

# Boorley Gardens

# Welcome

## Purpose of the exhibition

Gleeson, Miller and Welbeck are preparing an outline planning application for the creation of a new sustainable neighbourhood on land to the west of Boorley Green, known as Boorley Gardens. It is anticipated that the outline planning application will be submitted to Eastleigh Borough Council soon.

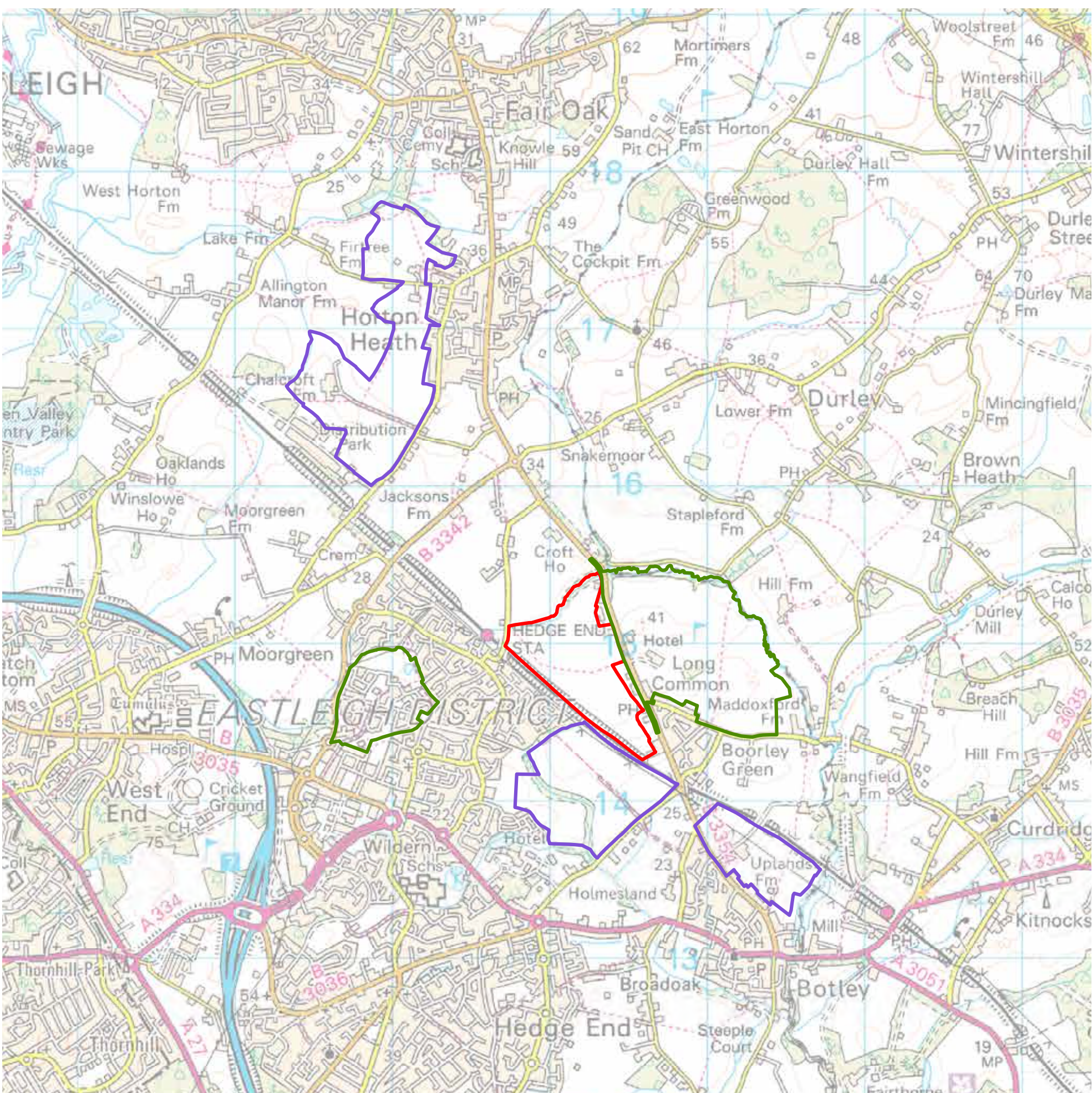
The new neighbourhood will be set within a network of green open spaces and retained trees and hedgerows.

