



SITE ANALYSIS

ACCESSIBILITY & SERVICES

The Site is accessible to a variety of transport modes and a range of services. Within 8 minutes walk of the Site is the primary school, community centres and sports pitches / green space and bus stops at Boorley Park. Within a 20 minute cycle there is a huge range of services and facilities of Botley, Hedge End and Waterloo Industrial Estate. The nearest bus stop is 340m from the Site providing a range of services. Botley Railway station is circa 1.9km from the Site and can be reached via cycle, bus or car, with the station providing direct services to London Waterloo and Portsmouth Harbour.

KEY

-  HOLY TRINITY CHURCH
-  PLAYING FIELD
-  RESTAURANT
-  MEMORIAL HALL
-  SCHOOL
-  LOCAL SHOP
-  POST OFFICE
-  TRAIN STATION
-  ALLOTMENT

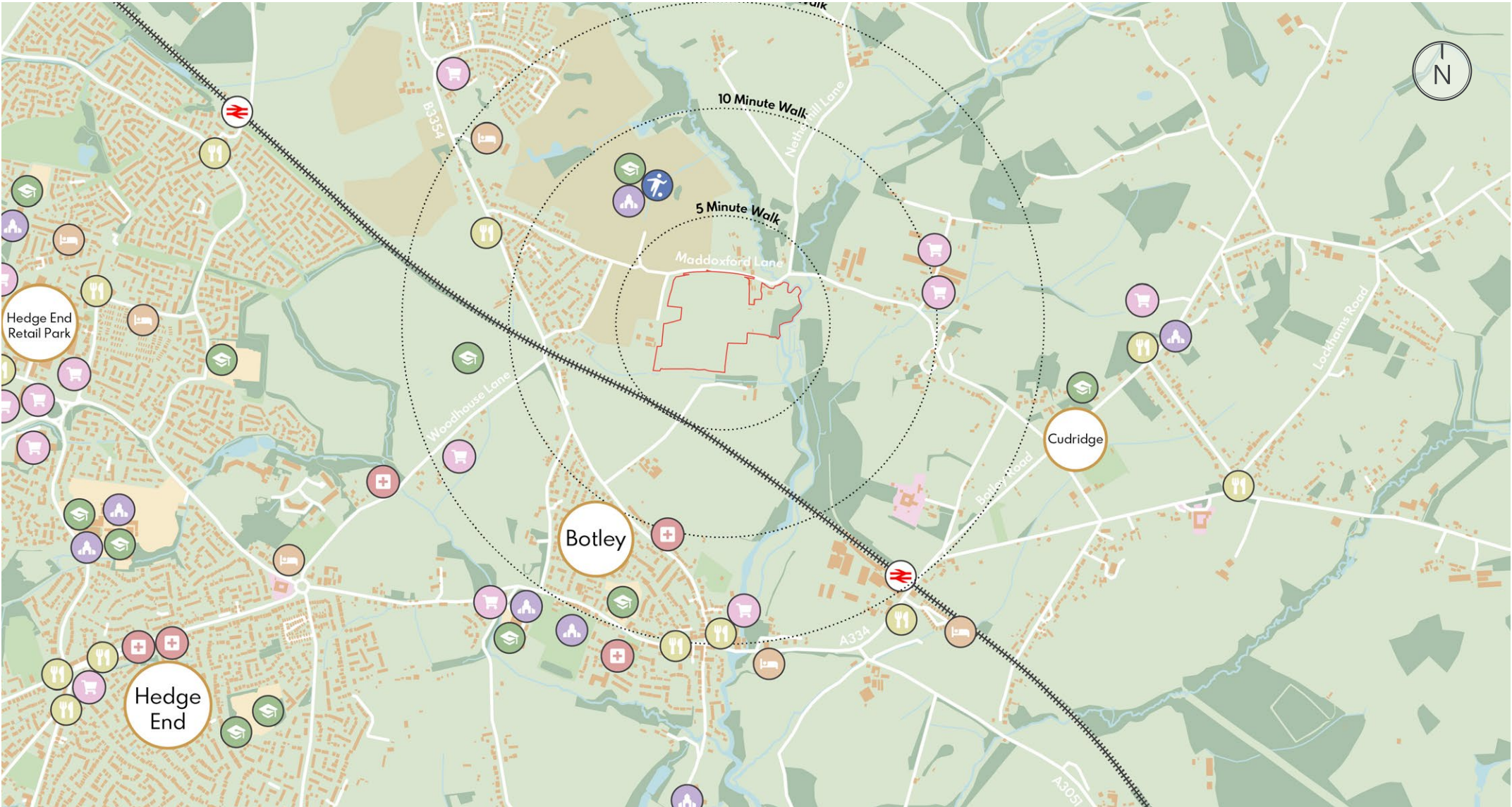


Fig 9. Amenities Plan



Fig 11. Boorley Green Community Centre



Fig 10. Boorley Green Sports Pavilion



Fig 12. Boorley Park School



Fig 13. Boorley Park Local Centre

LANDSCAPE & VISUAL APPRAISAL

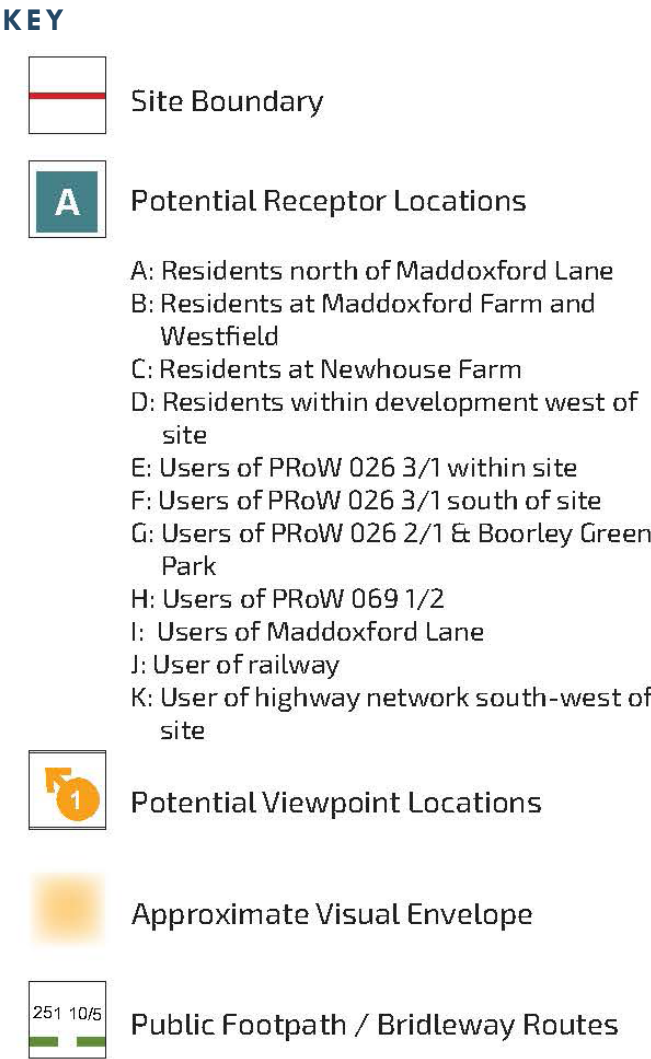
FPCR Environment & Design have undertaken a Landscape and Visual Appraisal in line with industry guidance, which have helped inform the final parameters.

The Site and local context are not covered by any landscape quality designations at either a national or local level.

At National Level the Site, located within NCA 128: South Hampshire Lowlands, is broadly typical of this landscape. At a County Level the western sections of the Site lie within LCA 2e: Forest of Bere West, whilst eastern sections fall within the LCA 3d River Hamble. At a borough level the Site lies entirely within the Landscape Character Area 9: Horton Heath Undulating Farmland.

The character area is defined by its agricultural land use, hedgerow networks, and scattered woodland areas. Issues identified include unmanaged or poorly managed farmland and the visual impact of urban edges. The proposed development offers opportunities to address these through sensitive boundary treatments, retention and enhancement of hedgerows, and integration of native planting to soften built form and reinforce landscape structure.

