

To: Landscape
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:

Response on application as submitted

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

Conditions/Reasons for refusal:

Other comments:

An outline planning application has been submitted for the 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 on land at Halterworth Lane, Halterworth Lane, Romsey.

The site sits outside the settlement boundary, within the countryside.

The site lies within the Romsey/North Baddesley Local Gap

There are a number of TPO blocks and individual trees within the site; there is also a public right of way 'Romsey Extra:15' which runs from east to west, centrally through the site.

The site is located to the east of Halterworth Lane and comprises primarily of two arable

fields. The proposed fields are delineated by mature trees and gappy hedgerows in places.

Halterworth Community Primary School is located to the south of the site with the land to the rear of the school, proposed as 'school extension land'.

A LVA has been submitted as part of the application:

Local Gap

4.9 The LCA includes the following description on 'Local Natural and Cultural Landscape Issues'

- *Potential merging of North Baddesley and Romsey and loss of separate identity of settlements.'*

This highlights why the Local Gap is of importance.

4.12 The Site is not covered by any statutory or non-statutory landscape designations such as National Landscapes or National Parks. The Site is located with the 'Romsey – North Baddesley, Local Gap'

Policy E3 of the Test Valley Borough Revised Local Plan, North Baddesley is located approximately 0.9km to the south east of the Site.

At its widest point, the new development will expand the settlement boundary by approximately 280m into the gap, which put into perspective the impact the development would have upon the gap.

As highlighted the proposed site is not covered by any statutory or non-statutory landscape designations, it is generally characteristic of the 'LCA 3A Baddesley Mixed Farm and Woodland'. Whilst the designation of being in the Gap is acknowledged in the LVA, what appears to have been overlooked throughout the LVA is the functional value of this land as a means of maintaining a division between the two settlements is high and purposeful.

7.4 The shortest distance between the two settlements of Romsey and North Baddesley is approximately 400m, located between the Industrial Estate to the east of Luzborough Lane and the western edge of North Baddesley and will not reduce. The proposed development would not diminish the visual separation between Romsey and North Baddesley as there is no intervisibility between the two settlements. The planting located along the northern boundary of the A27 referenced within photo viewpoints 5 and 13 within the appraisal forms an enclosed character along the northern boundary of the A27.

7.7 There will be no coalescence or intervisibility between Romsey and North Baddesley and for views towards Romsey from Highwood Lane the proposed residential development will be set back beyond an area of GI which will comprise of existing and proposed trees and hedgerows which will reinforce the existing GI and form a robust boundary to the wider area to the north and eastern boundary of the Site.

The wording of the policy is that a 'Development within Local Gaps will be permitted provided that:

- a) it would not diminish the **physical separation and/or visual separation**;

Whilst the site may not be visible from the North Baddesley, the proposals would still

physically diminish the gap.

Summary and Conclusions

8.14 Overall, it is considered the development proposals demonstrate a well-considered approach to the landscape and context of the Site and appropriate development of the Site has the potential to successfully integrate into the local surroundings without any unacceptable landscape or visual effects.

13 viewpoints have been considered within the LVA, of these Viewpoints 2 and 8 have multiple aspects; the viewpoints have provided a comprehensive assessment of the immediate and surrounding locations. Whilst the conclusions state that the development has the potential to successfully integrate, the former paragraphs in the LVA highlight that this is not necessarily the case for the key receptors surrounding the site.

- **8.10** For residents of Highwood Lane located to the north, north east and east of the Site the overall visual effects are assessed as **moderate / minor adverse at completion and moderate / minor adverse at year 15.**
- **8.11** Views along the PRow 198/15/1 located on an east to west axis, linking Highwood Lane to the east, through the Site towards Halterworth Lane to the west are assessed as **major / moderate adverse at completion** and **moderate adverse at year 15.**
- **8.13** Visual effects for receptors of Halterworth Primary School located adjacent to the Site to the south are assessed **as major / moderate adverse** at completion and **moderate adverse at year 15.**

Conclusion

The settlement edge along Halterworth Lane is well screened by mature tree and hedgerow vegetation, even in winter months the vegetation provides a curtain for much of the development when viewed from the east. When walking the footpath, once away from the edge, the site has an open characteristic with far reaching views across the neighbouring fields. Whilst the residential properties along Highwood Lane can be seen from the footpath, this a small number of individual properties scattered along the edge of Highwood Road, a very different character to that of the denser, suburban character of Halterworth Lane and the proposed development.

The proposed development would physically diminish the openness of the gap. Whilst Green Infrastructure and further landscaping has been discussed as a positive aspect of the development, it would take a number of years to establish and even once established it would never comprehensively retain the physical distance and separation between the settlements which is why the land was designated in the first instance.

Consultee Name: T.Crutchfield
Date of reply: 11.03.2024