The new neighbourhood will support the existing and proposed communities of Boorley Green and Boorley Fields, through improved bus services, improved links to Hedge End railway station and provision to extend the local centre proposed as part of the Boorley Fields development.

We welcome your views and comments on the concept masterplan to help inform the proposals, and ensure local concerns are adequately addressed within the outline planning application.



Site location plan



Permitted / allocated housing sites

## The application site

The application site comprises 46 hectares of undeveloped land, and is located to the west of the permitted residential development, known as Boorley Fields. The village of Boorley Green lies to the south-east of the application site, as shown in the plans above.

This site represents a logical location to continue the provision of much needed housing in Eastleigh Borough. The application site would effectively comprise of an extension to Boorley fields. It would be of the same character and would support the sustainability of this new neighbourhood by improving linkages to Hedge End railway station.

We have carried out a number of site surveys, including environmental and archaeological surveys, in order to identify constraints and opportunities. The findings have been used in the development of the concept masterplan.

Boorley Fields will fundamentally alter the settlement identity and character of Boorley Green. In this context, and given the need for housing, there is no logical justification to continue to preserve the applicaton site as undeveloped.

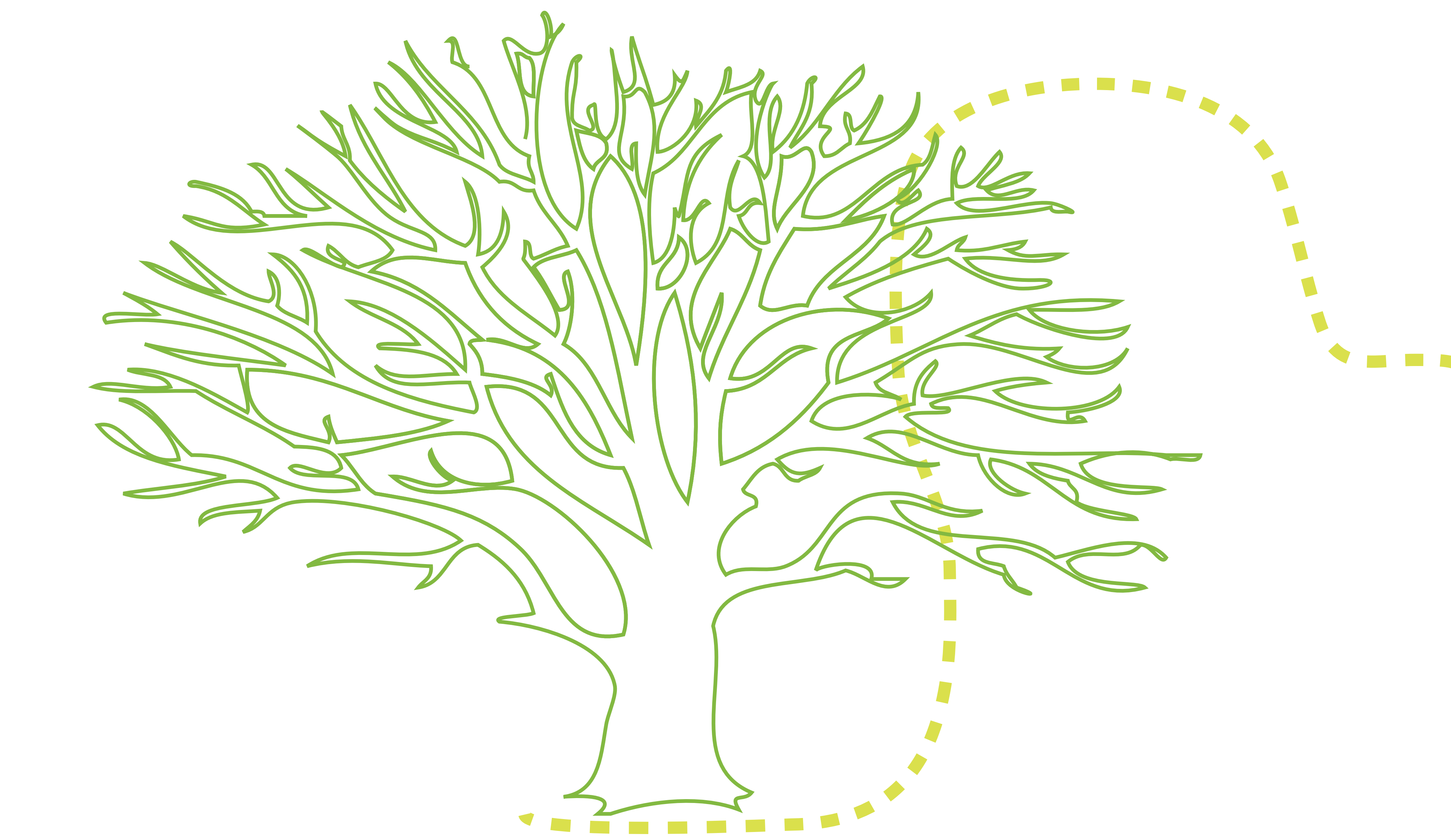
## Why now?

