

Dear Katie

Planning Application: 25/03028/OUTS

Residential development of up to 60 Dwellings including affordable housing, with access onto Braishfield Road, open space, parking and sustainable drainage system (SuDs) (All matters reserved except external access)

Land At OS Ref 437433 124709 Braishfield Road Braishfield Hampshire

We have now received and reviewed the comments of the Design Review Panel (DRP) following its meeting on the 14th April 2026 at which this scheme was considered.

Whilst couched in professional and courteous terms, the DRPs criticisms of the scheme are unambiguous and damning.

The panel confirms the opinion of the parish council and our expert advisors that the form of development proposed would have a damaging effect on the character and appearance of the village. The DRP observes that the design is generic and that it could be:

...situated on the outskirts of any other Hampshire village

It goes on to say that:

Repetition of identical dwelling types is unusual in a rural village setting

It concluded that:

...further design work is required to achieve a successful development which benefits from a strong place and creates a successful long term community.

Any reasonable person reading between the lines of the DRP's observations would conclude that they found the proposal ill-considered and unacceptable.

In addition the DRP was surprised at the

level of detail already apparent within the design proposals

As we have previously pointed out, the applicant could and should have made a full application given the advanced nature of their proposals. In making an outline application they have tried to avoid proper scrutiny of the detailed design as it relates to the site. If outline consent were to be granted the applicant clearly intends to submit the current design and layout for reserved matters approval despite its obvious flaws. Test Valley Borough Council must not allow this approach to succeed.

We urge you to invite Bargate Homes to withdraw the current application and to engage in a constructive dialogue with both Test Valley and the parish council regarding the development of this site. If they will not do so, the current outline application must be refused to prevent the harmful form of development proposed being inflicted upon the village.