The LVA also includes an Approximate Visual Envelope, providing a representative boundary/area of visual influence. The nature of the local topography limits views towards the Site where boundary features are present. The Site is located on a relatively prominent landform, though occupies only a small part of the lower parts of the high ground. Effects upon users of the PRoW that passes through the Site would be improved with the replacement of the existing commercial scrap area in the north-east with naturalistic open space.



Note:-
The Approximate Visual Envelope provides a representative boundary and representative area of visual influence. Within the envelope, existing landscape and / or physical features provide localised screening effects. Further distant views may occur outside the envelope boundary, although the effects of the proposed development upon these views is considered to be negligible as a result of the distance and intervening screening effects.

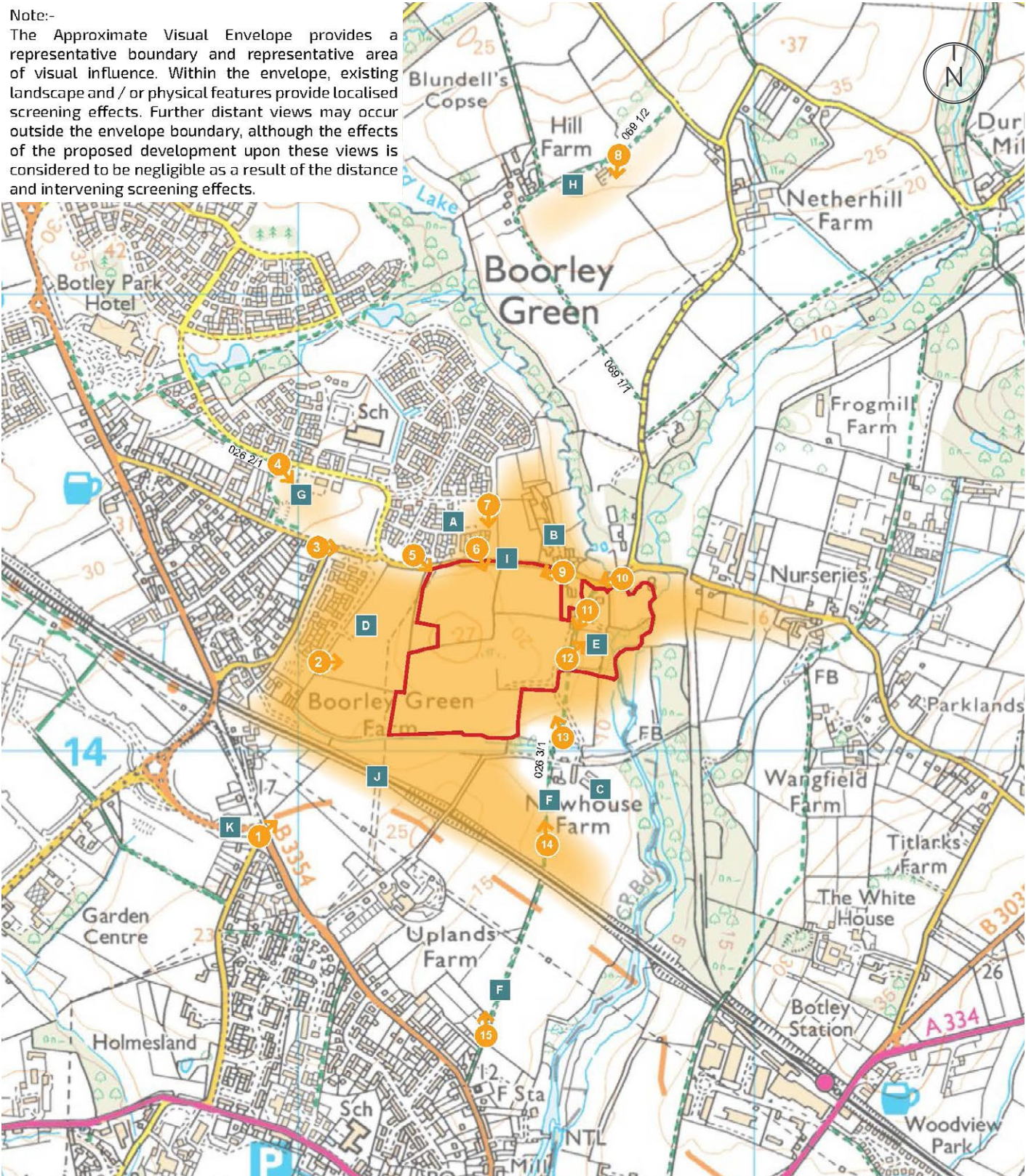


Fig 14. Visual Appraisal Plan

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ARCHAEOLOGY & HERITAGE

A Heritage Impact Assessment (HIA) has been prepared to inform the design and support of the proposal. The Site does not lie within any archaeological priority area and does not contain any designated assets. The HER records two Post-medieval quarry features within the Site area, but the walkover survey has not identified any evidence for any archaeological remains. There are four listed buildings in proximity to the Site, with the Botley conservation area located approximately 520m to the south at its closest point.

EXISTING SITUATION - ARCHAEOLOGY

The baseline conditions indicate that a heightened potential for archaeological remains exists closer to the River Hamble, particularly based on Winchester City Council Palaeolithic modelling and for water meadow evidence, and it is widely acknowledged that areas riverside areas have been a focus for settlement from the Prehistoric period onwards. The proposed housing, however, is set well to the west of the river. Overall, the potential for the Site to contain significant evidence is assessed as low-moderate for the Prehistoric period, negligible-low for the Roman and Saxon periods and low-moderate for surviving Medieval agricultural evidence; no other form of evidence related to this latter period is anticipated, although the presence of archaeological finds or features – almost certainly only of agricultural origin - cannot be entirely ruled out. Later agricultural usage of the Site area is unlikely to have resulted in any significant disturbance to underlying archaeological deposits that might be present.

