

DESIGN EVOLUTION

OVERVIEW

The design evolution must be understood within the framework of design work associated with various planning applications and pre-application submissions going back to 2020. The Site was subject to two planning applications and one pre-application submission from 2020 to the present as indicated in the timeline below.

2018

- Design work begins to support a detailed planning application for 92 dwellings and infrastructure on the northern fields (applicant - Bloor Homes)

2020

- Design work begins to support an Outline Planning Application for 221 dwelling and associated infrastructure on the Holly Tree Farm Site in 2022 (applicant – Stratland Estates)

2023

- Following a planning refusal and planning appeal that was dismissed, design work begins to support a planning application for 53 dwellings on the north-western field resulting in a pre-application submission in April 2024

These are explained in more detail on the following pages.



Fig 22. Site Boundary Plan



FULL PLANNING APPLICATION

MARCH 2019

The northern two fields were subject to a full planning application for the construction of 92 dwellings known as "land to the south of Maddoxford Lane and west of Westfield" F/19/85178 on behalf of Bloor Homes Southern. The reason for refusal was stated there not being an overriding need for the housing development which would have an urbanising impact upon the countryside. Other reasons for refusal included:

- The design and layout of the development;

- The impact the existing vehicular storage use on the adjoining Site would have on the amenities of future occupiers; and
- The failure to secure developer contributions.

The application was subsequently dismissed on appeal.

The application layout is reproduced below.



Fig 23. Coloured Site Layout - 01 (Rev.N)

DESIGN EVOLUTION

HOLLY TREE FARM OUTLINE PLANNING APPLICATION

MARCH 2022

Design work was instructed to support an outline planning application for up to 221 dwellings, Scout Hall, associated vehicular access, pedestrian accesses, emergency vehicle link, parking, drainage, pumping station, landscape infrastructure, play areas, ecological enhancements and public right of way diversion.

The proposals provided for views to the south through view corridors and green links along the development edges. The design of development block accommodated green linkages and a permeable street pattern with direct movement routes.



Fig 24. Holly Tree Farm Outline Planning Application Masterplan Site Layout

PRE APPLICATION

APRIL 2024

Subsequent to the appeal being dismissed a new application was progressed for the western field only (which is allocated for up to 30 residential dwellings). The design was progressed on the basis of responding to the reasons for refusal. The layout was redesigned removing development from the unallocated eastern field and addressing specific comments on design and layout mainly relating to the overlooking and privacy due to dwelling storey heights and the sloping topography.

The layout is reproduced below and was subsequently submitted to the Council as part of a pre application in April 2024. Meetings were subsequently held with Council officers and a presentation was made to the HEWEB committee in August 2024. The application process was subsequently halted by Bloor Homes in late 2024.



Fig 25. Coloured Site Layout - 01 (Rev.P6)

COMBINING THE SITES
SPRING 2025

Since the early appeals the planning context has changed significantly; the government recognised in Summer of 2024 that there is an acute housing crisis and updating national policy to help deliver the new homes need. Therefore, following a hiatus in progress of several months Bloor Homes then instructed its consultants to proceed with work to progress an outline application on the western and eastern fields, along with the Site to the south known as Holly Tree Farm (which was subject to a previous outline application for 230 dwellings that was refused in October 2022).

These are now to be referred to as The Site for the purposes of the currently application. The application is for circa 280 homes and associated infrastructure. The reason for a more extensive application is a shortfall in EBC's Five-Year Housing Land Supply. The addition of the Holly Tree Farm Site provides additional land to create a more extensive and considered extension to the strategic residential growth area of Boorley Green and to provide much needed housing to help address the current shortfall. The plan below shows The Site in relation to the current strategic development of areas at Boorley Green.

