

In the Chair: Cllr J Parker started meeting with Cllr S Lamb taking over once elected.

### **ATTENDANCE:**

#### **ROMSEY EXTRA**

P Councillor J Burnage  
 - Councillor J Cairney  
 P Councillor M Cooper  
 - Councillor M Southey  
 A Councillor S Tippet

#### **ROMSEY TOWN**

P Councillor J Critchley  
 P Councillor S Lamb  
 P Councillor J Ray  
 P Councillor C Wise  
 P Councillor J Parker

### **In attendance**

Nicqui Chatterley – Clerk

Toby Oliver – Hampshire Chronical

#### 11. **Apologies**

Apologies were received from Cllr S Tippet

#### 12. **To Elect Chairman and Vice-Chairman for 2022 - 2023**

**Resolved:** The Committee elected Cllr Sally Lamb as the new Chair

**Resolved:** The Committee elected Cllr Janet Burnage as the Vice-Chair

#### 13. **Declarations of Interest**

Cllr Mark Cooper declared a prejudicial interest and did not take part in the Committee debate, nor voted.

#### 14. **Public Participation**

Four members of the public addressed the Committee with their objections to Planning Application 22/01213/OUTS – PROPOSED WHITENAP DEVELOPMENT.

Mr Richard Buss, Mr Chris Thompson, Mrs Kate Greatrix,

Mr Christopher Esplin-Jones spoke outlining the position of the Romsey and District Society.

Four other members of the public addressed the Councillors with their objections.

Mr Peter Hurst, Mr Gary Wilburn, Mrs Therese Swain, Mrs Anna Duignan

Cllr Nick Adams-King addressed the Councillors with his objection, as County Councillor to the outline plans

#### 15. **Planning Applications**

##### **PROPOSED WHITENAP DEVELOPMENT – 22/01213/OUTS**

To consider the outline planning application by the Ashfield Partnership for housing and other development at Whitenap.

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Cllr John Parker gave an introduction to the members of the public outlining the nature of the application for the Proposed Whitenap Development.

## **ROMSEY EXTRA PARISH COUNCIL/ROMSEY TOWN COUNCIL JOINT PLANNING COMMITTEE**

### **Planning application 22/01213/OUTS**

#### **Land at Whitenap, Luzborough Lane, Romsey, Hampshire**

#### **INTRODUCTION**

The Romsey Extra Parish Council/Romsey Town Council Joint Planning Committee (JPC) notes that the principle of development of the land at Whitenap is already established by virtue of policy COM3 of the Test Valley Borough Revised Local Plan (2106) (the Local Plan).

This planning application is for outline planning permission only and is described as being restricted to access with all other matters reserved. However, within the Design and Access Statement approval is also being sought to the following parameter plans:

PP002 – Access and connectivity plan

PP003 - Land use plan.

PP004 – Landscape and open space plan

PP005 - Building heights plan

PP006 – Density plan.

Approval is not being sought for the Illustrative Master Plan.

All other matters are to be reserved for subsequent detailed planning applications. As a consequence, the JPC has concentrated its objections and supporting comments on matters relating to access and the parameter plans.

#### **COM3**

As this application is in outline and primarily relating to access. The relevant clause of COM3 is:

Development will be permitted subject to the provision of:

f) access to the development to be provided by:

i) vehicular access to the A27/A3037 junction (Ashfield Roundabout);

ii) vehicular access to a new junction to the east of Ashfield Roundabout;

iii) vehicular access to Whitenap Lane to serve the development at Whitenap Barns;

iv) pedestrian/cycle links to Botley Road, Whitenap Lane, Tadburn Road and the A27/A3057 via a new bridge over the railway line;

v) pedestrian/cycle route within the proposed landscaping adjoining the A27 to Whitenap Lane.

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Para 5.75 expands on this policy by noting the need for two new junctions to the A27 and that the vehicular access on Whitenap Lane should be provided to serve only the existing barn complex.

The accompanying map (Map A) shows the area of development to cover both sides of the railway line notwithstanding that the land to the west of the railway is in separate ownership.

It shows pedestrian/cycle access via St Barbe Close, Whitenap Park and across the railway line via a bridge. It shows vehicular, pedestrian and cycle access to Whitenap Lane at Whitenap Barns.

It shows vehicular access via the Ashfield roundabout and via a new access on the A27 to the east of the Ashfield roundabout.

