

Update – July 2026

Cllr Sally Yalden
CllrSYalden@testvalley.gov.uk

Overview

1. A year down the line...
2. Bargate decision - what happens next?
3. Full TVBC meeting - direction changed Local Plan
4. Neighbouring authorities - Winchester
5. What can residents do?
6. Questions

Copy of slide from last
year's presentation

**"Thousands of houses built
between Braishfield and
Romsey in past 20 years"**

Recent Major Developments:

- **Abbotswood:** Large housing estate
- **Ganger Farm:** 309 additional houses
- **Cupernham Lane:** Major infills
- **Multiple others:** Cumulative impact on infrastructure

Alternative Questioned: Residents cite unused "Brewery site in
Romsey with 250 house allocation for >30 y

Cumulative Housing Growth (link to TVBC's SHELAA from link on heading)

Site adjacent to Wheatsheaf	9 - build starts autumn 2026
Bargate	60 - outline approved
Common Hill Road	40 - no application yet
Megana Way	? No application yet
Sandy Lane	300 - emerging location
Manor Lane, Timsbury	50 - emerging proposal
Choice Plants site, Timsbury	44 - outline application
Ganger Farm phase 2	309 - outline approved
Jermyns Lane / Brentry site	244 - fully approved
North of Highwood Lane	146 - inspector approved
Whitenap	920 - outline application (May 2022 - pending)

BRAISHFIELD

DEVELOPMENT PRESSURE SINCE 2016

Sites promoted through the SHELAA and major planning applications in and around Braishfield.

WHAT IS THE SHELAA?

The Strategic Housing and Economic Land Availability Assessment (SHELAA) is a register of land promoted by landowners and developers.

Inclusion in the SHELAA does NOT mean a site has planning permission or will be allocated for development. Every site is only assessed for suitability and availability through the Local Plan process.

