
From: Nethersole, Katie
Sent: 19 June 2026 07:46
To:
Subject: Fw: 25/00965/PREAPS Land west of Braishfield Road Braishfield
Attachments: 25.00965.PREAPS response letter KN.pdf; Ecology comments.rtf; 25/00965/PREAPS: Pre-application advice request for a residential development of up to 60 dwellings, with new access on to Braishfield Road, open space, parking and sustainable drainage system (SuDS). Our Ref: 25/01298/EPCOI; Highway comments.pdf; Housing comments.rtf; Landscape comments.rtf; Tree comments.rtf; Nutrient_Calculator_Solent_V_02_3 Jan 2024 (1).xlsx

Re FOI - email correspondence with agent re pre-app

Katie Nethersole MRTPI
Senior Planning Officer
Planning and Development

Working hours: Monday – non working, Tuesday – Friday – Office working

Test Valley Borough Council
Beech Hurst
Weyhill Road
Andover
SP10 3AJ



From: Nethersole, Katie
Sent: 25 June 2025 16:13
To: Hollie Sturgess - Master Land and Planning <h.sturgess@masterlp.co.uk>
Subject: 25/00965/PREAPS Land west of Braishfield Road Braishfield

Dear Hollie

Please see the attached pre-app response letter, consultee comments and guidance for your reference.

Kind regards

Katie Nethersole MRTPI
Senior Planning Officer
Planning and Building

Working hours: Monday – non working, Tuesday – Friday – Office working

Test Valley Borough Council
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Master Land and Planning
Unit 7 Oakridge Office Park
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SP5 3HT

Planning and Building Service
Beech Hurst
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Telephone 01264 368000
Minicom 01264 368052
Web site www.testvalley.gov.uk

Contact: Mrs Katie Nethersole
Telephone:
E-mail:
Your ref:
Our ref: 25/00965/PREAPS
Date: 25.06.2025

Dear Ms Sturgess

Re: 25/00965/PREAPS Land west of Braishfield Road Braishfield Hampshire – Pre-application advice request for a residential development of up to 60 dwellings, with new access on to Braishfield Road, open space, parking and sustainable drainage system (SuDS)

Thank you for your pre-application enquiry received on 24.03.2025. This letter forms my response following receipt of the comments from the Landscape Officer, Ecology Officer, Environmental Protection Officer, Early Education, Rights of Way Officer, Housing Officer, and Lead Local Flood Authority.

Summary

The proposal conflicts with policy COM2 due to its countryside location, however due to the lack of housing land supply paragraph 11(d) of the NPPF is engaged and the sustainability of the site would be considered and may weigh in favour of the development, subject to adherence to other technical matters as discussed in the below paragraphs.

Principle of Development

The application site is located outside of the defined settlement boundary of Braishfield and therefore development is only permitted under COM2 if:

- a) It is appropriate in the countryside as set out in Revised Local Plan policy COM8 – COM14, LE10, LE16-LE18; or
- b) It is essential for the proposal to be located in the countryside

There are no policies listed in paragraph a) that are relevant to this proposal and therefore consideration should be given to whether the proposal is essential to be located in the countryside. There is no detail in the submission that seeks to justify a countryside location and therefore the proposal would be contrary to policy COM2.

The LPA are not able to demonstrate a 5-year housing supply so the tilted balance under NPPF paragraph 11(d) is relevant. This does not mean that any new residential development in the countryside is acceptable, as the usual material considerations such as impact on character, biodiversity and amenity are still relevant. It is also important to consider the sustainability of the proposal. Given the location and the site's distance from amenities and facilities I would consider the site to be in a sustainable location. If a formal application were to be pursued, then justification and demonstration that the site is sustainable would need to be provided.

The site has been promoted through the Draft Local Plan Regulation 18 for housing allocation. This document only holds limited weight at this stage but does demonstrate the Council's preferred direction of travel.

Impact on the Character and Appearance of the Area

The application site is a rectangular piece of land that is currently used for keeping of horses. It is located to the west of Braishfield Road opposite the village school and the Wheatsheaf Public House, both of which are within the conservation area, however the site itself is outside of this designation. To the western and southern boundaries of the site are mature trees which are covered by Tree Preservation Orders. To the eastern boundary is a mature native hedgerow which mitigate views into the site from Braishfield Road during the summer months.

Adjacent to the site to the east is a public right of way, Braishfield 1 and it is likely that the proposed development would be seen from this footpath.

The submitted indicative site layout demonstrates that the houses proposed would not adversely impact on the TPO trees. To the south of the site there is potential for a robust landscape buffer and an increased buffer to the east to mitigate views of the proposal from public viewpoints. It is considered that there is space within the proposed layout for legacy trees to aid the development to integrate with the character of the site.

A full application should be supported by a Landscape Visual Appraisal to assess the impacts of the proposals on the immediate and wider landscape, and to help inform the layout of the site. An indicative hard and soft landscape plan should also be submitted in support of any full application.

The indicative plan demonstrates that development would largely be contained centrally within the site and away from the existing trees. The proposed internal road layout would provide an additional buffer between the wooded belts and housing meaning that trees would unlikely dominate or shade amenity areas. Any future application should include proposals that take account of post occupancy pressures to the adjacent trees and provide tree protection where required.

It is noted that the existing dwellings to the north of the site are single storey and therefore consideration should be given to storey heights of the proposed dwellings to ensure that there would be no adverse impact on the occupiers of these existing dwellings. Consideration should be given to restricting the houses on this northern boundary to single storey and provide a gradual increase in heights of buildings from the north to the south to create a gentle transition between single storey and two storeys.

It is considered that the indicative layout would allow for space to provide robust and suitable landscaping to aid the development's integration into the wider landscape.

Residential Amenity

As a result of the layout of the proposed site and the distance from neighbouring properties, it is not considered that the proposed development would result in harm to the amenity and privacy currently available to neighbouring properties. However, consideration should be given to the relationship between the dwellings to north and the proposed dwellings, particularly given that these neighbouring dwellings are single storey. Any future application should demonstrate that the proposals would accord with policy LHW4 of the RLP.