It shows a wide park land buffer at the north of the site and a local centre a little south of the centre of the site.

### **JPC OBJECTIONS AND COMMENTS**

**The JPC objects to this planning application in that it does not comply with Policy COM3 of the Local Plan.**

The specific grounds for objection are listed below.

#### **General**

The application does not address the land to the west of the railway line which is part of the site as defined in COM3. This has implications for the provision of the required bridge.

#### **Access**

The application does not include the pedestrian/cycle bridge which is an explicit requirement of COM3 and in all the public consultations.

The JPC has concerns about the impact of increased traffic, especially along the A3057 and the pattern of traffic flow as a result of the introduction of two new roundabouts. The JPC would request that these matters and the necessary mitigations are resolved before granting permission for the two proposed vehicular accesses to the A27/A3057 and certainly not left to an S106 negotiation.

The committee also has concerns about whether the internal road servicing the new access at the eastern end of the A27 can actually be accommodated alongside development and landscape buffers.

COM3 requires the access at Whitenap Barns to be pedestrian/cycle only. The application suggests it is built to accommodate emergency access to the site. This is contrary to policy.

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The access via St Barbe Close is required to be pedestrian/cycle only but is also shown as being built to accommodate emergency access contrary to policy. The JPC welcomes the declared policy of not providing a bus gate and consequently not planning for bus traffic through St Barbe Close.

There is no objection to the pedestrian/cycle access to the existing Botley Road/Whitenap Park and Green Space.

### **Parameter Plans**

While approval is not being sought for the Indicative Master Plan it sets the context for the parameter plans that do form part of the application. As such, the JPC cannot see how the parameter plans can be approved without approving the Master Plan. The JPC, objects to elements of the derived parameter plans as listed below and, implicitly, the Master Plan.

COM3 requires a parkland buffer south of the existing development. The application does not provide this but merely a narrow buffer, allotments and the school playing fields. JPC sees this as a mandatory requirement of COM3.

The JPC objects to the proposed removal of parkland south of the Botley Road/Whitenap Park and Green Space and replacing it by housing development as this will surround the area by development on three sides, seriously impacting the beneficial open vistas.

The Local Plan envisages a centrally located and unified local centre to give the development a village-style heart. The proposals locate the school, shops and community building separately losing the sense of place and the opportunity to share car parking. The JPC objects to this on the grounds of poor place making and an inhibitor to community development and cohesion.

The school is proposed to be located in the northwest corner of the site. Placing a school next to a railway line risks noise disturbance to the school. Assuming that the school will attract pupils from a wider area than the development then, undoubtedly many will arrive and leave by car. This will risk creating a parking issue in St Barbe Close and surrounding roads at school drop off and pick up times. It will also mean that vehicular access directly to the school will require traversing the entire length of the development to the detriment of the amenity of the residents located on the spine road. The JPC, therefore, objects to the siting of the school and requests it to be centrally located as envisaged by COM3.

The committee is concerned about the development including four storey dwellings which are more appropriate to an urban area rather than edge of town rural setting.

### **Other Matters**

Whilst not prescribed in the Local Plan, the expectation has been that there would be no house building around Whitenap Barns and that the residents of Five Elms Drive would be protected by a community orchard and a wide landscape buffer. The absence of these provisions is not acceptable.

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None of the plans show explicitly how affordable housing is to be distributed throughout the site as required by policy COM7. This is of concern to the JPC and should be addressed alongside height and density proposals.

The JPC notes that there are no details of measures to address the climate and ecological emergency. There is no indication of the expected degree of biodiversity net gain and how it will be achieved. There is no indication of the building standards to be followed and whether modern environmental standards will be mandated. There is no provision for individual or joint solar photo voltaic cells, air source or ground source heat pumps. These points need to be resolved as part of agreeing to the parameter plans. Climate emergency and biodiversity warrants a parameter plan in its own right.

Should it be decided that an S106 agreement is required as part of agreeing to outline permission for this development then that should be negotiated in an open and transparent manner as it may include items that positively or negatively affect local residents and hence the acceptability of the development.

### **Conclusion**

This development is a once in a lifetime opportunity and will determine Romsey's future ambiance in perpetuity. The committee views these proposals as lacking in cohesion and without a view to the future and request that they are revised to be more aspirational.

Meeting ended at 8.45pm

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Date: