

Comments from Sibford Ferris Parish Council on Gade Homes Design Access Statement (DAS): Ref: 21/02893/REM

1. The Parish Council still have concerns over untested infrastructure impact, specifically: sewage, water and power supply. Relevant DAS sections and Infrastructure response below. Sewerage capacity / capability is a **major concern**:

5.3 Foul water will be discharged into the existing Severn Trent Water network in Hook Norton Road. Due to the shallow nature of the existing foul sewer a connection by gravity is not achievable, therefore a below ground packaged pump station is proposed, as shown on the JNP Group drainage strategy drawing shown overleaf.

5.4 Full details of the drainage design will be submitted as part of the requirements of condition 8 attached to the outline consent.

The following response has been received from Severn Trent in relation to the Sewerage Capacity. This identifies critical activity that needs to be taken to determine capacity and avoidance of future issues.:

Our Ref: 2019011819929 Thames Water. Re: Application No. 18/01894/OUT Site Address : Parcel 4300 North Of Shortlands And South Of High Rock Hook Norton Road Sibford Ferris

With reference to the above planning application the Company's observations regarding sewerage are as follows. Foul is proposed to discharge into the public combined water sewer. As a pumped solution is being proposed for foul for this site a sewer modelling assessment will be required, this is to determine what impact the generated flows from this site will have on the network and to determine the maximum pump rate that could be accommodated within the existing network without worsening the existing sewer performance in rainfall events. Severn Trent may need to undertake a more comprehensive study of the catchment to determine if capital improvements are required. If Severn Trent needs to undertake capital improvements, a reasonable amount of time will need to be determined to allow these works to be completed before any additional flows are connected.

2. Our expectation is that Cherwell District Council (CDC) will undertake comprehensive due diligence checking all aspects of the Gade Homes DAS to ensure consistency and compliance with CDC planning policy, regulations and the approved outline planning permission. This to include designed scale, height and massing.-Relevant DAS sections below:

4.37 The proposed dwellings are 2 storeys, reflecting the scale, height and built form within the immediate context and the wider village context.

4.38 The proposed heights of houses vary between 7.3m and 9.7m. 4.39 Roof pitches are consistent and as prescribed in 1Cherwell Design SPD (2018) at least 40 degrees to the horizontal with the ridge-line generally running parallel to the principle elevation.

3. We expect strict adherence to in relation to the updated arboricultural report (October 10 2021) and fulfilment of obligations for the community orchards, allotments and play area.
4. The following are corrections to statements made in the DAS:
 - 4.18 The bus service is infrequent and has **halved** in recent years and frequency reduced further recently.*
 - 4.19 Banbury train station is in fact **7.5 miles** distant*

5. In respect of site drainage the DAS now discusses Attenuation Areas (previously Sustainable Drainage Systems SuDS). It is not clear what the difference is between the two, how these will be implemented and any potential impact to surrounding land and properties. CDC need to validate the change in approach
6. The Parish Council have a concern relating to the Section 106 agreement that was developed and made legally binding for the land acquired by Gade Homes. The S106 contains named organisations that were not consulted at any stage and we believe as stands is not capable of delivering the perceived community benefits (sport and recreational access to leisure facilities). This requires full and due attention from CDC to rectify the situation.
7. The submitted DAS and Site plans 3699101-M, 3699117-E and 3699100- display aged versions of Google map images, for example omitting newly built property eg Bramley House constructed 3 years ago and sits between High Rock and Butwick House. Gade Homes should update the DAS to use current relevant mapping images. See below.

