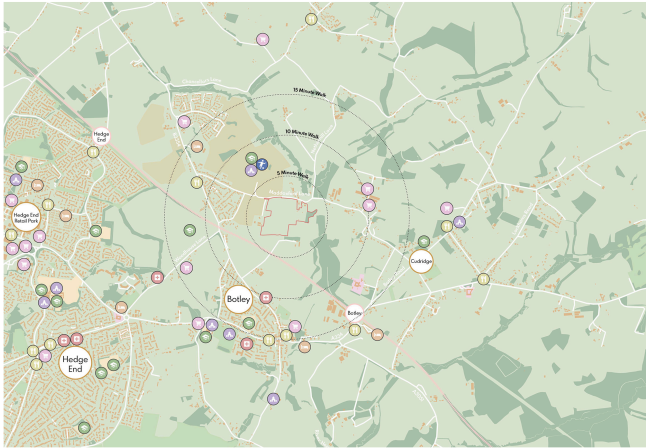




Facilities plan

Key Considerations

We have carefully assessed the opportunities and constraints of the site to ensure that the proposals are both deliverable and sensitive to the local environment. Key considerations include:

Flood Risk & Drainage: The lowest parts of the site, particularly near the tributaries of the River Hamble, will be left undeveloped. These areas will form part of a green corridor and incorporate features such as attenuation basins and sustainable drainage systems (SuDS) to manage surface water safely while creating attractive natural spaces.

Heritage & Setting: The site adjoins farmland linked to Newhouse Farm (Grade II listed). Sensitive design, including landscape buffers, low building heights and careful siting of new homes, will ensure the heritage of the area is respected.

Ecology & Biodiversity: Existing hedgerows and mature trees will be retained wherever possible. New planting will strengthen wildlife corridors and habitats. The eastern part of the site will be restored to a natural green environment, promoting biodiversity gains and creating a better setting for the existing public right of way.

Utilities & Infrastructure: Easements for the Esso oil pipeline, underground gas pipelines, and water mains will be protected. These corridors will be designed as part of green open spaces, integrating necessary infrastructure with the wider landscape. Overhead power lines will be accommodated within recreational or natural areas or will be grounded to maintain safety and visual quality as part of the development proposals.

Access & Movement: Vehicular access will be provided from Maddoxford Lane, with an additional emergency access point also planned. Safe pedestrian and cycle links will connect the site to Boorley Park, helping new residents to reach nearby facilities without relying on cars.

Landscape Character: The site is well enclosed by surrounding development and natural features. Building heights will be limited to two storeys at sensitive edges, ensuring that the development blends with the wider character of the area. Tree planting along streets and open spaces will reinforce the green character of the area.

By carefully addressing these considerations, we aim to deliver a scheme that is sensitive, sustainable, and well-integrated with its surroundings.