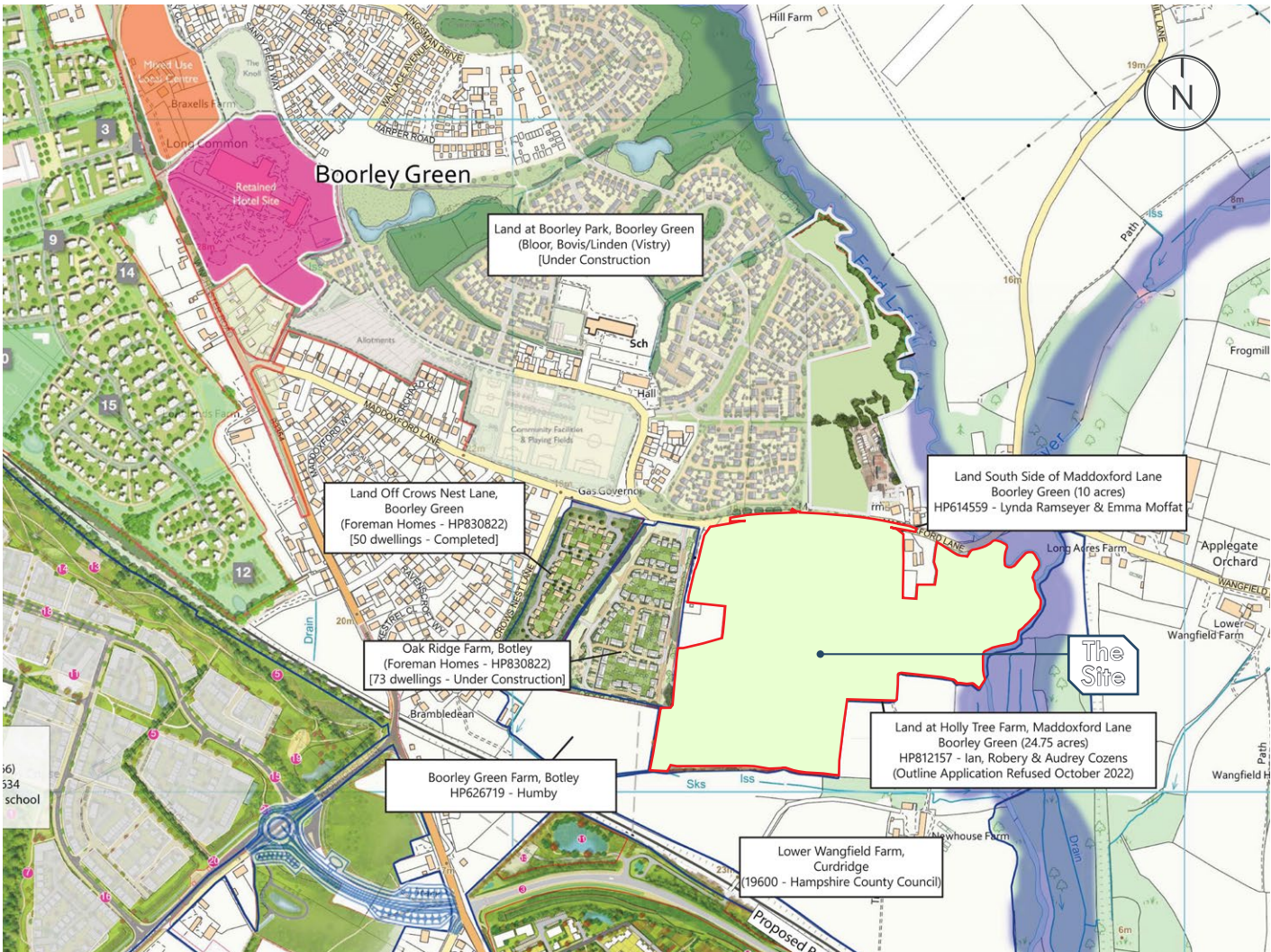


Fig 26. The Site in relation to the current strategic development of areas at Boorley Green

NEW APPLICATION
JULY 2025

As part of the new instruction, a Concept Masterplan was developed based on a reassessment of the Site opportunities and constraints along with a considered drainage strategy. The Site access position was retained, and an emergency access was added just east of the proposed access. Development within all of the fields were connected via a circular loop road bridging the existing tree and hedge lines between the northern fields and the southern fields (Holly Tree Farm). The brief for the Concept Masterplan design was to create high-quality design proposal which makes efficient use of the land, and which provides a variety of housing types and tenures. In particular the design would:

- Be a landscape-led approach to the design of the natural green spaces by retaining existing trees and hedgerows, protecting the River Hamble floodplain, mitigating any ecological impacts and promoting biodiversity through landscape design;

- Create a structured, distinctive and attractive semi-urban environment which respects local building forms and vernacular;
- Be 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 settlement and promotes internal landscaping to complement the green edges east to west south of the existing.

This version of the Concept Masterplan (reproduced below) was then included within a Vision Document subsequently submitted to EBC in July 2025.

A Site visit with officers from EBC and the consultant team was undertaken in September of 2025 to inform responses to the pre-application submission.



Fig 27. Concept Masterplan - 01 P8

LAYOUT

CONCEPT MASTERPLAN

The landscape-led conceptual approach has been informed by the constraints and opportunities previously described, and shows what development on the Site could look like. For the purposes of this DAS it is purely illustrative with a detailed layout to be agreed at reserved matters stage.

The vehicular and pedestrian access is proposed from Maddoxford Lane, linking to a primary street in the form of a loop road through the development. The point at which the road crosses existing tree and hedgerow boundaries will be carefully identified with input from the arboricultural and ecological consultants.

Beyond the loop road the movement network will consist of a series of secondary and tertiary streets, terminating in shared streets and privates drives along development edges.

Pedestrian access in the north-western corner of the Site will provide access to Boorley Park and the services and facilities provided therein.

A Local Equipped Area of Play (LEAP), kickabout space and a series of natural play spaces are illustratively proposed to be integrated with the concept masterplan. These spaces would be well overlooked and complemented with well-designed landscaping.

Buffers to existing trees and hedgerows within the Site and around the Site boundaries would be provided to create a network of connected green ecological corridors. These would be complemented with new planted spaces to create a network of green corridors and spaces throughout the development.

The eastern part of the Site near to tributaries of the River Hamble, will be devoid of development and utilised as natural green space for amenity, and enhanced natural habitat.

The main developable parts of the Site are divided into efficient residential parcels facing onto the Site edges. The parcels themselves provide small perimeter style blocks, with houses backing onto each other. This provides a clear definition between the public and private realms, whilst promoting surveillance and security.

Streets and green edges will be planted with trees to counterbalance development and create pleasant streets.

KEY

Site Boundary

Proposed Primary All Modes Access Point

Cycle and/or Pedestrian Access Point

Potential Future Access for Adjacent Land

Public Right of Way (PRoW)

Key Retained View

Proposed Urban Block

Existing Tree/Hedgerow

Indicative Proposed Trees/Hedgerow

Indicative Proposed SuDS Attenuation Basin

Indicative Foul Water Pumping Station

Indicative 15m Buffer to Pumping Station

Indicative Proposed Locally Equipped Area for Play (LEAP)



Fig 28. Concept Masterplan



Under Construction
Neighbouring Development
Boorley Green

Maddoxford Lane

Public right of way
maintained and enhanced
with a play space.

Recently Approved
Neighbouring Development
F/19/84937

Play space with backdrop
to picturesque landscape

#HP:1283

LAYOUT

APPROACH TO TOPOGRAPHY

The Site falls from a high point in the western half of the Site towards Maddoxford Lane to the north and the River Hamble and its tributaries to the east and south. The gradient of the Site ranges from approximately 1 in 20 to around 1 in 65. The steeper parts of the Site present some challenges for development and there are various ways to address these such as:

- Roads and footways designed to reduce crossing of contours where possible;
- Houses designed with under-build where required;
- Steeper rear gardens designed with rollovers or small retaining structure;
- Larger back-to-back garden distances to maintain privacy where gradients are steeper;
- Avoidance of 2.5 story housing on steeper parts of the site.

