

RM/25/100614 – Land west of Burnetts Lane, (The Holme & Homestal) Horton Heath, SO30 2HH.

Context.

Although entitled The Holme and Homestal this application actually appears to be for 'The Folds' which is a different parcel of land a complete field away to the east of Fir Tree Farm, a Grade II listed property. In view of this, the only heritage information is three paragraphs in the Design and Access Statement.

There are three other statutorily listed buildings in the vicinity to the east of the site, namely Ramblers Cottage in Chapel Grove, Saxon Court in Burnetts Lane and The Bush in Botley Road, all Grade II and sufficiently far away with intervening built form too, to not be affected by these proposals and three locally listed buildings, two to the north and one near the Bush, which again are far enough away to not be affected. There are no conservation areas nearby.

The Proposal.

The application is for 629 dwellings on fields that lie between Fir Tree Farmhouse on the west and three other listed buildings to the east, but is away from the farmhouse by one field and away from the other heritage assets by relatively modern developments of a similar width. In both cases the boundary is well delineated by strong hedge lines containing numerous mature trees.

Although the development contains four storey apartment blocks, these are generally toward the south of the site at the lower end and mostly amongst two storey housing to ameliorate their impact.

Conclusion.

This parcel of the One Horton Heath development is far enough away from the existing heritage assets to not materially affect the settings of these heritage assets. No objection.

12.01.2026.

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