

Appeal by Gladman Developments Ltd

Land at Halterworth Lane, Romsey

**Against the Refusal of Planning Permission by
Test Valley Borough Council on the Application for:**

“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”

LPA Reference: 24/00174/OUTS

**Supplementary Statement of Case
(in addition to the Statement of Common Ground)**

Gladman Developments Ltd

and

Test Valley Borough Council

February 2025

1.0 Notwithstanding the content of the Statement of Case submitted on the 19th December 2024, the Council's case is now:

(a) that the appeal should be allowed but

(b) subject to the conditions imposed by the Inspector and

(c) the Appellant entering into the required S106 planning obligations

2.0 This Supplementary Statement of Case should be read in conjunction with the agreed Statement of Common Ground dated 31st January 2025. The Statement of Common Ground sets out the Council's reconsideration of the proposals in light of subsequent changes to the National Planning Policy Framework.

3.0 In light of the above position and the NPPF requirement for the delivery of housing without delay, the Council have sought to amend the timing of future applications for reserved matters to allow earlier delivery of housing. See condition 1 wording below.

2.0 **SUGGESTED CONDITIONS**

The following conditions are suggested for the proposal. Please note amended condition 1.

- 1) This list is submitted without prejudice
- 2) This list reflects the Council's understanding of the appeal at this time

The Council will seek to confirm agreement with the applicant.

1. Applications for the approval of all the reserved matters referred to herein shall be made within a period of ~~three~~ one year from the date of this permission. The development to which the permission relates shall be begun not later than whichever is the later of the following dates:

i) three years from the date of this permission: or

ii) two years from the final approval of the said reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with the provision of S.92 of the Town & Country Planning Act 1990.

2. Approval of the details of the layout, scale and appearance of the building(s), and the landscaping of the site (herein after called "the reserved matters") shall be obtained from the local planning authority in writing before the development is commenced.

Reason: To comply with the Town and Country Planning (General Management Procedure) (England) Order 2015 (or any order revoking and re-enacting that Order).

3. The development hereby permitted shall be limited to no more than 270 dwellings.

Reason: For the avoidance of doubt and in the interest of proper planning.

4. Any application for approval of reserved matters shall be accompanied by full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site). The development shall only be carried out in conformity with the approved details.

Reason: To ensure a satisfactory visual relationship of the new development with the sounding area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 & E2.

5. No development shall commence on site (including any works of demolition or site clearance), until a Construction and Demolition Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The Plan shall include the following:

- 1) the parking of vehicles of site operatives and visitors;
- 2) loading and unloading of plant and materials;
- 3) storage of plant and materials used in constructing the development;
- 4) hours of construction, including deliveries;
- 5) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- 6) wheel washing facilities;
- vii) measures to control the emission of dust and dirt during demolition and construction;
- 7) a scheme for recycling/disposing of waste resulting from demolition and construction works; and
- 8) measures for the protection of the natural environment
- 9) Confirmation that no fixed plant or machinery shall be installed outside of any building
- 10) Confirmation of audible reversing alarms on mobile plant and machinery will be of a type which, whilst ensuring that they give proper warning, have a minimum noise impact on persons outside sites (for example, 'white noise' reversing alarms).

The approved Statement shall be complied with in full throughout the construction period. The development shall not

be carried out otherwise than in accordance with the approved construction method statement.

Reason: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase having regard to Test Valley Borough Revised Local Plan (2016) Policy E8

6. The reserved matters application for the landscaping shall include details, including planting plans, sections and a management plan.

Reason: In the interest of the amenities of the area and enhancing the biodiversity in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1, E2 & E9.

7. The development hereby approved shall be designed and built to meet Regulation 36 2 (b) requirement of 110 litres/person/day water efficiency set out in part G2 of Building Regulations 2015.

Reason: In the interests of improving water usage efficiency in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016.

8. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

Site location - 09840-FPCR-ZZ-ZZ-DR-L- 002 PO9

Site Layout - 09840-FPCR-ZZ-ZZ-DR-L- 004 PO2

Details - P21004-001 C

Details - P21004-002 B

Site Survey - TOPO-01-2D 1 of 2

Site Survey - TOPT-02-2D 2 of 2

Parameter plan - 09840-FPCR-ZZ-ZZ-DR-L-0003 P03

Reason: For the avoidance of doubt and in the interests of proper planning.

9. No development shall take place above DPC level of the development hereby permitted until samples and details of the materials to be used in

the construction of all external surfaces hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.

