



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 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.*