



Development Management
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

27 March 2026

Our Reference: 151091

Dear Sir / Madam,

Land to the south of Maddoxford Lane, Boorley Green

Outline planning application for up to 280 dwellings (all matters reserved except means of access)

On behalf of Bloor Homes, we are pleased to submit this application via the Planning Portal (ref. PP-14653256) seeking outline planning permission for up to 280 homes on land south of Maddoxford Lane, Botley. The description of development is as follows:

"Outline planning application with all matter 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 site is relatively unconstrained, well located in relation to local services and facilities, and capable of making a significant contribution to identified housing needs. The scheme will deliver a range of social, environmental and economic benefits.

- **Development in a sustainable location (including use of previously developed land)**
- **Provision of up to 280 homes to help address acute need and lack of supply. Items submitted for approval.**
- **Provision of 35% affordable housing to assist in addressing a lack of land supply and housing need**
- **Provision of a new active travel route along Maddoxford Lane**
- **Provision of new play areas and open space for the public**
- **Ecological and economic benefits**

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The following documents have been submitted with the planning application.

Items submitted for approval

Document / Plan	Prepared by
Design and Access Statement (February 2026)	Thrive Architects
Site Location Plan (plan ref: LP.01 Rev A)	Thrive Architects
Existing Buildings Location Plan (plan ref: EB.LP.01 Rev A)	Thrive Architects
Land Use and Access Plan (plan ref: LUOSIP.01 Rev A)	Thrive Architects
Proposed Site Access (plan ref: 2501890_A-ACE-XX-XX-DR-C-0101 Rev G)	Ardent Consulting Engineers

Other documents submitted in support

Document / Plan	Prepared by
Planning Statement	tor&co
Air Quality Assessment (doc ref: 2501890_A-ACE-XX-00-RP-C-0801_B)	Ardent Consulting Engineers
Arboricultural Impact Assessment (doc ref: MB250305-02 Rev E)	Arbor-Eco Consultancy
Bird Hazard Management Plan (doc ref: 31/25-3B)	Ecological Planning & Research Ltd
BNG Statutory Metric	Ecological Planning & Research Ltd
Ecological Impact Assessment (doc ref: 31/25-1C)	Ecological Planning & Research Ltd

Energy Strategy	Briary Energy
Information for Habitats Regulations Assessment (doc ref: 31/25-2C)	Ecological Planning & Research Ltd
Flood Risk Assessment and Drainage Statement (doc ref: 2501890_A-ACE-XX-XX-RP-C-0301)	Ardent Consulting Engineers
Ground Investigation Report – Land to the south of Maddoxford Lane (doc ref: GE17077-GIR-JUN-18)	Geo-Environmental
Ground Investigation Report – Holly Tree Farm (doc ref: GE23094/GIR/OCT25)	Geo-Environmental
Heritage and Archaeological Impact Assessment (doc ref: 1732)	Foundations Heritage
Landscape Strategy (illustrative) (within Design and Access Statement)	Thrive Architects
Landscape and Visual Appraisal	FPCR Environment & Design
Mineral Safeguarding Assessment (doc ref: GE23094/MSA/NOV25)	Geo-Environmental
Noise Assessment (doc ref: 28B1.RP.01.02)	Suono
Nutrient Calculator – River Itchen SAC	Ecological Planning & Research Ltd
Statement of Community Involvement	tor&co
Transport Assessment (doc ref: 2501890_A-ACE-XX-XX-RP-C-0102)	Ardent Consulting Engineers
Travel Plan (doc ref: 2501890_A-ACE-XX-XX-RP-C-0103)	Ardent Consulting Engineers

A Topographical and Utilities Survey is also provided for information.

Please find enclosed to this covering letter (**Appendix 1**) a screening request to confirm Environmental Impact Assessment is not required in this case.

The application forms have been submitted via the planning portal and we can confirm that the application fee of £38,271 (inclusive of the Planning Portal service charge) has been paid via the Planning Portal.

We look forward to receiving confirmation of validation in due course. If you have any questions, please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink that reads "Lindsay Goodyear". The signature is written in a cursive, flowing style.

Lindsay Goodyear
BA (Hons) Dip TP MRTPI
Planning
Technical Director

Appendix 1: EIA Screening Request

Land south of Maddoxford Lane
EIA screening

Bloor Homes Limited
March 2026

tor
&co

Issue / revision	2	Prepared by	J Baker
Reference	151091		
This document is issued for		Date	04 March 2026
☐ Information	☐ Approval	Checked by	L Tinker
☐ Comment	☒ Submission		
Comments		Date	04 March 2026
		Authorised by	L Goodyear
		Date	04 March 2026
		Please return by	N/A

1.0 Introduction

- 1.1 This report is provided in support of the planning application for proposed residential development at land south of Maddoxford Lane at Boorley Green (see site location in figure 1), to summarise the informal screening undertaken by the application to determine whether the scheme constitutes an environmental impact assessment (EIA) development as defined by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended; hereafter the EIA Regulations).
- 1.2 In the preparation of this screening document, we have followed the Ministry of Housing, Communities and Local Government (MHCLG) web-based National Planning Practice Guidance: Environmental Impact Assessment (updated 2020), which provides guidance on the application of EIA in England. The flow chart from the MHCLG's guidance has been used to structure this report.
- 1.3 The structure of this report is as follows:
- Site description
 - The proposals
 - Application of the screening process to the proposed development
 - Conclusion