This area has long been confirmed as a sustainable location for development: through the Hampshire Structure Plan and then South East Plan. There remains an acute need for more housing in the Borough and we believe Eastleigh does not have a five-year housing land supply. However Eastleigh Borough Council has consistently resisted the development of this site, on the basis of it being a ‘local gap’. However, the Council also continues to release other ‘gap’ land for development within areas of the borough that are more sensitive in landscape terms and less well connected with the existing urban area and transport links. This site would contribute positively to meeting housing needs and contribute to the aims and objectives of sustainable development.

Because of the council’s inconsistent approach we are only able to put forward the case for development by submitting a planning application. The application will confirm the suitability and deliverability of the site, supporting its promotion through the Local Plan examination next year.

**Annual housing supply in England amounted to 124,720 net additional dwellings in 2012, an 8% decrease from 2011**

(DCLG Statistics. Net Supply of housing: 2012-13, England)





# Creating a new neighbourhood

Boorley Gardens new neighbourhood will comprise of around 680 family homes, a new primary school and a small local centre with convenience shops and community uses.

The masterplan proposals include:

- 1

Vehicular access from Winchester Road.
- 2

New pedestrian and cycle access to Shamblehurst Lane, improving connections between Boorley Green and Boorley Fields and Hedge End railway station. Additional car parking for Hedge End Station is also included. There will be no vehicular access onto Shamblehurst Lane, other than for emergency vehicles.
- 3

A small local centre (convenience shop / community uses) at the entrance to the new neighbourhood within a small public square.
- 4

A parkland area alongside Ford Lake, protecting existing, and creating new areas of habitat increasing biodiversity.
- 5

A community park within easy reach of all new residents, as well as those living within Hedge End, Boorley Green and Boorley Fields.
- 6

A 2-form entry primary school at the heart of the neighbourhood, and within easy walking distance of all new residents.
- 7

A network of cycle and pedestrian links offering safe and convenient connections between Winchester Road, Shamblehurst Lane and Hedge End railway station.
- 8

A central green link running through the neighbourhood, fronted by residential properties, providing a high degree of surveillance, making the link a safe and attractive route for travel through the neighbourhood.
- 9

Incorporating the existing public right of way into the pedestrian and cycle network.
- 10

Sports pitches and clubhouse, located within the wider community park that runs along the western boundary.
- 11

A primary street running through the neighbourhood, for use by the proposed bus service, which will provide direct and convenient access to Hedge End railway station.
- 12

