

TEST VALLEY BOROUGH COUNCIL

Town and Country Planning Act 1990

PARISH/TOWN COUNCIL RESPONSE ON APPLICATIONS

Applic. No.	16/01847/OUTS	Case Officer:	Mrs Sarah Appleton
Proposal	Outline application for the erection of single dwelling with associated parking		
Site	Land To The Rear Of Willowbrook House, Braishfield Road, Crookhill. BRAISHFIELD		
Expiry Date	5 September 2016		

BRAISHFIELD Parish Council has considered the above submitted proposal and makes the following observation.

OBJECTION

The council made reference to the Local Plan and Braishfield Village Design Statement (VDS) (still relevant, and adopted by Test Valley Borough Council as Supplementary Planning Guidance) and voted unanimously to object most strongly, to this unnecessary planning application for the following reasons:

1. Backland development

- a. It is back land development contrary to the VDS Settlement Pattern: Item 10 and 11., and, if permitted will create a dangerous precedent for equally unacceptable areas of other similarly available open land in Braishfield.
- b. This proposal will have a serious adverse effect on the neighbouring properties which currently back onto countryside, in particular 3 and 3 Megana Way.
- c. The VDS concept of retaining open spaces in our village is seriously challenged by this development and Villagers are concerned that their views are being ignored.

“To protect the open space nature of the village, backland development - building in the open spaces behind houses or in gardens - should be discouraged and strictly controlled.” Braishfield Village Design Statement

2. Countryside

- a. It is outside of the Settlement Boundary Plan and is therefore in open countryside. Together with the house which stood where Willowbrook House is now, the use of the land has always been agricultural, historically forming a small-holding. Although It is bordered on two sides by Megana Way and Braishfield Road back gardens, two boundaries fall in open countryside.
- b. The development does not meet the requirements set out in Revised Local Planning Policy COM 8 - 14, LE 10, LE16 - LE18. Test Valley Borough has a 5 year land supply, both in the North and the South, and the development does not satisfy any of the exceptions in the Local Plan: there is no need for this house to be built in Countryside.

The Parish Council is concerned that this development threatens the whole concept of the Village Design Statement as it flies in the face of Braishfield's desire to protect the rural character of our village. This and other back land applications are an assault on the VDS and must be denied.

Clerk to Braishfield Parish Council, 7/9/2016