10. No development shall take place until an Employment and Skills Plan to encourage and promote skills and training in the construction industry in accordance with the Construction Industry Training Board (CITB) Client Based Approach to developing and implementing an Employment Skills Strategy on Construction projects, Local Client Guidance - England, v2, CITB and the National Skills Academy 2016 has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: Details are required prior to commencement in order to identify and provide skills needs and training delivery in accordance with Test Valley Borough Revised Local Plan 2016 policy ST1.

11. The reserved matters application(s) shall include details of a scheme for any external building or ground mounted lighting/illumination. Such details shall be submitted for the written approval of the local planning authority and shall include luminance levels and demonstrate how any proposed external lighting has been designed and located to avoid excessive light spill/pollution. The submitted details shall also demonstrate how artificial illumination of important wildlife habitats is minimised/mitigated.

External lighting shall only be provided in accordance with the approved scheme(s) and shall thereafter be retained as approved.

Reason: To ensure the favourable conservation status of bats and birds in accordance with Policy E5.

12. No development hereby permitted shall commence until plans and particulars showing the detailed proposals for width, alignment, gradient and type of construction proposed for the roads, footways and accesses, including all relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels, together with details of street lighting, landscaping (including the materials to be used for paving and

hard surfaces and the finished levels in relation to existing levels), the method of disposing of surface water, and details of a programme for the making up of the roads and footways has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interest of highway safety, tree protection, ecological protection and mitigation in accordance with Policies T1, E2 and E5 of the Test Valley Borough Revised Local Plan (2016).

13. No dwelling shall be occupied until plans and particulars showing detailed proposals for public art to be provided on site has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details before the last dwelling on site has been occupied.

Reason: In the interest of public amenity and public open space in accordance with Policies LHW1 and LHW4 of the Test Valley Borough Revised Local Plan (2016).

14. No development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological evaluation, in accordance with a written scheme of investigation that has been submitted to and approved by the Planning Authority. Development shall be carried out in accordance with this detail.

Reason: To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets in accordance with Test Valley Revised Local Plan policy E9.

15. No development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological mitigation of impact, in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority. Development shall be carried out in accordance with this detail.

Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations in accordance with Test Valley Revised Local Plan policy E9.

16. Following the completion of archaeological fieldwork a report shall be produced in accordance with an approved programme submitted by the developer and approved in writing by the local planning authority setting

out and securing appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.

Reason: To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available in accordance with Test Valley Revised Local Plan policy E9.

17. Prior to the commencement of development full details of the layout for the parking and manoeuvring onsite of contractor's and delivery vehicles during the construction period shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the commencement of development and retained for the duration of the construction period.

Reason: In the interest of highway safety in accordance with Test Valley Borough Local Plan 2016 policy T1.

18. No development shall take place until a method for ensuring that minerals that can be viably recovered during the development operations are recovered and put to beneficial use and a method to record the quantity of recovered mineral (re-use on site or off site). The following completion recovery methods shall be submitted to and approved in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved detail.

Reason: To ensure viable and safeguarded mineral resource opportunity is provided in accordance with policy 15 Safe guarding – mineral resources of the adopted Hampshire Minerals and Waste Plan 2013.

19. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the local planning authority) shall be carried out until a remediation strategy has been submitted to and approved in writing by the local planning authority detailing how this unsuspected contamination will be dealt with. The remediation strategy shall be implemented as approved.

Reason: To safeguard future residents from risks to human health associated with contamination, and to prevent pollution of ground and groundwater having regard to policy E8 of the Test Valley Borough Revised Local Plan 2006.

20. No work relating to the construction of the development hereby approved, including deliveries, collections or works of demolition or preparation prior to operations, shall take place before the hours of 07.30 nor after 18.00 on Mondays to Fridays; before the hours of 08.00 nor after 13.00 on Saturdays; and at all on Sundays and Public Holidays, unless otherwise agreed with the LPA.

Reason: In the interests of the amenities of neighbouring properties in accordance with Test Valley Borough Local Plan policies E8 and LWH4.

21. No development shall commence until a method of demolition and construction has been submitted and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved scheme unless otherwise agreed in writing by the local planning authority. No piling or any other foundation designs using penetrative methods shall take place without the express written consent of the local planning authority.
(This scheme should include dust control measures).
Reason: In the interests of the amenities of neighbouring properties in accordance with Test Valley Borough Local Plan policies E8 and LWH4.

22. Development shall proceed in accordance with the measures set out in the Ecological Impact Assessment (fcpr, Jan 24). Thereafter, enhancement features shall be permanently maintained and retained in accordance with the approved details, with photographic evidence provided to the Local Planning Authority within 6 months of occupation.
Reason: to enhance biodiversity in accordance with Policy E5 of the Test Valley Revised Local Plan DPD.