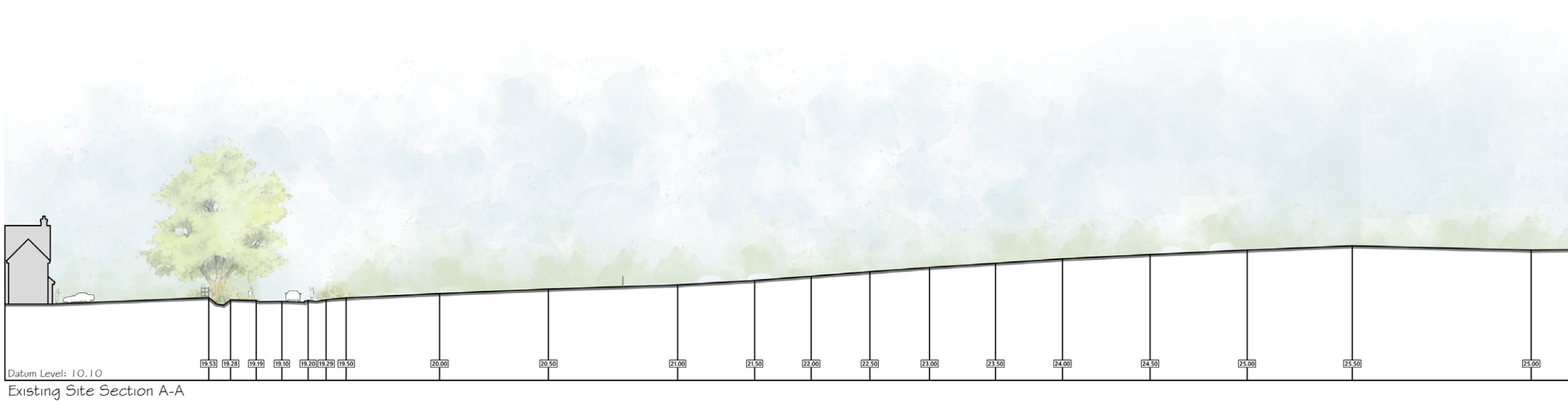


Fig 29. Existing Site Section A-A

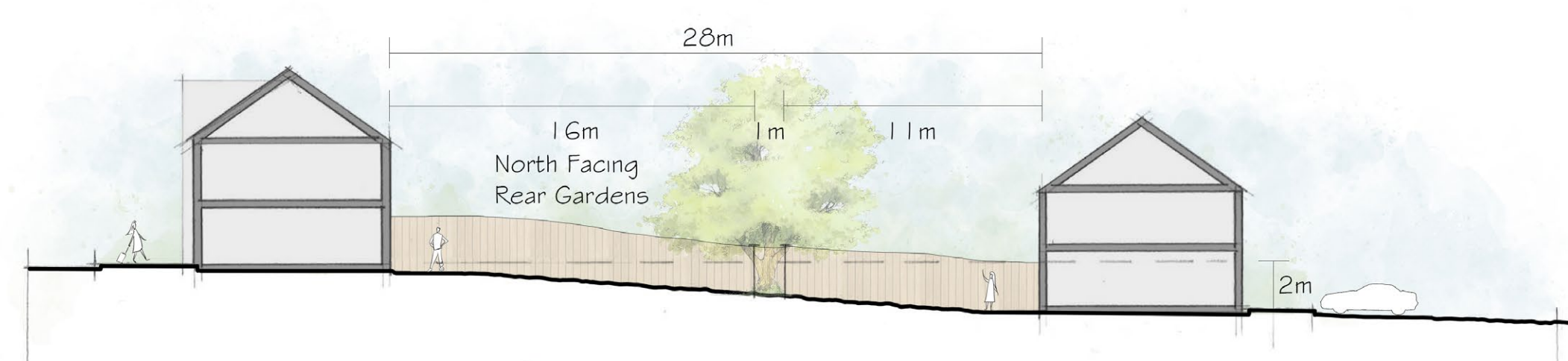


Fig 30. Sectional Example of Approach to Topography

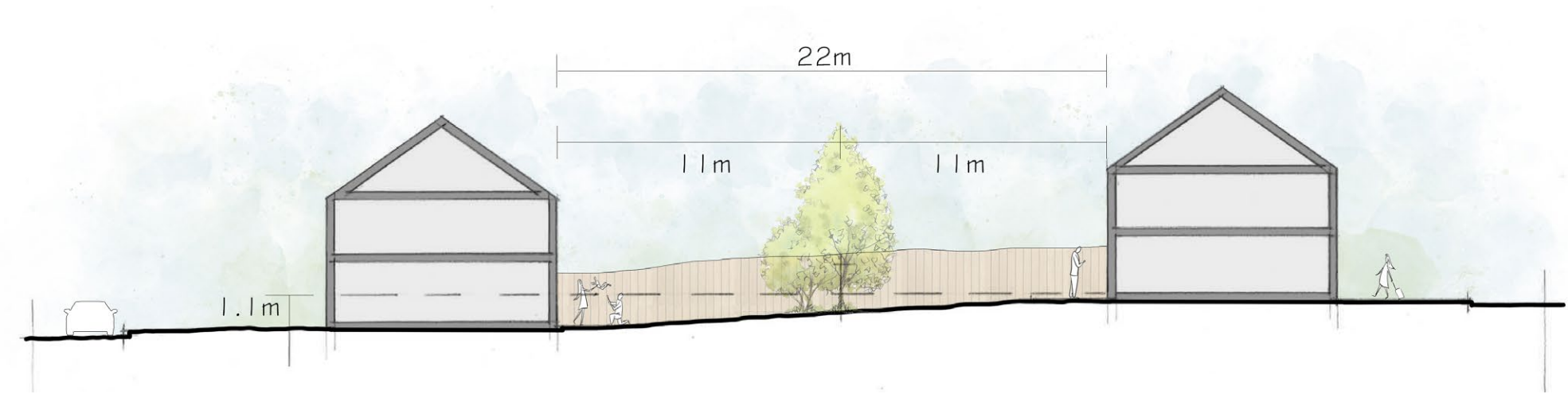
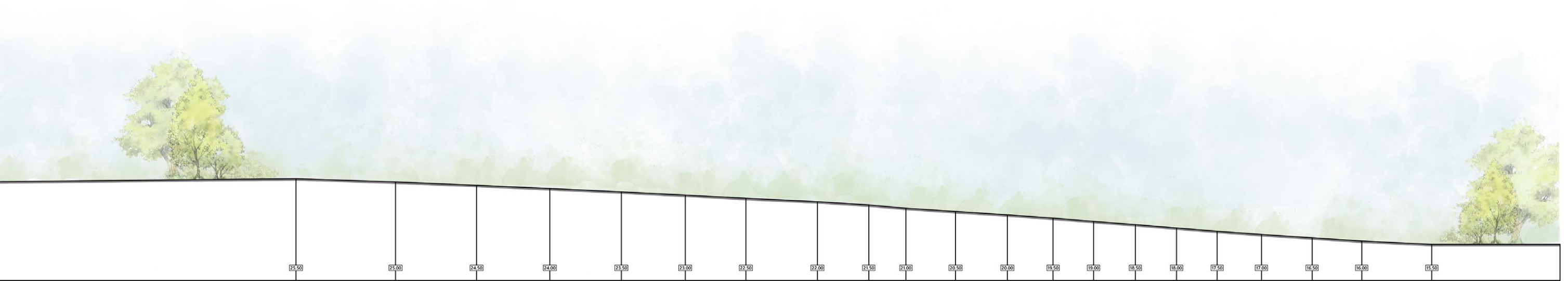


Fig 31. Sectional Example of Approach to Topography



Fig 32. Section Location Key Plan

LAYOUT

BUILT FORM & LANDSCAPE CHARACTER

The character of the development will be defined by the combination of the scale and form of buildings together with their design, application of materials and relationship with the natural assets of the site. The approach to the design of streets, spaces and development edges will reflect the proposals approved for Boorley Park and the other strategic sites nearby. The following examples provide appropriate case studies to illustrate elements of character that are relevant.

PRIMARY STREET DESIGN

- Formal and repeating building forms;
- Rooflines following the road pattern;
- Street trees and grass verges on one or both sides; Taller buildings where appropriate to create greater sense of enclosure;
- Parking to be located behind the build line.

SHARED SURFACE MEWS STREETS

- Streets designed with pedestrian priority in mind;
- Informal street spaces identified by specific surface materials;
- Quiet and informal, with front garden boundaries of native hedges & low level planting;
- Allocated parking spaces can be marked using surface materials which differ in colour or texture;
- Contrasting and tactile material changes to help aid people with disabilities.

COURTYARD SPACES

- Small courtyards/parking courts surrounded by closely set buildings to give enclosure;
- Courtyards will be shared surface streets;
- Strong presence of planting and street trees to counteract hard space;
- High level of surveillance and active frontages to dwellings.



INTEGRATION OF EXISTING LANDSCAPE FEATURES

- Retention and protection of trees during construction;
- Green spaces created around retained trees & complemented with new planting and wildflower areas;
- Built form positioned to face retained features to provide surveillance;
- New hedge planting and timber fencing along driveway edges to transition the development.



