



**COMMUNITY ACTION HAMPSHIRE**  
Strengthening and promoting voluntary and community action in Hampshire

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**Appraisal of Possible Rural Exception Sites for Affordable Housing:  
Braishfield**

Following the Housing Needs Survey carried out earlier this year (copy attached), the Parish Council have requested an exploration of potential sites to meet the need for a scheme of 10 homes for local people in perpetuity.

What follows is my appraisal of the possibilities. Three key criteria have addressed in presenting the sites: should be adjacent to existing development and be in-keeping with existing settlement pattern; potential safe highways access; impact on landscape, neighbouring housing. I have no assessment of site availability other than one which was offered at the time of the needs survey.

The numbered paragraphs relate to the redlined and numbered sites on the attached plan and aerial photographs.

1. In the 'detached' southern part of the village outside the Conservation Area (CA), this field, partly overgrown, has good access off the cul de sac head of Megana Way. An extension of the cul de sac cluster would be in-keeping here though this would need to be set against the landscape impact. The site has been offered as available.
2. Again in the southern part of the village outside the CA, the site would round-off the existing settlement morphology. But the settlement pattern is more of linear detached dwellings and a group of dwellings may not be appropriate. Good potential highways access. Impact on amenity of adjacent dwellings may be an issue.

3. Currently used for pig rearing, adjacent to the pub car park and garden. Just within the CA, with good potential highways access, this site has good potential for meeting some of the need.
4. Outside the CA and to the north east of the Social Club, a linear development here to mirror that of the semi-detached houses opposite may be appropriate. Good highways access but some mature hedge removal would be necessary to achieve this. Currently used for pony grazing there are extensive open views to the south.
5. Forming an enclave outside the CA and part of an important open area in policy terms, this field corner/ paddock lies to the south east of a cluster of farm buildings. Though close to existing settlement, the lane here is narrow and highway access might be an issue.
6. A corner site between Braishfield Road and Dummers Lane within the CA, policy considerations on open landscape impact might outweigh this as a potential low-lying infill site though the settlement pattern is predominantly linear. Potentially good highway access to Braishfield Road.
7. Within CA and designated important open landscape area, lies between the 'telephone exchange' and the allotments to the south of which is the cluster of dwellings on the redeveloped garage site. Linear infill might be appropriate with good highway access to Braishfield Road but landscape considerations might outweigh this.
8. Potential cluster extension of development off the cul de sac of Hill View Road. Good highways access. But would be rather an exposed skyline extension into open countryside with extensive open views to the west with ensuing landscape impact. Outside CA.
9. Less exposed and therefore less landscape impact than site 8, sloping down to Newport Lane which would afford access but is somewhat narrow and the traffic impact might be an issue. The settlement pattern is predominantly linear detached but this undeveloped enclave of the CA might offer some potential.
- 10 and 11 Potential smaller infill sites on the edge of the CA in an area of predominantly detached dwellings, difficult highways access and impact on the landscape would be the main constraints here.

12. A potential infill site being an enclave, on the edge of, just outside the CA, it would be difficult to gain highway access off this narrow lane because of the high bank and hedge. The ensuing loss of the bank and hedge would have a detrimental landscape impact.

13 and 14 Though potential infill sites, access off the narrow lanes in this part of the CA would mitigate against their development and the impact on the landscape policy, particularly site 14 next to the church, would be major constraints to advancing these sites.

Some conclusions: despite constraints, it is felt that sites 1,2,3,4, 6,7 and 9 offer some potential for being considered as rural exception sites, though I have not advanced an opinion on a preferred option.

I would appreciate your response before getting back to the Parish Council.

Yours sincerely,

John Lancaster  
Senior Rural Housing Enabler