

28 September 2023

Aimee Peckham  
3C  
The Planning Inspectorate  
Temple Quay House  
2 The Square  
Bristol  
BS1 6PN

Dear Ms Peckham

**Planning Inspectorate Appeal Reference:** APP/W1715/W/23/3326789

**Site:** Broadway Farm, Broad Oak, Botley

**Proposed Development:** Proposed construction of a Warehouse for storage and distribution (Class B8) together with the relocation of existing parking apron for first response vehicles and ancillary works.

**Application Refence:** F/22/94108

Further to the above application, the Parish Council would like to submit additional comments following the appeal.

Attached to this correspondence are copies of comments submitted by Botley Parish Council made at various times through the applications made at this site.

Application: F/21/91859:

**From:** Janet Morgan <[parish.clerk@botley-pc.gov.uk](mailto:parish.clerk@botley-pc.gov.uk)>  
**Sent:** 24 November 2021 13:07  
**To:** Osmond, Gary  
**Subject:** Botley Parish Council - Planning App: F/21/91859 Broadway Farm, Broad Oak, Botley

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Members of the Planning & Highways Committee have discussed the this application and agreed the following comments:

F/21/91859 **Broadway Farm, Broad Oak, Botley** - Construction of a warehouse for storage and distribution (Class B8) with ancillary works including parking area, together with retention of tarmac hardstanding for open vehicle storage.

Object

- Members objected to further industrialisation within the countryside between Botley and Hedge End.
- Extending the warehousing at the site would not be in keeping with rural nature of the surrounding area.
- The visual shielding of the site needs to be enhanced with a requirement to include the planting of trees within the proposed boundary planting.
- Following the completion of the Botley bypass a weight limit restriction will be needed on Botley High Street to prevent lorries coming through the village to access this site.

Kind regards  
Janet Morgan

Parish Clerk  
Botley Parish Council  
Tel: 01489 787181  
[www.facebook.com/botleyparishcouncil](https://www.facebook.com/botleyparishcouncil)

## Application F/22/93195:



Deputy Clerk  
To: [gary.osmond@eastleigh.gov.uk](mailto:gary.osmond@eastleigh.gov.uk)

The Planning & Highways Committee has considered this application and agreed the following comments:

F/22/93195 Broadway Farm, Broad Oak, Botley - Construction of a Warehouse for storage and distribution (Class B8) together with a parking apron for first response vehicles and ancillary works.

### Object

Members of the council object on the basis that the site is overdeveloped.

Kind regards

Debbie Case  
Deputy Parish Clerk

Tel: 01489 787181  
E-mail: [deputyclerk@botley-pc.gov.uk](mailto:deputyclerk@botley-pc.gov.uk)

Botley Parish Council  
The Botley Centre  
High Street Recreation Ground  
Botley  
Hampshire  
SO30 2ES

## Application F/22/94108: Osmond, Gary

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**From:** Deputy Clerk <[deputyclerk@botley-pc.gov.uk](mailto:deputyclerk@botley-pc.gov.uk)>  
**Sent:** 01 December 2022 11:11  
**To:** Osmond, Gary  
**Subject:** Botley Parish Council - Planning App: F/22/94108 Broadway Farm, Broad Oak

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Planning App: F/22/94108 Broadway Farm, Broad Oak - Proposed construction of a Warehouse for storage and distribution (Class B8) together with a relocation of existing parking apron for first response vehicles and ancillary works.

### OBJECT

#### Settlement gap

Members were concerned the proposed application narrowed the Settlement Gap between Hedge End and Botley. This is against Policy S6 and therefore should not be permitted.

#### Light Pollution

Previous applications made reference to lots of lighting on site which would have an impact on light pollution. The current application only makes a vague reference to lighting in the ecology report therefore, the committee would like this to be clarified further.

#### Planting

Planting has been addressed to the North, south and east of the site but there is no reference to planting on the west side.

#### Tarmac area

Previously, tarmac was put down without planning permission. The documentation doesn't seem to make reference to this tarmac being removed.

#### Transport Statement

The traffic surveys noted under paragraph 3.6.2 were carried out in 2019 and 2020 where a decrease in traffic was noted for 2020. Data used for this period should not be taken into account as the roads were extremely quiet during the COVID pandemic.

Paragraph 5.5.2 used the data from the COVID figures and therefore does not give an accurate reflection on the number of vehicles in the area and the potential increase that this development could add.

Kind regards  
Debbie Case

Deputy Clerk  
Botley Parish Council  
Tel: 01489 787181

In addition to these previous comments, committee members continue to believe these plans constitute an overdevelopment on a site situated within the settlement gap between Botley and Hedge End, particularly in relation to the emerging neighbourhood plan, which does not include this site.

Previous objections have related to the planting of trees on the boundary, insufficient detail on the impact of light pollution and the impact on local ecology, particularly the local bat population. Despite requests, committee members are not satisfied with the responses received by the site.

This application brings limited impact on the community in that it does not bring additional employment to an area that is significantly growing in terms of housing provisions/developments in the location.

Various local residents continue to argue that the site already operates outside of its operational hours and is frequently in use 24 hours a day, 7 days a week. An increase in the sites ability to store more products would impact on the number of vehicles entering/leaving site on roads that are already struggling to cope with the amount of cars.

Please ensure these additional concerns are raised along side the initial comments made as detailed above.

Yours sincerely

Cllr Jonathan Appleby  
Chair of Botley Planning & Highways Committee  
On behalf of the Botley Parish Council