



# Land East of Halterworth Lane, Romsey

Presentation to Romsey Town Council - 12<sup>th</sup> March 2026



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# Introduction – Site Location

- Site area – around 11.51 hectares
- Situated east of Halterworth Lane and north of Halterworth Primary School
- The site comprises generally level land that has been in agricultural/ grazing uses. It has vegetated boundaries but few internal features of importance, although a key feature is the landscaped corridor following the public right of way in the northern part of the site



Aerial Location Plan

# Site Photographs



Outline planning permission was granted on 15<sup>th</sup> April 2025 for the development of the site with:

*"the demolition of existing buildings and the 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 systems (SuDS) and vehicular access points, all matters reserved except access"*

The outline permission has approved the principle of development and access, with 2 access points approved off Halterworth Lane

A Development Framework Plan was approved to guide future reserved matters applications

Outline Development Framework Plan

- Pre-application discussions undertaken with Planning Officers (TVBC) and Lead Local Flood Authority (HCC)
- Consultation undertaken with residents living immediately adjacent to the site, with focussed meetings
- Meetings held with Head Teacher of Halterworth Primary School
- Hampshire County Council Education, in relation to land for possible extension of Halterworth Primary School



A development of 270 new homes:

- Access off Halterworth Lane (as approved)
- Good quality landscape-led development, with retention of existing landscaping, where possible and ecological enhancement
- New areas of open space with opportunities for recreation, including play areas and informal paths
- Outward looking development, providing active frontages and natural surveillance
- Mix of 1, 2, 3, 4 and 5 bed homes – with detached, semi-detached and terraced houses and flats
- 40% affordable housing, in accordance with outline consent, with a mix of tenures
- Sustainable new homes, including efficient fabric, PV panels and Air Source Heat Pumps
- Houses are predominately 2 storeys, with focal and landmark buildings, including 3 storey apartment blocks
- A mixed palette of materials

Draft Site Layout

# Street Scenes



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- The development will deliver 40% affordable housing, in accordance with the level secured at outline stage
- The affordable housing will provide a mix of tenures:
  - 76 homes for affordable rent
  - 32 homes for shared ownership
- A mix of 1, 2, 3 and 4 bedroom homes will be provided, to meet a range of housing needs and will include provision of 'Adapted Units' to meet accessibility standards
- The affordable housing mix has been discussed with Housing Officers at TVBC who have confirmed that the mix and distribution on site is acceptable
- The affordable housing is designed to be 'tenure blind' so that it is visually indistinguishable to the market housing

Any Questions?

