

Landscape Statement

SO-2977-03-LA-010 Rev P01



The proposals are for the development of a retirement living development at Boorley Green. The site is located on the west of Winchester Road (B3334), opposite the Macdonald Botley Park Hotel.

Much of the original site is currently grass field, with existing mature trees along the northern and eastern boundaries. The site gently slopes from south to north with a fall of approximately 1 metre from east to west across the northern boundary with less of a level change east to west further to the south. From south to north, the levels fall gradually by approximately 1m.

The proposed landscape will reinforce the northern and eastern boundaries by introducing native shrub planting to screen the adjacent residential development and break up the view of the building. The south-eastern boundary will be formed by a 1.8-metre high close board fence, with any vegetation gaps to be filled with native shrub planting.

New pedestrian access is provided at the north-eastern and north-western corners of the site. Vehicle access will remain in roughly the same location as existing, leading to a 6-metre wide road within the site and parking spaces with electric vehicle charging facilities.

Within the site, a west-facing communal garden has been proposed which includes a generous terrace connecting to the residents' lounge, with a timber pergola to provide shading and decorative lighting and climbing plants. A gazebo set within the lawn provides a visual focal point and seating area in a quieter area away from the main building for relaxation. Additional seating is provided along a path which leads to a dedicated growing garden with a potting shed and raised planters on compacted gravel.

The proposed planting will be of a suitable scale and nature for the development. A number of new native tree species are proposed to replace those being removed to facilitate the works, and to create structure within the planting areas in combination with native hedgerows along the boundaries.

The south-facing planting areas around the garden will take advantage of the sunnier aspect by incorporating a greater quantity of colourful flowering shrubs and herbaceous plants while retaining enough structural species for year-round interest. Planting on the northern side of the building will generally comprise evergreen species that are tolerant of the shady conditions. All planting species selected are suitably maintainable for a development of this nature. Where possible, native species will be used to enhance the biodiversity of the area.

The external levels are designed to meet building regulation requirements and provide level access from the accessible parking spaces. To comply with latest regulations, electric vehicle charging points have been provided for all parking spaces within the development boundary.

Following correspondence with First Ecology, the landscape proposals have been developed to incorporate enhancements to contribute towards biodiversity net gain, as detailed in the Compensation and Enhancement Measures Plan.

The existing boundary trees will be retained, protected, and reinforced with additional native shrub planting as understorey.

To increase the biodiversity of the site and mitigate the loss of trees due to development, a mix of native species has been selected for hedge and tree planting. Areas of mixed bulb planting have been proposed within lawns to further enhance biodiversity.

New fruit trees are proposed to the west of the communal green area, near the allotment, and to the southeast of the site, behind the new parking area, to maintain its current orchard classification.

Other ecological mitigation measures include installing bat, bird, and swift boxes, insect hotels, and log piles, to be incorporated into the scheme as necessary.

The use of chemical weed control will be minimised and employed only where manual removal is impractical, where large areas of invasive weeds are present, or where there is a significant risk of plant loss due to disease or infection.