An area for allotments and community orchards.
- 13

Retaining the majority of the existing trees within the site.
- 14

A network of safe cycle and pedestrian links to Winchester Road.
- 15

Local green spaces providing opportunities for informal play and social interaction between residents.
- 16

Improvements to the Shamblehurst Lane bridge across the railway line, including a pedestrian / cycle path and traffic signals, creating a safe and accessible link to the railway station.
- 17

Location of local centre within the Boorley Fields development
- 18

Permitted Boorley Fields development (master plan produced by John Thompson and Partners)



Illustrative Master plan

**For every £1 spent on housing construction £2.41 is generated within the wider economy, whilst every new home built generates 2.3 jobs.**

(National Housing Federation)





# Creating a sustainable neighbourhood

We want to create a truly sustainable neighbourhood built around a network of green open spaces, that is easy to move around, on foot or by bicycle, that encourages the use of public transport through improved connections to Hedge End railway station and that provides improved bus services within the area. We want Boorley Gardens to encourage healthy lifestyles and offer a high quality of life to all of its residents.

From undertaking detailed assessments of the application site, we know that the new neighbourhood must respect the character and identity of Boorley Green and the permitted Boorley Fields development. The new neighbourhood also needs to be a ‘place’

in its own right that responds to the existing natural landscape features within the application site, and where possible, enhances the environmental qualities and biodiversity value of the site.

The National Planning Policy Framework requires the planning system to support the delivery of sustainable development. The Framework outlines that sustainable development has three dimensions – economic, social and environmental. As is clearly outlined below, the new Boorley Gardens neighbourhood would generate wide ranging sustainability benefits.

## Key sustainability benefits

The proposed Boorley Gardens neighbourhood would generate a number of sustainability benefits including:

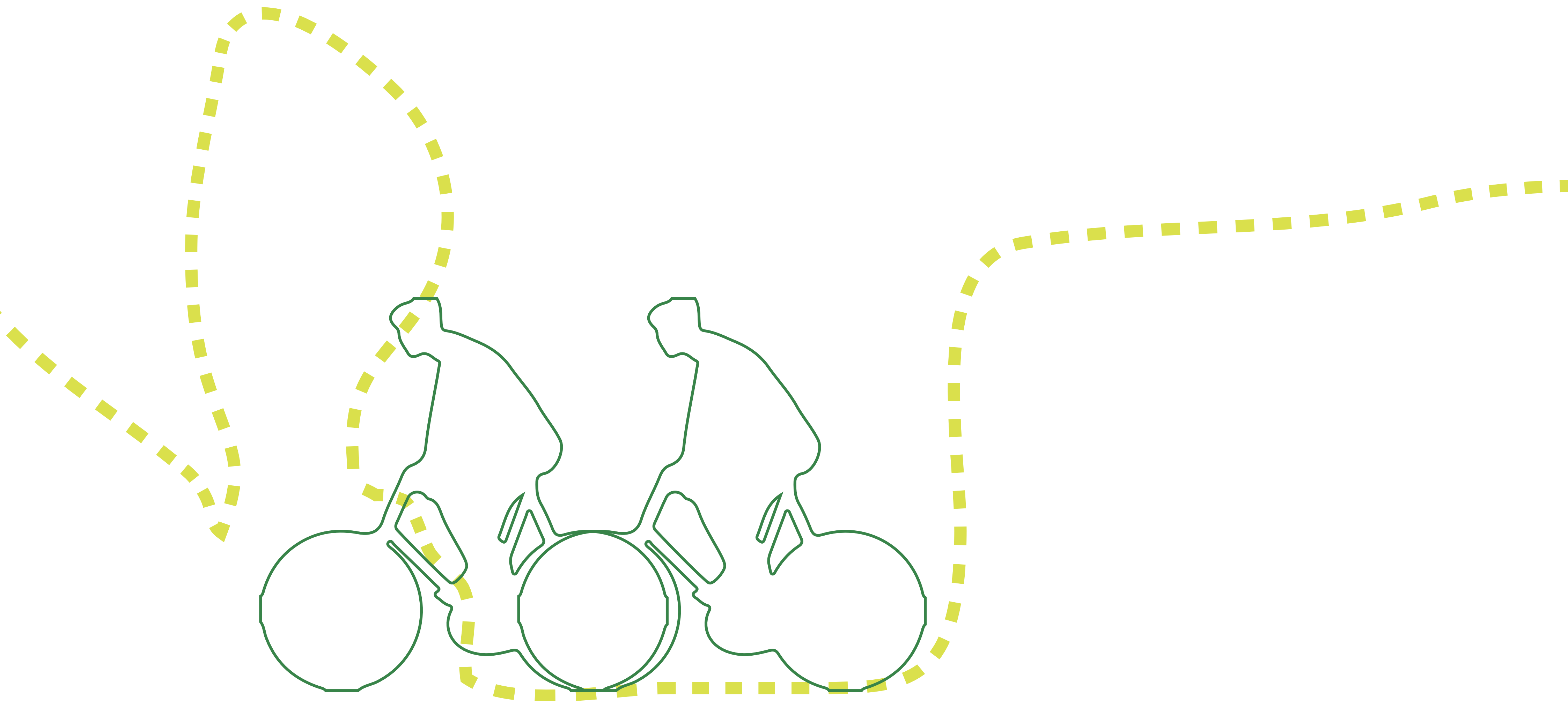
- Social
- A masterplan layout that embraces the sustainability principles of walkable neighbourhoods;
  - A neighbourhood set within a network of pedestrian and cycle routes;
  - Promoting sustainable forms of transport (including for residents within Boorley Green and Boorley Fields) through improved linkages to Hedge End railway station and improved bus services;
  - A range of housing types, including provision for older people;
  - 35% of homes to be affordable;
  - A high quality of life through establishing a new community within a series of formal and informal parkland and green open spaces;
  - Provision of a primary school at the centre of the neighbourhood within walking distance of all homes;
  - Open spaces set within a walkable neighbourhood that encourages adoption of healthier lifestyles;
  - A neighbourhood that seeks to support and integrate with the existing community within Boorley Green, as well as that proposed within Boorley Fields;
  - A neighbourhood with a wide range of open spaces, including sports pitches with clubhouse and allotments/orchards;

- Environmental
- Creation and retention of wildlife habitats;
  - A landscape plan that enhances the level of biodiversity;
  - A waste plan that promotes the sustainable drainage of surface water, through the of storage ponds, that will also provide an ecological benefit, supporting increased biodiversity;
- Economic
- A proposed local centre that will support and complement that proposed within Boorley Fields;
  - A local centre that is flexible and capable of accommodating a number of uses based on market trends, as well as residential uses above ground floor;
  - A development that will support the local economy through its construction (both on site and through the local supply chain);
  - New homes bonus, which can contribute financially to meeting wider aims and objectives in the Borough.



Housing affordability has plummeted – in the last 40 years the average house price to salary ratio has almost doubled; the price of the average home purchased is now almost 7 times the average annual salary of the buyer.

(House Builders Federation. Stats and Statistics, October 2013).





# A natural framework

The proposed neighbourhood will be set within a network of green spaces. One of our key design principles is to retain the existing mature trees and hedgerows and use these to create attractive green spaces through the neighbourhood. The existing public footpath will be incorporated into one of these green corridors.

We have also linked the open spaces, including areas of parkland, public squares, playing pitches, allotments and children’s play areas. Informal landscape areas including storage ponds and new areas of habitat creation will complement the more formal open spaces. These spaces will combine to provide excellent

opportunities for new and existing residents to enjoy the attractive landscape.

We have developed a suitable landscape and planting strategy which will provide opportunities for biodiversity enhancement. The landscape and planting strategy will support the wildlife that currently uses the site.

