

To: Design/Conservation  
From: Southern Team

Date: 26th January 2024  
Tel: 01264 368803

**PLANNING APPLICATION CONSULTATION**

Please complete and return to the case officer by **16 February 2024**

If no response is received by this date it will be taken that you have no comments to make.

**Case Officer:** Sarah Barter  
**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, ROMSEY TOWN  
**TPO:** Yes/No  
**Conservation Area:** Yes/No **Listed Building** Yes/No  
**Development Type:** Largescale Major Dwellings

**Case Officer Comments:**

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**Response on application as submitted**

**No Objection**  **No Comment**  **Objection**   
(subject to conditions) (specify planning reasons for refusal)

**Conditions/Reasons for refusal:**

**Other comments:**

The application is for outline planning application for the demolition of existing buildings on the site 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 and vehicular access points. All matters are reserved except for means of access

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, though it is noted in the heritage statement as being likely to be playing fields. It is likely to be a less intensive use than housing would be. 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 – Design and Conservation defer to the Council’s Landscape team on this matter.

**Consultee Name:** Margaret Bennett  
**Date of reply:** February 16<sup>th</sup> 2024