

Our Vision

We want to create a **sustainable neighbourhood** that delivers new homes in a way that respects and enhances its setting. Our vision is based on four core principles:

Homes for All: A mix of housing types and tenures will be provided, including affordable housing, family homes, and smaller properties for young people and downsizers. This will ensure the development supports a wide range of community needs.

Green and Sustainable: Our approach is landscape-led, retaining and enhancing existing trees, hedgerows, and natural features wherever possible. We are proposing to deliver new areas of natural green space, play areas, and wildlife habitats. Floodplains and watercourses will be safeguarded and enhanced to support biodiversity.

Connected Living: A safe and attractive network of walking and cycling routes will be created, allowing access to Boorley Park and nearby schools, shops, and community facilities.

Characterful Design: Homes will take inspiration from the traditional houses located in Boorley Green and the surrounding villages. Building heights will be limited to two storeys in sensitive areas, protecting views and character.

The Site

The proposed site is located **south of Maddoxford Lane**, opposite the south-eastern edge of Boorley Park. It is currently made up of four open fields of varying sizes, with surrounding trees and hedgerows that provide natural containment. Some small residential and commercial buildings are also located within the site.



Site boundary on aerial photograph

The site is **well contained** by development and landscape features:

- To the east, existing farms, tree belts, and hedgerows provide a strong boundary.
- To the south, woodland, farmland, and the River Hamble's tributaries create a natural edge.
- To the west and north, the site sits alongside recent and ongoing development at Boorley Park and Boorley Gardens, ensuring integration with the wider community.



Sustainable Location

The site is well placed in terms of local services and accessibility:

- Within a **15-minute walk**, residents can reach a primary school, community centres, and sports facilities in Boorley Park, while bus stops are only a few minutes away.
- Within a **20-minute cycle**, residents can access a wider range of shops, services, and jobs in Botley, Hedge End, and the Waterloo Industrial Estate.
- **Botley Train Station** is just 1.9 km away and can be reached by bike, bus, or car, offering direct services to London Waterloo and Portsmouth Harbour.