INTEGRATION OF UNDERGROUND PIPELINES

- Pipeline easements to be integrated as green corridors within the development;
- Spaces to become green spaces with planting regimes appropriate to easement restrictions;
- Spaces to have passive amenity value and will connect to surrounding green infrastructure;
- Houses to face onto these spaces to provide surveillance and activity.



EDGE OF DEVELOPMENT

- Retention and protection of retained trees around development edges during construction;
- Natural edges to be complemented with new planting and wildflowers areas to promote Biodiversity;
- Built form positioned to face retained natural edges to provide surveillance and activity;
- Natural edges will be transitional with combination of amenity areas and more densely planted areas;
- Protection of the River Hamble floodplain a priority, mitigating any ecological impacts and promoting biodiversity;
- New hedge planting and timber fencing along driveway edges to help transition from built form to natural edges.



LAYOUT

LAND USE

The proposal is for residential development and associated open space, which will include attenuation basins, areas of play, and land dedicated to Biodiversity Net Gain. The Land Use and Access Plan defines the land uses which will be the blue-print for the more detailed masterplanning, along with the vehicular, pedestrian/cycle access points, PRow and primary road loop within the Site.

KEY

Site Boundary

Residential

Including dwellings & private gardens, primary & secondary streets, other residential streets and pedestrian & cycle connections.

Public Open Space (POS)

Including formal and informal play areas, formal & informal open space, new planting, informal pedestrian routes, surface water attenuation, utility infrastructure including foul pumping stations & substations.

Existing Trees & Hedgerows

Proposed Local Equipment Area for Play (LEAP)

Proposed Primary All Modes Access Point

Cycle and/or Pedestrian Access Point

Potential Future Access for Adjacent Land

Indicative Primary Route

Vegetation/Tree Removal

To enable point of connection between parcels

Existing Public Right of Way (PRow)

Notes:

All features & areas subject to a tolerance of +/- 10m



Fig 33. Land Use & Access Plan

GREEN & BLUE
INFRASTRUCTURE

The Site contains a number of landscaping features along with existing planting along the boundaries, which will be retained and enhanced. There are existing hedge and tree lines running north-south and east-west through the Site. These are to be retained and enhanced as important landscape and ecological corridors within the Site.

The drainage proposals include linear swales and a number SuDS attenuation basins focussed around the low points at the southern, northern and western edge of the Site. Biodiversity corridors/buffers will be promoted which will become pedestrian free zones incorporating biodiverse planting, trees and landscaping to contribute to biodiversity net gain. The eastern SINC within the flood zone of the River Hamble will be retained and managed to protect its status and discourage public access.

For the purposes of this DAS it is purely illustrative with a detailed layout to be agreed at reserved matters stage.

- KEY**
- Site Boundary
 - Residential Development
 - Public Open Space
 - Retained and Enhanced Vegetation
 - Existing Water Course
 - Indicative Location of Attenuation Basin
 - Indicative Location of Pumping Station
 - Proposed Local Equipment Area for Play (LEAP)



Fig 34. Green & Blue Infrastructure Parameter Plan

LAYOUT

ACCESS & MOVEMENT

A pedestrian / cycle connection is provided along the northern edge of the carriageway that connects into Boorley Park. Beyond that point, a network of pedestrian / cycle infrastructure is provided that connects with key facilities in the local area.

The Site is accessible to a variety of transport modes and a range of services within Boorley Park together with a huge range of services and facilities at Botley, Hedge End and Waterloo Industrial Estate. The nearest bus stop is 500m 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.

Within the Site there will be a network of on road pedestrian footpaths complemented with off-road footpaths through open space corridors. These will create a highly permeable layout with many choices for walking, including direct routes to the cycleway on Maddoxford Lane and the PRoW in the eastern part of the Site.

For the purpose of this DAS, access and movement within the Site is illustrative with a detailed layout to be agreed at reserved matters stage.