The significance of any non-agricultural features for these early periods would be assessed as medium. Stray finds are likely to be of low significance, although any Palaeolithic finds may have a medium significance. There is a moderate-high potential for localised features of the Post-medieval period, predominantly in the form of lost field boundaries although other agriculture-related features may be present.

EXISTING SITUATION - HERITAGE

The Site is located north of the closest point of the Botley conservation area, from which it is screened by topography, vegetation in the form of strong tree and hedge lines and built environment. There are no views between the Site and the designated area. There are a number of designated and non-designated heritage assets within the study area, although only two of these, Maddoxford Farm and a historic barn that is not recorded on the HER, share intervisibility with the Site.

POTENTIAL EFFECTS - ARCHAEOLOGY

There is a general potential for groundworks to cause between a slight or moderate adverse effect to most archaeological features and a major adverse effect to discrete highly sensitive features (e.g. cremations) if unmitigated. However, the only features currently anticipated are the two Post-medieval quarries already known from within the Site and which are of negligible-low significance.

On the basis of the existing evidence, it is not considered that a programme of additional archaeological works in the form of geophysical survey and trial trench evaluation would be required in advance of determination but may be required pre-commencement. The results of any such conditioned works would be used to formulate any required mitigation, which would potentially reduce all impact effects to negligible through design strategies and/or preservation by record or preservation in situ, meaning that no significant effects to archaeological remains are likely.

POTENTIAL EFFECTS - HERITAGE

The ZTV produced for the Landscape and Visual Impact indicates that there will be no intervisibility between the Site and any designated heritage asset. This corresponds with the results of the heritage assessment and the proposals are considered to have a neutral effect on the setting of all designated assets. A negligible adverse effect on the setting of (Maddoxford Farmhouse, a non-designated asset); whilst a neutral effect is assessed in regard to the historic barn, which has lost its farmyard context and for which setting makes no meaningful contribution to significance. The overall level of harm identified in regard to the proposed development is consequently considered to fall within the lowest range of less than substantial harm and should consequently be weighed against the clear public benefits arising from the scheme, in accordance with relevant parts of the Local Plan and relevant paragraphs of the NPPF. No additional mitigation has been identified beyond the embedded measures.

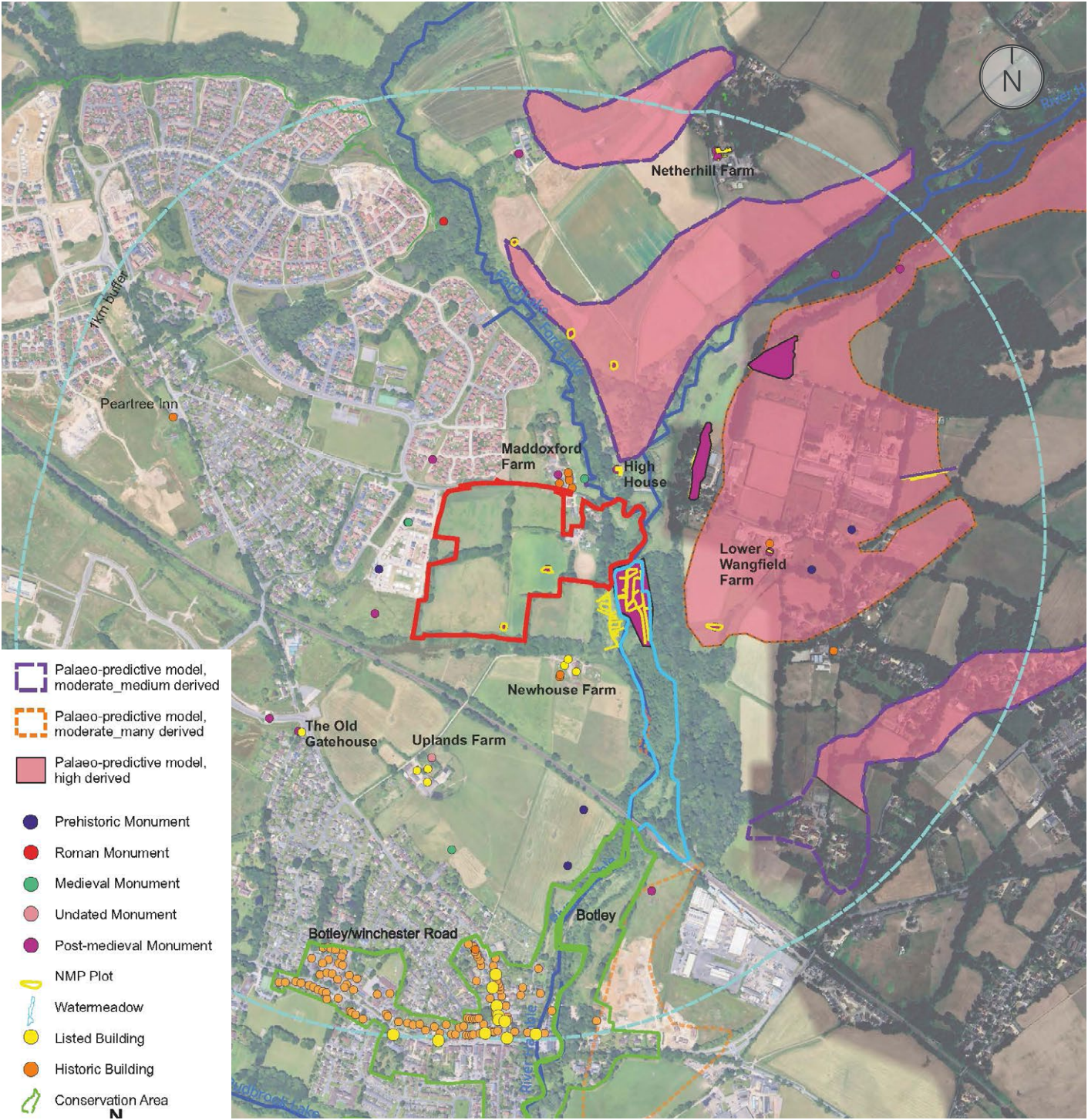


Fig 15. Map of Historic Environment Data, Palaeo-predictive Models (WCC)

NOISE

A noise assessment has been undertaken to demonstrate the suitability of the proposed development Site from an acoustic perspective. Site-specific noise and vibration surveys and detailed noise modelling have been undertaken in line with local and national policy and guidance, including BS 8233:2014, ProPG and the NPPF, taking account of existing and future road traffic, the adjacent railway and the future Botley Bypass. The Site is generally characterised by low ambient noise levels, with road traffic the dominant source and rail-related noise and vibration shown not to be a material constraint.

By following good acoustic design practices, it is possible to deliver acceptable internal and external noise environments for future residents. Most external amenity areas are expected to meet aspirational noise criteria without mitigation, with only limited, localised measures potentially required close to Maddoxford Lane. Internally, standard dwelling constructions with typical non-acoustic glazing and ventilation are suitable across the majority of the Site, with enhanced measures only required in small areas if dwellings are to be located within 10 metres of Maddoxford Lane. Noise has been appropriately considered alongside overheating and ventilation requirements.

It has been concluded suitable noise conditions be achieved across the whole development Site, with detailed mitigation specification to be finalised at the Reserved Matters stage.

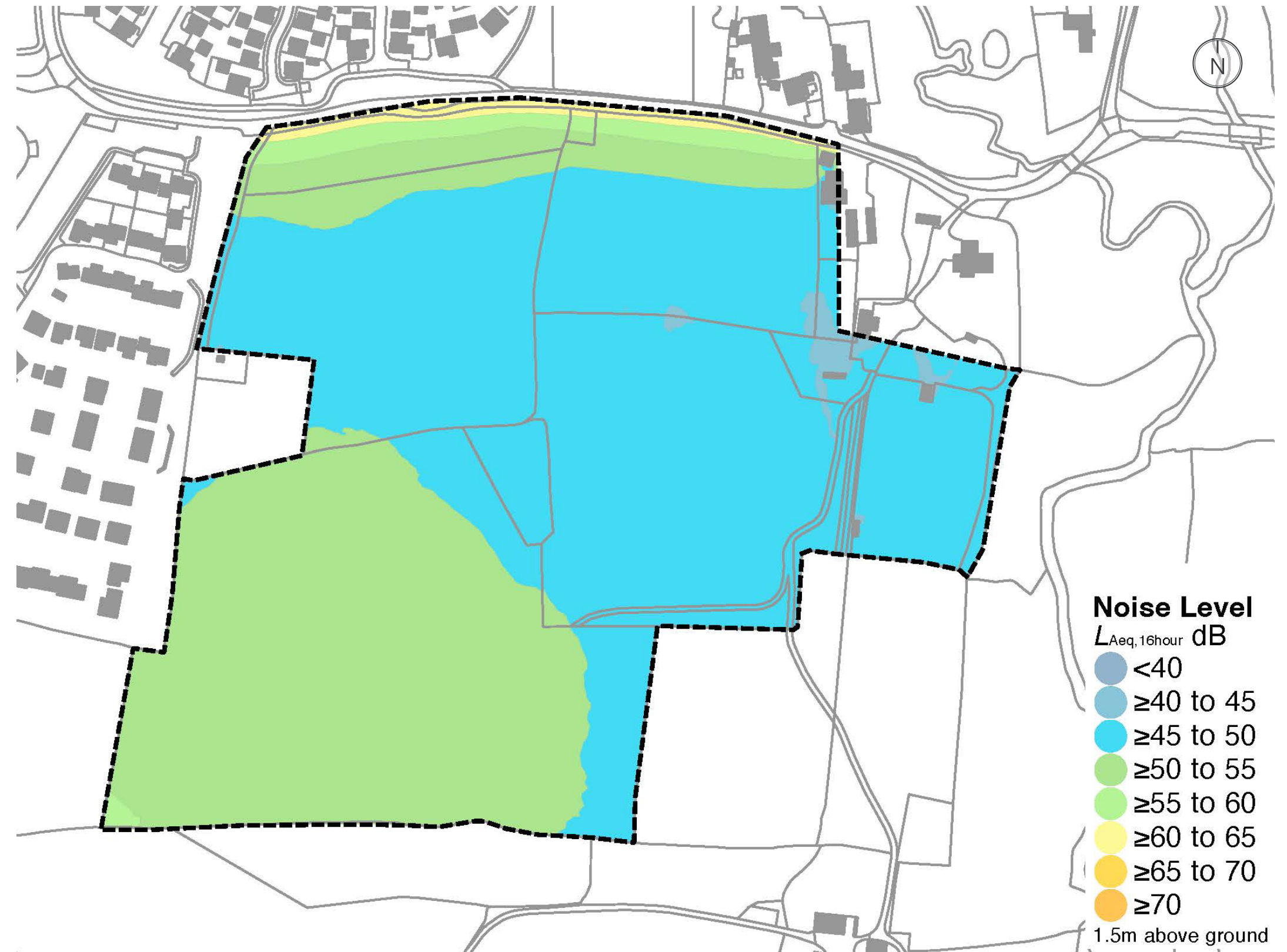


Fig 16. Baseline Daytime Contour 1.5m

SITE ANALYSIS

CONSTRAINTS & OPPORTUNITIES

The following information set out within this section explores both the constraints and opportunities of the Site. This information has helped formulate a set of parameters to guide the design of the development, ensuring an optimal design that is well thought out and provides clear benefits to the community.

CONSTRAINTS

The lowest parts of the Site along the southern boundaries are adjacent to woodland associated with tributaries of the River Hamble. The green environment of the flood plain of these tributaries will be free from development and provided as a combination of natural green space and recreational areas for use by future residents. These areas will be designed with enhanced habitats to promote biodiversity, and may also include attenuation areas to control surface water run-off.

Existing trees and hedgerows around the Site boundary will be retained, wherever possible, to provide biodiversity rich corridors and natural habitat for wildlife. Emerging technical surveys and reports will identify the quality of existing trees and hedgerows so that good quality specimens can be retained and protected.

A constraint is the Esso oil pipeline which crosses the northern boundary of the Site south of Maddoxford Lane. No buildings or structures will be located within this easement. There is also a high-pressure underground gas pipelines crossing the western end of the Site running north-south and which has a 6m easement.

Overhead power lines cross the north-west tip of the Site in a diagonal direction. No buildings or hard infrastructure should be located near to these power lines, and therefore, this area will be designed as informal recreation space. Power lines also cross the Site east to west, south of the existing tree and hedgerow corridor, within the centre of the site. In this area undergrounding of the power lines along movement routes can be explored.

