

Impact of Site 24 on the Hedge End - Botley - Boorley Green Gap

Location of Development Option

20.55 The site is located to the west of Botley, south of Broad Oak and west of Cobbett Way. It is accessed from Broad Oak with the majority of the site behind individual houses on Broad Oak. It is open grassland crossed by pylons with a tree belt on its western boundary. There are residential properties to the north and east. To the west is grassland and horse paddocks. Broadoak woodland is directly to the south.

20.56 The site lies within the Hedge End, Botley and Boorley Green settlement gap. It lies with the Botley and Hedge End part of the gap.

Assessment of Development Impact

Settlement type

20.57 Botley is a historic settlement.

Loss of contribution to separation

20.58 The current gap edge is of moderate strength. The eastern boundary of the gap is low density suburban development on Cobbett Way. From Broad Oak, the site is largely screened by residential properties and fencing. There is a tree belt screening the site from The bridleway to the south and a treeline to the west facing Hedge End, both of which could form a strong boundary.

20.59 The current gap is already narrow and the site is located at one of the narrowest parts of the gap separating Hedge End and Botley. Development would involve a significant reduction in the size of the gap so that it would become a very narrow gap.

Overall development impact

20.60 The current gap is already narrow, and development would significantly further narrow the gap. Therefore, the impact of the development in the gap would be major.

Overall Impact on Gap Strength

20.61 Prior to development the gap strength at this point along Broad Oak is weak. The impact of the development on the gap would be major. Therefore, the SA rating for the impact on gap strength is Very Poor ('--').

Potential Changes to Gap Designation

NA