

Mrs Georgina Wright
Senior Planning Officer
Test Valley Borough Council
Council Offices
Duttons Road
Romsey
Hants SO51 8XG

3rd July 2009

Dear Georgina,

**Potential Sites for Affordable Rural Housing: Braishfield
(Your Ref: 08/02976/PREAPS)**

I refer to you reply of 12th March in connection with the above.

Your assessment was forwarded to the Parish Council and I attach a copy of their response.

Before deciding if there is a way forward, I should be pleased if you would do an assessment of their proposed alternative site 'opposite the School and adjacent to Hill View bungalows'. I attach a location plan showing the site.

Yours sincerely,

John Lancaster

Senior Rural Housing Enabler



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JL 10/08.



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FAO: Mr J Lancaster

7th August 2009

Your ref:

Our ref: 09/01333/PREAPS

Ext or DDI: 01794 527833

Please contact: Mrs Georgina Wright

Dear Mr Lancaster,

APPLICANT: Braishfield Parish Council
PROPOSAL: Pre-application advice for proposed site for affordable housing.
LOCATION: Land Opposite, Braishfield County Primary School, Braishfield Road,
BRAISHFIELD

Thank you for your letter, which was dated 3rd July, received 6th July and acknowledged on 7th July 2009. I apologise for the delay in responding to your enquiry. However I have now had an opportunity to visit the new site that has been identified and consult with a number of internal consultees about your proposals. Please note that none of these comments are based on any third party or external consultee comments as we do not consult such external bodies for pre application proposals.

Proposals:

Following the assessment of various sites in Braishfield undertaken at the end of last year, you have now identified another possible site for an affordable housing scheme of approximately 10 dwellings, to be considered.

Assessment:

Test Valley Borough Local Plan (June 2006) (TVBLP) Policy ESN05 (Rural Exception Affordable Housing) accepts the principle of affordable housing developments on land that is in a rural area but is within or adjoining an existing settlement. This is accepted subject to a local need being identified via the relevant Housing Needs Survey and the proposal meeting that identified need.

The Site:

This site has considerable merit. It is well screened by a mature roadside hedge, and is not particularly visible from the wider countryside due to the presence of good surrounding

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landscape structure made up of hedgerows, trees and copses and the absence of public rights of way between Newport Lane and Kiln Lane.

The site lies in a good central location adjacent to existing housing and opposite the school and public house so would be closely related to the existing built form in the village. Its location immediately adjacent to existing development along Hill View Road, the hard edge of which can be seen through some gaps in the hedge along Braishfield Road, means that the new development would be seen in the context of this existing built development and within this street scene

However, its merits are also its constraints. Any design would need to take account of the existence of a very good countryside hedge along the roadside which should be retained. The scheme would also need to achieve a more sympathetic, green vegetated edge of development to mesh in to the character of the adjacent countryside. The site also lies adjacent to the conservation area so the design and layout will need to be carefully considered in order to reduce any potential impact on the conservation area's setting.

The Highway Authority has also confirmed that the site could be acceptable from a highway safety point of view, provided that only a single access in a position that has been carefully selected, is used to serve the site. Further accesses would cause a concern given the slight bend in the Braishfield Road at this point; the site's location near a junction; and considerable on street parking that is common in this location as a result of the school.

The usual issues relating to neighbouring amenities in terms of loss of light, shadow, dominance and overlooking will also need to be carefully considered by any detailed design. This is especially true given the site's southern orientation to the neighbouring properties and the existent, low level boundary treatment.

Other Issues:

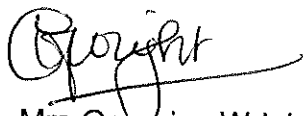
As before, please note that any application involving a net increase in the number of dwellings in the village will be subject to financial contributions towards public open space provision, highway improvements, and if the scheme involves 10 or more dwellings, it may also be subject to contributions towards education facilities. These contributions would be secured by means of a Section 106 Agreement which will need to be prepared and completed within the planning application process. Any application should therefore be accompanied by details of ownership of the land to which the application relates and a solicitor's Certificate of Title stating in whom legal title to the land is vested, and whether it is subject to any encumbrance, such as a mortgage.

Conclusion:

Out of the 15 sites that have now been considered by the Local Planning Authority, it is considered that this site provides the best opportunity in the village to create an interesting affordable housing exception site that will effectively integrate into both the built and landscape character of the village.

I trust that this advice is of assistance to you. However please note that this is an officer opinion only and therefore does not constitute a formal determination and is without prejudice to any planning application/prior notification that may be submitted in the future.

Yours sincerely

A handwritten signature in cursive script, appearing to read 'Georgina Wright', with a long horizontal flourish extending to the right.

Mrs Georgina Wright
Senior Planning Officer