



LAND SOUTH OF MADDOXFORD LANE

BOORLEY GREEN, EASTLEIGH

DESIGN AND ACCESS STATEMENT | FEBRUARY 2026

BLOORHOMES[®] *thrive.*

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INTRODUCTION

VISION

Our proposal is to create a new sustainable, landscape-led development that can comfortably be accommodated within the Site and with the character of the surrounding area.

Ultimately the proposal will create a new place that meets future housing needs, including affordable housing and family homes to provide a balanced, sustainable community. An essential tenet to achieving this is a detailed consideration and response to the Site opportunities and constraints set out within this document.

In particular we promote the following design objectives:

- Creating a high-quality design proposal which makes efficient use of the land, and which provides a variety of housing types and tenures;
- A landscape-led approach to the design of the natural green spaces by retaining existing trees, hedgerows & planting where possible, and mitigating any ecological impacts whilst promoting biodiversity through landscape design;
- Green corridors created by retaining existing hedgerows and tree belts where possible, supplemented by new planting, to form wildlife habitats and attractive pedestrian routes;
- Creating a structured, distinctive and attractive semi-urban environment which respects local building forms and vernacular;
- A scale of development that respects the character of the existing development within the surrounding area, which is of an appropriate density for the edge of the settlement and promotes internal landscaping to complement the green edges;
- Create a walkable neighbourhood, incorporating new areas of public open space and landscaping, helping to integrate and assimilate the development into the wider landscape;
- Promote views to the south and east through green corridors and wide streets.



IDENTITY

The proposal will contribute to the evolving story of Boorley Green, by delivering a development which references the existing built environment, creating a natural extension and rounding off to the emerging nearby strategic development sites.

The new development will be distinctive, utilising retained natural features, public open space and topography to create a unique sense of place. Architectural features will be developed with reference to the character of Boorley Green and the surrounding area. Views through the development and beyond will be a key design feature.



NATURE

Deliver an environmentally friendly and sustainable development by retaining trees, hedgerows and watercourses where possible and providing space for new and enhanced habitats, ensuring a minimum 10% biodiversity net gain. The development will also work to bring people closer to nature by integrating public footpaths into the landscape and providing green corridors public open spaces, following the guidance of Homes for Nature.



COMMUNITY

Promote community by providing well-designed public open spaces for residents with play spaces to encourage families to come together, enhancing the sense of community and belonging.

By providing links to community facilities in Boorley Park, the development will weave into the existing built form of Boorley Green and offer wider pedestrian/cycle connections to all residents. These connections will be important for fostering a sense of community as residents are given the opportunity to interact.



HOMES FOR BOORLEY GREEN

Provide high-quality five star housebuilder homes in a mixture of unit sizes and prices (including affordable housing) to create a mixed and inclusive neighbourhood which caters to residents from all kinds of backgrounds and demographics.

The new homes will enable residents to continue living in Boorley Green and the surrounding area as family sizes change and as people age, with infrastructure provided and connected to enable a rich life, regardless of age, race or gender.

INTRODUCTION

ABOUT THIS DOCUMENT

This Design and Access Statement (DAS) has been produced on behalf of Bloor Homes, and is one of a suite of documents that have been submitted in support of an outline planning application for:

“Outline planning application with all matters reserved (except the main points of access) for the demolition of a residential dwelling (Use Class C3), removal of a mobile home, and demolition of existing buildings associated with a motor vehicle storage and motor vehicle body parts and scrap material business and the construction of up to 280 dwellings (Use Class C3), including affordable dwellings, and associated provision of informal and formal public open space, together with associated highways, landscape, earth works and level changes, foul and surface water drainage facilities, utilities provision and other associated and necessary infrastructure works.”

The DAS should be read in conjunction with the whole planning package, including the supporting technical reports which make up the application suite.

The discussions with Eastleigh Borough Council during the pre-application process have helped to shape the submission of an outline planning application.