2 Site description

- 2.1 The site (approximately 14 ha) is located to the south of Maddoxford Lane, to the south east of the Boorley Park development. The site comprises four open fields with trees and hedgerow field margins. The north eastern part of the site includes a small area of residential and commercial properties (including a former scrapyards). Overhead power lines cross the north west tip of the site, and the central area of the site in an east-west orientation.
- 2.2 There is one public right of way (PRoW 026 3/1) that passes through the site on a north-south axis and under the railway line linking Maddoxford Lane with Botley.
- 2.3 To the east of the site is the River Hamble, which is set within an area of woodland. Beyond the southern boundary of the site are agricultural fields and Newhouse Farm and dairy complex (grade II listed), with the railway beyond. Buildings associated with Crows Nest Farm are located to the south west of the site, with the access track running alongside the site's western boundary.
- 2.4 There are two sites of importance for nature conservation (SINC) within the site boundary: Holly Tree Farm Meadows and Holly Tree Farm Wood.

3 The proposals

- 3.1 The proposed development is for up to 280 dwellings and the creation of a new vehicular access (with footways) from Maddoxford Lane. The development will include informal and formal open space, and associated landscaping. There will need to be some earthworks at the site to create appropriate development platforms. The scheme will incorporate the necessary foul and surface water drainage facilities and other associated infrastructure.

4 Application of the screening process to the proposed development

Introduction

- 4.1 The EIA Regulations are applied to certain types of development that may have significant effects on the environment. The Regulations categorise various development types as 'schedule 1' or 'schedule 2' development, with the nature of the proposals, their location and scale being the determining factors as to whether they are likely to have significant environmental effects.
- 4.2 All schedule 1 developments and some schedule 2 developments, if they are likely to have significant environmental effects, are termed EIA developments. Screening is the process of determining if a development should be categorised as EIA development. A planning application for EIA development must be accompanied by an environmental statement (ES).
- 4.3 This development proposal is not of a type described under schedule 1. In the case of schedule 2 development, the location must be examined to determine if the site is in a sensitive area as defined in the EIA Regulations. If the development is in a sensitive area and is likely to have significant effects on the environment, then it is EIA development.
- 4.4 If the development site is not within a sensitive area, the next stage is to assess whether the development proposals exceed or meet any of the applicable thresholds and criteria for that particular type / class of development. These thresholds and criteria relate to the attributes of a type of development (e.g. size of the site, production / output, capacity of a facility). Not exceeding or meeting the thresholds is a strong indication that EIA is not required⁽¹⁾. If the development exceeds or meets any of the applicable thresholds and criteria, then it is termed a schedule 2 development.
- 4.5 The next stage is to assess if it is likely to have significant effects on the environment. If it is concluded that significant effects are likely, then the development is EIA development.
- 4.6 EIA screening guidance provided by the European Commission⁽²⁾ is that *"people with the qualifications and experience typically found in competent authorities, and by using information that is readily available about the project and its environment"* can carry out this determination process. Any uncertainty arising from a lack of information should point towards a decision that EIA is required.

Schedule 2

- 4.7 The proposed development is of a type described in section 10(b) of schedule 2: Infrastructure projects: Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas.

¹ Regulation 5(7) of the EIA Regulations enables the Secretary of State to direct that a development of a type described in schedule 2 is EIA development even if it does not exceed or meet any of the applicable thresholds and criteria. The local authority or a member of the public is able to make a request to the Secretary of State for such a decision.

² Office for official publications of the European Communities, 2017, *Environmental Impact Assessment of Projects: Guidance on Screening*.

Sensitive areas

- 4.8 Where a proposed development is of a type described in schedule 2, the next stage is to identify whether the development is located in a 'sensitive area'. Sensitive areas defined in the EIA Regulations include:

- Sites of special scientific interest
- National parks
- The Broads
- World heritage sites
- Scheduled monuments
- National landscapes (formerly known as areas of outstanding natural beauty)
- National site network sites
- Ramsar sites

- 4.9 None of the designations listed above are applicable to the site, which is therefore not located in a 'sensitive area'.

Applicable thresholds and criteria

- 4.10 When a proposed development is of a type described in schedule 2 and not sited in a sensitive area, the applicable thresholds and criteria for that type of development need to be examined. The EIA Regulations define the applicable thresholds and criteria for the proposed type of development (schedule 2, paragraph 10(b)) as:

- The development includes more than 1ha of urban development which is not dwellinghouse development; or
- The development includes more than 150 dwellings; or
- The overall area of the development exceeds 5ha

- 4.11 The proposal is for up to 280 dwellings on an approximately 14ha site, so two of the thresholds are exceeded and the proposed development is defined as schedule 2 development. The requirement for EIA now rests on whether the proposed development will have significant environmental effects.

Potential for significant effects

Introduction

- 4.12 Schedule 3 of the EIA Regulations sets out a series of selection criteria to be used in screening schedule 2 developments. These relate to the development's characteristics, the environmental sensitivity of the geographical areas likely to be affected, and the types and characteristics of the potential impacts. The assessment in this section of the potential for the proposed development to lead to significant environmental effects has been informed by these criteria.
- 4.13 In addition, the MHCLG's web-based guidance includes an annex that sets out a series of indicative thresholds relating to the size and scale of the various types of schedule 2 developments that may result in significant effects on the

environment, thus requiring EIA. The guidance states that, for section 10(b) developments, the following should be considered:

1. EIA is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination.
2. Developments proposed for sites that have not previously been intensively developed are more likely to require EIA if:
 - i. The site area of the scheme is more than 5ha; or
 - ii. It would provide a total of more than 10,000m² of new commercial floorspace; or
 - iii. The development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings).

- 4.14 In addition to the physical scale of such developments, the potential increase in traffic, emissions and noise are noted as key issues to consider.

Scale of development

- 4.15 The proposed development is on a largely previously undeveloped site; therefore, point 1 above does not apply. The development site has an area of approximately 14ha (meeting point 2(i)), but will provide up to 280 dwellings and so will be well below the 1,000-dwelling threshold in point 2(iii). In addition, the scale and massing of the proposed dwellings will be consistent with the existing dwellings to the north and west. As a result, the proposed development is not considered to have significant urbanising effects on the area.

Traffic

- 4.16 There is currently no vehicular access point into the proposed development site; however, the farms to the north east of the site have access off Maddoxford Lane. The proposal will create a new site access onto Maddoxford Lane in the form of a priority-controlled T-junction to the north east of the site onto Maddoxford Lane.
- 4.17 Maddoxford Lane is a country road running east to west along the northern site boundary. It has a 60mph speed limit, which drops to 30mph along the north western part of the site. There is no footway on the south side of Maddoxford Lane, but on the northern side there is a segregated footway/cycleway connecting the neighbouring residential areas. Traffic surveys undertaken by Ardent Consulting Engineers in 2025 recorded 24-hour annual average daily traffic (AADT) flows of 2,571 vehicles on Maddoxford Lane.
- 4.18 The site is in a sustainable location on the edge of Boorley Green. There are a number of facilities/amenities located within the Boorley Park development to the north, including a primary school, community centre, sports pitches and bus stops, approximately an eight-minute walk from the proposed site access point. Botley railway station (with services to London Waterloo and Portsmouth Harbour) is located approximately 1.9km from the site.

- 4.19 Road traffic will increase during the site preparation and construction phase of the development, principally comprising construction worker/passenger car movements. There will also be an increase in HGV movements during this period. The Institute of Environmental Management and Assessment's (2023) *Institute of Environmental Management and Assessment (IEMA) Guidelines: Environmental Assessment of Traffic and Movement* state that traffic flows need to change by 10% to have the potential for significant effects in areas with particularly sensitive receptors (such as schools, hospitals, recreational areas and places of worship) and 30% in other areas. As there are no particularly sensitive receptors on Maddoxford Lane, it is considered that a 30% threshold is appropriate.
- 4.20 Construction traffic will access the site from Maddoxford Lane. Based on similar-sized developments elsewhere, it is anticipated that the construction period will generate approximately 55 extra vehicles a day, meaning that the above thresholds will not be exceeded and no significant effects are predicted. The impact of construction phase traffic will be controlled as part of a construction traffic management plan (CTMP), which is envisaged to be secured as part of any planning permission. The CTMP will also set out all details in relation to the arrival and departure of construction traffic, including construction routes.
- 4.21 Initial calculations have been undertaken in relation to potential trip generation by the development and consideration of the potential effect on junction capacity. It is predicted that the proposed development will generate a total of 1,273 daily vehicular movements on Maddoxford Lane, with approximately 141 two-way total vehicle trips in both the AM and PM peak hours. While this will exceed the 30% threshold set out above, the increase will equate to an average of less than one additional vehicle every minute. Given this relatively small absolute increase, no significant effects are predicted on local amenity or road capacity as a result of the proposed development.
- 4.22 The planning application is supported by a transport assessment to address highway issues (including the relevant junction assessments), in accordance with national planning requirements. The application is also supported by a walking, cycling and horse riding assessment report. A travel plan has also been submitted, which identifies opportunities for the effective promotion and delivery of sustainable transport initiatives such as walking, cycling and public transport.

Air quality

- 4.23 The planning application is supported by an air quality assessment, which considers the potential effects of the development, with respect to construction dust and traffic emissions and post-construction traffic emissions on human health and ecological receptors.
- 4.24 The site is not located within an air quality management area (AQMA), although four have been declared within the borough. The High Street Botley AQMA is the closest AQMA to the site and is located approximately 1km to the south of the site. EBC does not undertake automatic continuous monitoring near the site, but does have several nitrogen dioxide (NO₂) diffusion tube monitoring locations within 2km, including within the AQMA. Data from these locations⁽³⁾

³ Data presented in the Ardent, December 2025, Land South of Maddoxford Lane: Air Quality Assessment

show NO₂ concentrations in the area ranged between 11.4 and 24.3 µg/m³ in 2024, well below the annual mean air quality objective of 40 µg/m³.

- 4.25 No large point source emissions (e.g. combustion plant or industrial installations) have been identified in the vicinity of the site and road traffic on Maddoxford Lane is considered to be the primary source of existing emissions in the locality.
- 4.26 The movement of materials and personnel to and from a construction site will have associated emissions. However, guidance⁽⁴⁾ suggests that an assessment is not required if traffic flows will increase by fewer than 100 HGVs or 500 other vehicles (AADT) outside an AQMA. As set out in the traffic section above, the construction of the proposals is expected to generate approximately 55 extra vehicles a day, which is well below these thresholds. Therefore, no significant effects are predicted with respect to air quality during construction.
- 4.27 The air quality assessment models the effects of post-construction traffic emissions by comparing the increase against the do-nothing scenario and evaluating the % change against the relevant air quality assessment level (AQAL). The assessment shows that the development traffic will result in a predicted increase in annual mean NO₂ concentrations of no more than 1 µg/m³ at all receptors, which equates to less than 2.5% of the AQAL, which is considered to be a negligible impact (based on the EPUK and IAQM criteria⁽⁵⁾). A negligible effect is also predicted in relation to the 1-hour objective for NO₂ concentrations. With respect to particulate matter, a negligible effect was concluded for PM₁₀ (both annual average mean concentrations and the short-term concentrations). The modelled annual mean PM_{2.5} concentrations are found to be below the 2030 AMIT at all receptors. Therefore, no effects in relation to air quality post-construction are anticipated.
- 4.28 The site preparation and construction of the proposed development has the potential to generate dust, which, subject to meteorological conditions, can be deposited in the surrounding area. The significance of dust deposition tends to decrease with increasing distance from the source and is only commonly significant within 100m of the dust generation source. A construction dust risk assessment is included within the air quality assessment, which finds that the potential unmitigated dust risk of the site will be medium for dust soiling and low for human health. Standard and proven best practice construction measures, as set out in guidance⁽⁶⁾, will minimise the temporary effects from dust generation to negligible. A dust management plan will be prepared as part of a construction environmental management plan (CEMP). This will identify the necessary measures that will be implemented during construction and therefore, no significant adverse effects are predicted.
- 4.29 The air quality assessment report submitted in support of the planning application sets out the full details of the construction phase and post-construction assessments, and the necessary mitigation, in accordance with local requirements.

⁴ EPUK and IAQM, 2017, *Land-Use Planning & Development Control: Planning for Air Quality*.

⁵ As set out in the Ardent report.

⁶ Institute of Air Quality Management (IAQM) 2024, *Guidance on the assessment of dust from demolition and construction* (v2.2).

Noise

- 4.30 The proposed development has the potential to generate a temporary increase in noise as a result of site preparation and construction activities. However, standard and proven best practice construction measures, as set out in BS 5228:2009+A1:2014 *Code of practice for noise and vibration control on construction and open sites* will be employed. Such measures will be implemented at Land south of Maddoxford Lane through a CEMP, which would be required via a condition attached to the planning consent. Therefore, no significant adverse effects in relation to construction noise are anticipated.
- 4.31 The IEMA's (2023) *Institute of Environmental Management and Assessment (IEMA) Guidelines: Environmental Assessment of Traffic and Movement* state that, for a barely perceptible 1dB change in traffic noise that will not be significant to occur, traffic flows need to increase by 25%. A potentially significant increase of 3dB, requires traffic flows to increase by 100%. As discussed in the traffic section above, the proposed development is not predicted to increase traffic flows by 100% either during or post-construction. No significant traffic-related noise effects are therefore predicted.
- 4.32 Given the residential nature of the proposed development, no significant operational noise generation is anticipated post-construction. A noise assessment has been submitted in support of the planning application in accordance with local requirements.

Summary

- 4.33 Having examined all the factors listed in the annex to the MHCLG's web-based guidance, it is considered that the proposals will not have the potential to generate significant environmental effects. However, with regard to schedule 3 of the EIA Regulations, there are some additional relevant environmental issues that will warrant further attention and these are discussed below.

Natural heritage

- 4.34 There are four sites of special scientific interest (SSSI) within 5km of the application site. The closest is the Upper Hamble Estuary and Woods SSSI (part of the Solent designated sites), approximately 1.7km to the south of the site. There are 39 SINC's within 2km of the site, including Holly Tree Farm Meadows and Holly Tree Farm Wood within the site.
- 4.35 The site lies within the 13.8km buffer of the New Forest Special Protection Area (SPA), within which new residential development is considered likely to have an adverse effect on the designated site due to increases in recreational pressure. Residential development within this zone is required to provide suitable mitigation, such as alternative recreational opportunities, a financial contribution or a bespoke mitigation package. The site also lies within the 5.6km zone of influence identified in relation to the Solent designated sites (Solent and Southampton Water SPA and Ramsar site, Solent Maritime Special Area of Conservation (SAC), and Solent and Dorset Coast SPA). Residential development within this buffer zone is required to make a financial contribution to mitigate the impacts of recreational pressure on the Solent. The site is also within an area that would discharge wastewater into the Solent designated sites; therefore, the scheme needs to demonstrate nutrient neutrality (likely to be achieved through the purchase of credits).

- 4.36 The potential effects on these sites will be addressed through the shadow Habitats Regulations Assessment (sHRA) submitted in support of the planning application. The HRA assessment process is independent of the EIA and assesses implications on designated sites at a more rigorous level. With the implementation of appropriate mitigation identified through this process, no significant effects are predicted on nationally and internationally designated sites.
- 4.37 The onsite SINC habitats are being retained within the design of the scheme, and the submitted ecological impact assessment provides details of the standard and proven measures to be implemented during the construction phase (to be set out in the CEMP). Post-construction, there will be no public access to the SINC habitat, and the proposal includes natural planting buffers for these SINC.
- 4.38 A preliminary ecological appraisal was undertaken for the site in January 2024 and further protected species surveys were undertaken in 2024/2025. The proposed development site itself comprises arable fields, dense scrub, multiple hedgerows (part of the hedgerow in the north west of the site was removed previously when the Esso pipeline was being constructed), treelines, scattered broadleaved trees, grassland, a ditch and a small stream.
- 4.39 No badger setts were recorded within the site, but evidence of badgers using the site for commuting/foraging was recorded. The on-site habitats were considered to have the potential to support assemblages of common and widespread species of breeding birds, along with some rarer farmland species.
- 4.40 Six trees along the site boundary were identified as having bat roosting potential. Night-time bat walkover surveys of the site recorded minimal activity along the boundaries of the site, with species including common pipistrelle, soprano pipistrelle and Serotine. Automatic static detector surveys recorded these species, and also long-eared bats, Leisler's, noctule, and a *Myotis* species.
- 4.41 The site offers suitable habitat for hazel dormouse in the form of the hedgerows and off-site woodland, which connects to the wider landscape. However, nest tube surveys across the site in July 2024-November 2024 and May 2025 did not record any evidence of dormice.
- 4.42 Reptile surveys undertaken between August 2024 and September 2024 recorded one sub-adult slow worm and one female slow worm within the field margins.
- 4.43 The layout of the scheme is being developed iteratively and has been shaped by ecological considerations of the site, including protected species, with sensitive habitats (including the SINC) being retained and enhanced within the site. The proposed green corridors, planting, sustainable drainage systems and open space will create new habitats on the site. In addition, the submitted ecological impact assessment sets out the mitigation measures (such as the standard and proven construction measures to be included in a CEMP) necessary to ensure protected species using the site will not be significantly affected.
- 4.44 The planning application is supported by an ecological impact assessment (which will include the findings of all the surveys and a comprehensive

ecological mitigation and enhancement plan), sHRA and a nutrient calculation. A biodiversity net gain (BNG) report is also provided, demonstrating how a minimum of 10% BNG can be achieved.

Landscape and visual effects

- 4.45 There are no statutory landscape designations that cover the site or are adjacent to it. The site does not fall within the settlement gap designation (between Hedge End and Botley) under policy S6 of the local plan.
- 4.46 The site lies within the South Hampshire Lowlands National Character Area. At the county-level character assessment⁽⁷⁾, the site is identified as falling across two landscape areas; LCA 2e: Forest of Bere West, and LCA 3d: Hamble Valley. At the local level, Eastleigh Borough Council's (2011) landscape character assessment (EBCLCA) identifies the site as being within Area 9: Horton Heath Undulating Farmland, with key characteristics being undulating farmland with strong hedgerows and small woodland blocks. The EBCLCA also identifies the significant pressure for development in the area.
- 4.47 The site comprises agricultural fields with existing hedgerows and mature trees, with the external boundaries of the site also formed by hedges and tree lines, which form strong landscape features. The existing residential development of Boorley Green is a notable feature to the north. The wooded area associated with the River Hamble, adjacent to the eastern site boundary, provides a distinct visual buffer and the trees and vegetation associated with the southern watercourse forms a strong structural feature.
- 4.48 There are a number of potentially sensitive visual receptors in the local area, including residents to the north of Maddoxford Lane off Oakland Road and at Maddoxford Farm, and those directly adjacent to the site at Westfield and Holly Tree Farm. Glimpsed views may also be experienced from the existing settlement further west and south, and potentially views from the north of Botley and Boorley Green, although these would be heavily filtered by vegetation along the railway line.
- 4.49 There is a limited number of PRoW located within the vicinity of the site. Views from the footpath passing through the site (number 026 3/1) vary depending on the nature of the adjacent vegetation, whereas views from the route when it passes to the south of the site are restricted due to the dense vegetation. Views from a second PRoW (number 069 1/1) to the north of the site may be possible into the north eastern part of the site from the higher ground of the PRoW. However, any views of the proposed development would be in the context of the existing development of Boorley Green.
- 4.50 The proposed development will introduce new built form on a site that is currently predominantly agricultural in nature, but it will also incorporate landscaping and green infrastructure, as well as providing long-term management of habitats (including field boundaries); therefore, over time, any localised visual effects will be softened. Whilst the proposal may be visible from some locations in the immediate vicinity, the local topography and vegetation associated with the River Hamble restrict views from the wider area. The

⁷ Hampshire County Council, 2012, *Hampshire County Integrated Character Assessment*.

planning application is supported by a landscape and visual appraisal in accordance with local requirements.

Cultural heritage

- 4.51 The planning application is supported by a desk-based heritage impact assessment, considering the implications of the proposed development on built heritage and archaeological assets.
- 4.52 There are two heritage assets (post-medieval quarries) recorded within the site boundary and there are eleven designated heritage assets (listed buildings) within 1km of the site. There are no scheduled monuments within 1km of the site.
- 4.53 There is a cluster of listed buildings associated with Botley village centre (also a conservation area). However, there is no potential intervisibility or relationship between these buildings and the site and no potential for significant effects is identified. Of the grade II listed buildings within 1km of the site, the proposed development is considered only to have the potential to affect Newhouse Farm and granary (grade II listed approximately 125m to the south east), where a potential effect on its setting (negligible to slight adverse) is identified. Additionally, the proposed development was found to have a negligible adverse effect on the setting of the non-designated heritage asset of Maddoxford Farmhouse.
- 4.54 The submitted heritage assessment identifies that the 'harm' from the potential effects of the proposed development on the setting of Newhouse Farm and Maddoxford Farmhouse would be in the lowest range of 'less than substantial' harm.
- 4.55 Existing archaeological records within the study area indicate activity dating from the prehistoric, Roman, medieval, and post-medieval periods. No archaeological features were identified within the site following the site walkover and review of historical aerial photography. Whilst there is the potential (negligible to moderate, depending on the historic period) for archaeology to be present on the site, it is considered likely to be of negligible to low heritage value (except for stray Palaeolithic finds, which may have medium value, if present). The construction of the proposed development would result in a slight to moderate to most archaeological features, which would reduce to negligible adverse effect if standard mitigation (e.g. preservation by record) is implemented.
- 4.56 The desk-based heritage assessment submitted in support of the planning application demonstrates that significant adverse effects on cultural heritage assets are not anticipated.

Water environment

- 4.57 The Environment Agency's online flood-mapping tool⁽⁸⁾ shows the majority of the site to be within flood zone 1 (at low risk from flooding). A small area of the woodland on the easternmost part of the site, adjacent to the River Hamble, is in flood zones 2 and 3, but development will be excluded from this area. There are a couple of very small pockets of low surface water risk on the site

⁸ <https://flood-map-for-planning.service.gov.uk>.

associated with existing topography on the east, buildings and the existing unnamed watercourse adjacent to the southern boundary.

- 4.58 The British Geology Survey (BGS) mapping⁽⁹⁾ shows that the site is primarily located in an area of Wittering Formation – comprising sand, silt and clay, which is a secondary A aquifer of medium vulnerability⁽¹⁰⁾. The eastern side of the site includes areas of superficial deposits of River Terrace Deposits, which are also a secondary A aquifer, and an area of Alluvium superficial deposit, comprising clay, silt and gravel. The site is not located within a groundwater source protection zone, drinking water protected area or drinking water safeguard zone. In respect existing public sewer infrastructure, the closest surface water sewer and foul water sewer are within Maddoxford Lane approximately 250m west of the site.
- 4.59 Standard and proven construction methodologies will be utilised to minimise the potential for adverse effects on water quality during construction. The surface water strategy incorporates a treatment train with a minimum of three cascading features (including attenuation basins and conveyance swales) designed to ensure pollution removal, prior to discharge into the River Hamble, and no significant effects are envisaged.
- 4.60 The post-development drainage design includes on-site storage and restricted discharge rates to below the current greenfield runoff rates. This ensures that the development will not add to downstream flood pressures and offers a degree of betterment to the wider catchment by reducing peak flows to the River Hamble.
- 4.61 Public sewers in the area around the site are much lower than the that the proposed development and so would not convey water into the site in the event of a flood event. Southern Water has confirmed that the existing foul drainage does not have the capacity to take the development flows, but appropriate upgrades can be made to ensure the site flows can be accommodated. The on-site foul drainage will require two pump stations to discharge into the existing sewer network to the west.
- 4.62 The site is in excess of 1ha; therefore, a flood risk assessment has been submitted in support of the planning application in accordance with national requirements.

Contamination

- 4.63 The site currently comprises four fields, a small number of farm buildings, two residential properties and a former scrapyards and car storage area. There may be some isolated hotspots of contamination associated with farming activities, typically localised fuel spills/leaks and the use of fertiliser or pesticides. The north eastern area of the site contained derelict cars, car components, engine blocks, old oil drums and had evidence of use for burning items. However, only surface staining was recorded, with no visual or olfactory evidence of contamination identified during the survey. Potential asbestos-containing material (ACMs) was also recorded in a workshop building in this area of the site.

⁹ <https://www.bgs.ac.uk/map-viewers/geoindex-onshore/>.

¹⁰ <https://magic.defra.gov.uk/MagicMap.html>.

- 4.64 However, overall, the site is not considered to have a potentially high level of contamination. Given the limited potential for contamination on the site, it is considered that any areas of contamination (e.g. in relation to the scrapyard) found during construction can be mitigated through the use of standard personal protective equipment and good practice construction techniques to safeguard the local water environment. As a result, no significant risks with respect to contamination are predicted. A ground investigation report is submitted in support of the planning application.