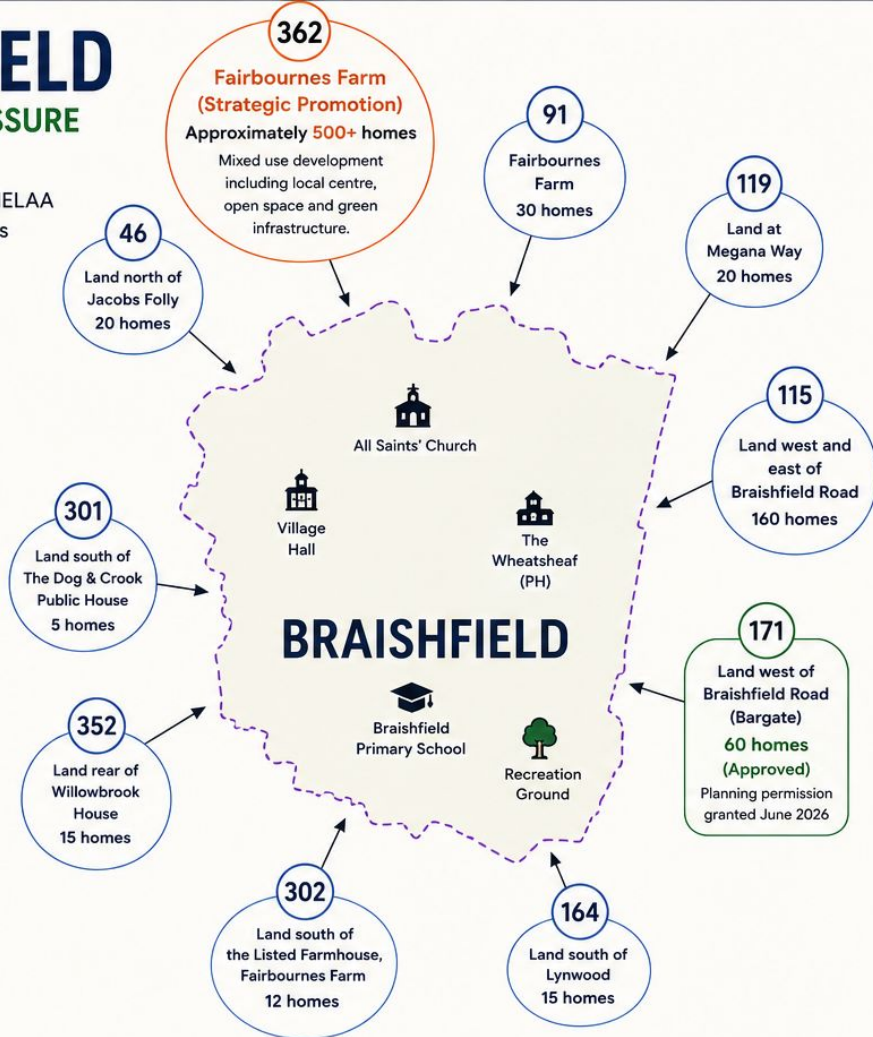
KEY

- Approved development (planning permission granted)
- SHELAA site (current promotion)
- Strategic promotion (very large scale mixed use)
- Earlier promotion (included in SHELAA previously but not currently promoted)
- Braishfield (village area shown for reference only)

APPROVED DEVELOPMENT

Site 171 (Bargate) has outline planning permission for up to 60 homes granted in June 2026.

All other sites remain at promotion stage only and have **NO planning**



SITES IN AND AROUND BRAISHFIELD

Ref	Site	Approx. Homes	Status / Current Position
362	Fairbournes Farm (Strategic Promotion)	500+	STRATEGIC PROMOTION Very large scale mixed use development
115	Land west and east of Braishfield Road	160	SHELAA SITE Current promotion
171	Land west of Braishfield Road (Bargate)	60	APPROVED Planning permission granted June 2026
91	Fairbournes Farm	30	SHELAA SITE Current promotion
46	Land north of Jacobs Folly	20	SHELAA SITE Current promotion
119	Land at Megana Way	20	SHELAA SITE Current promotion
352	Land rear of Willowbrook House	15	SHELAA SITE Current promotion
164	Land south of Lynwood	15	SHELAA SITE Current promotion
302	Land south of the Listed Farmhouse, Fairbournes Farm	12	SHELAA SITE Current promotion
301	Land south of The Dog & Crook Public House	5	SHELAA SITE Current promotion

EARLIER PROMOTIONS (NOT CURRENTLY PROMOTED)

No other sites in Braishfield are currently included in the SHELAA but not promoted.

KEY POINTS

- Multiple sites around Braishfield have been promoted for development over many years.
- Most remain in the SHELAA only and are NOT allocations.
- The Bargate site (171) is the only site to gain planning permission to date.
- The future of any other sites will be determined through a new

Housing market thoughts

Higher build costs	construction inflation and labour shortages can make sites less viable or slow delivery
Interest rates and mortgage affordability	affordability still affects demand and the pace at which developers build out sites
Economic uncertainty	changes in the wider economy can alter buyer confidence and investment decisions
Infrastructure funding	uncertainty around funding for roads, schools, healthcare and utilities can delay development
Utility capacity	electricity grid capacity, water supply and wastewater treatment constraints can all delay schemes

Why further speculative sites when so many approved homes have yet to be completed?

According to Test Valley Borough Council's latest **Authority Monitoring Report (2024/25)**:

- **1,711 dwellings had planning permission but had not yet been built as at 1 April 2025.**
- That's made up of:
 - **868** outstanding permissions in **Northern Test Valley**
 - **843** outstanding permissions in **Southern Test Valley**.

Bargate – what happens next?

Outline planning permission has been granted (June 2026).
There are several key stages before any building can start.



Important

Outline permission approved the principle of development.
The Reserved Matters application is your opportunity to comment on the detailed design of the development.



Design Review Panel (DRP)

The DRP is run and administered by the Council.
The applicant's agent has indicated they will engage with the DRP, either during pre-application or during the Reserved Matters stage.