KEY

Site Boundary

Existing Road

Indicative Residential Development

Proposed Primary All Modes Access Point

Cycle and/or Pedestrian Access Point

Potential Future Access for Adjacent Land

Indicative Primary Route

Indicative Secondary Route

Indicative 3m Cycle Route

Indicative Pedestrian Route

Existing Public Right of Way (PRoW)

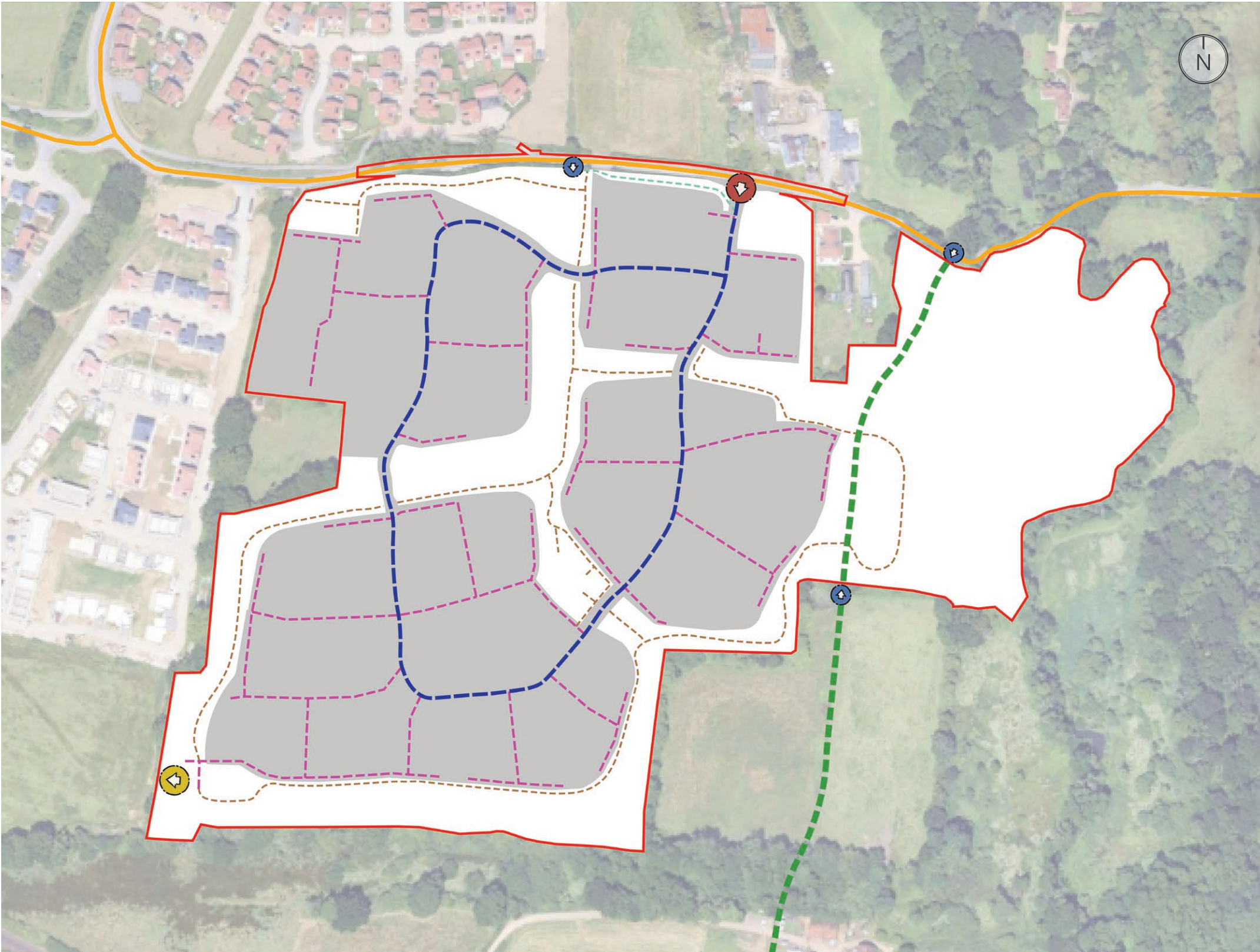


Fig 35. Access & Movement Parameter Plan

PRIMARY ACCESS

The Site is located south of Maddoxford Lane, Boorley Green, adjacent to the recently constructed Boorley Park.

The vehicular Site access has been designed in accordance with due regard to national and local design guidance. It has gone through pre-application comments whereby HCC has confirmed that the principle of access is acceptable. As such, it is considered that the proposals are in accordance with Paragraph NPPF 115 which requires developments to provide “safe and suitable access to the Site can be achieved for all users”.