Sustainable drainage systems have been incorporated into the masterplan layout to manage surface water flows. The drainage systems have been designed so that surface water will naturally flow to the attenuation ponds, which are located within the open parkland areas.



Natural elements such as planting, trees and surface water within residential streets have been shown to be important for quality of life in a range of ways including social, environmental, mental and health benefits.

(Urban Design Lessons: Housing Layout and Neighbourhood Quality. Homes and Communities Agency. Jan 14 p.17)





# Access and movement



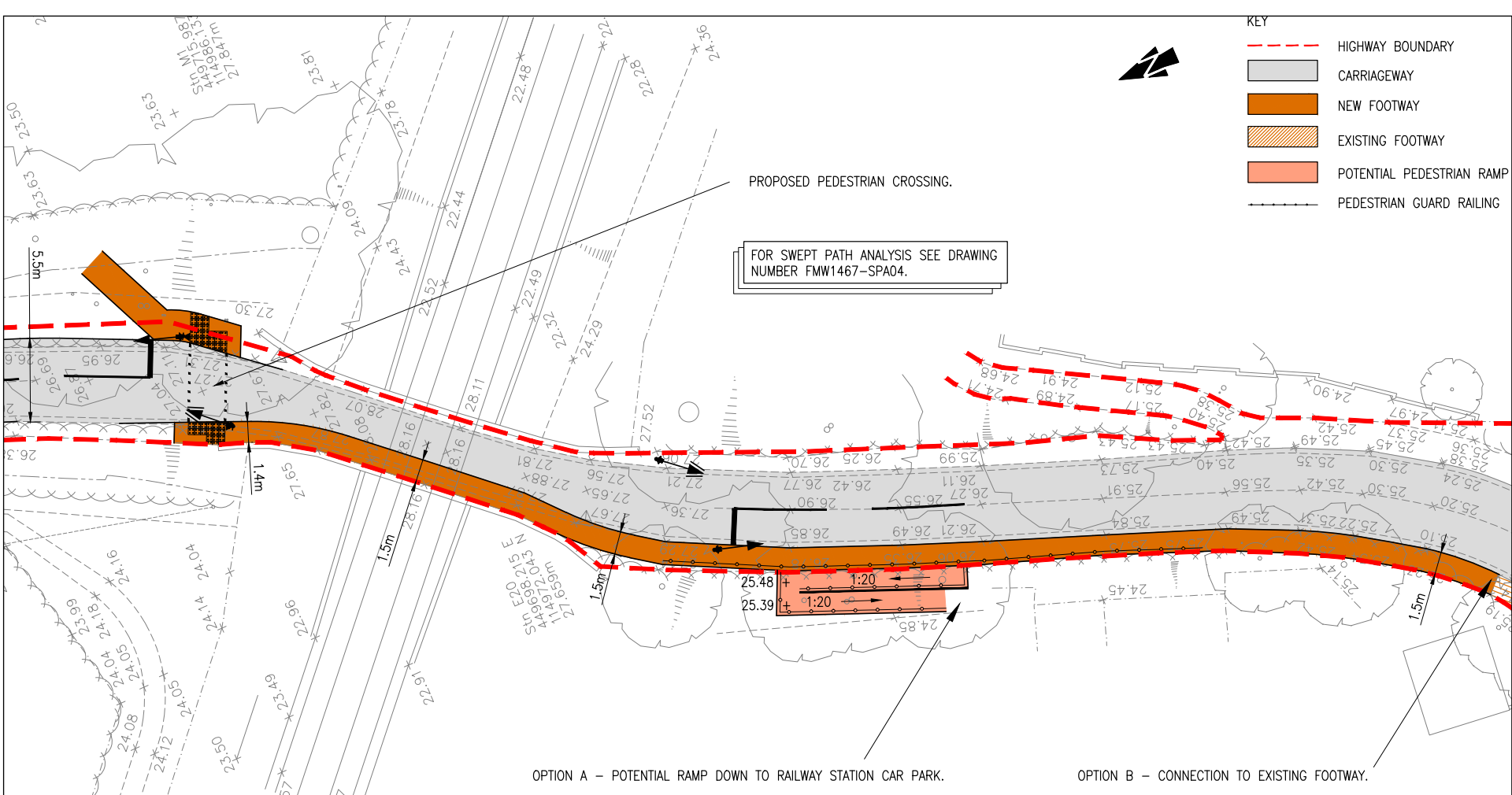
Key cycle pedestrian movement



Key routes



Strategic vehicular linkages



Access into Boorley Gardens will be gained from Winchester Road via a new roundabout junction.

The masterplan includes a permeable network of streets and pedestrian and cycle linkages, ensuring strong connections through the site. This permeable movement network will provide safe and convenient access to Hedge End railway station from within the new neighbourhood, as well as from Boorley Fields and Boorley Green. Additional car and cycle parking will be provided within the north-western corner of the application site to encourage wider train use.

To encourage walking and cycling within and through the development, we have set the pedestrian and cycle networks within the network of attractive green spaces. We have ensured that housing fronts these spaces, creating safe and overlooked routes.