Due to the proximity of the proposed dwellings to the public house, it is important to consider the potential noise impacts on the amenity of future occupants. Any future application should be supported by a Noise Impact Assessment to consider the impacts from the adjacent public house, demonstrating how adverse noise impacts would be avoided or otherwise minimised.

Housing

Under policy COM7 and the Affordable Housing Supplementary Planning Document, Braishfield is classed as a Designated Rural Area. For sites of 15 or more dwellings, the Council will negotiate for up to 40% of dwellings to be affordable and based on 60 dwellings in order to satisfy COM7 a total of 24 dwellings should be affordable.

The highest need in the area for affordable homes is for 2 bed dwellings. The preferred mix would be 70% affordable/social rent and 30% shared ownership housing on a nil subsidy basis. This would equate to 17 social/affordable homes and 7 shared ownership homes.

Affordable homes would be secured via a Section 106 agreement. On developments of 10 or more affordable homes the Council aims to achieve at least 10% of affordable homes to be delivered as adaptable homes that can meet the changing needs of occupants built to Building Regulations Part M4.

Nitrate Neutrality

Natural England have recently (January 2024) updated their advice and produced a new nitrate calculator (see attached). Any proposed new residential development needs to demonstrate nitrate neutrality, and any increase in the total nitrate loading should be mitigated for. If an application were to be pursued, then it should be accompanied by nitrate calculations in line with the most recent guidance and details of any proposed mitigation.

Biodiversity Net Gain

Under the Environment Act 2021, Biodiversity Net Gain (BNG) has become a mandatory requirement for certain developments. The Act stipulates a requirement for a minimum 10% increase in the biodiversity value for all applicable developments. Guidance has already been published by Natural England to guide developments towards achieving net gain, with the mandatory Biodiversity Net Gain metric developed and published by Natural England. The mandatory version of the metric and guidance is available through the Natural England website.

Natural England Access to Evidence - Biodiversity Net Gain (BNG)

The requirement for BNG should be incorporated at an early stage within the design process. The metric can be a useful tool in establishing the likely gains from a development, although it should also be noted that considerations for impacts on protected species, habitats and sites should still also inform the final planning decision. I would advise that the habitat assessment, metric and associated reports would need to be undertaken by a suitably trained and qualified ecologist.

Further information on BNG can be found here:

Understanding biodiversity net gain - GOV.UK (www.gov.uk)

Exemptions from BNG

If a development does not impact a priority habitat and impacts less than 25 square metres of on-site habitat, or less than 5 metres of linear habitat such as a hedgerow, then it falls below the threshold of BNG. Please see the website for details:

Biodiversity net gain: exempt developments - GOV.UK (www.gov.uk)

Access and Parking

The site is currently accessed via a field gate entrance off Braishfield Road. It is proposed to provide a new entrance to the south of the existing entrance to provide access to the proposed dwellings. Any future application should be supported by detailed plans to demonstrate that adequate visibility can be achieved from the access. It is noted that a separate pre-app has been submitted to Hampshire County Council on the access and highway details.

In terms of parking provision, this should be in line with the minimum parking standards as set out in Annex G of the RLP, as follows:

1 bedroom = 1 space

2/3 bedroom = 2 spaces

4 + bedroom = 3 spaces

Biodiversity

Any future application should be supported by a Preliminary Ecological Appraisal to identify any protected sites or species that may be impacted by the proposed development along with any surveys and required mitigation measures.

The application site is located within 500 metres of two Sites of Importance for Nature Conservation (SINCs), within 50 metres of potential Section 41 Habitats of Principle Conservation Importance (hedgerows), within 2km of notable records of protected species. The PEA should consider the impact of the proposal on these designations and protected species and consider the need for survey work and further mitigation measures.

New Forest SPA

The proposal would result in a net increase in dwellings within 13.6 km of the New Forest SPA site. As established in the Test Valley Borough Revised Local Plan 2016, a permanent significant effect on the New Forest SPA site due to an increase in recreational disturbance as a result of new development, is likely. As such, the proposed development would need to include a package of avoidance and mitigation measures. A Mitigation Framework was

approved by the Council on 15th January 2025 and was formally adopted and this sets out the appropriate scale of mitigation based on the number of bedrooms, as per the below table:

No. of bedrooms	SANG contribution	SAMM contribution	Total contribution for Strategic Mitigation Package
1	£2,375	£290	£2,665
2	£4,750	£585	£5,335
3	£5,940	£730	£6,670
4+	£7,125	£875	£8,000
Unknown	£5,700	£700	£6,400

The contribution can be paid up front or secured via a legal agreement prepared during the course of any future application.

Water Management

As the application site is over 1 hectare in size, any future application would need to be supported by a Flood Risk Assessment to carry out an assessment of any potential future flooding risk as a result of the proposed development.

Other Contributions

The site may also generate the requirement to contribute towards other types of infrastructure such as education and health. The Infrastructure and Developer Contribution Supplementary Planning Document (SPD) should be referred to, see the following link [Infrastructure and Developer Contributions SPD | Test Valley Borough Council](#).

Conclusion

In conclusion, the proposal would be contrary to policy COM2 of the RLP. Due to the lack of a 5-year housing land supply paragraph 11(d) of the NPPF is engaged, and consideration of the sustainability of the site would need to be assessed along with other material considerations and the public benefits that may outweigh the conflict with policy. It is considered that the site is in a sustainable location that would weigh in favour of supporting the proposal, subject to compliance with other relevant policies as identified.

Please note that this is an opinion of an officer of the Council only and therefore does not constitute a formal determination, and is provided without prejudice to the determination of any future planning application.

Yours Sincerely

Mrs Katie Nethersole
Development Management Team

Enc. Landscape Officer comments, Ecology Officer comments, Environmental Protection Officer comments, Early Education comments, Rights of Way Officer comments, Housing Officer comments, Lead Local Flood Authority comments, Natural England guidance

To: Ecology
From: Southern Team

Date: 2nd May 2025
Tel:

PRE APPLICATION CONSULTATION

Please complete and return to the case officer by **27 May 2025**

If no response is received by this date it will be taken that you have no comments to make.

