



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

Wednesday 07 April 2021

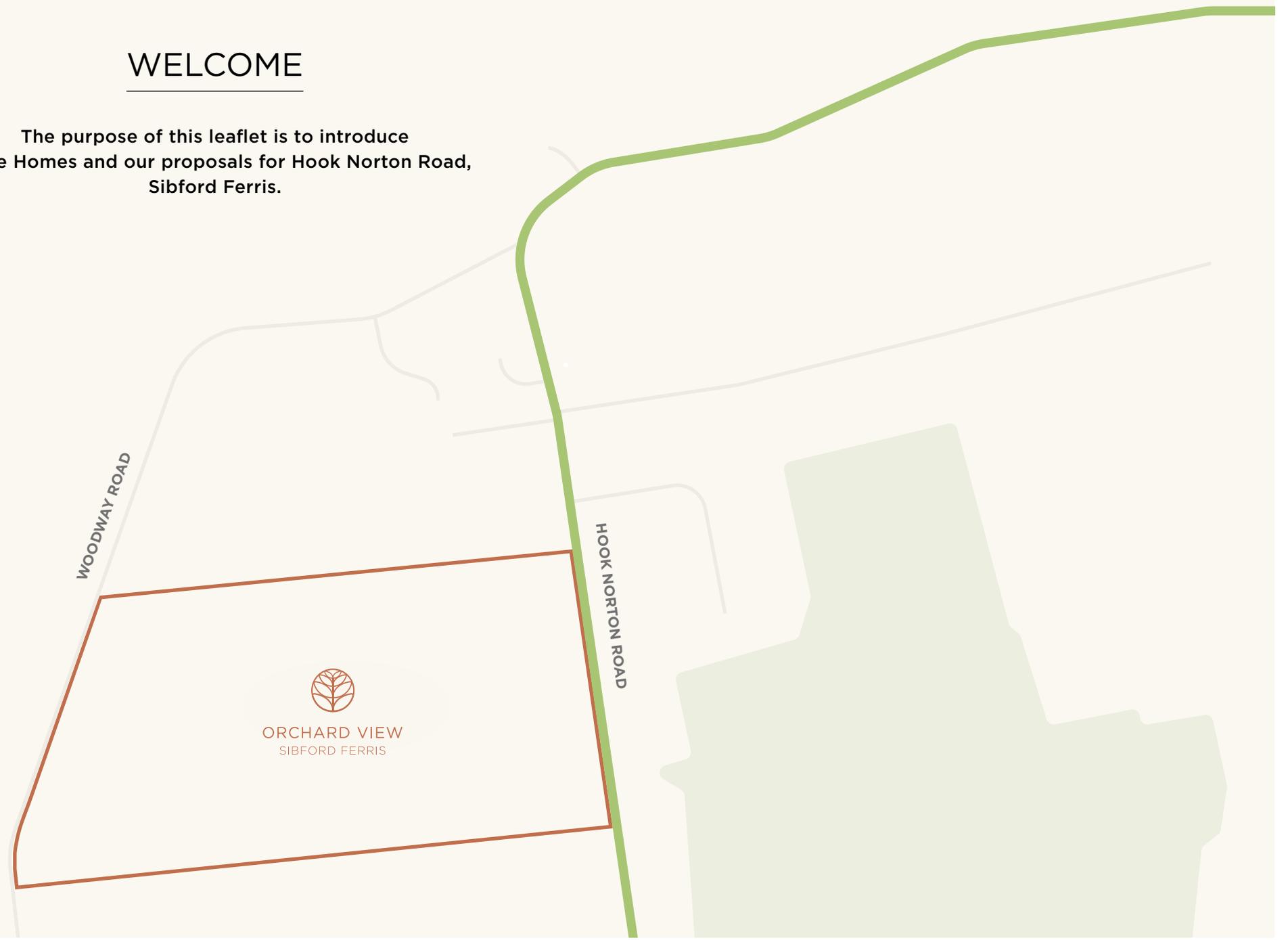


ORCHARD VIEW
SIBFORD FERRIS

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.




ORCHARD VIEW
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.

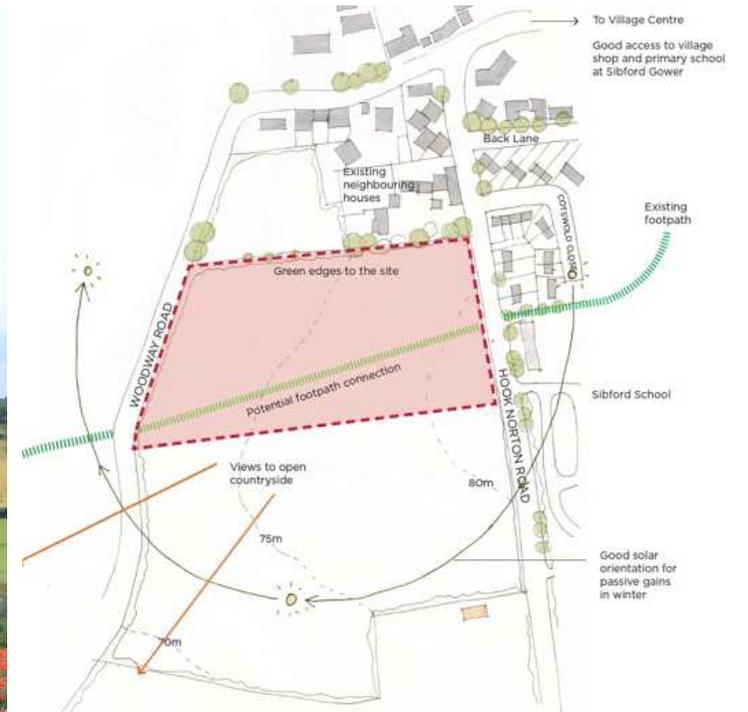


This will be achieved through:

- 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

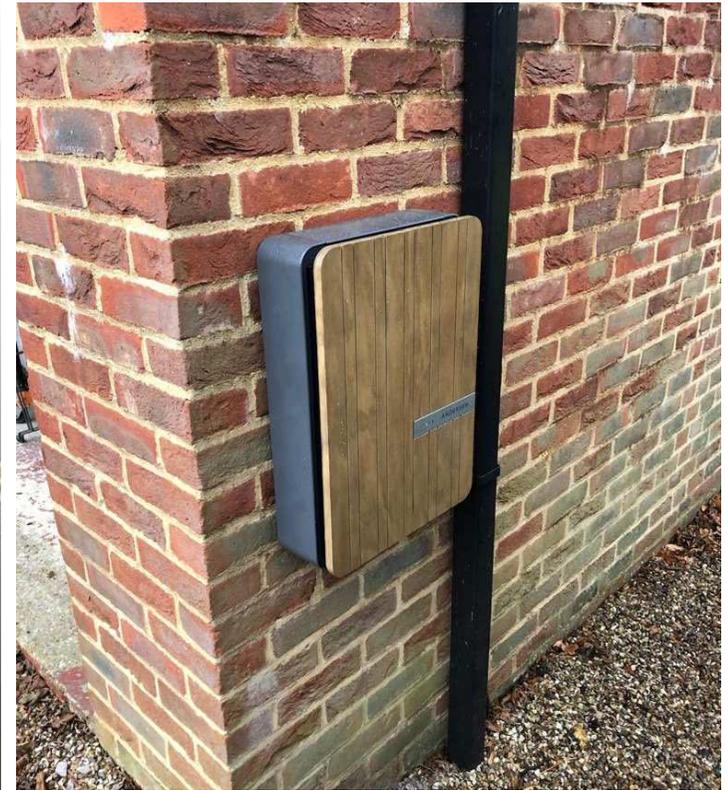
Section 106

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

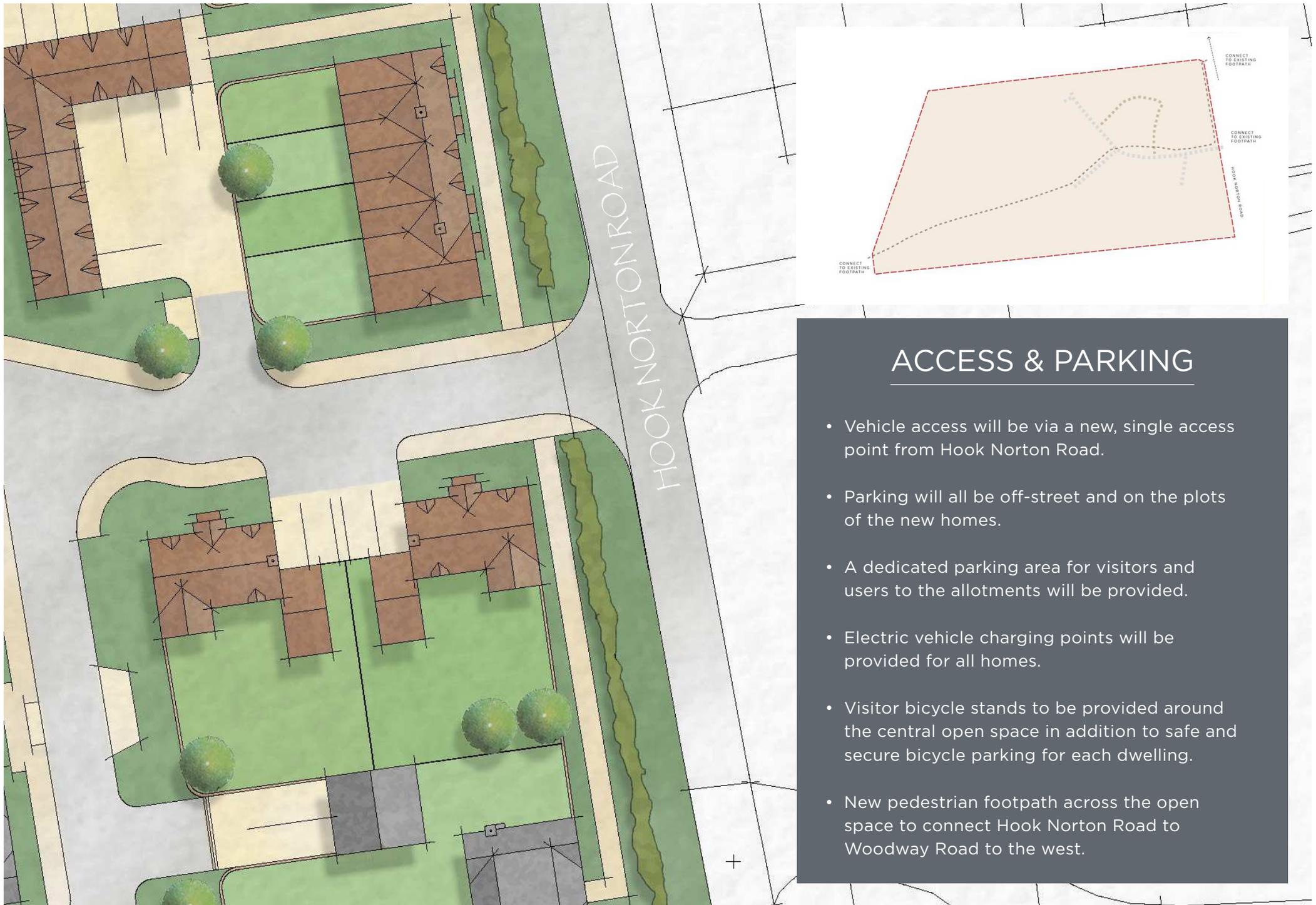
Dwellings will reflect the existing built form of Sibford Ferris and nearby villages in terms of scale, appearance and materials.





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.

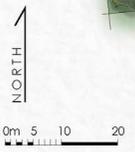


ACCESS & PARKING

- 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

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gadehomes.co.uk

