

Statement of Community Involvement

Land at Hook Norton Road, Sibford Ferris

17 August 2021

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Validation

This Statement has been prepared by Optimis Consulting Limited in collaboration with the client and where necessary other professionals. This report is only considered acceptable for use once signed by the Project Director from Optimis Consulting Limited as follows, and at all other times shall be considered to be in draft only.

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1.0 Introduction

- 1.1 This Statement of Community Involvement sets out how Gade Homes has engaged with the community in the formulation of a reserved matters application in the village of Sibford Ferris, to ensure that the proposals put forward respond to and meet the needs of the community.
- 1.2 The proposal is for a “*reserved matters application pursuant to condition 1 of planning permission 18/1894/OUT for details of appearance, scale, landscaping, access and parking for 25 dwellings*” in the southwest of Sibford Ferris, to the west of Hook Norton Road. The principle of development on the site was established through outline planning permission 18/01894/OUT, which was allowed at appeal in December 2019.
- 1.3 Paragraph 40 of the National Planning Policy Framework encourages early engagement between developers and local communities. Gade Homes has engaged with the local community since the site was acquired in April 2021.
- 1.4 The development proposal has been created within the parameters set by the outline consent and in collaboration with the local community. Gade Homes has worked to coordinate the proposals and led in the process of engagement.
- 1.5 This community engagement is in line with the Government’s ambition to reconnect communities with the planning process that is supposed to serve them, as set out in the foreword of the ‘Planning For the Future’ White Paper consultation by The Rt. Hon. Robert Jenrick, Secretary of State for Housing, Communities and Local Government.

Approach and Purpose of the Statement of Community Involvement

- 1.6 The approach of this statement is to provide a record of all pre-application engagement with the local community and other stakeholders, by documenting all meetings and events preceding the submission of the planning application and thus informing the reserved matters proposals.

2.0 Outline Application LPA Ref. 18/1894/OUT

- 2.1 On 23rd December 2019, the application site was granted outline planning consent, following an informal hearing. The outline application proposed *“outline planning permission with all matters reserved for up to 25 dwellings, associated open space, parking and sustainable drainage”*.
- 2.2 A number of key parameters relating to the development of the site were secured under the above permission, including the delivery of 35% affordable housing, and a varied housing mix, with density decreasing across the site from east to west.
- 2.3 The indicative plans show the delivery of the following community benefits;
- A community orchard;
 - Community allotments with allocated parking;
 - Open space;
 - On-site Local Area of Play (LAP).
- 2.4 These community benefits are at the heart of the reserved matters proposals put forward. Gade Homes has taken great care to ensure that the provision of these community benefits responds to identified local need and are aligned with the aspirations of the local community.

Community Response to Application

- 2.5 As part of the outline application over 110 letters were received by Cherwell District Council setting out concerns and issues relating to the development, ranging from the principle of 25 dwellings on the site to specific concerns over access, design, drainage and biodiversity. It is clear from these comments that the development needs to:
- Provide a safe access/egress into the site given its location;
 - Prevent negative impacts on existing features of ecological and biodiversity importance;
 - Ensure there is no increased flood risk as a result of the proposals;
 - Provide a high-quality development that responds to the local context
- 2.6 The following sections of this report set out how Gade Homes has formed the reserved matters proposals in the context of the above concerns raised during the outline application, alongside close engagement with the local community.

3.0 Proposals and Community Benefits

The Proposals

- 3.1 The development proposals seek to establish the details relating to the appearance, layout, scale, landscaping and access for 25 residential dwellings at land to the west of Hook Norton Road, Sibford Ferris. The development will provide a housing mix of 1, 2, 3, 4 and 5 bedroom dwellings with 35% affordable provision to be secured via a Section 106 agreement.
- 3.2 The development proposals have been formed in the context of the parameters set by the outline application, as well as the public consultation responses from the local community. Within this frame of reference, the following set of key objectives have been formulated:
- Creating high-quality residential development that responds to local context;
 - Creating a carefully landscaped and attractive edge to the village;
 - Ensuring permeability through safe vehicular and pedestrian access, with links to the existing Public Right of Way;
 - Provide multifunctional open space for the amenity of existing and new residents.
- 3.3 Full details of the proposals are set out in detail elsewhere within this application.

Community Benefits

- 3.4 The proposals will deliver an array of onsite community benefits.
- 3.5 Gade Homes has embraced the provision of these benefits, with the reserved matters application including a community orchard, community allotments with allocated parking, 1.7ha of open space with a Local Area of Play and a SUDs feature to enhance the area.
- 3.6 The demand for allotments was initially identified through a Parish Council survey undertaken as part of the preparation for the 2011 Sibford Community Plan. There was significant response from the local community stating they would use an allotment if one was available. The proposals will deliver these allotments, directly responding to community wishes.
- 3.7 The same survey also identified that 69% of survey respondents wished to see the creation of wildflower meadows on publicly accessible land with Sibford Ferris. This is a further benefit the development will provide as part of the large area of public open space proposed.
- 3.8 Engagement with the local community has shaped these community benefits from their initial form at outline stage, to the proposals put forward within this reserved matters application.
- 3.9 This engagement and evolution is detailed in the Community Engagement section of this report.

Response to Outline Application Public Consultation Responses

- 3.10 The reserved matters details have been crafted in the context of the aforementioned key objectives, set as a result of community concerns identified during consultation on the outline application.

Provide a safe access/egress into the site given its location

- 3.11 The development is to be accessed via a single road, offset from the entrance to Sibford School to ensure highway safety is not impacted. A new permissive path is to be provided linking the existing Public Right of Ways to the east and west of the site. Further details in respect of the access arrangements are submitted as part of the application.

Prevent negative impact on existing features of ecological and biodiversity importance

- 3.12 All trees and hedgerows are to be retained where possible, with minimal removal to facilitate access into the site. An extensive enhanced landscape buffer is to be provided which will increase biodiversity on-site, alongside the inclusion of a SUDs attenuation pond to create further varied habitats and features of ecological importance.
- 3.13 These proposals have been produced by a Building For Nature qualified assessor and Gade Homes hope to submit this scheme for this accreditation. Further detail of biodiversity impacts arising from the scheme is included as part of the reserved matters application.

Ensure there is no increased flood risk as a result of the proposals

- 3.14 The SUDs attenuation pond included onsite exceeds the required attenuation to ensure adequate drainage of the site, this will ensure that there is no increase in surface water flood risk as a result of the development.

Provide a high-quality development that responds to local context

- 3.15 Gade Homes has undertaken detailed design work to ensure that the design and materials used within the development reflect the local context of Sibford Ferris and will result in a bespoke, high-quality scheme that enhances the village edge. This work has been carried out in line with the Cherwell Design Guide, which provides a framework as to how development should be designed to sit sensitively within existing communities.
- 3.16 A Chartered Landscape Architect has been involved from the inception of the proposal to ensure that landscape and visual impacts arising from the scheme were at the forefront of design considerations. For further detail please see the accompanying Design and Access Statement and Landscape and Visual Impact Assessment addendum note, which sets out how the proposals have been formed to minimise the impacts of the scheme.

4.0 Community Engagement 2021

- 4.1 During the formation of the reserved matters proposals, the applicant has consulted with local groups and residents.
- 4.2 The applicant has engaged with the Parish Council since March of this year, shortly before the site was acquired by Gade Homes in April. In that time the applicant has attended Parish Council Meetings, provided written answers to questions raised and provided updates on progress, most recently during a Parish Council meeting on 14th July 2021. The Parish Council has been invited to make comments, ask questions and be part of all engagement with the local community including presentations, surveys and discussions forming the community benefits.
- 4.3 Separate from engagement with the Parish Council, Gade Homes has directly engaged with the local community. Gade Homes reached out in March 2021 when a consultation flyer was distributed to the village notifying residents of a virtual public consultation on 7th April 2021 to discuss initial proposals for the scheme. Further details of this consultation are provided in Section 5.
- 4.4 Parishioners involved in the upgrade of the existing Local Area of Play at Cotswold Close have been directly engaged by Gade Homes to assist with the evolution of the LAP proposals on the application site.
- 4.5 A timeline of the key moments of the engagement process between the applicant and local groups/residents is set out overleaf.

April 2021

2nd April 2021 – Sibford Parish Council submit a list of 46 questions collated with local residents to Gade Homes for discussion ahead of the virtual presentation on 7th April 2021 (Appendix 1);

7th April 2021 – A virtual presentation is held to deliver initial details of the proposed reserved matters scheme. Discussions are held around the list of questions submitted to Gade Homes via the Parish Council from local residents;

14th April 2021 – Answers to questions arising from the virtual presentation on reserved matters details are released on the Parish Council website (Appendix 2);

21st April 2021 – Following discussion at the virtual presentation, a full response is published on the Parish Council's website addressing the questions submitted to Gade Homes on 2nd April by the Parish Council (Appendix 3);

5th May 2021 – Gade Homes attend the Parish Council meeting to discuss questions raised by local residents relating to community allotments and the LAP. It is decided that a survey will be circulated to ascertain demand for allotment plots to help inform the future management of the allotments;

Discussions are held as to whether funding to refurbish the existing LAP in Sibford Ferris is preferable to an additional LAP. Closing the Cotswold Close LAP once the new LAP is installed instead of taking funding to refurbish the play area is considered. The Parish Council request a basic plan from Gade Homes showing play equipment proposed with details of maintenance/cost;

7th July 2021 – The allotment survey to establish plot demand is released on the Parish Council website (Appendix 4). The survey will run until 30th September and is available at the following link survey.gadehomes.co.uk/SibfordFerris;

14th July 2021 – Gade Homes attend Parish Council Meeting to update on the progress of reserved matters application, presenting an updated site plan and detailed elevations shown for the first time. It is agreed a micro-site will be launched to help residents access key documents including site plans, street scenes and house types instead of a further presentation or residents having to navigate the Cherwell District Planning Portal;

An update is given to the Parish Council on the progress of the allotment survey;

It is decided the LAP is best delivered onsite in addition to the existing LAP. It is agreed that a meeting will be held between Gade Homes, Parish Council Member Ginny Bennett and the working group of local residents who oversee the Cotswold Close LAP to make comments and suggestions on the design of the new LAP.

July 2021

Local Area of Play

- 4.6 Gade Homes has taken time to engage with the Parish Council and Parishioners involved in the upgrading of the Cotswold Close LAP to ensure that the onsite LAP provided is fit for purpose and meets the needs of local residents.
- 4.7 Initially, it was the desire of the Parish to explore a number of options for the LAP including payment in lieu to upgrade the existing LAP at Cotswold Close or closing the LAP at Cotswold Close once the new onsite LAP had been installed at Hook Norton Road. It was decided by the Parish Council that the LAP was best delivered onsite, to function alongside the existing LAP at Cotswold Close.
- 4.8 On 30th July 2021, a meeting was held with Ginny Bennett and Selina Chard, who are running the project to upgrade the existing LAP at Cotswold Close. Proposals for the LAP were presented for review and comment (appendix 5).
- 4.9 The meeting was overwhelmingly positive, with the woodland theme of the LAP well received as it is in keeping with the wider landscaped areas proposed on-site. It was considered that the age range targeted by the LAP complements existing facilities within the village.
- 4.10 Ginny and Selena were happy with the proposals and did not request any changes be made to the draft presented. It is considered therefore that the LAP, as proposed, meets the needs of the local community and thus forms part of the reserved matters application.

Allotments

- 4.11 Discussions have been held with the wider Parish in relation to the provision of allotment plots, how they are to be allocated and whom the management/ownership of the allotments will fall to once established.
- 4.12 Following consultation with the Parish Council, Gade Homes are in the process of undertaking a survey to establish the desires of the local community in relation to the planned allotments. The survey posed a number of questions including (appendix 6);
- Would you be interested in signing up for an allotment?
 - Who would you rather the overall ownership of the allotments be retained by?
- 4.13 This survey will run until the 30st September 2021 following which the results will be shared with the Parish Council to establish how the allotments are best run in the future. Regular progress updates will be shared by Gade Homes, most recently at the Parish Council meeting held on 14th July 2021.

5.0 Virtual Public Exhibition – 7th April 2021

- 5.1 Given the COVID-19 restrictions limiting indoor gatherings for much of 2021, Gade Homes gave much thought as to how best to engage with the local community on the proposals. Given that discussions were initiated with residents in April 2021, it was felt that virtual engagement was the most appropriate way to ensure as many people as possible could be reached in light of the COVID-19 pandemic.

Date, Time and Venue

- 5.2 On 7th April 2021, a virtual exhibition was held with the local community. The exhibition presented the initial draft proposals relating to the reserved matters for the overall scheme via an online presentation.

Publicity

- 5.3 The virtual public exhibition was advertised in a number of ways including the publication of an advert in the Sibford Scene, the Sibford Parish magazine (appendix 7). An advert was printed and posted on notice boards around the village, with a post made on the Parish Council website via the news page on 26th March 2021 (appendix 8).

- 5.4 Residents were provided with a meeting invite link to join the event.

Methods of Contact

- 5.5 Comments were encouraged from all participants throughout the preparation of the initial proposals via the Parish Council. A list of 46 questions was submitted to Gade Homes by the Parish Council ahead of the virtual presentation to inform discussions (appendix 1).

Format of the Public Exhibition

- 5.6 The virtual exhibition was staffed by:

Consultation Team	
Yourgos Alexander	Head of Land
Daniel Skinner	Project Manager – Land and Technical
Nick Wyke	Project Planner

- 5.7 Members of the public joined the virtual event at 7 pm. The participants were greeted by the Gade Homes team with introductions made to the project team. A presentation on the scheme was given (Appendix 9), which covered the following topics;

- An Introduction to Gade Homes
- Intentions for Sibford Ferris
- Work To Date
- Design Considerations
- Sustainability
- Utilities and Infrastructure
- Reserved Matters Details
 - Appearance
 - Landscaping
 - Access and Parking
 - Current Site Plan
- Feedback and Next Steps

- 5.8 Finally, an open forum was held to encourage participants to ask any questions and discuss concerns. Contact details for the team were circulated so that any outstanding questions/queries could be submitted after the event, however, given the COVID-19 lockdown in place residents were encouraged to submit any follow-up questions to Gade Homes via the Parish Council.

Attendance and Responses on the Day

- 5.9 The virtual event was very well attended with in excess of 50 members of the local community present.
- 5.10 A list of questions was submitted to the team following the presentation via the Parish Council. The list of questions was submitted and answered on 21nd April 2021, this list of questions and responses can be found in appendix 3.

Summary and Conclusions from the Exhibition

- 5.11 The exhibition was well attended, and Gade Homes ensured that all attendees had the opportunity to speak on the proposals should they have wished to or to follow up after the presentation had taken place.
- 5.12 The general feedback on the scheme related to the following topics; management of the scheme, design of the proposals, and site operations. The main concerns raised from the virtual exhibition were in relation to management, landscaping and disruption during construction.
- 5.13 It was highlighted in Gade Homes' response to the questions raised at the consultation presentation that these issues would be addressed as part of the work undertaken to support the reserved matters planning application, including the possible submission of a Construction Management Plan.
- 5.14 Comfort was also sought that the existing landscaping would be retained as much as possible, with reassurance given to residents that this would be the case, to be demonstrated through the submission of landscaping strategy and plans.
- 5.15 The offer of contact details and the opportunity to engage further with the team on any outstanding queries were taken by residents. This continued dialogue will ensure that community engagement continues as the reserved matters application is submitted.

6.0 Summary and Conclusions

- 6.1 The development proposals have been formed from the outset by taking into consideration feedback from the local community made during the public consultation process for the outline planning consent.
- 6.2 The applicants have taken significant time and effort to ensure that public interests have been fully considered. Over the past 6 months, engagement with stakeholders has been undertaken to ensure that reserved matters details and community benefits respond to the needs of the village, with the proposals shaped by their comments.
- 6.3 Engagement between the applicant and the local community prior to the submission of the application has been robustly demonstrated. The purpose of carrying out this detailed consultation process has been to work alongside the community to establish a reserved matters scheme that will be supported. It is hoped that the nature of the community involvement clearly demonstrates that the application responds to the aspirations of the local community.

Questions for Gade Homes

Finance/Management

1. Will there be a management company appointed to maintain the entire area of the development or will some or all of this be passed to the Parish Council?
2. How many allotments are proposed and who will manage the administration of the allotments?
3. Does the S106 agreement contain allocations for specific items within the total of £130k or is this open to negotiation? How is the section 106 funding calculated and apportioned for this development? Will there be any direct benefit for the primary school?
4. Will the existing hedge line be retained and who will be responsible for maintaining it?
5. How will the green space be managed and maintained in the long term and how will this be funded?
6. Will the access road be adopted by the council, be owned privately by a management company comprising the owners of the houses or be retained by the developer?

Design

7. Will the play area be open to all children in the village? Are the specifics of this play area already decided or is this still open to discussion?
8. Can we be assured that there is no flood risk, bearing in mind the number of properties and hard standings will be replacing the field?
9. Any further street lighting will increase our council tax bill and cause residents light pollution and disturbance at night. We are opposed to added street lighting or flood lighting. What is Gade's plan re lighting?
10. In the original plan to obtain permission to build, the new housing was designed to have the gable ends facing Hook Norton Rd and not the fronts. This would at least offer current residents more privacy. What provision is Gade making to ensure residents on Hook Norton are assured privacy by amending their plans to ensure new houses do not face directly onto HN Rd?
11. In Gade's plan it states 2 storey houses. To what depth are they going to sink foundations to ensure new houses do not totally obstruct light and horizon?
12. What are the plans for the 400 year old hedge which is an established and important part of the natural environment and home to bird and other life. Is it Gade's intention to rip out the 400 year old hedge and replace it with beech or similar (pointless and destructive)?
13. What guarantees will Gade give as to the (fairytale) promises to deliver the green spaces, orchards etc and maintain the public right of ways?
14. Do you believe there are sufficient car parking spaces provided to ensure that no one visiting any of the facilities on this site will feel the need to park on the main road outside the development as there have already been road safety concerns raised in this area?
15. Thank you for highlighting the issue of Reserved Matter Detail on slide 10 of your presentation, and for listing the coverage as: Appearance; Scale; Landscaping; Access &

parking; Site Plan. My understanding is that all reserved matter details are open to change during the coming Planning stages, so I would be grateful if you could clearly identify which, if any, parts of the currently presented designs we can rely on?

More specifically, could you please guarantee that there will be:

- no increase in the total number of properties proposed?
- no decrease in the number or percentage of affordable homes proposed?
- no reduction in sustainability, nor increase in environmental impact, to that proposed?
- no reduction in materials quality or aesthetic appearance of the whole development, ie no substitution of a high quality front line masking inferior materials away from the main road?
- no reduction in the area of public open space nor orchard space?
- no reduction in allotment space, nor substitution with housing, even if initial uptake is lower than expected?
- no reduction in total usable value of your Section 106 contributions to The Sibfords, nor delays in timing of payments?

16. The so called affordable housing says that it will be 7 rented homes (that is not an affordable home as the person doesn't own it?) Are they council houses or will Gade homes be taking rental money from tenants and keeping the properties? Who will own these properties?
17. The other 2 homes say shared affordable homes. What does that mean? How much will they cost and technically does that mean that only two homes are actually for sale at an affordable price? How much is considered to be affordable? What is meant by affordable rent and shared ownership within the context of this application?
18. There are a number of trees on the North side and one oak tree which is 80 years old. The roots are partially in the field development area. I have asked CDC about a Tree protection order and have been told that it naturally has protection as an aboricultural survey was done and no building or disturbance of he ground should take place with in 4 metres of the tree. There are other trees that also require protection and I would like to ask how Gade homes plan to follow through on this including where they put the fencing in relation to the North border and hedges and trees planted there?
19. Will there be the provision of footway links to the existing village footways?
20. When are the detailed plans of the height of homes and the material being used on the houses being submitted to CDC ? Will the public have two weeks to comment on these material amendments?
21. How many car parking spaces have been allowed for each house, both affordable and open market? The plans do not appear to show many spaces for the housing facing onto the Hook Norton Road. Given that in reality people will park on the grass verge between their house and the Hook Norton road rather than in the car park located on the south west of the site, is it not prudent to provide more adequate parking closer to these properties?
22. To date, all the images of the proposed site have shown mature trees and planting. Please can you provide further details of the landscaping along with the proposed size and type of

trees to be planted? Please provide an estimate as to the number of years it will take the landscaping to reach the maturity depicted in your presentation.

23. Trees: Are they providing: 1. A Tree Constraints Plan, 2. A Tree Protection Plan and 3. Arboricultural Supervision during the development. Where can we obtain copies?
24. On your present plan you indicate a wall on the north boundary where at present there is a hedge row. The original arboricultural report did not allow for the hedge to be removed but on your plans it looks like you have taken the hedge out and replaced it with a wall? We strongly object to this hedge being taken out.
25. How many houses will be of majority Stone construction and how many will be of majority brick construction?
26. There appears on the plan to be a footpath entrance to the site from the North boundary in the top corner diagonally opposite Cotswold Close. Are you intending on leaving this open for pedestrians as this is actually on a residents drive and no entrance will be accepted at that point? One point of entrance should mean one point.

Infrastructure

27. What provision will be made for the extra broadband capacity that will be needed?
28. Despite 'observations' in their plans about adequate water etc supplies, what is Gade doing to mitigate the drain on water pressure and sewage capacity during building work and after?
29. Can you show us on the map of the site, where you will start and end the trenches to bury to power cables?
30. What communication and reassurances have you had from Thames Water that the sewerage system will be upgraded to manage the extra flow? It can barely cope at present.

Site Operations

31. Building work has to take place within certain times eg not on Sundays or before/after certain times. What guarantees can Gade give as to concrete agreements with contractors and sub-contractors to obey laws and regulations pertaining to times of construction so as to minimise noise and upset for residents?
32. What will Gade do to minimise disruption and traffic during construction? As we know, already suffering from Sibford school traffic, with school buses and parents ignoring requests to avoid the village, traffic is a huge issue and traffic blocks are a nuisance, a disruption, a danger and a pollutant to the village. How will Gade guarantee large trucks and cement mixers won't be driven through the village?
33. What are the plans for construction vehicle access as parishioners do not want the traffic thorough the village as many of the roads are narrow and there is a risk of obstructions caused by construction traffic, particularly when there are parked vehicles on the roads? The suggested route is from the Hook Norton crossroads.
34. Where will construction workers be required to park their vehicles during the working day as they should not park on verges or on Hook Norton Road due to safety concerns?

35. What steps will the developers take to mitigate potential antisocial disturbance eg dust, noise, etc associated with the on-going development operations and the impact on nearby properties?
36. How will the developers ensure that site-related vehicle movements do not obstruct / damage the existing narrow village highway network?
37. What is your time scale for completing the development as it stands?

Future Intent

38. The section of the Gade Homes presentation 'Access & Parking' refers to a "single access point on Hook Norton Road – but there is a second access point that is clearly marked at the northern perimeter of the plot where a metalled road presently ends in a field. In their efforts to secure outline planning permission for the plot, Land & Partners were always rather about this, but it appears to have been retained by Gade Homes in their own plans for the site. Could the company be a little more forthcoming about their intention for this road? It would appear to make an allowance for an extension to the plot before the development has even got under way.
39. The stated intention in the presentation is that the development at Sibford Ferris will become a flagship for Gade Homes. It was noticeable they included a photograph of the Gower village pond in the presentation. Having found harbour for their flagship in Sibford Ferris, is it part of their plan in due time to encroach on the adjoining village of Sibford Gower with other ships from their fleet?
 - a) It is to be welcomed that Gade Homes are addressing the impact of the housing sector on the escalating climate crisis. Would the company be willing to elaborate on what other provisions they are making for the development in the Ferris other than insulation and air-source heat pumps, and whether their heat-recovery systems are to extend only to waste-water used in the boilers, leaving the houses primarily still dependent on the use of oil?
 - b) It is equally to be welcomed that Gade Homes are taking seriously the provision of what the village most needs presently: homes that young families and people living on their own can afford. Will the efforts the company are making such as they are to meet high levels of ecologically sustainable provision be extended equally to these 9 houses?
40. The seemingly open-ended nature of the proposed roadway at the northern boundary is at some variance with the other proposed roadway endings identified on the plan - please explain
41. What are your intentions regarding the small field adjoining the planned development on the northern boundary? Have you discussed the purchase of the field with the owners or owners' representative?
42. Have you discussed the purchase of the rest of the main field (on which the site is situated) with the owner or owner's representative?
43. Do you intend to expand the development in any way? If so, how?
44. There is an adjacent field of approximately 2.5 acres where the road on your outline plan reaches the east-west hedgerow. This field will now be effectively landlocked by your development as currently agricultural machinery accesses it via the development field. The

owners claim that they wish to sell this field to you for development as well. Can you disclose whether you are discussions with them and what would be your plans should you acquire the land?

Ownership

45. Since Gade Homes are now said to have bought the plot together with the planning permission secured by Land & Partners, and it is their development plan we are being invited to scrutinize, how is it that Land & Partners name is still attached to the Planning Reference?
46. Following the completion and handover of the site who will have power to grant access from the site to the small field?

Gade Homes responses to the questions raised at the consultation presentation that took place on Wednesday 07 April 2021.

The approved outline planning application has only established the principle of development on the site. The next stage is to provide additional information to Cherwell District Council on the appearance, scale, landscaping, access and layout of the proposals. These details are referred to as the reserved matters and once submitted will undergo a consultation period of 21 days during which statutory consultees and members of the public can comment on the application. Details of the reserved matters will be displayed on Cherwell District Councils website. A hard copy of the proposals can also be viewed at Cherwell District Councils offices upon request.

A decision on the reserved matters should be made within 13 weeks of the application being validated by Cherwell District Council.

Reserved Matters

Will the reserved matters increase in the total number of properties proposed?

- *The approved outline application only allows for the development of up to 25 dwellings. The reserved matters application will not result in an increase in the number of dwellings proposed.*

Will the reserved matters result in a decrease in the number or percentage of affordable homes proposed?

- *We are legally bound by the signed section 106 agreement to provide 9 affordable homes in a tenure mix of affordable rent and shared ownership. There will not therefore be a reduction in the number of affordable homes being provided.*

Will there be a reduction in the amount of public open space or orchard space proposed?

- *The section 106 legal agreement requires us to provide 1.3 HA of open space so there will be no reduction in this. We have appointed a landscape architect who is in the process of drawing up detailed planting and landscaping plans for this area which will still contain the community orchard.*

If the allotments are not provided will they be substituted with housing if the uptake is lower than expected?

- *Should the allotments not be taken up then this area will form part of the open space and will not be used for housing.*

Will there be a reduction in the value of the Section 106 contributions made and will there be delays in the timing of the payments?

- *We are legally bound by the S106 agreement to make the payments listed and to ensure that these are paid on time at the relevant trigger points which are predominantly linked to occupation of the homes.*

Materials

How many houses will be of majority Stone construction and how many will be of majority brick construction?

- *Around 50% of the dwellings will be of majority stone construction. The remaining 50% will be of brick construction. We are still in the process of deciding which of the dwellings will be constructed out of brick and which will be constructed out of stone.*

It will be down to planning officers at Cherwell District Council to decide whether more than 50% of the properties should be of stone construction. These details will be discussed upon the submission of the reserved matters.

Are inferior materials likely to be used on the dwellings further away from the road?

- *Gade always seek to use high quality materials in order to ensure all dwellings are finished to a high standard. Cherwell District Council will require the proposed dwellings across the site to be constructed using materials that are reflective of those found elsewhere in the village. This includes local ironstone, brick, slate, plain clay tile, wood and stone cills/lintels. The quality of the materials used will be retained throughout the scheme ensuring there will not be a reduction in material quality for the dwellings further from the road.*

Height

In Gade's plan it states 2 storey houses. To what depth will the foundations be sunk in order to ensure new houses do not totally obstruct light and horizon?

- *The foundation design and proposed finished floor levels have yet to be finalised but the dwellings are not expected to result in a loss of daylight/sunlight to existing properties given their generous separation distances to existing properties. The current proposals do not exceed 2 storey.*

Active Frontages

What provision is Gade making to ensure existing residents on Hook Norton will not result in a loss of privacy as a result of having activate frontages onto Hook Norton Road?

- *Proposing dwellings with active frontages is done for safety, surveillance, and sociability purposes. A distance of 23m has been retained between the front elevation of the dwelling's fronting Hook Norton Road and the existing dwellings on Hook Norton Road. This exceeds the required 7m distance that is required to be achieved between first floor habitable windows and neighbouring properties as contained in the Cherwell Residential Design Guide (2018).*

Affordable Housing

The affordable housing says that it will be 7 affordable rented homes. Are these council houses or will Gade homes be taking the rental money from tenants and keeping the properties? Who will own these properties?

The other 2 homes say shared affordable homes. What does that mean? How much will they cost?

- *The section 106 agreement requires 9 affordable dwellings to be provided. These will be in a mix of affordable rent and shared ownership tenure and can be broken down as follows:*

Affordable Rent

- *2x 1 bed 2 person maisonette*
- *3x2 bed 4 person house*
- *1x 3 bed 5 person house*

Shared Ownership

- *2 x 2 bed 4 person house*
- *1 x 3 bed 5 person house*
- *The affordable dwellings will be transferred to the a registered affordable housing provider once constructed. Gade will not be collecting rent from any of the affordable dwellings.*

Management Company

Will there be a management company appointed to maintain the entire area of the development or will some or all of this be passed to the Parish Council?

- *A management company is likely to be required in some form. The areas that will be managed by the management company are still be finalised and will be dependent on whether the internal road network and open space is adopted by Oxfordshire County Council and whether the Parish Council have any desire to manage any such areas.*

Section 106

Does the section 106 agreement contain allocations for specific items within the total of £130k or is this open to negotiation? How is the section 106 funding calculated and apportioned for this development? Will there be any direct benefit for the primary school?

- *Once a planning application is submitted to a local planning authority all relevant services within the County and District Council that could be impacted by the development are consulted. This consultation provides an opportunity for these services to review the proposals and better understand the level of impact the development will have. Further details on the method of the calculations and the expected costs are set in the Cherwell District Council Developer Contributions Supplementary Planning Document dated February 2018.*
- *The education department were consulted as part the approved outline planning application but did not request any financial contributions in order to improve school facilities at Sibford Primary School. Contributions will be made to Sibford School as part of the section 106 agreement in order to improve off site sports facilities and contribute towards improving community access to playing pitches and tennis courts.*

- *The Oxfordshire Clinical Commission Group were also consulted as part of the approved outline planning application but did not request contributions towards health care infrastructure improvements.*
- *The contributions that were requested are contained in the section 106 agreement. This was agreed as part of the outline planning application and is a legally binding document. It is not therefore open to negotiation. A summary of the financial obligation contained can be found below:*

Contribution towards	Financial contribution to be made
Additional or enhanced facilities at the Sibford Village Hall	£10,700
Improving community access to the playing pitches and tennis courts at Sibford School	£50,425.75
Improving community access of the Sibford School swimming pool	£8375
Refuse and recycling bins for each proposed dwelling	£2650
Public transport improvements in order to provide a new bus shelter and hard standing for the existing bus stop on Main Street	£20,000
Consultation for the alteration of the speed limit on Hook Norton and provision of a footway from the pedestrian access on Hook Norton Rd to the existing pedestrian footway	£4850
Maintenance of the equipped local area of play	£30,458.26
Maintenance and management of mature trees	£198.82 per tree
Future maintenance and management of any SUDS provided	£50.98 per square meter
Future maintenance and management of the existing hedgerow	£20.49 / m2 of existing hedgerows.

Sustainability

It is to be welcomed that Gade Homes are addressing the impact of the housing sector on the escalating climate crisis. What other provisions will be made other than insulation and air-source heat pumps? Will the heat-recovery systems extend only to waste water used in the boilers, leaving the houses primarily still dependent on the use of oil?

Will the affordable dwellings be provided with the same sustainability measures?

- *All dwellings (market and affordable) will be constructed to high levels of sustainability. Air source heat pumps are proposed in place of oil-fired boilers, along*

with additional insulation and electric charging points in order to encourage the use of electric cars.

- *A waste water heat recovery system will be fitted that works by extracting the heat from the water that showers or bath send down the drain. This heat is used to warm the incoming mains water which reduces the energy required to heat the water up to temperature.*

Broadband

What provision will be made for the extra broadband capacity that will be needed?

- *We have consulted with Openreach and they have confirmed that there will be FTTP internet available to all properties.*

Water Supply

Despite 'observations' in their plans about adequate water etc supplies, what is Gade doing to mitigate the drain on water pressure and sewage capacity during building work and after?

- *Thames Water were consulted as part of the outline planning application. They did not raise an objection to the proposals impact on the water supply so no mitigation is considered necessary.*

Power Cables

Can you show us on the map of the site, where you will start and end the trenches to bury to power cables?

- *The overground power cables will be grounded at our site boundary and will be routed under the new road.*

Sewage

What communication and reassurances have you had from Thames Water that the sewerage system will be upgraded to manage the extra flow? It can barely cope at present.

- *Severn Trent Water who are responsible for the sewage network did not raise an objection to the proposals as part of the outline application. Therefore, it is not considered that there is a sewage capacity issue in the village.*

Allotments

How many allotments are proposed and who will manage the administration of the allotments?

- *An area of allotments extending to approximately 0.22 HA will (2000sqm) be provided. This will provide around 7-8 allotments. These will be transferred to the Parish Council should they be interested in taking them on or they will be managed by the management company.*

Hedgerow

Will the existing hedge line be retained and who will be responsible for maintaining it?

- *This will be retained except where required to be removed to facilitate the access points. The hedge will be maintained by either the homeowner or the management company depending on the area conveyed to the new residents.*

Management of Open Space.

How will the green space be managed and maintained in the long term and how will this be funded?

- *As per the current wording of the section 106 legal agreement this will be maintained by Cherwell District Council. Alternatively, this area could be managed by the management company which would be funded by the residents living on the development site.*

Tree Protection

There are a number of trees on the North side and one oak tree which is 80 years old. The roots are partially in the field development area. I have asked CDC about a Tree protection order and have been told that it naturally has protection as an aboriginal survey was done and no building or disturbance of the ground should take place within 4 metres of the tree. There are other trees that also require protection and I would like to ask how Gade homes plan to follow through on this including where they put the fencing in relation to the North border and hedges and trees planted there?

- *All existing trees that are to be retained will have tree protection barriers installed as per the guidance set out in BS 5837:2012 Trees in Relation to Design, Demolition and Construction. This sets out how the trees must be protected during the build and the measures installed will be in place for the duration of the build. All houses and garages have been located so that they sit outside of any root protection zones. Once construction is complete and the final boundary treatment fencing is installed this will be carried out using isolated, hand dug post holes. This method has been discussed with a qualified arboriculturist and is considered appropriate within root protection zones.*

Please can you provide further details of the landscaping along with the proposed size and type of trees to be planted? Please provide an estimate as to the number of years it will take the landscaping to reach the maturity depicted in your presentation.

- *Our appointed landscape architect is still in the process of finalising the species that will be planted. The length of time that it will take for the trees to mature will depend on the species of tree planted.*

Wall

On your present plan you indicate a wall on the north boundary where at present there is a hedge row. The original arboricultural report did not allow for the hedge to be removed but on your plans it looks like you have taken the hedge out and replaced it with a wall? We strongly object to this hedge being taken out.

- *No wall is being proposed along the sites northern boundary in place of the hedge. The small section of pavement shown at the end of the northern turning area has been included in error.*

Gate

Can a gate be installed at the Woodway Road entrance to the open space in order to prevent children from going into the road?

- *Yes, subject to agreement by the planning authority, a gate can be installed at the entrance of the open space from Woodway Road.*

Play Area

Will the play area be open to all children in the village? Are the specifics of this play area already decided or is this still open to discussion?

- *The local area of play will be available to all children in the village. The final design and is still to be decided but is likely to include wooden play features. We would be prepared to discuss with the Parish Council the possibility of improving the existing play area at Cotswold Close instead of providing a new play area on site should this be of interest.*

Can we be assured that there is no flood risk, bearing in mind the number of properties and hard standings will be replacing the field?

- *The site is within flood risk zone 1 and is not therefore considered to be at risk of flooding. Surface water run off will be managed through the use of permeable paving, soakaway drainage and an attenuation basin.*

Lighting

Any further street lighting will increase our council tax bill and cause residents light pollution and disturbance at night. We are opposed to added street lighting or flood lighting. What is Gade's plan regarding lighting?

- *We are likely to be required by the Oxfordshire County Council and/or Cherwell District Council to install some form of street lighting as part of our proposals for security purposes. We will discuss the level of street lighting to be installed with the Council upon the submission of the reserved matters.*
- *We are keen to minimise the installation of street lighting and ensure that sensitive low level lighting is used where possible. As such there are no plans to install flood lighting.*

Car Parking

Will sufficient car parking space be provided to ensure that no one visiting any of the facilities on this site will feel the need to park on the main road outside the development as there have already been road safety concerns raised in this area?

- *All dwellings will have at least 2 designated parking spaces. The Oxfordshire County Council Parking Standards require 11 visitor parking spaces to be provided. Our current proposals are to provide 13 visitor parking spaces Which exceeds the Oxfordshire CC minimum parking standard requirement.*

Access

There appears on the plan to be a footpath entrance to the site from the North boundary in the top corner diagonally opposite Cotswold Close. Are you intending on leaving this open for pedestrians as this is actually on a residents drive and no entrance will be accepted at that point? One point of entrance should mean one point.

- *A pedestrian access point will be provided at the northern end of the site, this will not however interfere with the existing driveway for High Rock. The access point proposed is to enable pedestrians to connect onto the existing pedestrian footway on the opposite side of Hook Norton Road.*

Pedestrian Footways

Will there be the provision of footway links to the existing village footways?

- *New pedestrian footpaths accessing the open space will be provided as part of the proposals. These will connect onto the wider public rights of way network off Woodway Road.*

Internal Road

Will the access road be adopted by the council, be owned privately by a management company comprising the owners of the houses or be retained by the developer?

- *The access road has been designed to adoptable standards and will be either adopted by Oxfordshire County Council or by the management company.*

Traffic Calming

Can traffic calming measures be explored along Hook Norton Road as part of the proposals?

- *Yes we would be happy to look into possible traffic calming measures and discuss these with the Parish Council.*

Second Phase

The layout shown would appear to make an allowance for an extension to the small field adjoining the planned development on the northern boundary.

- *The road as shown is required to be provided in order to serve the dwellings in the northern and southern part of the site and follows the approved illustrative masterplan. The northern roads is also required to service the foul pump and to ensure refuse and fire trucks can safely access each dwelling with the requisite turning circle allowed.*

Ownership

Since Gade Homes are now said to have bought the plot together with the planning permission secured by Land and Partners why is it that Land and Partners names is still attached to the planning reference.

- *Land and Partners were the applicant for the original outline planning application which means their names is on that application. The reserved matters application which Gade are in the process of preparing will be submitted in the name of Gade Homes.*

Following the completion and handover of the site who will have power to grant access from the site to the small field?

- *These details are to be decided, however if the road is to be adopted anybody will have the right to use this road.*

Working Hours

What guarantees can Gade give as to concrete agreements with contractors and sub-contractors to obey laws and regulations pertaining to times of construction so as to minimise noise and upset for residents?

- *All workers on-site will be required to adhere to the standard construction working hours of*
- *Monday to Friday 8am to 6pm
Saturdays 8am to 1pm.
No noisy activities are to take place on Sundays and bank holidays.*

Road Condition

Who will be responsible for repairing the road following any damage caused by the construction traffic?

- *Before commencing development an audit of the current condition of the roads immediately surrounding the site will be undertaken. This audit will be sent to Cherwell District Council / Oxfordshire County Council as proof of the current road condition.*

Construction Traffic

What will Gade do to minimise disruption and traffic during construction? How will Gade guarantee large trucks and cement mixers won't be driven through the village?

- *Condition 7 which is attached to the outline planning consent requires a Construction Traffic Management Plan to be submitted and to be approved in writing by the local planning authority before development commences. Within this management plan it will advise construction delivery drivers on the required route to take in order to minimise the impact on local road network. This management plan will also advise those visiting the site where to park. We would be happy to discuss the content of the construction management plan including the preferred routes with the Parish Council should this be of interest.*
- *Before commencing development, our construction department will visit the site to better understand whether smaller delivery vehicles will be required.*

Should the construction deliveries not follow the required route please get in contact with either the site manager or Gade and we will ensure the required route is reiterated to those delivering.



Gade Homes responses to the questions raised at the consultation presentation that took place on Wednesday 07 April 2021.

The approved outline planning application has only established the principle of development on the site. The next stage is to provide additional information to Cherwell District Council on the appearance, scale, landscaping, access and layout of the proposals. These details are referred to as the reserved matters and once submitted will undergo a consultation period of 21 days during which statutory consultees and members of the public can comment on the application. Details of the reserved matters will be displayed on Cherwell District Council's website. A hard copy of the proposals can also be viewed at Cherwell District Council's offices upon request.

A decision on the reserved matters should be made within 13 weeks of the application being validated by Cherwell District Council.

Finance/Management

1. Will there be a management company appointed to maintain the entire area of the development or will some or all of this be passed to the Parish Council?
 - *A management company is likely to be required in some form. The areas that will be managed by the management company are still to be finalised. It will be dependent on whether the internal road network and open space is adopted by Oxfordshire County Council and whether the Parish Council have any desire to manage any such areas.*

2. How many allotments are proposed and who will manage the administration of the allotments?
 - *An area of allotments extending to approximately 0.22 HA will (2000sqm) will be provided. This will enable around 7-8 allotment plots to be created. These will be transferred to the Parish Council should they be interested in taking them on or they will be managed by the management company.*

3. Does the Section 106 Agreement contain allocations for specific items within the total of £130k or is this open to negotiation? How is the Section 106 funding calculated and apportioned for this development? Will there be any direct benefit for the primary school?
 - *Once a planning application is submitted to a local planning authority all relevant services within the County and District Council that could be impacted by the development are consulted. This consultation provides an opportunity for these services to review the proposals and better understand the level of impact the development will have. Further details on the method of the calculations and the expected costs are set in the Cherwell District Council Developer Contributions Supplementary Planning Document dated February 2018.*

- *The Council's education department were consulted as part the approved outline planning application but did not request any financial contributions in order to improve school facilities at Sibford Primary School. Contributions will be made to the Sibford School as part of the Section 106 Agreement in order to improve off site sports facilities and contribute towards improving community access to playing pitches and tennis courts.*
- *The Oxfordshire Clinical Commission Group were also consulted as part of the approved outline planning application but did not request contributions towards health care infrastructure improvements.*
- *The contributions that were requested are contained in the Section 106 Agreement. This was agreed as part of the outline planning application and is a legally binding document. It is not therefore open to negotiation. A summary of the financial obligation contained can be found in the table below:*

Contribution towards	Financial contribution to be made
Additional or enhanced facilities at the Sibford Village Hall	£10,700
Improving community access to the playing pitches and tennis courts at Sibford School	£50,425.75
Improving community access of the Sibford School swimming pool	£8375
Refuse and recycling bins for each proposed dwelling	£2650
Public transport improvements in order to provide a new bus shelter and hard standing for the existing bus stop on Main Street	£20,000
Consultation for the alteration of the speed limit on Hook Norton and provision of a footway from the pedestrian access on Hook Norton Rd to the existing pedestrian footway	£4850
Maintenance of the equipped local area of play	£30,458.26
Maintenance and management of mature trees	£198.82 per tree
Future maintenance and management of any SUDS provided	£50.98 per square meter
Future maintenance and management of the existing hedgerow	£20.49 / m2 of existing hedgerows.

4. Will the existing hedge line be retained and who will be responsible for maintaining it?

- *This will be retained except where required to be removed to facilitate the access points. The hedge will be maintained by either the homeowner or the management company depending on the area conveyed to the new residents.*

5. How will the green space be managed and maintained in the long term and how will this be funded?

- *As per the current wording of the Section 106 Agreement the open space will be maintained by Cherwell District Council. Alternatively, this area could be managed by the management company which would be funded by the residents living on the development site.*

6. Will the access road be adopted by the council, be owned privately by a management company comprising the owners of the houses or be retained by the developer?

- *The access road has been designed to adoptable standards and will be either adopted by Oxfordshire County Council or owned by the management company.*

Design

7. Will the play area be open to all children in the village? Are the specifics of this play area already decided or is this still open to discussion?

- *The local area of play will be available to all children in the village. The final design is still to be decided but it is likely to include wooden play features. We would be prepared to discuss with the Parish Council the possibility of improving the existing play area at Cotswold Close instead of providing a new play area on site should this be of interest.*

8. Can we be assured that there is no flood risk, bearing in mind the number of properties and hard standings will be replacing the field?

- *The site is within flood risk zone 1 and is not therefore considered to be at risk of flooding. The surface water drainage strategy will be designed so that there is no greater impact on the surrounding area than there is currently. Surface water runoff will be managed through the use of permeable paving, soakaway drainage and an attenuation basin.*

9. Any further street lighting will increase our council tax bill and cause residents light pollution and disturbance at night. We are opposed to added street lighting or flood lighting. What is Gade's plan regarding lighting?

- *We are likely to be required by the Oxfordshire County Council and/or Cherwell District Council to install some form of street lighting as part of our proposals for security purposes. We will discuss the level of street lighting to be installed with the Council upon the submission of the reserved matters.*
- *We are keen to minimise the installation of street lighting and ensure that sensitive low-level lighting is used wherever possible. As such there are no plans to install flood lighting.*

10. In the original plan to obtain permission to build, the new housing was designed to have the gable ends facing Hook Norton Rd and not the fronts. This would have at least offered current residents more privacy. What provision is Gade making to ensure residents on Hook

Norton are assured privacy by amending their plans to ensure new houses do not face directly onto HN Rd?

- *The plans submitted and approved as part of the outline application although indicative did show most of the dwellings as having an active frontage onto Hook Norton Road. Only plots 24 and 10 did not have an active frontage onto Hook Norton Road.*
- *Having the dwellings fronting onto Hook Norton road is recognised in planning as being important in order to prevent crime and anti-social behaviour. A distance of 23m has been retained between the front elevation of the dwelling's fronting onto Hook Norton Road and the existing dwellings on Hook Norton Road. This exceeds the required 7m distance that is required to be achieved between first floor habitable windows and neighbouring properties as contained in the Cherwell Residential Design Guide (2018).*

11. In Gade's plan it states 2 storey houses. To what depth are they going to sink foundations to ensure new houses do not totally obstruct light and horizon?

- *The foundation design and proposed finished floor levels have yet to be finalised but the dwellings are not expected to result in a loss of daylight/sunlight to existing properties given their generous separation distances to existing properties. The current proposals do not exceed 2 storey.*

12. What are the plans for the 400 year old hedge which is an established and important part of the natural environment and home to bird and other life. Is it Gade's intention to rip out the 400 year old hedge and replace it with beech or similar (pointless and destructive)?

- *Please see answer to question 4 as above. The existing hedgerow will be retained and will only be removed in part in order to provide the vehicular access. The pedestrian access point at the northern end of the site will utilise an existing gap in the hedgerow to minimise the loss of hedgerow.*

13. What guarantees will Gade give as to the (fairytale) promises to deliver the green spaces, orchards etc and maintain the public right of ways?

- *We are required by the Section 106 Agreement to provide the green space which will include the orchard. Once completed Cherwell District Council or the management company will be responsible for the maintenance of the public rights of way.*

14. Will sufficient car parking space be provided to ensure that no one visiting any of the facilities on this site will feel the need to park on the main road outside the development as there have already been road safety concerns raised in this area?

- *All 2,3 and 4 bed dwellings will have at least 2 designated parking spaces. The 1 bed dwellings will have at least 1 designated space. The Oxfordshire County Council Parking Standards require 11 visitor parking spaces to be provided. Our proposals intend to provide 13 visitor parking spaces. As this exceeds the required standards we feel adequate visitor parking has been provided. In addition, plots 16-18 have large*

enough driveways that will enable both occupiers and visitors to park on the driveway.

Reserved Matters:

15. Thank you for highlighting the issue of Reserved Matter Detail on slide 10 of your presentation, and for listing the coverage as: Appearance; Scale; Landscaping; Access & parking; Site Plan. My understanding is that all reserved matter details are open to change during the coming Planning stages, so I would be grateful if you could clearly identify which, if any, parts of the currently presented designs we can rely on?

- *The designs we have presented represent our current thoughts and have been shown to provide an understanding of our proposals. It will be down to Cherwell District Council whether they feel these design are suitable or not. Further changes to the design may therefore be required to be made.*

15.1 Will the reserved matters increase in the total number of properties proposed?

- *The approved outline application only allows for the development of up to 25 dwellings. The reserved matters application will not result in an increase in the number of dwellings proposed.*

15.2 Will the reserved matters result in a decrease in the number or percentage of affordable homes proposed?

- *We are legally bound by the signed Section 106 Agreement to provide 9 affordable homes in a tenure mix of affordable rent and shared ownership. There will not therefore be a reduction in the number of affordable homes being provided.*

15.3 No reduction in sustainability, nor increase in environmental impact, to that proposed?

- *All dwellings will be built to high levels of sustainability and will minimise environmental impact. Further details on the proposed sustainability measures for the dwellings are contained in our answer to question 39.*

15.4 No reduction in materials quality or aesthetic appearance of the whole development, ie no substitution of a high quality front line masking inferior materials away from the main road?

- *Cherwell District Council will require the proposed dwellings to be constructed using materials that are reflective of materials found elsewhere in the village. This includes local ironstone, brick, slate, plain clay tile, wood and stone cills/lintels. The quality of the material will not reduce as you move further away from the road.*

15.5 Will there be a reduction in the amount of public open space or orchard space proposed?

- *The Section 106 Agreement requires us to provide 1.3 HA of open space so there will be no reduction in this. We have appointed a landscape architect who is in the*

process of drawing up detailed planting and landscaping plans for this area which will still contain the community orchard.

15.6 If the allotments are not provided will they be substituted with housing if the uptake is lower than expected?

- *Should the allotments not be taken up then this area will form part of the open space and will not be used for housing.*

15.7 Will there be a reduction in the useable value of the Section 106 contributions made and will there be delays in the timing of the payments?

- *We are legally bound by the Section 106 Agreement to make the payments listed and to ensure that these are paid on time. The trigger points for these payments is are predominantly linked to occupation of the homes.*

16. The so called affordable housing says that it will be 7 rented homes (that is not an affordable home as the person doesn't own it?) Are they council houses or will Gade homes be taking rental money from tenants and keeping the properties? Who will own these properties?

- *The Section 106 Agreement requires 9 affordable dwellings to be provided. These will be in a mix of affordable rent and shared ownership tenure and can be broken down as follows:*

Affordable Rent

- *2x 1 bed 2 person maisonette*
- *3x2 bed 4 person house*
- *1x 3 bed 5 person house*

Shared Ownership

- *2 x 2 bed 4 person house*
- *1 x 3 bed 5 person house*
- *The affordable dwellings will be transferred to a registered affordable housing provider once constructed. Gade will not be collecting rent from any of the affordable dwellings.*

17. The other 2 homes say shared affordable homes. What does that mean? How much will they cost and technically does that mean that only two homes are actually for sale at an affordable price? How much is considered to be affordable? What is meant by affordable rent and shared ownership within the context of this application?

- *Affordable rent and shared ownership are different types of affordable housing.*
- *Affordable rent homes are let at below market rent by a registered provider. The rent (including service charge) is set at up to 80% of the local market rent for an equivalent home. The threshold of 80% is set in accordance with the governments rent policy for affordable rent housing.*

- *Shared Ownership gives first time buyers and those that do not currently own a home the opportunity to purchase a share in a new build or resale property. The purchaser pays a mortgage on the share they own, and pays rent to a housing association on the remaining share.*
18. There are a number of trees on the north side and one oak tree which is 80 years old. The roots are partially in the field development area. I have asked CDC about a Tree protection order and have been told that it naturally has protection as an aboricultural survey was done and no building or disturbance of the ground should take place within 4 metres of the tree. There are other trees that also require protection and I would like to ask how Gade homes plan to follow through on this including where they put the fencing in relation to the North border and hedges and trees planted there?
- *All existing trees that are to be retained will have tree protection barriers installed as per the guidance set out in BS 5837:2012 Trees in Relation to Design, Demolition and Construction. This sets out how the trees must be protected during the build and the measures installed will be in place for the duration of the build. All houses and garages have been located so that they sit outside of any root protection zones.*
 - *Once construction is complete and the final boundary treatment is finalised the fencing will be installed using isolated, hand dug post holes. This method has been discussed with a qualified arboriculturist and is considered appropriate within root protection zones.*
19. Will there be the provision of footway links to the existing village footways?
- *New pedestrian footpaths accessing the open space will be provided as part of the proposals. These will connect onto the wider public rights of way network off Woodway Road.*
 - *A new pedestrian footway will also run along the inside of the hedge running parallel with Hook Norton Road to enable future residents to access their front door. This will connect the proposed pedestrian footway onto that currently running parallel with Hook Norton Road. An existing gap in the hedge will be utilised in order to minimise the loss of hedgerow.*
20. When are the detailed plans of the height of homes and the material being used on the houses being submitted to CDC ? Will the public have two weeks to comment on these material amendments?
- *Further details on this question are contained in the opening paragraph at the top of page 1.*
21. How many car parking spaces have been allowed for each house, both affordable and open market? The plans do not appear to show many spaces for the housing facing onto the Hook Norton Road. Given that in reality people will park on the grass verge between their house and the Hook Norton road rather than in the car park located on the south west of the site, is it not prudent to provide more adequate parking closer to these properties?
- *Please see answer to question 14.*

22. Please can you provide further details of the landscaping along with the proposed size and type of trees to be planted? Please provide an estimate as to the number of years it will take the landscaping to reach the maturity depicted in your presentation.
- *Our appointed landscape architect is still in the process of finalising the species that will be planted. The length of time that it will take for the trees to mature will depend on the species of tree planted.*
23. Trees: Are they providing: 1. A Tree Constraints Plan, 2. A Tree Protection Plan and 3. Arboricultural Supervision during the development. Where can we obtain copies?
- *Further details on the tree protection will be submitted as part of the reserved matters application.*
24. On your present plan you indicate a wall on the north boundary where at present there is a hedge row. The original arboricultural report did not allow for the hedge to be removed but on your plans it looks like you have taken the hedge out and replaced it with a wall? We strongly object to this hedge being taken out.
- *No wall is being proposed along the sites northern boundary in place of the hedge. The small section of pavement shown at the end of the northern turning area has been included in error and has been removed from the plans since the consultation.*
25. How many houses will be of majority Stone construction and how many will be of majority brick construction?
- *Around 50% of the dwellings will be of majority stone construction. The remaining 50% will be of brick construction. We are still in the process of deciding which of the dwellings will be constructed out of brick and which will be constructed out of stone.*
 - *It will be down to planning officers at Cherwell District Council to decide whether more than 50% of the properties should be of stone construction. These details will be discussed upon the submission of the reserved matters.*
26. There appears on the plan to be a footpath entrance to the site from the North boundary in the top corner diagonally opposite Cotswold Close. Are you intending on leaving this open for pedestrians as this is actually on a residents drive and no entrance will be accepted at that point? One point of entrance should mean one point.
- *A pedestrian access point will be provided at the northern end of the site, this will not however interfere with the existing driveway for High Rock. The access point proposed is to enable pedestrians to connect onto the existing pedestrian footway on the opposite side of Hook Norton Road.*

Infrastructure.

27. What provision will be made for the extra broadband capacity that will be needed?
- *We have consulted with Openreach and they have confirmed that there will be FTTP internet available to all properties.*

28. Despite 'observations' in their plans about adequate water etc supplies, what is Gade doing to mitigate the drain on water pressure and sewage capacity during building work and after?
- *Thames Water were consulted as part of the outline planning application. They did not raise an objection to the proposals impact on the water supply so no mitigation is considered necessary.*
29. Can you show us on the map of the site, where you will start and end the trenches to bury to power cables?
- *The overground power cables will be grounded at our site boundary and will be routed under the new road.*
30. What communication and reassurances have you had from Thames Water that the sewerage system will be upgraded to manage the extra flow? It can barely cope at present.
- *Severn Trent Water who are responsible for the sewage network did not raise an objection to the proposals as part of the outline application. Therefore, it is not considered that there is a sewage capacity issue in the village.*
31. What guarantees can Gade give as to concrete agreements with contractors and sub-contractors to obey laws and regulations pertaining to times of construction so as to minimise noise and upset for residents?
- *A Construction Environmental Management Plan is required to be submitted to and approved in writing by Cherwell District Council as part of condition 10. This management plan will contain details of the site hours of working which all workers will be required to follow.*
 - *Should works be taking place outside of these hours then please let us know.*
32. What will Gade do to minimise disruption and traffic during construction? How will Gade guarantee large trucks and cement mixers won't be driven through the village?
- *Condition 7 which is attached to the outline planning consent requires a Construction Traffic Management Plan to be submitted and to be approved in writing by the local planning authority before development commences. Within this management plan it will advise construction delivery drivers on the preferred route that avoids having to go through the centre of the village. This management plan will also advise those visiting the site where to park. We would be happy to discuss the content of the construction management plan including the preferred routes with the Parish Council should this be of interest.*
 - *Should the construction deliveries not follow the required route please get in contact with either the site manager or Gade and we will ensure the required route is reiterated to those delivering.*
33. What are the plans for construction vehicle access as parishioners do not want the traffic thorough the village as many of the roads are narrow and there is a risk of obstructions caused by construction traffic, particularly when there are parked vehicles on the roads? The suggested route is from the Hook Norton crossroads.

- *Please see answer to question 32.*
34. Where will construction workers be required to park their vehicles during the working day as they should not park on verges or on Hook Norton Road due to safety concerns?
- *Please see answer to question 32.*
35. What steps will the developers take to mitigate potential antisocial disturbance eg dust, noise, etc associated with the on-going development operations and the impact on nearby properties?
- *All contractors will be told to be considerate whilst working. This includes minimising noise generating activities.*
 - *Wheel washing facilities will be in place and hoses will be used to minimise dust arising from material movement.*
 - *A site manager will be on site at all times and should there be any issues we would encourage you to speak with them.*
36. How will the developers ensure that site-related vehicle movements do not obstruct / damage the existing narrow village highway network?
- *Please see answer to question 32.*
37. What is your time scale for completing the development as it stands?
- *We are anticipating a start on site in Spring 2022 with a build programme of approximately 20 months.*

Future Intent.

38. The section of the Gade Homes presentation 'Access & Parking' refers to a "single access point on Hook Norton Road – but there is a second access point that is clearly marked at the northern perimeter of the plot where a metalled road presently ends in a field. In their efforts to secure outline planning permission for the plot, Land & Partners were always rather about this, but it appears to have been retained by Gade Homes in their own plans for the site. Could the company be a little more forthcoming about their intention for this road? It would appear to make an allowance for an extension to the plot before the development has even got under way.
- *The road as shown is required to be provided in order to serve the dwellings in the northern and southern part of the site and follows the approved illustrative masterplan. The northern roads is also required to service the foul pump and to ensure refuse and fire trucks can safely access each dwelling with the requisite turning circle allowed.*

39. The stated intention in the presentation is that the development at Sibford Ferris will become a flagship for Gade Homes. It was noticeable they included a photograph of the Gower village pond in the presentation. Having found harbour for their flagship in Sibford Ferris, is it part of their plan in due time to encroach on the adjoining village of Sibford Gower with other ships from their fleet?

It is to be welcomed that Gade Homes are addressing the impact of the housing sector on the escalating climate crisis. Would the company be willing to elaborate on what other provisions they are making for the development in the Ferris other than insulation and air-source heat pumps, and whether their heat-recovery systems are to extend only to waste-water used in the boilers, leaving the houses primarily still dependent on the use of oil?

It is equally to be welcomed that Gade Homes are taking seriously the provision of what the village most needs presently: homes that young families and people living on their own can afford. Will the efforts the company are making such as they are to meet high levels of ecologically sustainable provision be extended equally to these 9 houses?

- *The photograph of the pond at Sibford Gower was included to provide some more colour and imagery to the presentation, and also to make Sibford Gower Parish Council and residents who were also invited to the presentation feel included. We have no plans to develop another one of our schemes in either Sibford Ferris or Sibford Gower.*
- *All dwellings (market and affordable) will be constructed to high levels of sustainability. Air source heat pumps are proposed in place of oil-fired boilers, along with additional insulation and electric charging points in order to encourage the use of electric cars.*
- *A wastewater heat recovery system will be fitted that works by extracting the heat from the water that showers or bath send down the drain. This heat is used to warm the incoming mains water which reduces the energy required to heat the water up to temperature.*

40. The seemingly open-ended nature of the proposed roadway at the northern boundary is at some variance with the other proposed roadway endings identified on the plan – please explain.

- *Not showing a hedge running along the top of the northern access point was an error on the proposed layout. Since the meeting we have asked our architect to update the plan to show a hedge along this boundary.*

41. What are your intentions regarding the small field adjoining the planned development on the northern boundary? Have you discussed the purchase of the field with the owners or owners' representative?

- *The small field to the north is outside of Gade's ownership. The owners representative has made contact with Gade as the farmer of the adjacent land has a right of access over our land.*

42. Have you discussed the purchase of the rest of the main field (on which the site is situated) with the owner or owner's representative?

- *Please see answer to question 41 above.*

43. Do you intend to expand the development in any way? If so, how?

- *The site acquired is for 25 homes and this is what we intend to build. There are no plans to expand the development. The land surrounding the development is outside of the settlement boundary where future development would be contrary to the adopted local plan.*

44. There is an adjacent field of approximately 2.5 acres where the road on your outline plan reaches the east-west hedgerow. This field will now be effectively landlocked by your development as currently agricultural machinery accesses it via the development field. The owners claim that they wish to sell this field to you for development as well. Can you disclose whether you are discussions with them and what would be your plans should you acquire the land?

- *The owners of the adjacent land have retained a right of access which will enable it to continue to be farmed. We have not had discussions with these owners regarding the purchase of this land.*

45. Since Gade Homes are now said to have bought the plot together with the planning permission secured by Land & Partners, and it is their development plan we are being invited to scrutinize, how is it that Land & Partners name is still attached to the Planning Reference?

- *Land and Partners were the applicant for the original outline planning application which means their names is on that application. The reserved matters application which Gade are in the process of preparing will be submitted in the name of Gade Homes.*

46. Following the completion and handover of the site who will have power to grant access from the site to the small field?

- *These details are to be decided, however if the road is to be adopted anybody will have the right to use this road.*

Questions asked during the presentation.

47. Can a gate be installed at the Woodway Road entrance to the open space in order to prevent children from going into the road?

- *Yes, subject to agreement by the planning authority, a gate can be installed at the entrance of the open space from Woodway Road.*

48. Can traffic calming measures be explored along Hook Norton Road as part of the proposals?

- *Yes, we would be happy to look into possible traffic calming measures and discuss these with the Parish Council.*

49. Who will be responsible for repairing the road following any damage caused by the construction traffic?
- *Before commencing development an audit of the current condition of the roads immediately surrounding the site will be undertaken. This audit will be sent to Cherwell District Council / Oxfordshire County Council as proof of the current road condition.*
50. Why is it assumed that the stone faced houses will use Iron Stone when the natural stone on the site is a limestone. Look, across the valley at the limestone being quarried at Lower Nil Farm. Even a further case for use of limestone is if properties fronting Hook Norton Road are to be brick. Yes, ironstone is predominately used in the older parts of the villages however it is the local stone to the site. Furthermore, with the site being very exposed I would suggest limestone is a more durable and more available than ironstone.
- *Page 23 of the Cherwell Residential Design Guide identifies Sibford Ferris as being within the Ironstone Downs. The distinctive characteristics of the Ironstone Downs include ironstone walling, thatch and stone slate roofs. The roofing materials have often been replaced with dark grey slates, tiles and Welsh slate.*
 - *As the use of ironstone has been identified by Cherwell District Council as a typical building material found in this part of the District, we feel it is an appropriate building material to be used.*
51. Why if Gade Homes are saying this an ecosite, is there no photo voltaic tiles or panels or solar thermal panels on the roofs of houses with the right orientation?
- *We have chosen to use air source heat pumps over solar panels as they carry the same function but in a more aesthetically pleasing way.*
52. The new public footway across the site – While I can see it is trying to link with the existing footway on the west side of Woodway Road, however it comes out at the worst location with no visibility either way – I believe this needs adjusting to a better location.
- *Thank you for bringing this to our attention we will get our appointed transport consultant to review the suitability of the pedestrian access point on Woodway Road as currently shown.*
53. The adjustment to the speed limit in Hook Norton Road is a County Council function not a District Council function – May be a 40mph buffer could be consider ahead of the 30mph limit?
- *We are happy to look at a variety of options that would reduce the speed of travelling vehicles and which would be acceptable to the County Council and Parish Council.*
54. The suggested route for delivery vehicles to site would be from the A361 Bloxham – Milcombe – Wigginton Heath – The Hangs High – Hook Norton Road. – The road down to Tadmarton is not a suitable route due to the junction with the B4035 and the tight series of bends at the Tadmarton end.

- *Please see response to question 32. We will review the most appropriate route for deliveries, and this will form the basis of the construction traffic management plan that is required to be submitted as part of condition 7.*

55. Is the existing kerbing to be extended to the vehicle entrance to the site or to the footway entrance to the site.

- *Please see response to question 19.*

56. Is the new pond shown on the site layout drawing just a soakage area for the site surface water or is it really going to be a pond?

- *The pond shown will take some of the surface water running off the road network in order to reduce the amount of water required to keep it full. It has however principally been designed as a natural pond to form part of the open space and attract wildlife instead of being a surface water attenuation pond.*

Survey re proposed allotments on Hook Norton Road

Gade Homes have provided the survey below to obtain information about the demand for allotments in the area.

[Allotments Survey Hook Norton Road](#) 

7 Jul 2021 last updated 28 Jul 2021 20:50

[More information about Sibford Ferris Parish Council](#)



P1 - PLAYFUL LANDFORM GRASS MOUND



P2 - PLAY BOULDERS (UP SIDE OF SLOPE)



P3 - 2NO. TIMBER ANIMAL - STANDING AND SLEEPING SHEEP



P4 - TODDLER PLAY PANEL
Image - Kompan



P5 - TIMBER LOGS AND STEPPING POSTS





ORCHARD VIEW
SIBFORD FERRIS

ALLOTMENT SURVEY

Orchard View is an exemplary collection of 25 homes to be built on Hook Norton Road, Sibford Ferris. With sustainability at the heart of this development, our plans propose allotments reflecting the documents approved at outline planning stage by Cherwell District Council. These plots will be available to local residents to grow and cultivate their own fruit and vegetables.

We invite the residents of Sibford Ferris, Sibford Gower and Burdrop to answer a short online survey for us to gather information on your views of the proposed allotments.

TAKE PART IN OUR ALLOTMENT SURVEY

Please answer a few short questions and submit your answers online.



Visit: survey.gadehomes.co.uk/SibfordFerris



or use your phone to scan this QR code

Can't view the survey online? Please email planning@gadehomes.co.uk

SIBFORD FERRIS PARISH COUNCIL

Hook Norton Road development

The Hook Norton Road site has been purchased by **Gade Homes**. Gade Homes has contacted the Parish Council to advise that fencing will be erected around the site in the coming weeks (completion by 2nd April) and to request a meeting with the Parish Council to discuss some of the detail of their plans. The Parish Council has agreed to hold a community meeting, involving both Parish Councils (Ferris & Gower) and all parishioners. The meeting will be held virtually via zoom on Wednesday 7th April at 7pm. The meeting will be open to members of the public and can be accessed using these details:

<https://us02web.zoom.us/j/81660075654> Meeting ID: 816 6007 5654

Or dial in on 0203 051 2874

Gade Homes will provide the Parish Council with an agenda for the meeting along with any supporting documents and we will publish these documents on the parish website as soon as possible. If any parishioners have questions that they would like the Parish Council to consider putting to Gade Homes please provide details of your question to the Clerk by 31st March by e-mail to sfpc@thesibfords.org.uk or by post to 74 Beaulieu Close, Banbury, Oxfordshire, OX16 4FQ.

Hook Norton Road development presentation



Gade Homes have sent the attached document that they intend to present and discuss at **the Zoom meeting on 7th April**.

Reminder: if you have a question that you would like the Parish Council to consider putting to Gade Homes, please send it to the Clerk by **31st March** by e-mail to sfpc@thesibfords.org.uk or by post to 74 Beaulieu Close, Banbury, Oxfordshire, OX16 4FQ.

Attachment: [13060_Gade Homes_Sibford Ferris council presentation_V3a](#) 

26 Mar 2021 last updated 8 Apr 2021 12:30

[More information about Sibford Ferris Parish Council](#)



Presentation to Sibford Ferris and Sibford Gower Parish Council, together with local residents

Wednesday 07 April 2021

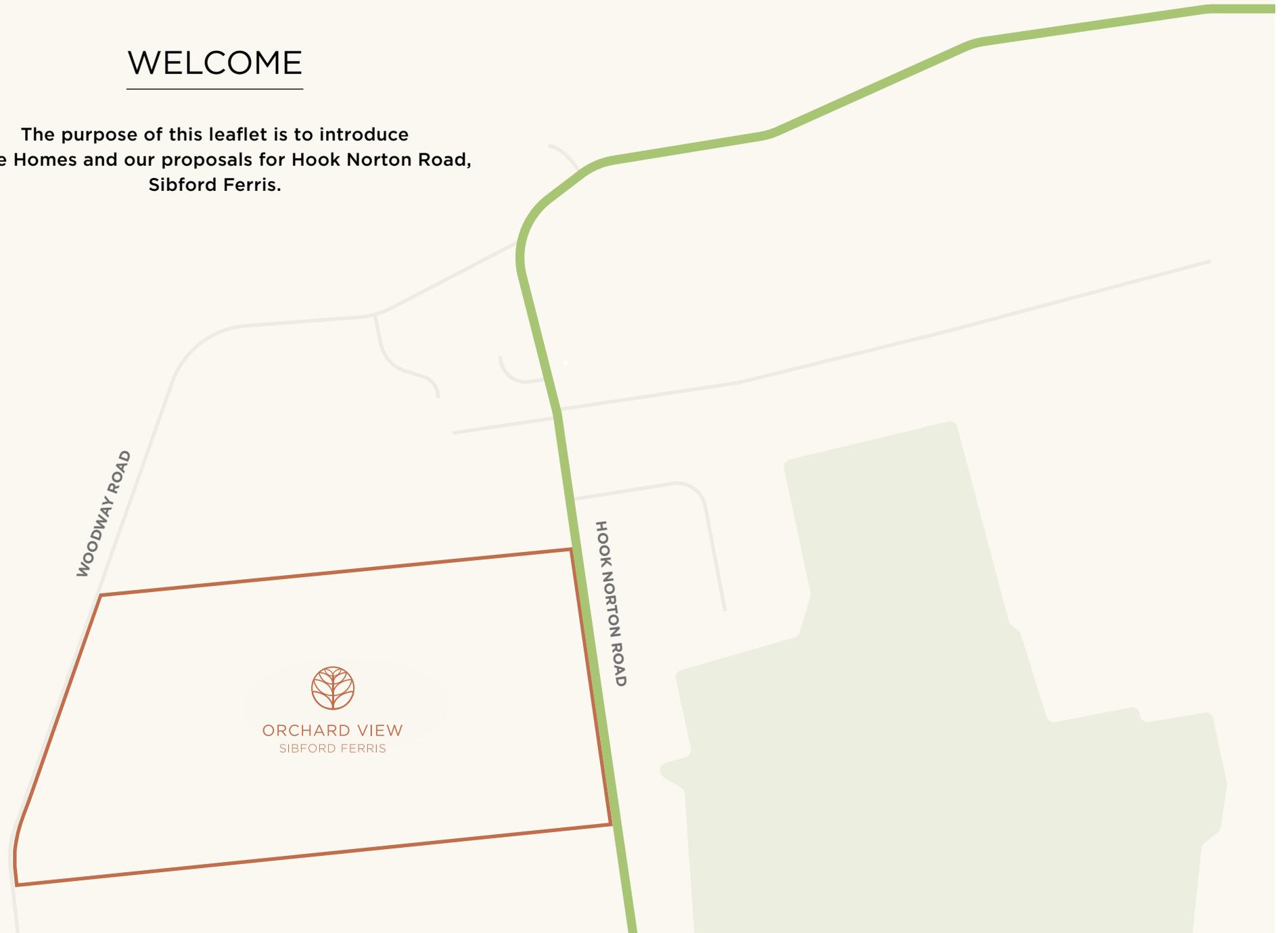


ORCHARD VIEW
SIBFORD FERRIS

Land at Hook Norton Road, Sibford Ferris

WELCOME

The purpose of this leaflet is to introduce Gade Homes and our proposals for Hook Norton Road, Sibford Ferris.



INTRODUCING GADE

We have a well-earned reputation for building quality homes for over 65 years.

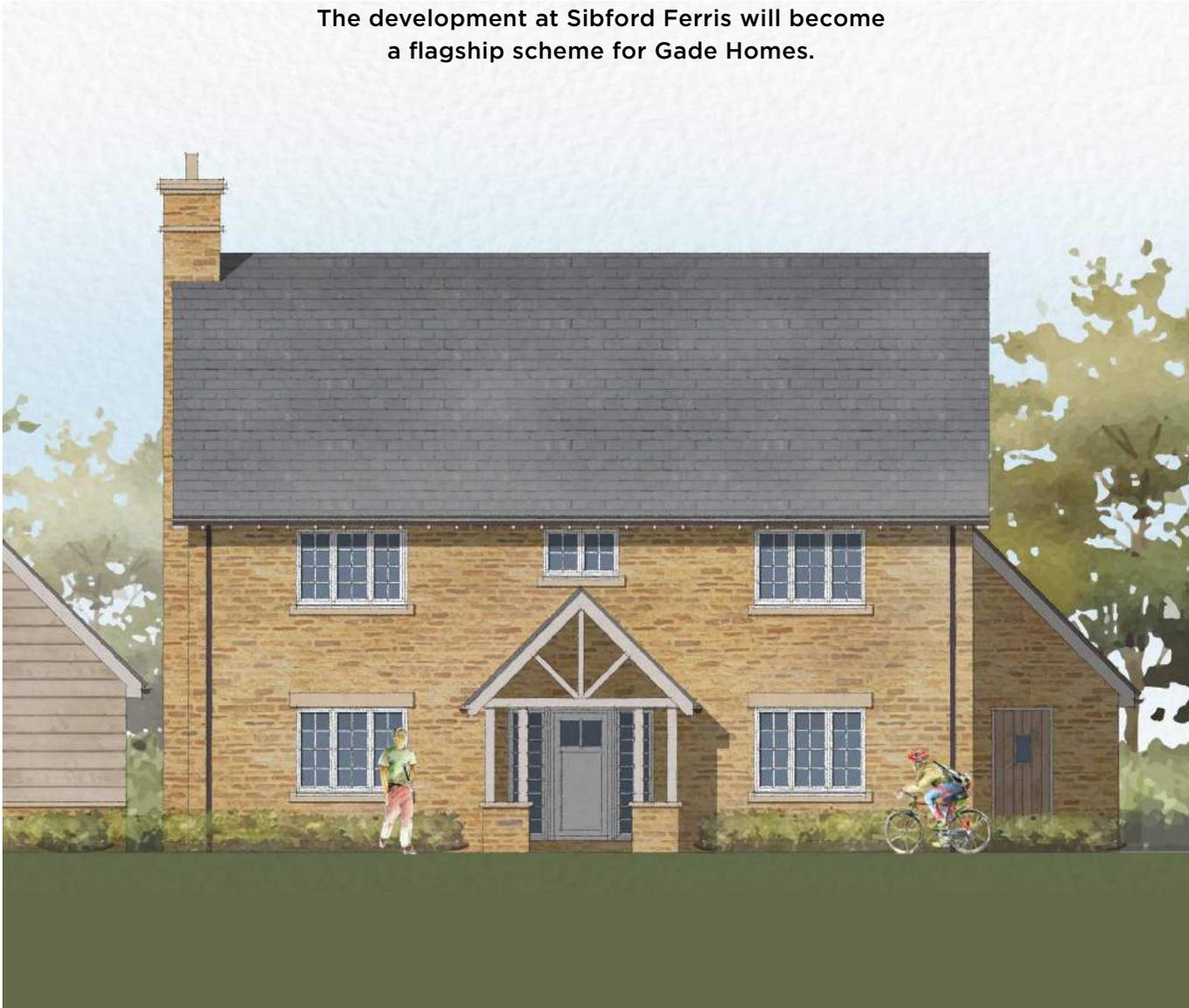
Known for our design and build excellence, as well as for creating properties that both respect and enhance the local environment, we have established our reputation over many years through honesty and integrity.

Engagement with the local community throughout the planning and construction process is a key part of our ethos.



INTENTION FOR SIBFORD FERRIS

The development at Sibford Ferris will become a flagship scheme for Gade Homes.

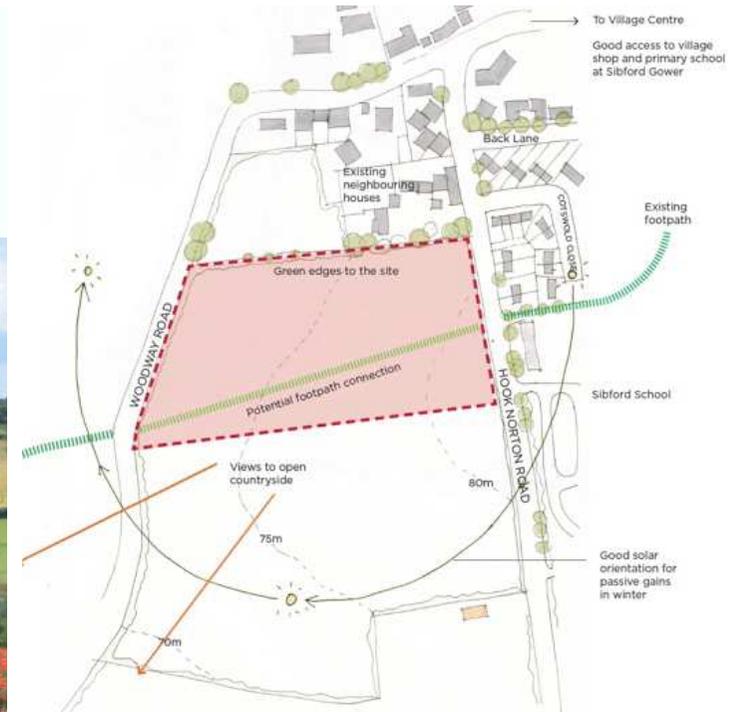
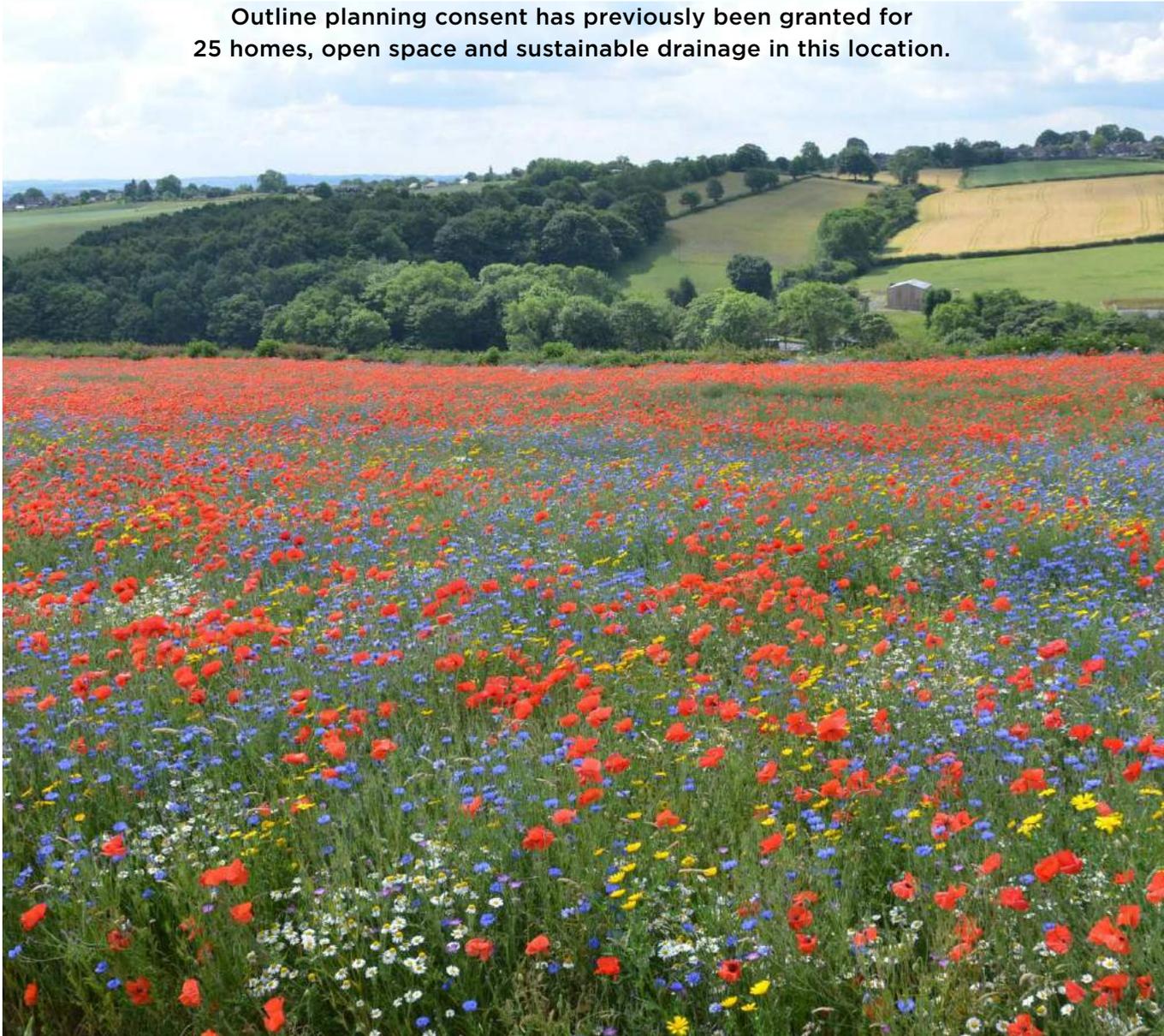


This will be achieved through:

- use of materials that are in keeping with the existing characteristics of the village, such as local ironstone, brick chimneys, slate or clay tile roofs
- a mix of dwelling types to encourage a balanced and diverse community
- placing sustainability at the heart of the development
- providing a large area of open space that will be accessible to all whilst also improving on-site biodiversity
- meeting the identified needs of the Sibford Community Plan through providing additional visitor car parking and allotments.

WORK TO DATE

Outline planning consent has previously been granted for 25 homes, open space and sustainable drainage in this location.



To develop this we have:

- been working closely with our architect to prepare more detailed designs of the homes, site plan and open space
- sought technical advice to ensure fire and refuse vehicles can safely manoeuvre the site and serve each property
- worked with a sustainability consultant to ensure appropriate technologies are used in these homes
- sought further landscaping advice to detail how this will be implemented and managed.

DESIGNED WITH CARE & CONSIDERATION

Orchard View has been designed with the existing approved scheme front of mind.

It will comprise of 25 dwellings, including nine affordable dwellings, in a mix of 1, 2, 3 and 4-bed houses each with allocated and visitor parking. Public open space will be mostly laid to grass, along with a community

orchard, allotments with parking and a Local Area of Play (LAP). Footpaths across the open space will provide new pedestrian connections onto Woodway Road to the west.