Case Officer: Katie Nethersole
Application No: 25/00965/PREAPS
Proposal: Pre-application advice request for a residential development of up to 60 dwellings, with new access on to Braishfield Road, open space, parking and sustainable drainage system (SuDS)
Location: Land West Of Braishfield Road, Braishfield, Hampshire, BRAISHFIELD
TPO: Yes/No
Conservation Area: Yes/No
Development Type: PreApp 21+ Dwellings Major

	Listed Building	Yes/No
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Case Officer Comments:

Response on pre-application as submitted

No Objection ☐ **Comment** ☒ **Objection** ☐

Any specific details you would like submitted with the planning application:

Thank you for consulting the Ecology Team on this pre-application advice request for a residential development of up to 60 dwellings, with new access on to Braishfield Road, open space, parking and sustainable drainage system (SuDS) at the Land West of Braishfield Road in Braishfield.

It is recommended that the following are considered:

- A Preliminary Ecological Appraisal (PEA) is undertaken to determine if there are any ecology associated impacts or constraints with respect to the development site within the Red Line Boundary (RLB) and the surrounding Zone of Influence (Zol) affected by the development. This should be submitted to the Local Planning Authority (LPA) within a full application.
- Given the existing habitat within the RLB and the potential for European Protected Species, no site clearance should be undertaken until an informed planning decision is reached, based upon the PEA and associated surveys.
- The applicant should consider the requirement for Biodiversity Net Gain (BNG) given the increase in footprint of structures on the site and the impact on existing habitat due to landscaping, amenity and parking proposals. Submissions for BNG should include a Biodiversity Gain Report, and a completed Statutory Biodiversity Metric (or Small Sites Biodiversity Metric, if applicable). The BNG data should be completed by a competent person (paragraph 3.1.7 of BS 8683:2021).

- Natural England are consulted upon a full application due to the site sitting within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (IRZ).
- A Habitats Regulation Assessment will be required as part of the full application due to the sites location within 6.1km of the Mottisfont Bats SSSI and Special Area of Conservation (SAC).

It is noted that the site is within:

- 500m of two Sites of Importance for Nature Conservation (SINCs): Fairbournes Farm Moor, and Hillier's Arboretum.
- 50m of potential Section 41 Habitats of Principle of Conservation Importance (hedgerows).
- 2km of notable records of species protected under the Wildlife and Countryside Act 1981 (as amended): common pipistrelle, soprano pipistrelle, Nathusius's pipistrelle, brown long-eared, serotine, slow-worm, common lizard, grass snake, great crested newt, brambling, firecrest, fieldfare, kingfisher, redwing, and woodlark.
- 2km of notable records of species identified as a Species of Principle Conservation Importance under Section 41 of the Natural Environment and Rural Communities Act 2006: European hedgehog, and brown hare.

The PEA should consider demolition, construction, movement of plant and machinery across the site, siting of construction laydown areas and material storage areas (both demolition and construction). The PEA should consider the need for further work which should be carried out and submitted to support the application (e.g. protected species surveys with direct mitigation) to Ecological Appraisal standard. It should also determine the need for further mitigation, including (if required) an Ecological Impact Assessment (EcIA) and/ or associated Construction Environmental Management Plan (CEMP).

There is potential for site habitats to support protected species of wildlife, so the PEA process should consider and carry out (where required) necessary surveys with the findings disclosed with any required mitigation measures within the PEAR, EcIA and/ or CEMP.

Work to prepare a PEAR, any additional protected species surveys and (if required) a EcIA/ CEMP, should be undertaken by a suitably qualified and experienced ecologist and be in accordance with UK Government guidance on Protected species and development: advice for local planning authorities, using Chartered Institute of Ecology and Environmental Management (CIEEM) recognised best practice.

Any BNG calculations which are submitted should consider the baseline of the site and any proposed works. Should any site clearance have taken place, then the baseline for the BNG data would be the 30th January 2020.

Other comments:

Consultee Name: Amy-Louisa Read
Date of reply: 27th May 2025

Additional comments PTO

Prior, Sally

From: Scott, Neil
Sent: 27 May 2025 16:22
To: Nethersole, Katie
Subject: 25/00965/PREAPS: Pre-application advice request for a residential development of up to 60 dwellings, with new access on to Braishfield Road, open space, parking and sustainable drainage system (SuDS). Our Ref: 25/01298/EPCOI

Re: Land West Of Braishfield Road Braishfield Hampshire

Katie

Thank you for consulting the Environmental Protection team on the above pre-application we have reviewed the proposals and have the following comments.

Noise:

The layout shows residential dwellings opposite the existing public house, the legitimate use of the pub could lead to noise impacts on the proposed dwellings. The Agent of Change principle requires the applicant ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Increasing the separation distance between the proposed dwellings and the public house premises would assist with minimising impacts and preventing significant noise impact.

Reference is also made to Air Source Heat Pumps, ASHPs, the installation of equipment such as this has the potential to give rise to noise impacts at nearby residential dwellings. We would recommend that the layout of the development considers the potential for noise impacts from ASHPs both on and off site.

Radon:

A review of the UK Radon Affected Areas map produced by the UK Health Security Agency shows the site to be located within an area where the maximum radon potential is 3-5%, it advises that the radon potential of the individual property be checked.

Site Preparation and Construction:

The potential for disturbance to arise from land preparation and construction is also likely, therefore we would expect that the applicant consider the impacts arising from site preparation and construction of the development.

Observations:

Should an application come forward we would recommend that it is supported by the following:

A noise impact assessment considering impacts from the adjacent licensed premises, showing how significant adverse noise impacts have been avoided, and adverse noise impacts otherwise minimised. Where ASHPs are included with the properties an assessment showing that resultant noise levels at dwellings will be acceptable.

A construction management plan to ensure appropriate controls are implemented to manage noise and dust from the development phases to acceptable levels.

