

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?