Proposal item	Proposed	Approved	Comments
Total homes	25	25	Mix of 2, 3, and 4-bed homes
Affordable homes	9	9	Mix of 1, 2 and 3-bed homes comprising affordable rent and shared ownership
Area of open space	✓	✓	Accessible to all, mostly grassland with seeded wildflower mix along with new tree planting
Community orchard	✓	✓	Accessible to all, including an area of planted fruit trees
Allotments	✓	✓	Plots used for the growing and cultivating of fruit and vegetables will be provided
Visitor car parking	✓	✓	Dedicated parking area created for visitors of the houses and users of the allotments
Local Area of Play	✓	✓	Placed in the centre of the site and to include wooden play features

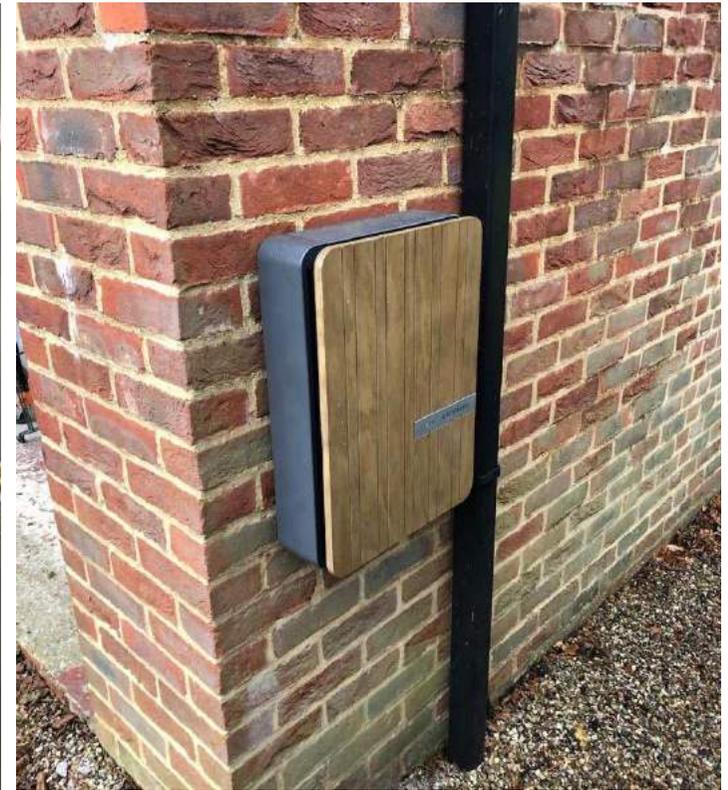
Section 106

This is a legally binding document and requires the following to be provided:

- approximately £130,000 contribution towards a range of community facilities, such as sports pitches and the Village Hall
- 1.3 hectares of open space
- Local Area of Play extending to approximately 100m²
- affordable homes comprising of 6 x rentals and 3 x shared ownership.

SUSTAINABILITY

Sustainability is at the heart of everything we do and we take great efforts to embed this in all our developments.



We are proposing to reduce our environmental impact by implementing the following technologies:

- ensure fabric of the building is built to an exacting standard to minimise heat loss to the environment
- electric vehicle charging points will be provided for all homes
- air source heat pumps to all units
- wastewater heat recovery systems fitted to all boilers.

UTILITIES & INFRASTRUCTURE

Local utility companies have confirmed that both the water and sewerage system have the capacity to cope with the increased demand.





RESERVED MATTER DETAIL

The next steps are to provide further details on the proposals to Cherwell District Council.

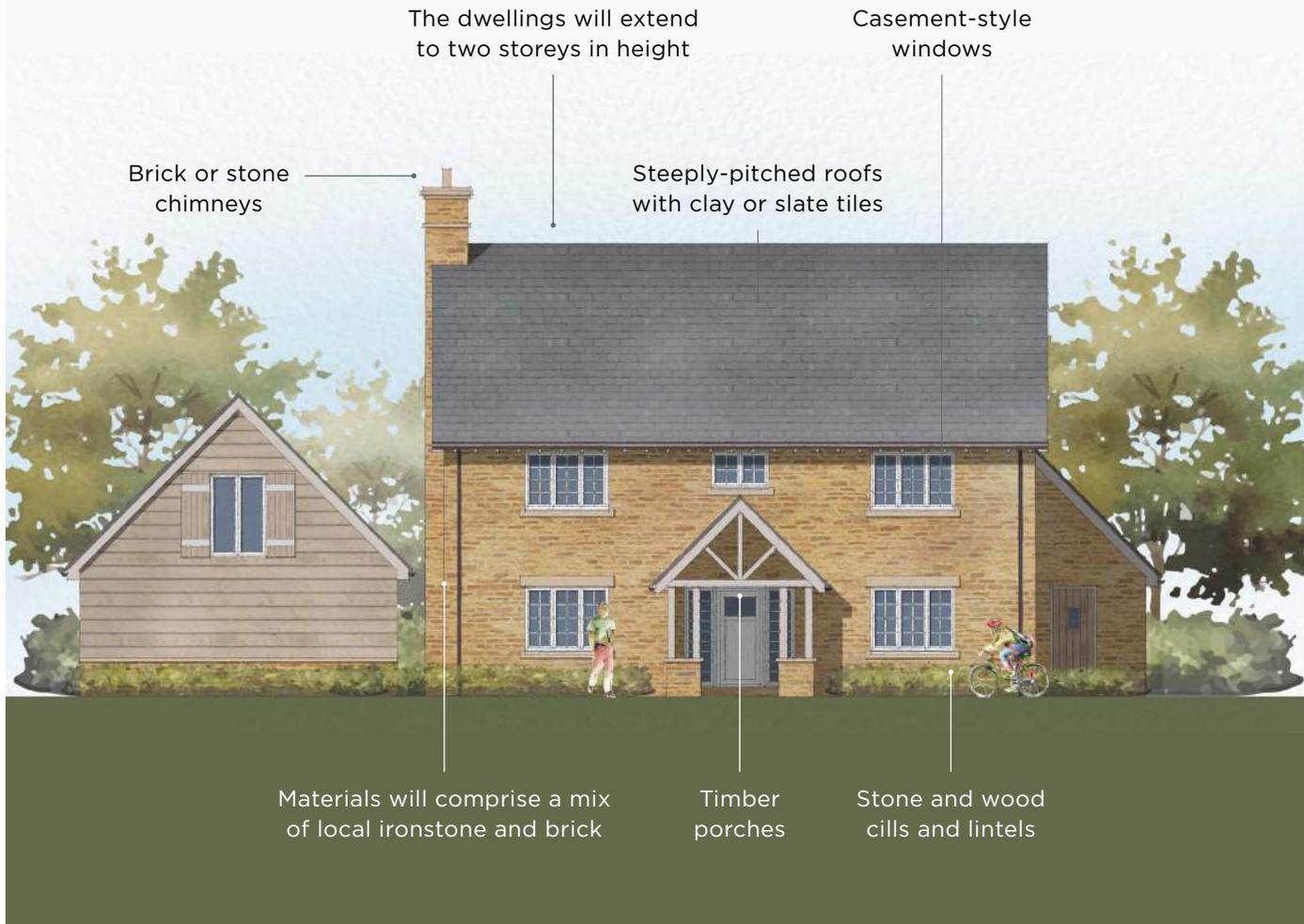
This is not a new planning application. It is the process required to agree specific details regarding the development with Cherwell District.

These details are referred to as reserved matters and cover:

- Appearance
- Scale
- Landscaping
- Access & parking
- Site plan

APPEARANCE

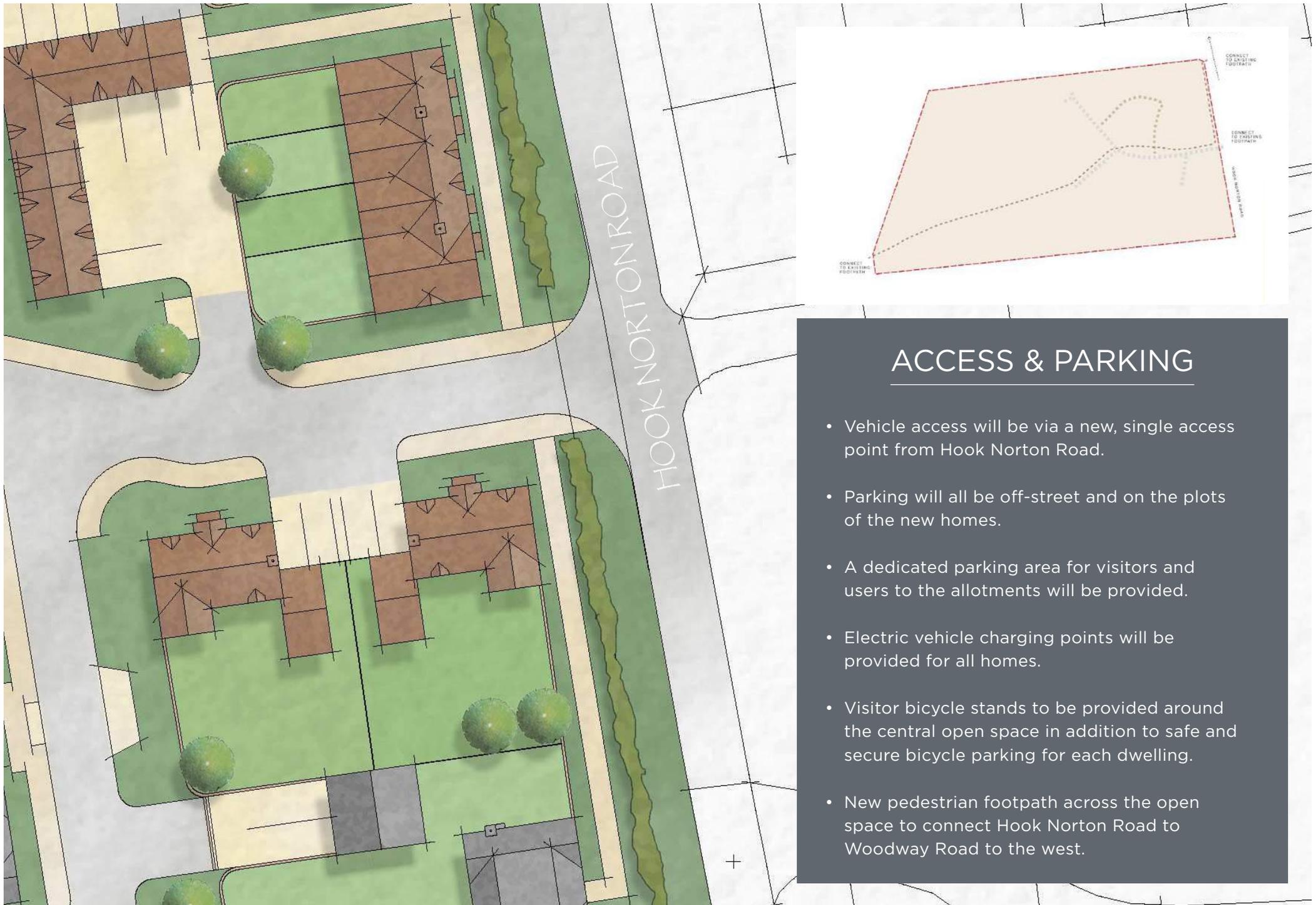
Dwellings will reflect the existing built form of Sibford Ferris and nearby villages in terms of scale, appearance and materials.





LANDSCAPING

- The open space and new planting will integrate the new homes into the surrounding environment and once matured will provide a robust, defensible and green edge to the site and Sibford Ferris.
- Mostly laid to grass with wildflower seed mix to encourage and improve biodiversity. It will also include allotments and a community orchard.
- New hedgerow and tree planting will be placed along the southern boundary to reduce the impact of the development when viewed from the south.
- A new central green area will be provided that will include a Local Area of Play for young children.



ACCESS & PARKING

- Vehicle access will be via a new, single access point from Hook Norton Road.
- Parking will all be off-street and on the plots of the new homes.
- A dedicated parking area for visitors and users to the allotments will be provided.
- Electric vehicle charging points will be provided for all homes.
- Visitor bicycle stands to be provided around the central open space in addition to safe and secure bicycle parking for each dwelling.
- New pedestrian footpath across the open space to connect Hook Norton Road to Woodway Road to the west.

SITE PLAN

This is an architect's drawing of the development that represents our work to date and how our vision of the development will be realised.



FEEDBACK & NEXT STEPS

We are keen to engage with the Parish Council and local residents. If you have any comments or questions please get in touch using the contact details on the next page.

We intend to submit the application for approval shortly after this meeting, once feedback has been collated and incorporated.

Full details of our proposals will be available on the Cherwell District Council planning website once the application has been validated.

Following validation, the application will undergo a 21-day public consultation period during which members of the public can comment on the proposals.

For all enquiries, please contact Nick at Gade Homes

Telephone: 01442 264488 | Mobile: 07389 133839

Email: nickwyke@gadegroup.co.uk

gadehomes.co.uk