An existing water supply pipe within the southern half of the Site will be rerouted to coordinate with the design proposals.

OPPORTUNITIES

A single point of vehicular and pedestrian/cycle access in the form of a 3m cycleway and bellmouth, will be provided to Maddoxford Lane as indicated. Site lines will be provided to create a safe and accessible entrance to the proposed development.

The Site lies south of Boorley Park which benefits from a range of services and facilities. A pedestrian access from Boorley Park Site is proposed connecting to the footpath and cycleway network within Boorley Park, giving good access to these services and facilities.

The lower parts of the Site along the northern boundary and access point with Maddoxford Lane could be green infrastructure to accommodate attenuation features (including an underground foul water pumping station), whilst providing the opportunity to set development back from Maddoxford Lane within a landscape setting.

The existing buildings and commercial operations within Holly Tree Farm are to be demolished allowing the eastern part of the Site to be returned to a natural environment enhancing natural green space and biodiversity. This will also create a better environment for the existing PRow that runs north/south through this part of the Site.

High points within the centre of the Site, provide opportunities for corridors that take advantage of views to the surrounding landscape south of the Site.



Fig 17. Sensitive edge with existing house near Maddoxford Lane



Fig 18. Existing trees crossing the centre of the northern fields to be retained and protected from development



Fig 19. Existing overhead electricity lines in north-west corner of the Site to be retained and developed around



Fig 20. Eastern edge of the Site contains the floodplain of the River Hamble and is designated as a Site of Interest for Nature Conservation and where development will not be permitted

KEY

Site Boundary

Proposed Primary All Modes Access Point

Cycle and/or Pedestrian Access Point

Potential Future Access for Adjacent Land

Existing Building to be Demolished

Listed Building

Public Right of Way (PRow)

Topographic Contour

Area of Modest Gradient

Area of Steeper Gradient

Key Retained View

Existing Tree/Hedgerow

Existing Tree/Hedgerow To Be Removed

Existing Root Protection Area (RPA)

Area of Potentially Contaminated Land

Site of Importance for Nature Conservation (SINC)

20m Buffer to SINC

Existing Water Course

Flood Risk Zone 3

Flood Risk Zone 2

Indicative Location of Proposed SuDS Basins

Oil Pipeline

Gas Pipeline

Water Main

Water Supply

Overhead Electric Cable



Fig 21. Constraints and Opportunities Plan