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From: Deputy Clerk <deputyclerk@botley-pc.gov.uk>
Sent: 15 December 2023 12:56
To: Sharpe, Summer
Subject: Botley Parish Council - O/23/96432 Land to the west of Cobbett Way

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

O/23/96432 Land to the west of Cobbett Way - Outline application for residential development of up to 34 dwellings and associated infrastructure (access only to be considered).

OBJECT

Members objected on the following grounds:

Local Plans

The site is not earmarked for development under the adopted EBC local plan

The site is not earmarked for development under the emerging Botley Neighbourhood Plan

The site is a local countryside gap between Hedge End and Botley and therefore plans should not be allowed to progress under any circumstances.

Access

Vehicular access to the site is severely impacted. Vehicles for 34 hours and resultant additional traffic are required to travel down Brook Lane which is narrow and does not have any footpaths. Cobbetts Way itself is a small estate with small roads. The current block end is the only means of access and parking in this area is already extremely difficult. Adding traffic to this situation will be at the detriment of current residents safety. To the north side of the site, access is onto the A334 main road, Broad Oak. These plans suggest a pedestrian access site which is a bus stop. There are no pavements or safe crossing points to the main road for children and other pedestrians alike.

Hamble to Heathrow Pipeline

This major pipeline passes under the site but easements appear to be missing from the majority of the submitted paperwork.

Further, councillors were concerned that representatives of the ESSO pipeline did not appear to be listed as a statutory body on the list of notifications.

Drainage

Members were concerned about flooding and ditch clearance in the area. The ditches to the west of the site are poorly maintained and frequent flooding can back up onto Broad Oak and surrounding areas.

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