Regards

Neil

Neil Scott

Senior Environmental Protection Officer
Housing and Environmental Health Service

Test Valley Borough Council
Beech Hurst
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Test Valley
Borough Council 





Hampshire County Council

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Hampshire 2050
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Telephone 0300 555 1375
Fax 01962 847055
www.hants.gov.uk

Enquiries to	Alistair McMurray	My reference	056630
Direct Line	N/A	Your reference	25/00965/PREAPS
Date	8 May 2025	Email	testvalleydc@hants.gov.uk

For attention of Mrs Katie Nethersole

Dear Mrs Nethersole

**Re: 25/00965/PREAPS At Land West Of Briashfield Road, Braishfield,
Hampshire**

Pre-application advice request for a residential development of up to 60 dwellings, with new access on to Braishfield Road, open space, parking and sustainable drainage system (SuDS)

The applicant has engaged with the Highway Authority's dedicated pre-application process and as such we will be responding accordingly.

Yours faithfully,

Alistair McMurray
Consultant Transport Planner - Highway Development Planning
Hampshire 2050

Deputy Chief Executive and Director of Hampshire 2050
Gary Westbrook

To: Housing (Housing And Env Health) Date: 2nd May 2025
From: Southern Team Tel:

PRE APPLICATION CONSULTATION

Please complete and return to the case officer by **27 May 2025**

If no response is received by this date it will be taken that you have no comments to make.

Case Officer: Katie Nethersole
Application No: 25/00965/PREAPS
Proposal: Pre-application advice request for a residential development of up to 60 dwellings, with new access on to Braishfield Road, open space, parking and sustainable drainage system (SuDS)
Location: Land West Of Braishfield Road, Braishfield, Hampshire, BRAISHFIELD
TPO: Yes/No
Conservation Area: Yes/No **Listed Building** Yes/No
Development Type: PreApp 21+ Dwellings Major

Case Officer Comments:

Please see email to follow

Response on pre-application as submitted

No Objection ☐ Comment ☒ Objection ☐

Any specific details you would like submitted with the planning application:

I refer to the above application. The application is for up to 60 residential dwellings.

The site has been identified as being outside of the settlement boundary and therefore in the countryside. The application documents submitted do not propose a COM8 (Rural Exception Site) or COM9 (Community Led Housing) site and therefore is contrary to policy.

My response will be based upon the approval and acceptance of RLP policy COM7 in planning terms.

Policy COM7

If the application is considered as a COM7 site then the Revised Local Plan and the Affordable Housing Supplementary Planning Document classes Braishfield as a Designated Rural Area and therefore, under Revised Local Plan (RLP) Policy COM7: Affordable Housing applies:-

The Council will negotiate on housing sites:-

15 or more dwellings (or sites of 0.5ha or more) for up to 40% of dwellings to be

affordable.

Based upon the provision of 60 new homes the affordable housing dwellings required to satisfy COM7 will be 24.

I am providing the latest housing need stats showing applicants registered for affordable/social rented housing on Hampshire Home Choice (waiting list for rented housing).

As of 7 May 2025, **2,378** households are registered on the Test Valley Borough Council's Housing Register.

Housing Need in Test Valley by assessed bedroom need:

Assessed bed need	Total
1 Bed	1213
2 Bed	593
3 Bed	445
4+ Bed	127
Total	2378

Of which, Housing Need in Braishfield by assessed bedroom need:

Assessed bed need	Total
1 Bed	3
2 Bed	0
3 Bed	0
4+ Bed	0
Total	3

Help to Buy were previously the zone agent appointed by government to hold details of applicants interested in Affordable Home Ownership products. Help to Buy has now ceased (31st March 2023) and at present we have no data available from this date to confirm data for Shared Ownership interest.

I can only provide data up until 31st March 2023 for Test Valley Borough wide by required bedrooms:

Beds required	Total
1 Bed	171
2 Bed	609
3 Bed	304
4+ Bed	24
Total	1108

Since the demise of Help to Buy, we have no approved procedure whereby we can provide current demand data for affordable home ownership other than via a Housing Needs Survey. However, although not approved (officially), for guidance we can provide data received from 'Share to Buy' showing 'User Property Data' for Test Valley. This data cannot unfortunately be broken down into parish.

Share to Buy is a property portal dedicated to affordable homeownership and buying schemes.

Between 1st May 2024 – 1st November 2024 there were 435 enquiries with regards to shared ownership properties in Test Valley, with majority looking to buy a 2-bedroom property, followed by 3 bedrooms. So, this data just confirms that the highest need for affordable home ownership continues to be 2-bedroom dwellings.

Preferred Mix

Indicative Housing Mix– if the application was to progress under policy COM7:

It is not a mandatory requirement to include First Homes as part of the affordable housing therefore my indicative mix is not based on the inclusion of First Home dwellings.

The Council will require the affordable housing to be delivered as 70% affordable/social rent and 30% shared ownership housing on a nil subsidy basis:

70% social/affordable rent = 17 dwellings

30% shared ownership = 7 dwellings

Taking into account the housing need evidence/data as demonstrated above, my indicative mix would be as demonstrated in the following table. These would need to be secured in the S106 legal agreement:

Bedrooms	Dwelling Type	Persons	Number required
Affordable/Social Rent (17)			
1 bedroom	Flat/House/Bungalow	2	4
2 bedroom	House/Bungalow	4	7
3 bedroom	House/Bungalow	5-6	5
4 bedroom	House/Bungalow	7-8	1
Bedrooms	Dwelling Type	Persons	Number required
Shared Ownership (7)			
2 bedroom	House	4	4
3 bedroom	House	5-6	3

All 2 bedroom accommodation regardless of flats or houses wherever possible must be for a 4 person household, and we actively encourage 3 bedroom homes that are suitable for up to 6 persons (i.e a mix of 3 bedroom 5 and 6 person homes). However, in general, all affordable dwellings should offer maximum occupancy levels

The Affordable Housing Supplementary Planning Document highlights the affordability issue of larger homes (3 bed +), whereby although provided as affordable rent (80% of open market value) can be beyond the reach of many families on low incomes, and therefore where possible we would encourage/welcome some larger homes to be delivered as social rented housing.