Waste and natural resources

- 4.65 While the construction of the proposed development will generate waste, the majority of the waste will be re-used or recycled, in accordance with best practice. This will be implemented through a site waste management plan (SWMP), which it is anticipated will be required by a planning condition attached to any consent. Given the relatively small number of dwellings proposed, post-construction waste generation is likely to be negligible in the context of the existing domestic waste generation within Eastleigh borough. No significant effects are therefore predicted in relation to waste.
- 4.66 The construction and occupation of the proposed development will utilise natural resources, including through land take, loss of soil resources and biodiversity to the built development and increased demand for potable water.
- 4.67 A site-specific agricultural land classification report has been submitted in support of the planning application. This report identifies that the site is predominantly grade 2 (very good quality), with a small section grade 3b (moderate quality) in the south west. However, the loss of a relatively small area (approximately 14ha) of agricultural land is not significant when considered in the context of the quantity of best and most versatile agricultural land within Hampshire.
- 4.68 The application is supported by a mineral safeguarding assessment as the Hampshire Minerals and Waste Local Plan seeks to protect areas of potential mineral resources from sterilisation by development by designated locations as a mineral consultation area, such as the central northern and north-eastern area of the site.
- 4.69 The report confirms that whilst there is the presence of sand and gravel beneath the site, the deposits incorporate both silt and clay, which means the mineral quality is classified as low. This would make it a low-value aggregate and therefore less sustainable than potential alternatives. Consultation with local commercial operators contacted to determine potential interest in extracting the aggregate did not elicit a response; as such, the commercial viability of working the minerals at the site is considered questionable. Instead, incidental extraction of any material from development-based excavation and construction is recommended.

Risk of major accidents and / or disasters

- 4.70 There are no Control of Major Accident Hazards (COMAH) sites within 4km of the site and no high-pressure gas pipelines within or close to the site. An Esso fuel pipeline crosses the north western corner of the site and an appropriate undeveloped easement will be retained within the master plan either side of the pipeline in accordance with Health and Safety Executive requirements. A

review of Zetica's on-line mapping⁽¹¹⁾ shows that the risk from unexploded ordnance (UXO) on the site is low.

- 4.71 The nature of the proposed development means that it does not have the potential to lead to major accidents. The risk from flooding is addressed in the 'water environment' section above, and the location and nature of the proposed development mean that it is not at risk from any other forms of disaster. There is therefore no risk of major accidents or disasters.

Cumulative effects

- 4.72 Schedule 3 of the EIA Regulations requires the potential for cumulation with other existing and / or approved development to be considered. The existing baseline (including the new development at Boorley Green, which is largely complete) has been examined in the topic sections above and there are the following large-scale developments approved in the vicinity of the site that could lead to the potential for significant cumulative effects.

- Boorley Gardens, west of Winchester Road (O/15/75953), for up to 680 dwellings, a mixed-use centre, land for a primary school, and open space, which is under construction.
- Land north and east of Winchester Street, Botley (O/18/83698) – outline application for up to 375 dwellings and associated infrastructure. Two reserved matters applications and discharge of conditions applications have been made.
- Land west of Woodhouse Lane, Hedge End (O/18/83634) – hybrid application for up to 605 residential units, local centre, secondary school (full) and associated infrastructure and open space. Some discharge of conditions applications have been made.

- 4.73 The Boorley Gardens application was accompanied by an environmental statement (ES), which incorporated a cumulative assessment that included consideration of the two allocated sites of the land to the north and east of Winchester Street and land to the west of Woodhouse Lane. The ES assumes the adoption of standard and best practice construction techniques, and concluded no potentially significant cumulative effects.

- 4.74 Both of the allocated sites were accompanied by an ES, which assessed the two schemes together. It identified residual construction effects in respect to noise and vibration (a temporary effect), socio-economic (loss of high-quality farmland) and cultural heritage (effect on the Botley conservation area). The ES also identified potential cumulative effects on undesignated archaeological assets, because of the potential for the Romano-British settlement identified on one of the sites to be present at one of the cumulative sites. There is no evidence of Romano-British settlement within the application site boundary; therefore, similar archaeological concerns are not relevant in this context.

- 4.75 As set out above, the proposed development of up to 260 dwellings at land to the south of Maddoxford Lane is not considered to give rise to significant adverse effects in isolation, and therefore, there is not considered to be an

¹¹ <https://zeticauxo.com/guidance/risk-maps/>

opportunity for significant cumulative effects with the other local schemes identified.

Summary

- 4.76 Having examined the indicative thresholds listed in the annex of the MHCLG's web-based guidance and the relevant criteria from schedule 3 of the EIA Regulations, it is considered that the proposed development is not likely to generate significant environmental effects.