The DAS has been prepared in collaboration with a Design team including:

PROJECT TEAM



APPLICANT

Bloor Homes Southern

PLANNING & COMMUNITY ENGAGEMENT

tor&co

ARCHITECTURE & URBAN DESIGN

Thrive Architects

HIGHWAYS, UTILITIES, DRAINAGE & AIR QUALITY

Ardent Consulting Engineers

LANDSCAPE STRATEGY

FPCR

LANDSCAPE ARCHITECTURE & ECOLOGY

EPR

ARBORICULTURE

Arbor-Eco Consultancy

ARCHAEOLOGY & HERITAGE

Foundations: Archaeology Management Services Limited

ACOUSTICS

Suono

GROUND INVESTIGATIONS

GESL

PLANNING POLICY

This proposal represents a significant milestone in the promotion of the Site, and an important positive step towards its' development. Important as the proposal supports the Government's objective to significantly boosting the national housing supply, as well as within an area where supply is currently limited and delivery has fallen below the level of housing needed.

Whilst part of the Site is allocated for residential development, some of the Site lies in the countryside. However, the Council faces a significant housing challenge, with an annual housing need of circa 922 homes and affordable housing needs. Based on their own evidence, the Council is not able to demonstrate a 5 year housing land supply. Therefore, EBC is an automatic presumption authority. This means that there is a presumption in favour of granting planning permission for sustainable residential developments (subject to various material considerations as explained in detail in the Planning Statement).

Part of the application Site is allocated for residential development in the Eastleigh Local Plan, confirming this as a sustainable location (Policy BO1 - Land south of Maddoxford Lane and east of Crow's Nest Lane).