As part of our Housing Strategy 2020 – 2025, we wish to identify opportunities on new development sites to deliver a small proportion of bungalows that could be suitable for people who are downsizing from family sized affordable homes in Test Valley. Equally, the Pre Application Document (April 2025) submitted with this application from Bargate states, "Provide a range of homes that are fit for purpose and designed to meet the needs and aspirations of different groups within the community, including a range of affordable

housing and homes that meet the needs of an ageing population. I would therefore welcome discussions around the provision of bungalows on this site.

Also, flats over Garages (FOG's) are only acceptable if the garage/parking space is allocated to the same household as living in the flat above.

Standards and Design

In order to be acceptable for the inclusion in the Homes England Affordable Housing Programme, all affordable dwellings unit sizes shall be no more than 15% below or 30% above the Nationally Described Space Standards

The RLP, COM7 (para 5.109) also states that the affordable housing should be designed and integrated within the provision of market housing to ensure the creation of mixed and inclusive communities. This can be achieved by the use of materials, housing styles and dispersing affordable housing throughout the development.

The Affordable Housing SPD requires the affordable housing units to be dispersed throughout the development, and in any event not in groups of more than 10 dwellings on any one part of the site unless otherwise agreed by the Council in writing. On large schemes, affordable housing units should not be located adjoining future affordable schemes within the future phases to avoid concentrating large numbers in a single location.

On developments of 10 or more affordable homes the Council would aim to achieve at least 10% of Affordable/Social rent homes to be delivered as adaptable homes that can meet the changing needs of occupants built to Building Regulations Part M4 (Category 2) revised edition 2015 or successor regulations. Where category 2 dwellings are to be provided the Council will review the housing needs and negotiate with yourselves over the provision of level access showers where there is a demonstrable need.

Therefore based upon the provision of 17 rented dwellings, we would require at least 2 of these dwellings to be built to Building Regulations Part M4(2): Category 2 – Accessible and adaptable dwelling – size (bedrooms) of dwellings to be agreed. **Of these 2 dwellings, if at the time of application submission we have an identified need of a family requiring a wheelchair dwelling, then we would expect this dwelling to comply with Building Regulations Part M4(3): Category 3 – Wheelchair user dwelling (size/bedrooms of dwelling(s) to be agreed with the Housing Development Team before submission of planning application).**

Development of adaptable/adapted homes contributes to the aims of the Councils Housing Strategy and will be encouraged in light of up to date evidence of need on the Housing Register.

Delivery of Affordable Housing Units

The Rented and Shared Ownership dwellings should be delivered through an Affordable Housing Provider (AHP) approved by the Council. These dwellings are to be fully integrated within the development and indistinguishable from the market units.

It is recommended that the applicant makes contact with Affordable Housing Providers as soon as possible in order to obtain an indication of transfer prices that can be expected for

the rented and shared ownership units. A list of AHPs who work in partnership with Test Valley Borough Council can be provided on request.

Braishfield is within the Designated Protected Area and covered by Housing Shared Ownership Leases (exclusion from Leasehold Reform Act 1967) (England) Regulations 2009 (Statutory Instrument 2009/2097 and 2009/2098), therefore anyone purchasing a shared ownership/shared equity home will only ever be able to own up to an 80% share to ensure that the home remains an affordable home in perpetuity. The affordable rent/social rent homes will be exempt from the Right to Acquire.

Nominations

The Local Authority would have 100% nomination rights to the affordable dwellings, secured through a S106 Agreement.

Enabling fees

An enabling fee will be charged for each affordable unit (rented and shared ownership). This charge was approved by Cabinet July 2015 and can be found listed in Test Valley's publicised fees and charges schedule. It has also been agreed with the Council's preferred AHPs. The charge is to be passed onto the selected AHP for payment, and the unit amount will depend on the date of signed contract with a selected AHP. The current fee for 2025/2026 is £274.40 per unit.

Conclusion:

If this application is accepted as a COM7 site, then I am happy to support it based upon the evidence of need as demonstrated above, but providing:

- The housing mix and tenure split is agreed and secured in the s106 legal agreement.
- 10% of the affordable/social rented dwellings secured via s106 legal agreement as M4(2) Building Regulations dwellings AND if demonstrable need, then one of the 10% dwellings to be built as M4(3) Building Regulations dwelling.

Other comments:

Consultee Name: Clare Jenkins
13th May 2025

Date of reply:

Additional comments PTO

To: Landscape
From: Southern Team

Date: 2nd May 2025
Tel:

PRE APPLICATION CONSULTATION

Please complete and return to the case officer by **27 May 2025**

If no response is received by this date it will be taken that you have no comments to make.

Case Officer: Katie Nethersole
Application No: 25/00965/PREAPS
Proposal: Pre-application advice request for a residential development of up to 60 dwellings, with new access on to Braishfield Road, open space, parking and sustainable drainage system (SuDS)
Location: Land West Of Braishfield Road, Braishfield, Hampshire, BRAISHFIELD
TPO: Yes/No
Conservation Area: Yes/No
Development Type: PreApp 21+ Dwellings Major

Listed Building

Yes/No

Case Officer Comments:

Response on pre-application as submitted

No Objection

☐

Comment

☒

Objection

☐

Any specific details you would like submitted with the planning application:

- LVA
- Indicative hard and soft landscape plan
- Clearer layout to demonstrate that the site can accommodate the number of dwellings proposed

Other comments:

Pre-application advice is sought for a residential development of up to 60 dwellings, with new access on to Braishfield Road, open space, parking and sustainable drainage system (SuDS) on land west of Braishfield Road, Braishfield.

The site is located outside the settlement boundary, within Countryside.

There are a number of Tree Preservation Orders running along the western and southern boundary of the site. Along the eastern boundary is a mature native hedgerow. This mitigates views of the site from Braishfield Road in summer months, however in winter months, due to the deciduous nature of the hedge is likely to mitigate quite so well.

To the east of the site, lies the Braishfield Conservation Area. Within the Conservation Area is the Wheatsheaf Pub and Braishfield School which has open views towards the

proposed site and the mature tree belt to the west.

Adjacent the site to the east is public right of way 'Braishfield:1', it is likely that the development would be seen from the footpath. Braishfield Road also runs along the eastern boundary of the site; from here the impact of any development is also highly likely.

