

5. PLANNING MATTERS

a). Applications for Consideration

North Hinksey Parish

New Plans

NHI/19724

Proposed residential development, open space and means of access: Land at Fouracres, Uplands, Hillhead and rear of 1 to 33 Lime Road. (Outline)
Councillors **AGREED** to **SUPPORT** the outline planning application subject to the following conditions:

- i). That any approved application stipulates the maximum number of units that can be built as 130.
- ii). That all affordable homes remain as affordable homes.
- iii). An agreement with the contractor about acceptable access to and egress from the site and parking of construction vehicles during the development.

Section 106 Developer's Contributions

Councillors also request that the Vale of White Horse District Council enter in negotiations with the developer to secure Section 106 Developer's Contributions, to be *exclusively used for the benefit of the North Hinksey/Botley area*, along the following lines agreed at the earlier public meeting to discuss the outline application.

Transport Needs

The outline planning application implies that there would be no significant traffic growth on Lime Road and connecting residential roads. The Parish Council has difficulty with this belief and will ask the developer to explain why it came to this conclusion. The developer's pedestrian/cyclist assessment appears to be partially unrealistic in that it does not take into account the steep hills to and from the site.

It is hoped that the developer will arrange a meeting with the County Council, District Council, Parish Council and local residents to discuss the implementation of a 'Residential Travel Plan' to address transport issues arising from the considerable increase in housing stock.

Needed Improvements

- a). Following what will be a significant increase in traffic movements following the building and completion of the development, the introduction of effective traffic reduction/restriction measures on roads around the development, especially Lime Road, Yarnells Hill, Arnolds Way and Laburnum Road.
- b). Improvements to the existing street lighting.
- c). An investigation into the need for additional bus services to accommodate the growth in passenger numbers and help to reduce the effects of increased car use.
- d). The provision of a new bus layover site near the development with a closed bus shelter to protect against the elements.

Recreational Needs

Needed Improvements

To enter into negotiations with the District and Parish Councils to identified increased recreational needs due to the growth in population resulting from the new development.

Educational/Health Needs

The development of 130 housing units will result in a marked increased demand for schooling and health care needs in the area. It is understood that the primary schools in the area are already running at near full capacity and the local secondary school, Matthew Arnold has reached capacity and has a waiting list. The Medical Centre already struggles to cope with the number of registered patients.

Needed Improvements

Bovis Homes should discuss with the County Council and if applicable the Health Authority, the expected increase in numbers and agree a package of funding that can be ring fenced for use together with with developer's contributions from the Tilbury Lane developments, once the applications from those sites have come forward. The total funding should be used to help finance the additional educational, social, health and other costs.

Sewerage

The drainage and sewerage infrastructure is already under pressure in the North Hinksey (Botley) area even after the recent upgrading of the system.

Needed Improvements

It is important that Bovis Homes understand the effect that additional sewage will have on the current system and ensures that sufficient finance is available to ensure that the sewerage infrastructure constructed can be adequately accommodated by the existing system.

Additional Requests

Councillors asked that the District Council explore the possibility of:

- a). An additional bus service via the Brookes Campus, with a bus gate entrance to the new development.
- b). Making part of the development into a car restraint zone, by asking the