of the Environmental Impact Assessment Regulations 2017 ("the 2017

Regulations”) to establish whether Environmental Impact Assessment (EIA) of their proposal is required. In this instance the developer has not made this request but has agreed to the requirement for a screening opinion by the LPA on the xxxxxxxx via email.

If you could let me know I would be grateful.

Regards
Sarah

From: Heming, Mike <M.Heming@gladman.co.uk>
Sent: Thursday, February 1, 2024 12:09 PM
To: Barter, Sarah <SBarter@testvalley.gov.uk>
Subject: RE: *EXTERNAL:RE: 24/00174/OUTS Land at Halterworth Lane, Romsey.

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Okay thanks.

Mike.

Mike Heming
Project Manager



M: [Redacted]
www.gladman.co.uk



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From: Barter, Sarah <SBarter@testvalley.gov.uk>
Sent: Thursday, February 1, 2024 10:49 AM
To: Heming, Mike <[Redacted]>
Subject: RE: *EXTERNAL:RE: 24/00174/OUTS Land at Halterworth Lane, Romsey.

Will call you after 3.45, thanks
Sarah

Heming, Mike

From: Barter, Sarah <SBarter@testvalley.gov.uk>
Sent: 20 February 2024 10:23
To: Heming, Mike
Subject: *EXTERNAL:RE: 24/00174/OUTS Land off Halterworth Lane, Romsey.
Attachments: PP Response to TVBC_East of Halterworth Lane_25th Oct 2023.pdf

This Message Is From an External Sender

This message came from outside your organization.

Dear Mike

See attached.

Regards
Sarah

From: Heming, Mike <[REDACTED]>
Sent: Friday, February 16, 2024 2:29 PM
To: Barter, Sarah <SBarter@testvalley.gov.uk>
Cc: Aldridge, Amy <[REDACTED]>; Lee, Christien <[REDACTED]>; Ambrose, Beth <[REDACTED]>; Brown, Rory <[REDACTED]>
Subject: 24/00174/OUTS Land off Halterworth Lane, Romsey.

Caution: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Sarah,

Hope you're well.

We have had a consultee response from HCC minerals and waste team, in their response they refer to previous advice / correspondence under reference CONS/2023/0627 dated 25th October 2023. We don't have a copy of this correspondence and will be grateful if you could forward it. (You did refer to a response from the HCC team is awaited in your pre-app advice note dated 10th October 2023).

Thanks, have a good weekend.

Mike.

Mike Heming
Project Manager



M: [REDACTED]
www.gladman.co.uk





Hampshire 2050
Elizabeth II Court South, The Castle
Winchester, Hampshire SO23 8UH

Tel: 0300 555 1375 (General Enquiries)
0300 555 1388 (Roads and Transport)
0300 555 1389 (Recycling Waste & Planning)
Textphone 0300 555 1390
Fax 01962 847055
www.hants.gov.uk

		<i>My reference</i>	CONS/2023/0627
<i>Enquiries to</i>	Andy Denton	<i>Your reference</i>	23/02157/PREAPS
<i>Date</i>	25 October 2023	<i>Email</i>	planning.policy@hants.gov.uk

Dear Sir/Madam,

Pre-application advice - Outline Application for up to 270 dwellings with all matters reserved except for means of access at Land on the East Side of Halterworth Lane, Romsey SO51 9AE.

Thank you for consulting Hampshire County Council (HCC) as the mineral planning authority (MPA) with regards to the above pre-application advice request.

The proposed development lies within the mineral and waste consultation area (MWCA) – Minerals section. This area is informed by the mineral safeguarding area (MSA) as defined through **Policy 15: Safeguarding – mineral resources** of the adopted Hampshire Minerals and Waste Plan (2013) (HMWP) and indicates where viable, safeguarded mineral resources are likely to be present.

The purpose of this policy is to protect potentially economically viable mineral resource deposits from needless and unnecessary sterilisation. The policy seeks to encourage the recovery, where possible, of potential viable mineral resources prior to development, this concept is known as prior-extraction.

Prior-extraction offers potential opportunities to reuse recovered minerals within the development itself or upcycle them to nearby aggregate recycling facilities. This in turn has strong potential to reduce the amount of waste generated through excavation on site as well as reducing the need for imported construction material.

Should the development proceed to the Outline planning stage, the County Council, as the MPA, take this opportunity to request exploratory work to be undertaken on site and submitted to the MPA in the form of a minerals

safeguarding report or assessment. This report should include empirical data of underlying geological stratigraphy captured by borehole or trial pit sampling, as well as recommendations on how the use of any minerals present could be maximised (ideally established through discussions with a local mineral operator). The report will enable the MPA to interpret the data and provide a position in relation to **Policy 15** and make a recommendation for the extent of prior extraction and for suitable conditions to be incorporated if appropriate.

