

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.

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 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 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.