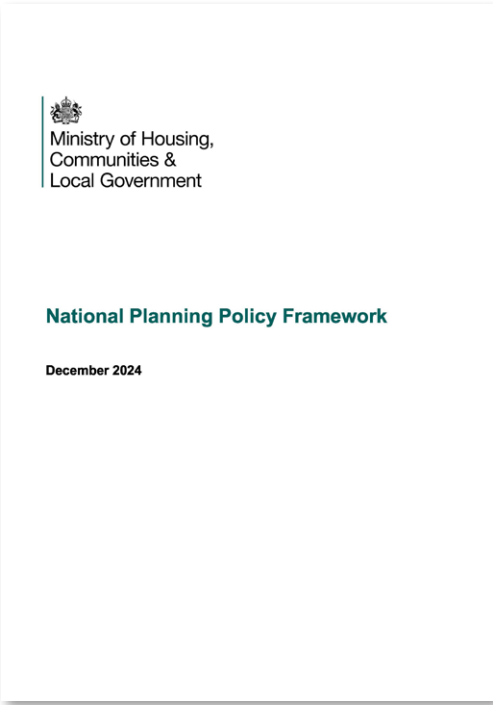
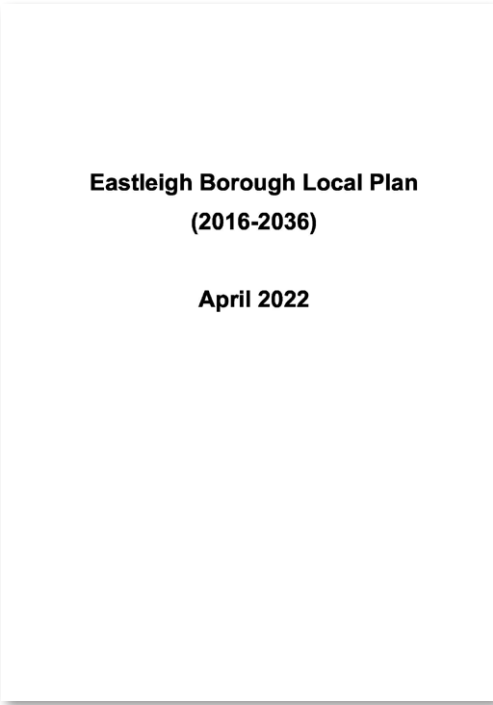
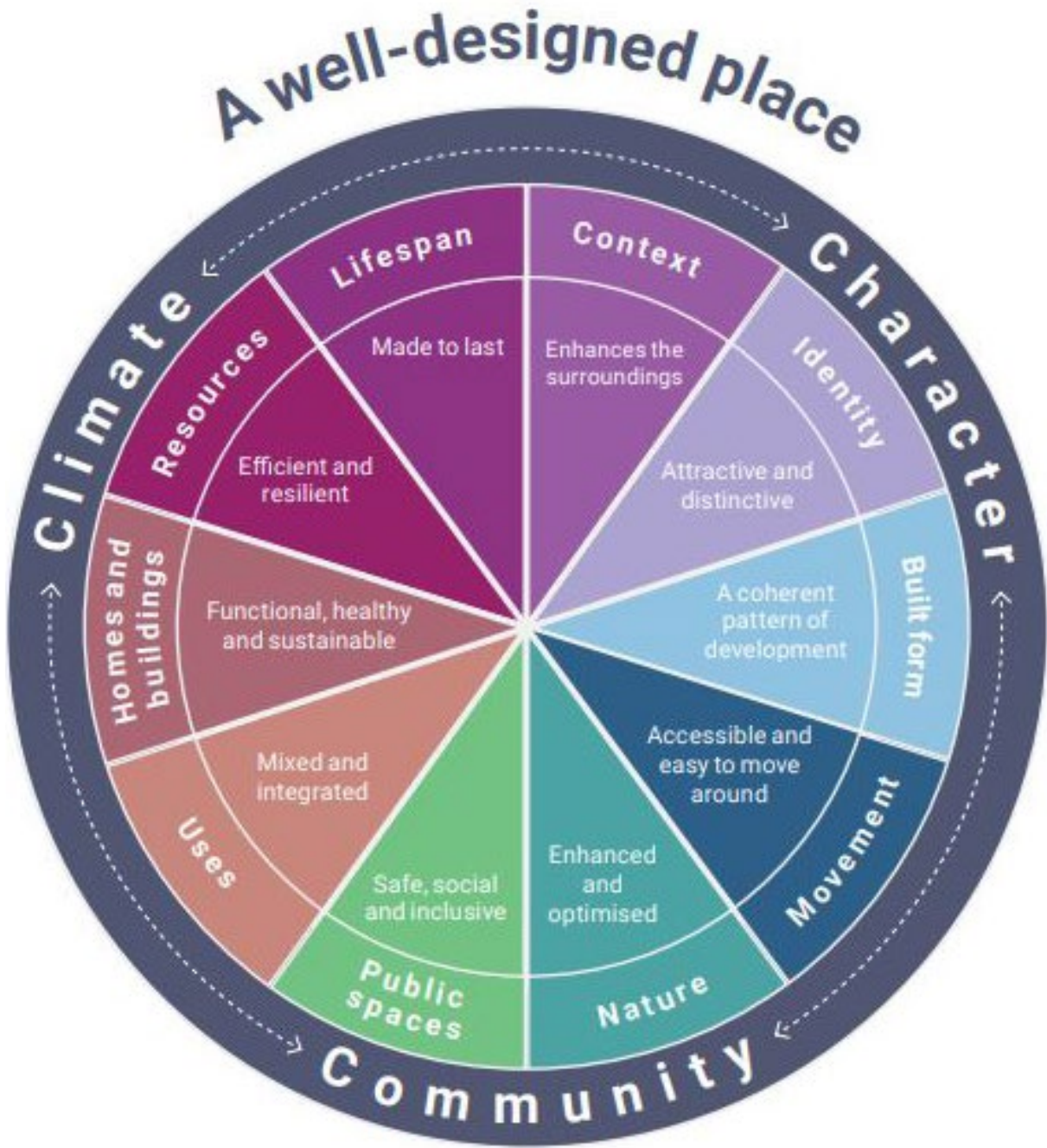
This application is the result of extensive positive engagement with EBC and Hampshire County Council ('HCC') during the pre-application process, confirming the suitability of the Site to meet housing need. The pre-application engagement with stakeholders and the local community has informed the design of a high quality scheme on the Site which contributes to the Council's housing and local infrastructure needs.

As well as open market housing, 35% of the 280 homes proposed will be affordable, a substantial contribution towards increasing housing supply and affordability within Eastleigh which should be given significant weight in the planning balance (see NPPF para 11).