We request that the minerals safeguarding report or assessment is submitted to us at the earliest possible point in the planning process, to allow full consideration of the mineral resources underlying the site, and their potential value to the proposed development and the wider Hampshire economy.

In the absence of further information on the mineral potential of the area and/or how this mineral potential will be handled by the development, the proposal is considered to be contrary to **Policy 15** of the adopted HMWP.

Hampshire County Council is available to discuss this further with Test Valley Borough Council, as well as the applicant, in forming a suitable agreement following the receipt of the required information.

Further information on safeguarding and Hampshire County Council's approach to it is available in the adopted Minerals and Waste Safeguarding in Hampshire Supplementary Planning Document, which can be found on our website:

<http://www3.hants.gov.uk/mineralsandwaste/planning-policy-home/hmwp-spds.htm>

Yours faithfully,

Andy Denton
Policy Officer

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Heming, Mike

From: Aldridge, Amy
Sent: 27 February 2024 10:25
To: Barter, Sarah
Cc: Heming, Mike; Lee, Christien; Ambrose, Beth; Brown, Rory
Subject: RE: *EXTERNAL:RE: 24/00174/OUTS Land off Halterworth Lane, Romsey.

Dear Sarah,

I am very well thank you, I hope you are too.

The Transport Assessment is appendix 6.1 to the Traffic and Transport chapter of the ES.

I hope this helps, if you need anything else please don't hesitate to get in touch.

Kind regards,

Amy

Amy Aldridge
Senior Planner

M: [REDACTED]



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From: Barter, Sarah <SBarter@testvalley.gov.uk>
Sent: Tuesday, February 27, 2024 9:41 AM
To: Aldridge, Amy [REDACTED]
Subject: FW: *EXTERNAL:RE: 24/00174/OUTS Land off Halterworth Lane, Romsey.

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Dear Amy

Do hope you are well.

I just received Mikes out of office and I wondered if you could assist with my query below.

Many thanks

Sarah

From: Barter, Sarah

Sent: Tuesday, February 27, 2024 9:26 AM

To: Heming, Mike <[REDACTED]>

Subject: RE: *EXTERNAL:RE: 24/00174/OUTS Land off Halterworth Lane, Romsey.

Dear Mike

Do hope you are well.

I cannot identify a transport assessment on your submission? I'm not sure if its an oversight on my or our administration teams' part, you did not submit, or you meant to submit but haven't? If you could review and let me know I would be grateful.

Many thanks

Sarah

Heming, Mike

From: Aldridge, Amy
Sent: 19 February 2024 09:30
To: Barter, Sarah
Cc: Lee, Christien; Heming, Mike; Ambrose, Beth; Brown, Rory
Subject: 24/00174/OUTS Land at Halterworth Lane, Romsey

Dear Sarah,

I hope you are well.

We met back in October at a pre-app meeting prior to submitting our application for 270 dwellings on land to the east of Halterworth Lane, Romsey, however I would just like to reintroduce myself as the planner for this application.

As the consultation responses have been coming in we have been reviewing these in detail and I thought it would be useful to provide you with a summary of these and also our response / actions where these are necessary.

I note from the landscape response that you are planning on undertaking a site visit, if you would like to a teams meeting to discuss the application's progress in detail following your site visit, I would be more than happy to set this up.

CONSULTEE (Named where known)	CONSULTEE COMMENTS	GDL COMMENTS	GDL ACTIONS
Archaeology	I support the DBA and endorse it to the planning authority. The site has an identified archaeological potential and there is no evidence that any significant previous development has taken place on site, which might have compromised this potential. As such, I would advise that the assessment, recording and reporting of archaeological deposits be secured by suitably worded conditions attached to any planning consent that may be granted.	We are happy to accept the wording of the conditions proposed.	N/A
Housing	The housing mix, tenure and wheelchair dwellings would need to be secured within the S106 legal agreement with a view to agreeing the layout/drawings at Agree with the 40% affordable and provision of 108 affordable dwellings, desired spilt of 70% affordable / social rent and 30% shared ownership.	Affordable housing to be secured through the S106.	To include in S106.
Ecology	No Objection subject to conditions. It is recommended that in line with the mitigation and enhancements as reported; a construction environmental management plan is produced for the duration of works and post construction. No development shall commence on site (including any works of demolition), until the plan has been submitted to, and approved in writing by, the Local Planning Authority. The Plan shall include the following:	We are happy to accept the wording of the conditions proposed.	N/A