A very basic, indicative plan has been submitted; from the layout shown, it is evident that none of the houses are shown to back onto the TPO trees which is positive. There is also the potential for a strong buffer to the south of the site and increased buffer to the east.

There is ample space within the proposals to establish some legacy trees which will help in the longer term inform the character of the site.

It is noted that the proposed play area is to the south of the site, it is questioned if this would work better to the north of the site, closer to the school?

A full application would require a detailed Landscape Visual Appraisal, this should assess the impacts of the proposals on the immediate and wider landscape and inform the layout of the site and the indicative hard and soft landscape plan which would also need to be submitted as part of the application.

Consultee Name: T.Crutchfield

Date of reply: 19.05.2025

Additional comments PTO

To: Trees
From: Southern Team

Date: 2nd May 2025
Tel:

PRE APPLICATION CONSULTATION

Please complete and return to the case officer by **27 May 2025**

If no response is received by this date it will be taken that you have no comments to make.

Case Officer: Katie Nethersole
Application No: 25/00965/PREAPS
Proposal: Pre-application advice request for a residential development of up to 60 dwellings, with new access on to Braishfield Road, open space, parking and sustainable drainage system (SuDS)
Location: Land West Of Briashfield Road, Braishfield, Hampshire, BRAISHFIELD
TPO: TPO.TVBC.551
Conservation Area: Braishfield **Listed Building** **Yes/No**
Conservation Area
Development Type: PreApp 21+ Dwellings Major

Case Officer Comments:

Response on pre-application as submitted

No Objection

☐

Comment

☒

Objection

☐

Comments:

The site's southern and western sides are mostly bounded by mature oak trees that provide character and important visual benefits to the surrounding area. The eastern road boundary is covered by a long hedgerow which provides some useful low-level cover along the front of the site.

The site lies within the Braishfield Conservation Area which places protection on all trees over 75mm in trunk diameter as measured at 1.5m above ground level.

From my site observations and review of the provided information, most of the masterplan development is located within the central areas of the site where there is plenty of space away from trees.

The current road infrastructure design is welcomed as this will provide an additional buffer between the wooded belts and any potential housing allocation where trees could dominate or shade amenity areas. In this context, any future designs should take full account of post occupancy pressures to any adjacent trees and provide tree protection requirements where they may come into conflict.

A small section of hedgerow will need to be removed to gain access from Braishfield Road but this is unlikely to have a significant visual impact to local amenity. In this context,

there is plenty of space around the edges of the site for new enhancement tree planting.

Officer recommendation: If the applicant proceeds with development of the site, advice should be sought from a qualified and experienced arboricultural specialist who can inform on the tree constraints/implications of the proposal and make recommendations as appropriate.

Any future applications should be supported by a Tree survey/Arboricultural implications statement and tree protection methodology in accordance with BS5837:2012.

Consultee Name: Mark Wadey

Date of reply: 22/05/2025

Additional comments PTO

Final nutrient budgets

This worksheet contains one table 'Table_9_Final_Nutrient_Budgets'. This table is automatically populated using the outputs from the previous worksheets. It presents calculations that underpin the final annual nutrient budget for the development site. If applicable, up to three values for the nutrient budget may be presented in cells B10, B12, or B14. Some cells may be empty if there are no changing permits.

Total nutrient budget calculations

Description of values generated	Values generated
Wastewater TN load (kg TN/year):	
Net land use TN change (kg TN/year):	0.00
TN budget:	
TN budget + 20% buffer:	
The total annual nitrogen load to mitigate is (kg TN/yr):	

This sheet contains one table. 'Table_8_SUDS_Features' requires user inputs in cells A4 to C29 and E4 to F28 if the user is including SUDS to remove nutrients from the surface runoff. The remaining columns are automatically calculated.

You can choose the future (post-development) land use type(s) of landcover present on the new site within the SuDS catchment area from the drop-down list in cells A4-A28. Only landcovers entered into the worksheet titled 'Nutrient' from 'Future_Land_use' can be entered. The drop-down lists can be accessed by clicking the arrow or pressing the 'Alt' + 'Down' keys when the cell is selected.

You can enter the area(s) (in hectares) of each new land use type within the SuDS catchment area in cells B4-B28.

The percentage of the flow entering the SuDS feature can be entered in Column C4-C28. If all flow is being diverted to the SuDS feature then this value should be set to 100%.

The annual TN load associated with the landcovers in the SuDS catchment area are automatically calculated in cells Q4-Q28.

The name of the SuDS features used to intercept surface flows can be entered in E4-E28. Any text can be entered into these cells.

The nutrient removal rates associated with the SuDS features can be entered into F4-F28. These values must be identified by the user and must be specific to the SuDS features being implemented.

The annual TN load removed by the SuDS features are automatically calculated in cells G4-G28. These values are subtracted from the nutrient budget.

The "Notes on data" column (Column H) does not require user inputs. This cell will be blank unless the cumulative area of each landcover within the SuDS catchment area exceeds the area of the landcovers entered into the worksheet titled "Nutrients from future land use".

The total nutrient load removed through the SUDS features is shown in call G2g.

[illegible]

[illegible]

Nutrients from future land use

This sheet contains one table. The table 'Table_7_Future_Land_Uses' requires user inputs in cells A5 to A21 and B5 to B21. The remaining columns are automatically calculated.

You can choose the future (post-development) land use type(s) of landcover present on the new site from the drop-down list in cells A5-A21. The drop-down lists can be accessed by clicking the arrow or pressing the 'Alt' + 'Down' keys when the cell is selected.

You can enter the area(s) (in hectares) of each land use type in cells B5-B21.

The nutrient load from future land uses is shown in cell C5-C21.

The total nutrient load from future land uses is shown in cell C22.

Future land uses

New land use type(s)	Area (ha)	Annual nitrogen nutrient export (kg TN/yr)

[illegible]

Nutrients from current land use

This sheet contains two tables. The tables are separated by a heading in the 'Headings 2' style, which describe the following table. The first table 'Table_5_Site_Information' requires user inputs in cells B5 to B8. The second table 'Table_6_Current_Land_Uses' requires user inputs in cells A11 to A27 and B11 to B27. The remaining columns are automatically calculated. The final Column (Column D) titled 'Notes on data' will remain empty unless the data automatically generated data has been extrapolated.