Furthermore, a scheme of this scale can deliver significant public benefits including new areas of public open space, active travel improvements, ecological enhancements (particular to the SINC, through the removal of the car breakers yard), and will support local services and facilities adjacent to the Site.

Bloor Homes (the 'Applicant'), have an extensive history of providing high-quality, sustainable developments along the South coast, as well as across England, and look to continue their investment into Boorley Green.

In conclusion and as demonstrated in the Planning Statement, the proposal will deliver meaningful and constructive benefits such that planning permission should be granted.



INTRODUCTION

SITE LOCATION

The Site is sustainably located south of Maddoxford Lane, opposite the south-eastern edge of the Boorley Park development and Maddoxford Farm.

Development of the Site provides an opportunity to deliver a high-quality design that is sustainable, landscape-led and of a scale that can comfortably be accommodated to suit character of the surrounding area and round off the edge of the strategic development at Boorley Green.



Fig 1. Site Location Plan



Maddoxford Lane

River Hamble

Ridge Farm, Botley



LOCAL CHARACTER APPRAISAL

OVERVIEW

This Character appraisal describes the appearance and feel of Boorley Green and it's recent expansion of residential development.

Having an understanding of a development's setting and the character of the local area can help to ensure that new development proposals are of an appropriate design; one that respects and compliments the existing local character.

This section seeks to ensure:

- Proposed building styles are in keeping with the pervading architectural identity of the settlement;
- The proposed development is of a scale, mass and amount that is proportional to the Site and in keeping with the density and settlement character;
- That the proposed development will utilise construction materials that are widely used within and contribute significantly to the local vernacular.



Fig 2. Boorley Green local context

LOCAL ANALYSIS

Boorley Green, together with other nearby settlements, exhibits some good examples of traditional architecture. Each settlement contains examples of traditional buildings, streets and spaces that are an appropriate reference for the proposed development. There is potential to use materials similar to those used in the local area as well as local building forms to further reflect and reinforce local character.

This approach has helped to inform the design and appearance of the more recent strategic developments that have been completed or are under construction.

The following pages illustrate the various architectural themes found within the study area (including new development) which will be used to inspire the detailed proposals and to ensure that proposals become a natural addition to the existing adjacent residential development.

The study focuses on 5 key areas:

1. Botley

2. Boorley Green

3. Boorley Park

4. Land West of Winchester Road

5. Developments South of Maddoxford Lane

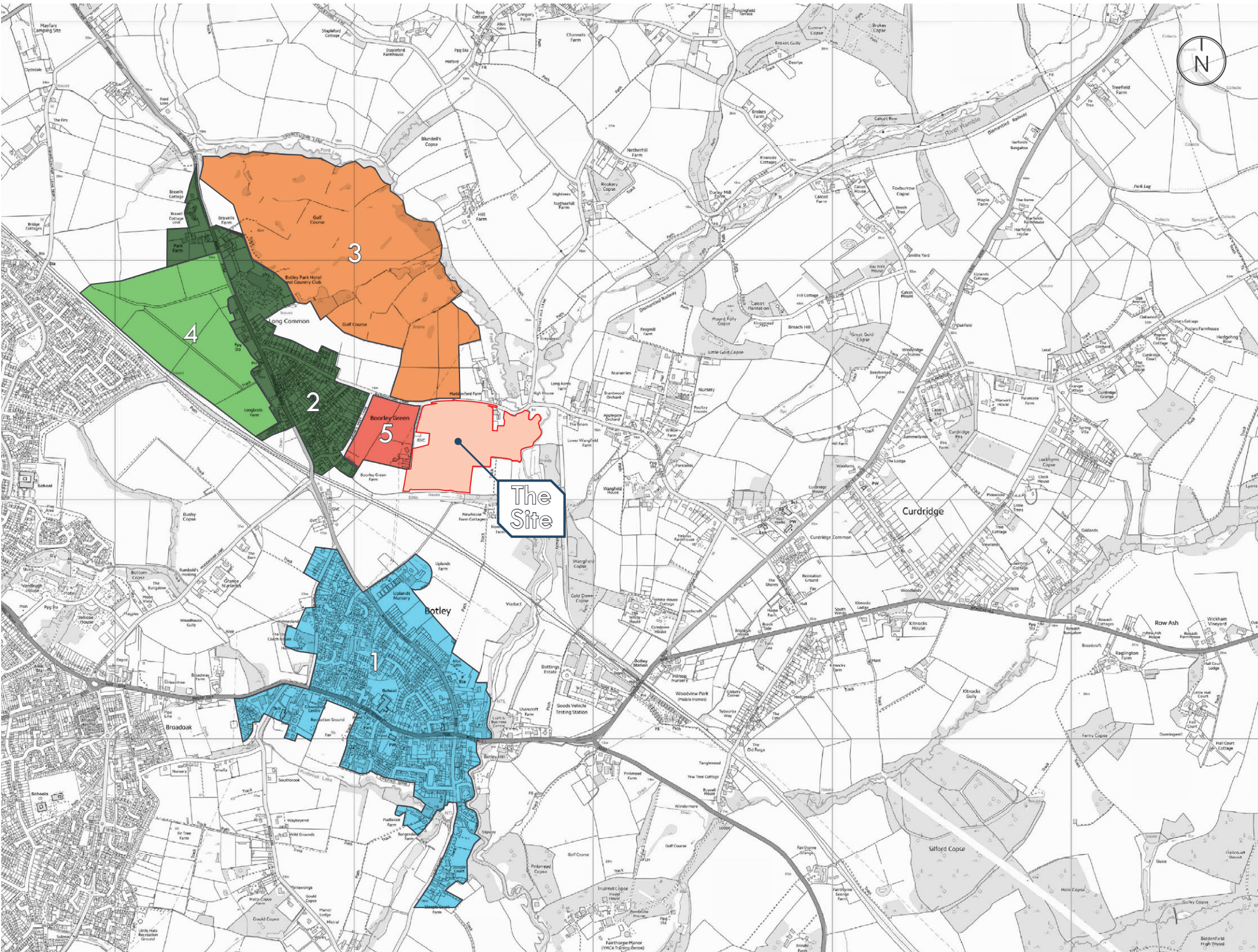


Fig 3. Local Character Study Areas Plan

LOCAL CHARACTER APPRAISAL

CHARACTER EXAMPLES

	AERIAL	DEVELOPMENT PATTERN	LANDSCAPE	PREDOMINANT ARCHITECTURAL STYLE AND PERIOD	
1 BOTLEY		Gently curved primary streets. Buildings tightly packed in central areas with continuous frontages hard to pavement edge. Build line generally follows the street. Varied building form and set backs away from high street. Peripheral 20th century developments of meandering low density cul-de sacs. A mix of terraced, semi-detached and detached dwellings.	Central areas defined by hard landscaping, building frontages and parked cars. Grass verges, trees and mature hedges provide streetscapes in surrounding areas. Frontages to plots include railings, chain picket fencing and hedges.	The earliest buildings in the village date back to the 16th and 17th centuries. Georgian and Victorian styles generally have simple detailing and formally ordered elevations. Strong rhythm and symmetry to elevations. Arts and Crafts styles are also evident. Many hipped roof forms as well as gabled. Gable features to elevations are common. Predominance of red brick.	
2 BOORLEY GREEN		Generally linear layout following principal road with a series of internal cul-de-sacs. Irregular build pattern and set-backs create an informal character that is a mixture of suburban and semi-rural. Early to mid-20th century development along main roads with late 20th century infill and cul-de-sacs. Houses generally detached with front gardens or parking areas set behind hedges and fencing.	Streets dominated by trees and hedgerows in many areas. Lower level vegetation and fences in more recently developed areas create a suburban character.	The older dwellings within the village are Victorian, with generally simple detailing and formally ordered elevations. Simple cottage forms are also evident. 20th century developments are comprised of mainly detached houses and bungalows showing an array of architectural styles. A mix of gable, hipped and barn hipped roof features. Predominance of red brick with occasional use of alternative materials.	
3 BOORLEY PARK		Boorley Park is a large scale development based on a perimeter block structure, where all streets and spaces are well overlooked by building frontages. Blocks vary in terms of their size, shape, and the level of enclosure that they create providing a clear distinction between public and private space. The street hierarchy consists of avenues, streets, lanes and shared surfaces, creating permeable and walkable neighbourhoods.	There is a well-connected sequence of wildlife routes/habitats to maintain and encourage greater biodiversity on the Site. Native tree, shrub and hedge planting is found within wildlife corridors together with layers of diverse grass margins.	Boorley Park is a recent development of houses and apartments designed to reflect the traditional local architecture in places like Botley and Boorley Green. Some more contemporary forms are present as required by the Design Code for the development. Materials are principally red/orange and multi brick, pale render, black, and, also, white weatherboard and vertical hanging tiles. Concrete plain tile roofs in earthy colours together with blue grey recon slate.	