A pedestrian / cycle connection is provided along the northern edge of the carriageway that connects into Boorley Park. Beyond that point, a network of pedestrian / cycle infrastructure is provided that connects with key facilities in the local area.

For full access details reference should be made to the Transport Assessment and detailed access drawings which form part of the application. Watercourse units will be achieved off-site.

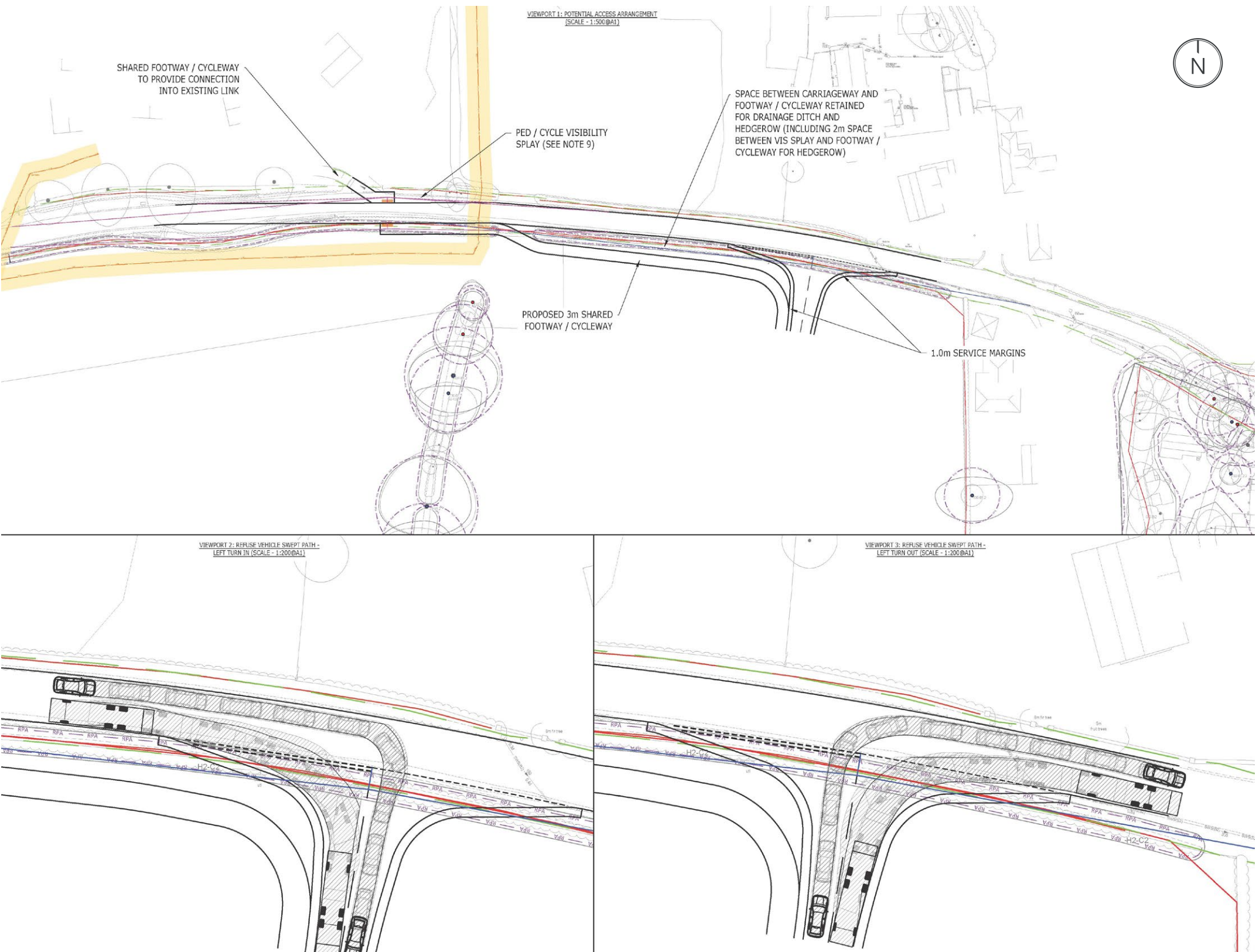


Fig 36. Proposed Site Access Arrangement Plan