You can choose the Operational Catchment the site is located within from the drop-down list in cell B5. The drop-down lists can be accessed by clicking the arrow or pressing the 'Alt' + 'Down' keys when the cell is selected.

You can choose the soil drainage type associated with the predominant soil type within the development site from the drop-down list in cell B6.

You can choose the annual average rainfall the development will receive from the drop-down list in cell B7. If the rainfall volume is not on the list, please select the nearest value.

You can choose whether the development is in a Nitrate Vulnerable Zone (NVZ) from the drop-down list in cell B8.

You can choose the existing (pre-development) land use type(s) from the drop-down list in cells A11-A27. You can enter the area(s) (in hectares) of each land use type in cells B11-B27.

The nutrient load from current land uses is shown in cell C11-C27.

The total nutrient load from current land uses is shown in cell C28.

Current land use information

Description of required information	Data entry Column
Operational Catchment:	
Soil drainage type:	
Annual average rainfall (mm):	
Within Nitrate Vulnerable Zone (NVZ):	Yes

Current land uses

Existing land use type(s)	Area (ha)	Annual nitrogen nutrient export (kg TN/yr)	Notes on data

Additional population (people):		
Wastewater by development (litres/day):		
Annual wastewater TN load (kg TN/yr):		

Nutrients from wastewater

This sheet contains two tables. The tables are separated by a heading in the 'Headings 2' style, which describes the following table. The first table 'Table_3_Water_Infrastructure' may contain blank cells in rows 11 to 12 and column C. User inputs are required for cells B5 to B10. In addition, user inputs are required in C11 depending on the information entered by the user. The second table 'Table_4_Wastewater_Load' may contain blank cells in rows 20 to 23. No user inputs are required in this table.

You can enter the average occupancy rate of the development in cell B6. The default rate is 2.4, this should not be edited without sufficient evidence.

You can enter the water usage in cell B7. This value should be kept at 120 unless other efficiency measures are used.

You can enter the total number of dwellings/units that will be within the development site as of the project completion date in cell B8.

You can choose whether the catchment of the proposed development can apply deductible acceptable loading from the drop-down list in cell B9.

You can choose the receiving WwTW from the drop-down list in cell B10. The drop-down lists can be accessed by clicking the arrow or pressing the 'Alt' + 'Down' keys when the cell is selected. If the user selects 'Package Treatment Plant user defined' or 'Septic Tank user defined', the user must enter their certified value of TN in cell C11. Otherwise the default values will be used in the calculation of the nutrient load associated with wastewater.

Nutrient permits may be changing for the WwTW selected by the user as of 01/01/2025, or 01/04/2030. If the date of first occupancy is in-between changing permit dates, multiple permit limits may be automatically generated in cell B11 to B13. If applicable, up to three values for the nutrient loading associated with wastewater will be calculated for the loading will be presented in cell B19, B21, or B23.

Water infrastructure information

Description of required information		Data entry column	Additional data entry column
Date of first occupancy (dd/mm/yyyy):			
Average occupancy rate (people/dwelling or people/unit):			
Water usage (litres/person/day):			
Development Proposal (dwellings/units):			
Include deductible acceptable loading?			
Wastewater treatment works:			
Current wastewater treatment works N permit (mg TN/litre):			
Final calculation of nutrient load from wastewater			
Description of values generated		Values generated	

This final stage automatically calculates the results from worksheets 1-5 using the equation described in 'General information about the calculator'.

The value(s) shown represent the nutrient mitigation required in kilograms per year to achieve nutrient neutrality.

If there are two or three values due to changing permits, the calculator will show the total amount of nutrient mitigation that is needed before and after the changing permit date.

The drop-down list of landcover types contains up to eight agricultural landcover types and eight different non-agricultural landcover types. The full list of landcovers can be found in the associated guidance webpage or in the drop-down list. Please find out what landcover types are within the development before completing this tool. If there is a landcover within the development area that is not in the list please select the most similar landcover type.

The guidance webpage that accompanies this calculator provides further information about the landcover types used in this tool.

Sources of information required for nutrients from current land use worksheet

Description of the information:	Link
The Operational Catchment within which the development is located can be found using the Environment Agency Catchment Data Explorer	Environment Agency Catchment Data Explorer
The drainage associated with the predominant soil type within the development site can be found using the Soilsmap	Soilsmap
The annual average rainfall that the development will receive can be found using the National River Flow Archive for the '42019- Tanners Brook at Millbrook' station	National River Flow Archive
Whether the development is located within a Nitrate Vulnerable Zone (NVZ) can be found using the UK Soil Observatory 'Nitrate Vulnerable Zones - England' map	UK Soil Observatory

Notes about the nutrients from future land use worksheet

This worksheet contains a single table which is used to calculate the annual nutrient load from new (post-development) land use on the development site. The type(s) and area(s) of landcover present on the new development is required to generate nutrient loads associated with the current landcovers on the site.

The type(s) of landcover present on the new development site can be selected from a list of eight different landcover types: greenspace, woodland, shrub, water, residential urban land, commercial/industrial urban land, open urban land and community food growing. Please find out what landcover types will be within the development site before completing this tool. If there is a landcover within the development site that is not in the list please select the most similar landcover type.

The guidance webpage that accompanies this calculator provides further information about the landcover types used in this tool.

Notes about the SuDS worksheet

This worksheet contains one table in which the user can enter key information about the use of SuDS to treat the runoff from the site and reduce the nutrient loading from future land uses.

The table allows the user to enter the SuDS features or SuDS management trains that are proposed to treat the nutrient loading from future land uses. The land covers within the SuDS catchment area and the areas of these landcovers can be entered. Only landcovers entered into the 'Nutrients_from_future_land_use' worksheet can be selected. The nutrient loads associated with these landcovers are automatically calculated using the values from the worksheet 'Nutrient_loading_from_future_land_use'. The user must enter the percentage of flow that will be directed through the SuDS. Any numerical value less than or equal to 100% can be entered for the percentage of flow. Any numerical value less than or equal to 100% can be entered for the removal rates. The user can enter any text for the SuDS feature to allow for variability in the names of the SuDS features / management trains planned. Any numerical value less than or equal to 100% can be entered for the removal rates. However, the user will be required to present all evidence of these removal rates to the competent authority. As such, the most up to date SuDS guidance on SuDS for nutrient removal should be followed.