	AREA PLAN	DEVELOPMENT PATTERN	LANDSCAPE	PREDOMINANT ARCHITECTURAL STYLE AND PERIOD	
4 LAND WEST OF WINCHESTER ROAD		This large emerging development is based on a perimeter block structure, where all streets and spaces are well overlooked by building frontages. Blocks vary in terms of their size, shape, and the level of enclosure that they create, providing a clear distinction between public and private space. The street hierarchy consists of avenues, streets, lanes and shared surfaces, creating permeable and walkable neighbourhoods.	There is a well-connected series of wildlife routes/ habitats following existing mature tree corridors through this development and along the railway line boundary. Native tree, shrub and hedge species are planted within wildlife corridors.	Land West of Winchester Road is a recent development houses and apartments designed to broadly reflect traditional local architecture in places like Botley and Boorley Green (and now Boorley Park). There is a good number of more contemporary style houses and apartments with dark window frames and fascias. Materials are principally red/orange and multi brick, pale render, black, and, also, white weatherboard and vertical hanging tiles. Concrete plain tile roofs in earthy colours together with blue grey recon slate. Some windows are emphasised with raised surrounds.	 
		These smaller developments consist of small outward looking blocks located between existing tree corridors. Structure, where all streets and spaces are well overlooked by building frontages. The street hierarchy consists of smaller lanes and shared surface which are very close to existing trees in places.	Existing mature tree corridors through and around this development provide area for habitat and wildlife routes. Native tree, shrub and hedge species are planted within wildlife corridors but landscaping within housing areas are sparse.	The houses are designed to reflect traditional local architecture in places like Botley and Boorley Green. Materials are principally red/orange and multi brick and vertical hanging tiles. Concrete plain tile roofs in earthy colours together with blue grey recon slate. Windows and fascias are white.	 

SITE ANALYSIS

OVERVIEW

The Site is located south of Maddoxford Lane, opposite the south-eastern edge of the Boorley Park development and Maddoxford Farm. The Site is effectively divided into four open fields of various sizes surrounded by trees and hedgerows.

The Site is well contained and separated from the wider countryside to the east by Oakridge Farm and Maddoxford Farm. The existing trees and vegetation spread along the River Hamble to the east also provide containment from the wider countryside and the village of Curdridge. The character of the land to the east is not open countryside, there is development at Holly Tree Farm, with two clusters of farm buildings and a car breakers business, together with mobile home, and caravan storage area. Together these buildings and associated land uses create a clear edge to the settlement within which the development would be located.

Beyond the southern boundary are agricultural fields and buildings associated with the Grade 2 Listed Newhouse Farm and dairy complex. Buildings associated with Crows Nest Farm, located to the south west corner of the Site and the western boundary is bordered by an access track. Trees and vegetation alongside a tributary to the River Test and the existing railway line to the south provide containment from the wider countryside and the north-eastern edge of Botley village.



Fig 4. Recently constructed dwelling with garden that projects into the north-east corner of the Site opposite Maddoxford Farm



Fig 5. View from Maddoxford Lane into the Holly Tree Farm access road



Fig 6. Car parts associated with business at Holly Tree Farm



Fig 7. Vehicles and temporary buildings associated with business on Holly Tree Farm



Fig 8. Site Photographs Location Plan

SITE ANALYSIS

SITE PHOTOGRAPHS