TVBC Full Council – 22 July 2026

Not the progress we should have been making

A Local Plan that should have been approaching examination will now restart under a new planning system.



How did we get here?



What does this mean?

Instead of progressing to Regulation 19 and examination, the Council will now prepare a new Local Plan under the Government's new plan-making system.



The Local Plan process has effectively been reset before reaching Regulation 19.



Question for residents

Should Test Valley have been progressing to Regulation 19 rather than starting again?



What happens now?

The Council will now progress the Local Plan using the new plan-making system. This is a significant change of course.



Link to
TVBC's press
release below

<https://www.testvalley.gov.uk/news/2026/jul/heavy-criticism-for-white-hall-as-council-lays-bare-relentless-government-changes-obstructing-local-planning-process>

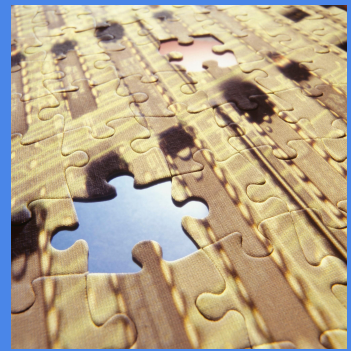
Neighbouring Authorities – Winchester

[The best way to protect the Winchester district: City council to ask Government and neighbouring councils to support a collaborative way forward for Local Plan development - Winchester City Council](#)

Winchester's approach after adopting its Local Plan (March 2026):

- Adopted an up-to-date **Local Plan 2040**, giving greater protection against speculative development.
- Decided to **immediately begin preparing its next Local Plan** under the new planning system, rather than waiting.
- Is asking **Government and neighbouring councils** to support a collaborative approach so that plan-making can continue across future local government boundaries.
- Published a new timetable to keep plan-making moving under the new 30-month system.

Masterplan or Managed Chaos?!



1. How do all these developments fit together?
2. Where is the plan showing roads, schools, GP capacity and public transport before development is approved?
3. If each application is considered separately, who is responsible for assessing the cumulative impact?
4. If we can't show residents the whole picture, how can we expect them to have confidence in the planning system?

What can residents do?

1. Engage with consultations
2. Demand infrastructure alongside growth
3. Encourage brownfield-first development
4. Hold all decision-makers to account, including the MP – see next slide. Ask the MP to seek a meeting with the Housing Minister.
5. Keep local voices at the heart of planning
6. Sign a Petition?



Example of MP in Bromsgrove writing to the new PM



HOUSE OF COMMONS

LONDON SW1A 0AA

The Rt Hon Andy Burnham MP
10 Downing Street
London
SW1A 2AA

20 July 2026

Dear Prime Minister

Congratulations on your appointment as Prime Minister.

I write to you regarding the 85% increase in Bromsgrove District's housing target under this Labour Government and the disproportionate and devastating impact that this will have on my constituency and those who live there.

For context, Bromsgrove and the Villages is 89% greenbelt and 79% rural, yet despite this near doubling of the housing target, at the same time Birmingham's target was reduced by 31%. This is despite the city having at least 140 hectares of brownfield land that could be built on.

Last year, I presented a petition to the House of Commons signed by over 5,000 of my constituents, calling for the Government to review the unjustified and disproportionate scale of these changes in housing targets.

I know you share my concerns about the destruction of our greenbelt given that, in your 'contract for Makerfield,' you vowed to fight the 400 homes being built on greenbelt land in your constituency and you talked about protecting green spaces. I hope that this priority will extend to the rest of the country, particularly areas that have such a high greenbelt quotient such as mine.

You have said that you want to do politics differently. With that in mind, I ask that you work with me to adopt a common-sense approach to housebuilding. That common-sense approach is build on brownfield land first, bring long-term empty homes back into use and provide communities with infrastructure first before any new houses are built.

Consequently, I urge you to reverse the 85% increase in Bromsgrove and the Village's housing target and I make myself available to meet with you to discuss this at a time of your convenience.

I look forward to hearing from you.

Kind regards

Bradley Thomas