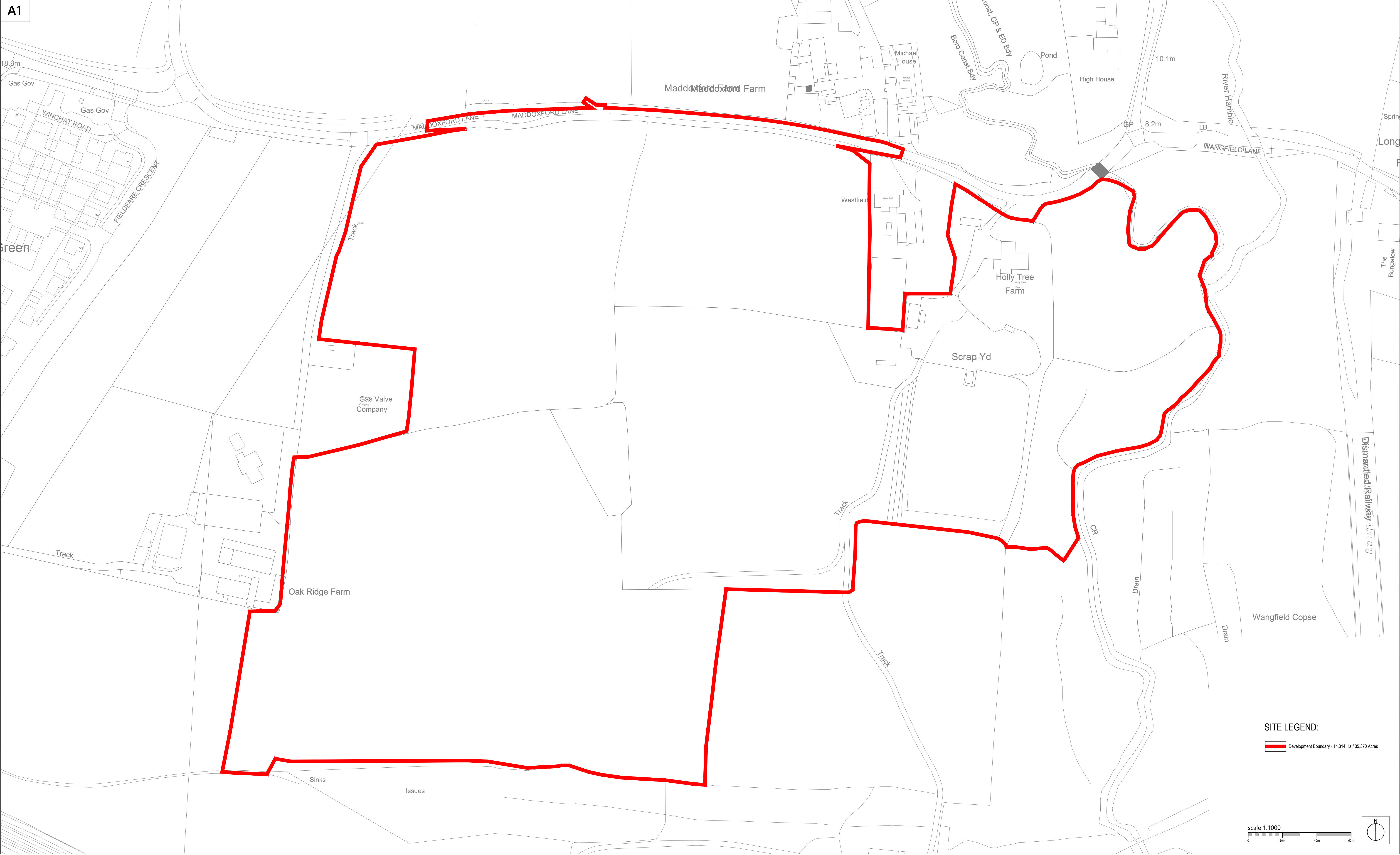
5 Conclusion

- 5.1 This report has worked through the screening process and concluded that:

- The proposed development is schedule 2 development
- The development site is not within a sensitive area
- The development proposals exceed the applicable threshold (but are well below the 1,000-dwelling indicative threshold)
- The proposed development is not considered likely to have significant environmental effects
- The proposed development is not an EIA development

- 5.2 The proposed development is considered not to require EIA as it is considered unlikely to result in significant environmental effects. The following environmental supporting information has been submitted with the planning application so that the council has sufficient information on which to determine it:

- Air quality assessment
- Arboricultural impact assessment
- Bird hazard management plan
- Biodiversity net gain assessment and metric calculation
- Ecological impact assessment (including survey findings)
- Energy strategy
- Information for a Habitats Regulations Assessment
- Flood risk assessment, including drainage strategy
- Ground investigation report
- Heritage and archaeological impact assessment
- Landscape and visual impact appraisal
- Mineral safeguarding assessment
- Noise assessment
- Nutrient neutrality assessment
- Transport assessment and travel plan



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Rev	Description
P1	Preliminary issue.

Date	Au	Ch
01.12.25	CJB	GSR

Rev	Description
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Date	Au	Ch
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Project Land South of Maddoxford Lane, Boorley Green
Drawing Location Plan

Client	Bloor Homes Limited	Date	December 2025
Job no.	BLOO240103	Rev.	P1
Dwg no.	LP.01	Scale	1:1000 at A1
Author	CJB	Checked	
Status	PRELIMINARY	Office	Romsey
Client ref.			

