

30 January 2025

Mr S Finch
Head of Planning and Building Services
Test Valley Borough Council

By Email

Dear Sir/Madam

Land at Halterworth Lane, Halterworth, Romsey
24/00174/OUTS

We act for the Ashfield Partnership (the Partnership), which is promoting land at Whitenap, Romsey in accordance with Policy COM3 of the adopted Local Plan.

We are aware that following delegated refusal of the above application in April 2024, an appeal was lodged in October 2024. A Case Management Conference was held on 09 January 2025. A general Statement of Common Ground (SoCG), a Housing Land Supply SoCG and topic-based SoCG's are to be submitted to PINS by 31 January 2025. It is anticipated that details of financial contributions for off-site highway works (including improvements to pedestrian and cycle connections) will be included within the general or topic-based SoCG's. Even if they are not, they should be considered in a public forum at the S106 round table session.

The Partnership is concerned to make sure that in the event that the Council considers a package of off-site highway works as part of the appeal process, the approach it takes to financial contributions towards off-site junction improvements and off-site pedestrian and cycle connections is CIL Reg 122 compliant.

In particular, it seeks the following:

1. The relevant assessments must take account of the allocation of land at Whitenap, Romsey (Policy COM3 of the adopted Local Plan) as a committed development.
2. Each improvement is appropriately specified (eg for pedestrian and cycle connections, the LCWIP route number and the scale and nature of the improvement being made). This will offer the community certainty that the financial contributions being sought will be spent on specific LCWIP



schemes in Romsey, the need for which is generated by and related in scale and kind to, the proposed development.

This approach will avoid the “double counting” of financial contributions made as part of the appeal scheme in the context of any financial contributions towards LCWIP schemes in Romsey made in connection with other proposed development schemes, including that at Whitenap.

Most important of all, it will deliver the best outcome for the community in terms of a coordinated network of pedestrian and cycle connections and improved highway junctions in the local area.

The Partnership reserves the right to attend the appeal as a 3rd party and to make representations to the Inspector on this or any other matters.

Yours faithfully



Simon Coles MRTPI
Director
CarneySweeney

Cc Mark Staincliffe, Principal Planning Officer (South), TVBC