We are proposing that a public transport route is provided through the neighbourhood with a bus terminus located within the north-western corner of the site close to the railway station.

As part of the development proposals, improvements to the Shamblehurst Lane bridge across the railway line will be made, to make it safer for pedestrians and cyclists to access Hedge End railway station. These improvements involve restricting the bridge to single lane, controlled by new traffic signals. This will enable the provision of a dedicated cycle and pedestrian footpath across the bridge.

We fully understand the impact that development can have on traffic levels, and that this will be a key area of local concern.

A number of improvements to the surrounding highways infrastructure will be undertaken. However, it is not simply a case of infrastructure improvements, as available capacity will always be filled. It is therefore vital that the development includes proposals that seek to reduce traffic levels overall.

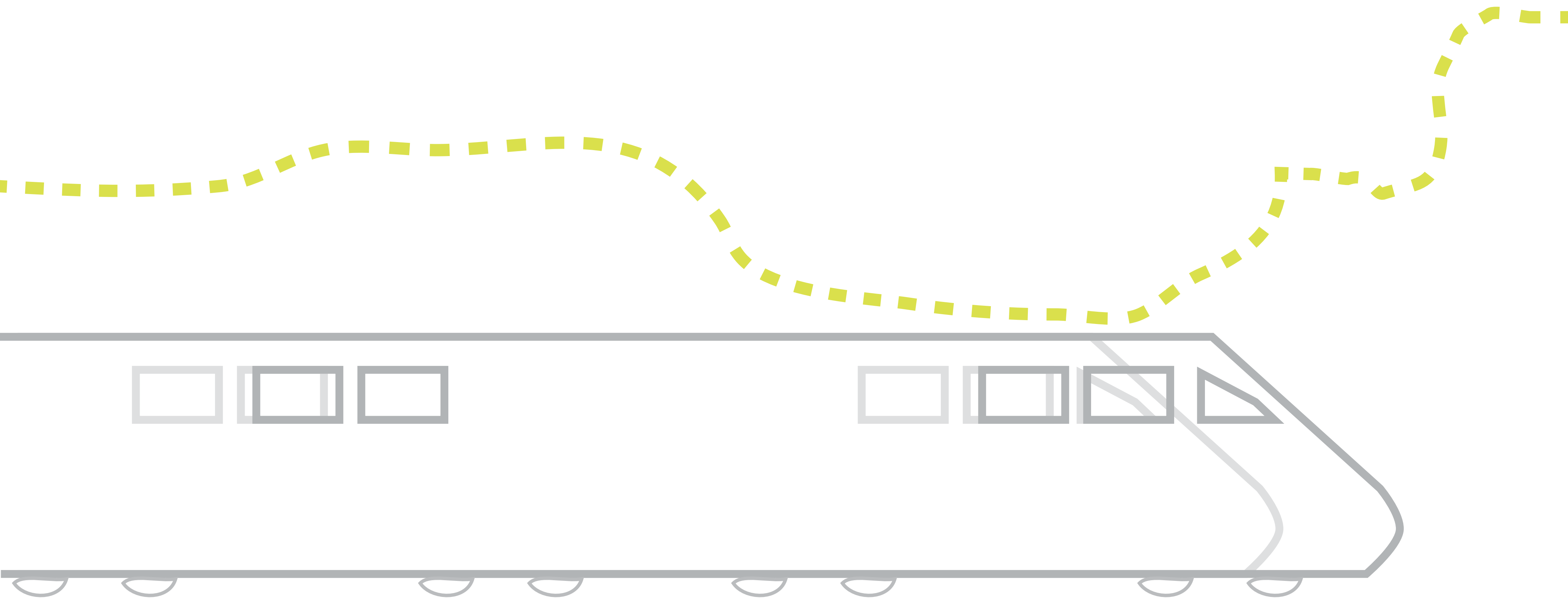
As part of this strategy, therefore, we are proposing to implement a Personal Travel Plan initiative both within the neighbourhood and surrounding area to encourage a reduction in the level of single occupancy car use. This is different to the normal ‘Travel Plan’ approach adopted for many new developments, because it is extended across a much wider area and implemented by reputable transport management companies such as SUSTRANS. This has been used elsewhere within the UK to significant effect, and would result in a significant reduction in the level of traffic on the surrounding road network for the benefit of all local residents.