	<ul style="list-style-type: none"> i) the parking of vehicles of site operatives and visitors; ii) loading and unloading of plant and materials; iii) storage of plant and materials used in constructing the development; iv) hours of construction, including deliveries; v) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; vi) wheel washing facilities; vii) measures to control the emission of dust and dirt during demolition and construction; viii) a scheme for recycling/disposing of waste resulting from demolition and construction works; and ix) measures for the protection of the natural environment 		
Active Travel England	Standing Advice provided	Noted	N/A
HCC Minerals	<ul style="list-style-type: none"> • The submitted MRA does not contain any in-situ evidence as to the potential mineral reserve underlying the site, nor does it contain any evidence supporting the use of a 100m standoff buffer for sensitive receptors. • We request that the applicant provide in-situ empirical data of the underlying geological stratigraphy of the site, as well as potential mineral yield calculations. • Further information on what we expect to see in submitted Mineral Resource Assessments can be found in Section 3 of our adopted Minerals and Waste Safeguarding in Hampshire Supplementary Planning Document. <p>In the absence of further information on the mineral potential of the area and/or how this mineral potential will be handled by the development, the proposal is considered to be contrary to Policy 15 of the adopted HMWP.</p>	We will be seeking to provide the requested empirical data as requested and will prepare a response to the other comments raised.	GDL to prepare response note to the Minerals officer, if you have their contact details that would be appreciated.
HCC Flood and Water management	<p>In order for us to provide a substantive response, the following information is required:</p> <ul style="list-style-type: none"> • Winter groundwater monitoring records for the perched water table, to determine the peak levels for infiltration basin design. • Updates to the drainage strategy, as necessary. <p>We require this further information before we can make a decision on whether to recommend to the Local Planning Authority that planning permission is granted.</p>	Noted and our drainage consultants are looking at this response.	GLD have instructed their drainage consultants to review the response and feasibility of being able to undertake the further monitoring.

<p>Trees</p>	<ul style="list-style-type: none"> • Consideration of Oaks T23 and T29 as being veteran trees needs to be undertaken. • The removal of two modest sized trees from the eastern end of G9 to facilitate construction of an access through site is considered to be reasonable. However, in order to assess the impact on retained trees within G9 and T14 a drawing to show the relationship between the RPA of retained trees and the proposed road is required. <p>The part removal of G16 to facilitate a southern access off Halterworth road will require the removal of predominantly dead or dying Elm and is considered to be reasonable.</p>	<p>Noted and forwarded to arboricultural consultant.</p>	<p>GDL have sent this response onto our arboricultural consultant who are reviewing and will prepare a response note.</p>
<p>Landscape</p>	<p>Holding – comments to follow after a site visit with the Case Officer</p>	<p>N/A</p>	<p>N/A</p>
<p>Rights of Way / Countryside</p>	<p>Holding objection subject to further information and seeking confirmation on proposed way to secure necessary works.</p> <p>The Proposed Site Plan suggests Proposed Footpaths (in yellow), will be provided throughout the site. It is presumed these are ‘footways’ and not public footpaths to be adopted as PROW, but footways offered to Hampshire Highways for adoption. Presuming this assumption is correct, we will refer to these as footways for the purpose of this response.</p> <p>Raise an objection against this application, subject to the further information requested, including revised plans that provide suitable mitigation, demonstrates improved active travel facilities and the protection and enhancement of the PROW network.</p>	<p>GDL we will be willing to agree to a contribution in the S106 to any maintenance / upgrade of the PROW.</p> <p>It our understanding that the yellow dotted footpaths on the DFP are more "recreation routes". These would be maintained by a management company, rather than formal footways for the County to adopt.</p> <p>The active travel, footway and cycle plans are subject to detailed design matters and therefore will form part of a RM application, the current application and the layout is only illustrative as it is in made in outline.</p> <p>It is GDLs view that the other points on planting around the PROW etc can be</p>	<p>N/A</p>

		dealt with by condition if this is deemed necessary.	
Natural England	No objection – subject to appropriate mitigation being secured.	<p>Pleased that our nutrient budget calculation and proposed mitigation is acceptable. We are happy to work with you on a suitably worded condition and to incorporate this into a suitably worded condition.</p> <p>Mitigation for the impacts to the New Forest is proposed in line with your draft SPD.</p> <p>Submitted sHRA outlines the applicants view on the Mottisfont Bat SAC.</p>	

If you do have any questions in relation to our application, please don't hesitate to get in touch with any members of the Gladman project team copied into this email as well as myself.

Kind regards,

Amy

Amy Aldridge
Senior Planner

M: [REDACTED]



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Heming, Mike

From: planning@testvalley.gov.uk
Sent: 23 April 2024 11:04
To: Projects Managers
Subject: *EXTERNAL:Notification of Decision 24/00174/OUTS Land At Halterworth Lane, Halterworth Lane, Romsey
Attachments: ufm10_Decision_Outline_Refusal.rtf

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This message came from outside your organization.

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