Notes about the final nutrient budgets

It is advisable to retain a blank copy of this workbook and 'Save As' a new copy each time you calculate a budget to minimise the risk of using incorrect data inputs and to ease the calculation of new nutrient budgets.

The values already included in this tool have been chosen based on research to determine suitable inputs to the nutrient budget that meet the HRA tests of beyond reasonable scientific doubt, in perpetuity (practically speaking this is 80-125 years) and in accordance with the precautionary principle.

If editing any values in this tool, you must make sure there is a sufficient evidence base to justify these changes and that the new inputs are selected in accordance with the precautionary principle.

Notes about the nutrients from wastewater worksheet

This sheet contains two tables.

The first table titled 'Table_3_Water_Infrastructure' under the heading 'Water infrastructure information' allows the user to enter key information about the wastewater generated and water infrastructure on the site. This table contains a mix of user specified values and values that are calculated automatically depending on the user selected inputs.

The date of first occupancy is required because some wastewater treatment works (WwTW) may be due an upgrade in 2025 or 2030 which will change the nutrient concentration permit values. This will be shown through two or three values for the permits and nutrients load from before and after the upgrade.

The amount of wastewater generated as a result of the population needs to be calculated using an average occupancy rate, a per capita water usage figure, and the number of new developments. The default water usage value is preset in the worksheet. The default setting for the average occupancy rate is preset in the worksheet and is the national occupancy rate of 2.4 people per dwelling/unit. Only change this value if there is sufficient evidence that the development will be different to the national average. The number of new developments is not preset and must be a whole number.

If it is uncertain what WwTW the development will drain into, please find this information from your sewerage company before completing the calculator. If it is not feasible to connect to a WwTW and a septic tank or package treatment plant is being used, please select this option. Please be aware that if the total nitrogen (TN) final effluent concentrations (in mg/l) are specified by the manufacturer, please select 'Septic Tank user defined' or 'Package Treatment Plant user defined' and enter the manufacturer specified value in the cell where prompted.

The second table titled 'Table_4_Wastewater_Load' under the heading 'Final calculation of nutrient load from wastewater' contains the calculation of the nutrient load from additional wastewater. This table may present up to three different values for the nutrient load.

If a nutrient permit is changing for the selected WwTW as of 01/01/2025, or 01/04/2030, the second table will be broken down into up to three parts: 'Post-2030 Stage 1 Nutrient Loading', 'Pre-2030 Stage 1 Nutrient Loading', and 'Pre-2025 Stage 1 Nutrient Loading'. If applicable, three nutrient budgets will be calculated for the loading before and after the 2030 and 2025 WwTW permit upgrades, and will be presented in cells B19, B21, or B23 if applicable.

Notes about the nutrients from current land use worksheet

This worksheet contains two tables that are used for calculating the annual nutrient load from existing (pre development) land use on the development site. Environmental information about the current site is required for the first table. The second table requires the user to input the existing type(s) and area(s) of landcover present in order to generate nutrient loads associated with the current landcovers on the site. Only landcovers for the land that is being altered by the development should be entered.

Natural England Nutrient Neutrality budget calculator for the The Solent Marine Sites

This tool contains six worksheets with nine tables in total, as well as an additional worksheet hidden from the user. This is the instructions sheet. It contains instructions on how to use the tool and provides an overview of each worksheet. This worksheet contains two tables.

You can move between worksheets using the tabs at the bottom of the page.

If you use screen reading software, you can use 'Ctrl' + 'Page Down' keys to move between the tabs.

If you use a keyboard only, to open any link in this form first select the cell with the link and then press the 'Shift' + 'F10' keys or the 'Fn' + the 'Menu' keys (both have a similar effect to a right click), then press the letter 'O' twice to highlight 'Open Hyperlink' and press 'Enter'.

If you use a keyboard only, any drop-down lists can be accessed by clicking the dropdown arrow or pressing the 'Alt' + 'Down' keys when the cell is selected.

Table of contents

Topic of each table	Link to each worksheet
Worksheet 1 (Nutrients_from_wastewater): Nutrient loading from additional wastewater	Nutrients from wastewater
Worksheet 2 (Nutrients_from_current_land_use): Nutrient loading from current land use	Nutrients from current land use
Worksheet 3 (Nutrients_from_future_land_use): Nutrient loading from future land use	Nutrients from future land use
Worksheet 4 (SuDS): Nutrient loading from future land use after treatment through a sustainable urban drainage system (SuDS)	SuDS
Worksheet 5 (Final_nutrient_budgets): Nutrient budget calculations	Final nutrient budgets

General information about the calculator

This tool provides a step-by-step approach to calculating the nutrient budget for a new residential development.

The nutrient budget for a site is calculated in four key stages with an additional optional stage in which information about the SuDS features on the site can be entered. Each stage is implemented in worksheets 1-5 of this workbook.

Each worksheet is connected through a set of formulas which calculate the nutrient budget. As such, all sheets which represent the four key stages require data inputs in order to calculate the nutrient budget.

The total nutrient budget is calculated automatically by adding the values from the 'Nutrients_from_wastewater' and the outputs from the 'Nutrients_from_future_land_use' minus the 'SuDS' (if applicable), and then subtracting the values from the 'Nutrients_from_current_land_use', then adding a 20% precautionary buffer to the result. This calculation is completed in the 'Final_nutrient_budgets' worksheet.

Before a nutrient budget can be completed using the methodology, certain site-specific details for the development site in question need to be determined.

There is a guidance webpage that accompanies this calculator and provides further information on the user inputs required.

The required details and instructions for completing each stage of the nutrient budget methodology are shown in cell A2 of each worksheet.

This tool uses a set of lookup tables to find relevant values in a hidden spreadsheet titled the 'Value_lookup_tables' worksheet.