



Planning Inspectorate

APPEAL REF: APP/C1760/W/24/3354052
Land east of Halterworth Lane, Romsey

Summary note and directions arising from Case Management Conference 2 (CMC)

Held on 19 February 2025 11.00

*Outline planning application for the demolition of existing buildings and the erection of upto 270 dwellings, including affordable housing, with land for the potential 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.*

The Council's application reference is 24/00174/OUTS

Spokesperson for the Council: Jessica Allen

Spokesperson for the Appellant: Jason Tait

Preliminary matters

1. The inquiry is scheduled to open on 25 March 2025 at 10.00. It is now scheduled to sit for 2 days in person and at the CMC the parties agreed that this would be adequate time for the inquiry and the site visit which currently the Inspector will undertake independently. Parties will work together to provide a route for her to follow. The Council will send copies of notification documents to the Planning Inspectorate (PINS)

Main issues and evidence

2. The procedure at the inquiry will generally follow the 2000 Inquiry Procedure Rules. Based on the content of the evidence to date and the views expressed at the CMC it was agreed that the evidence would be best heard on a topic by topic basis.

3. Given that the Council has revised its stance on this appeal and now consider planning permission should be granted the appeal will be heard as follows:

Inspector opening

Opening statements – These will be a full statement of the scheme and the parties current position to enable full understanding for interested parties

Interested parties to speak.

Round table sessions as follows based on the reasons for refusal. When I have received the proofs I will give guidance as to the areas I would like to hear evidence:

1) Round Table – Character and Appearance and effect on strategic gap

- Outline of the scheme – appellant’s witness
 - o Questions from Inspector
 - o Questions from interested parties

2) Round Table – Highway Matters

- Outline of scheme – appellant’s witness
 - o Questions from Inspector
 - o Questions from interested parties

3) Round Table - Planning Evidence

- Planning evidence – appellant’s witness
 - o Questions from Inspector
 - o Questions from interested parties

4) Round Table – Conditions & Planning Obligation

- Update on the planning obligation?
- Discussion on conditions

4. It was agreed that Closing Submissions would be unlikely to be required unless matters arose in one of the round table discussions that required a note.

5. Neither party considered it would be making an application for costs at the current time. Positions are reserved until the completion of the Inquiry. Should this position change then applications should be made in writing in advance of the Inquiry. In addition, in order to support an effective and timely planning system in which all parties are required to behave reasonably, you are reminded that I have the power to initiate an award in line with the Planning Practice Guidance. Unreasonable behaviour may include not complying with the prescribed timetables.

6. I was advised that discussions are continuing regarding planning obligations regarding education and highways. The deadline for the submissions of the appellant’s proofs is therefore extended to **4 March 2025**.

7. A copy of the draft obligation and the CIL compliance statement should be provided for me no later than **11 March 2025**.

8. It would be helpful for an agreed Statement of Common Ground including a list of conditions, a list of the relevant plans and an agreed housing land supply position could be submitted by **11 March 2025**.

9. I will issue my questions on the conditions and obligation in advance of the round table session to assist preparation. If necessary, I will allow time for a final version of conditions to be submitted after the round table session.

10. The Council must ensure that a copy of this note is made available on its website.

Zoe Raygen
20 February 2025

Annex A Timetable for the submission of documents

31 January 2025	Deadline for submission of agreed position statement on: <ul style="list-style-type: none">• Housing Land Supply• Reasons for Refusal and Planning Obligation
25 Feb 2025	Deadline for submission of: <ul style="list-style-type: none">• statements of common ground on housing and character/appearance/heritage assets• all proofs

	<ul style="list-style-type: none"> • suggested planning conditions • core documents list • initial draft planning obligation and office copy entries
7 March 2025	Deadline for submission of: <ul style="list-style-type: none"> • any necessary rebuttal proofs • final timings
11 March 2025	Deadline for submission of: <ul style="list-style-type: none"> • final draft planning obligation • CIL Compliance Statement • draft Inquiry timetable
Tuesday 25 March 2025	Inquiry opens 10.00 am