This approach is fully supported by the Highways Agency. Case study examples are being prepared for inclusion within the planning application, which demonstrate the potential for at least 11% reduction in traffic.

The transport and movement strategy is not reliant on the Boorley Fields Development in any way.

**In England, half of all adults are not active enough to benefit their health. This means that they are at risk of developing serious illnesses such as diabetes, heart disease and cancer.**

(walking for health website, as at 14th Oct 14).





# Moving forward

## Next steps

We welcome your views and comments on the concept masterplan in order to help inform the proposals, and ensure concerns are adequately addressed within the planning application. Comments can be provided through completing the feedback questionnaire. All feedback received will be incorporated into the Statement of Community Engagement that will be submitted as part of the Planning Supporting Statement.

Feedback questionnaires can be completed and returned to [boorleygardens@torltd.co.uk](mailto:boorleygardens@torltd.co.uk) or posted to the address below:

FAO Thomas Southgate  
Terence O’Rourke Ltd  
Everdene House  
Deasnleigh Road  
Bournemouth  
BH7 7DU

Completed questionnaires should be returned by 29th October 2014.

The outline planning application is likely to be submitted to Eastleigh Borough Council shortly. Once the Council registers the application a 16-week determination period will commence. During this period, Eastleigh Borough Council will undertake a statutory consultation process, through which you will also be able to comment on the application.

## The outline planning application

A significant amount of technical and master planning work has been undertaken to support the planning application. The outline planning application will comprise of a suite of documents that will assess the development proposals against both national and Eastleigh Borough Council’s planning policies.

Due to the scale of the proposals an Environmental Impact Assessment (EIA) is required, which will assess in detail the potential environmental impacts of the new neighbourhood. The EIA will comprise a number of Technical Assessments, which will cover specific environmental issues. These will be pulled together to form an Environmental Statement.

As well as the Environmental Statement, further Technical Assessments will be produced, specifically in relation to transport and flood risk. All assessments will look at the cumulative impact of the proposed neighbourhood in conjunction with existing and proposed development within the surrounding area. The key Technical Assessments being produced cover:

- Transport;
- Air Quality;
- Noise;
- Water Quality;
- Flooding; and
- Ground Conditions.

The full suite of planning application documents will be available to view at Eastleigh Borough Council’s planning office, as well as via their website once submitted.

gleeson

miller homes



WELBECK LAND LIMITED

## Consultants

Terence O’Rourke  
Planning | Design | Environment



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