

BVT wishes to protect the green space, our own investment in the Village and maintain the promise of a closed development to residents. BVT will not grant further access over BVT land for further development.

### 3.8 What happens to the money that BVT gains for any grant of access through The Bache?

An agreement for access will be drafted by BVT solicitors for access, with the expectation that a new fee, which will not cost the residents or BVT any monies, will be agreed. DWH will also pick up the BVT legal and other fees for the grant of access.

The money can only be spent on Lightmoor Village infrastructure. No decision has been made on the new charge for access, or how this money will be spent. Expenditure will be agreed with residents and Lightmoor Village Estate Management Committee, if and when DWH formally request access.

### 3.9 How can BVT achieve a Lightmoor Village Primary School catchment area which includes The Paddocks?

Lightmoor Village Primary School is at capacity, with other schools 2-3 miles away and no plans for extension. BVT will work with the school to see if we can assist in any expansion plans relating to use of our community centre in school hours.

The Local Education Authority at the Council has the power to change school catchment areas. BVT will discuss with the Council how the catchment area can be amended to include the new development at The Paddocks in full.

The Doseley Park development was always in the original plans for the school catchment. The new Lightmoor Village development at The Paddocks was originally envisaged for non-housing use. Contributions were made to the School by the developers (via the Council) and BVT.

BVT will speak to the School and to the Council about how the catchment to Lightmoor Village Primary School can be widened to include The Paddocks and prioritise Lightmoor Village residents.

### 3.10 Will there be an increase in pollution with the additional traffic across The Bache?

BVT will speak to DWH about access over The Bache for the new development and agree conditions for this in any future agreement.

The bus route which was planned for the Doseley Park as a whole via the through access will no longer be required. This funding is a S106 requirement and can only be used as a bus subsidy.

We will ask the Council that some of this (£225.4K) be diverted to subsidise the bus at Lightmoor Village for a longer term, before the service needs to be self-sustaining.

### 3.11 What other contributions have developers made to Lightmoor Village and nearby areas to benefit Lightmoor Village residents?

- £25k towards rights of way improvements to the Western Roundabout and the Jiggers Bank Roundabout
- £50K to a BMX track at Phoenix School
- £78K towards drainage improvements

## 4 Next Steps

BVT will now start to engage with the Council and the Developers on section 3 above.

BVT will raise awareness of any requests for planning permission with residents, as soon as we are informed.

BVT will keep you informed every step of the way, through the community and BVT Lightmoor social media sites, and are happy to meet with you again during this process.

### Finally

BVT are aware that this situation has not been helped by ourselves.

We genuinely want to engage more with Lightmoor Village residents in decisions which impact on you, and rebuild our relationship with the Lightmoor Village community.

We will be back in touch in January to engage you all in our review of stewardship services and charges.

**In the meantime, can we take the opportunity to wish you all a Merry Christmas and a Happy New Year.**



# Lightmoor Village Update

## Access to The Bache for David Wilson Homes Doseley Park Development

**Firstly, thanks to all of you for attending the consultation event in November, to those who sent in their comments to Urbanissta and shared them with the David Wilson Homes (DWH), Telford and Wrekin Council and Bournville Village Trust (BVT)**

**It might be helpful to summarise where we are now and how we got here.**

### 1. History

David Wilson Homes (DWH) applied for planning permission with an assumption of access through The Bache, as a through road from Doseley Village.

DWH received outline planning permission for 460 homes in 2014, including an access road from The Bache to Frame Lane.

This proposal was supported at the time by the Council. It was assumed that BVT would grant access to a through road over the small strip of land which was transferred to BVT by Homes England.

BVT were working on an agreement for access through BVT's legal advisers. The sum of money received would go back into the infrastructure at Lightmoor Village.

BVT did not consult residents on the access over their strip of land and later apologised to residents. Trustees refused permission for access through The Bache in June 2019, pending consultation on the through road. Developers and the Council went back to consider this and came back with an alternative proposal in late August 2019.

The Doseley Park development has recently started to be built with planning permission for the first 96 houses accessed from Frame Lane.

Due to the condition of Frame Lane and local objections, a condition was placed on the Planning Permission awarded, for just 75% of the homes to use the Doseley Village access only. DWH appealed this and lost. DWH organised consultation on 6<sup>th</sup> September 2019 with the community at Lightmoor Village. This was cancelled so BVT, DWH and the Council could discuss the new alternative arrangements which were that the Doseley Park site be split. 75% of homes would be built with access through Doseley Village only.

The new proposal for Lightmoor Village, which BVT felt was a fair and just compromise to build much needed new homes, was for 25% of homes (115) only, using the accessing through The Bache, subject to hearing the views of residents at a public drop-in and subject to site plans which demonstrate that no through road would later be possible.

### 2. Understanding the Views of Lightmoor Village Residents

Consultation consisted of an on-line portal with plans, which were sent out by letter to all Lightmoor Village and Doseley residents and a busy drop-in event on the 13th November.

Consultation closed on 20th November 2019, there were a total of 199 views of the Doseley Page from 160 individuals.

BVT, the Council and Developers heard views from both Doseley and Lightmoor Village.

Doseley residents had a clear preference for the through road, due to their very current busy village traffic. This was something Trustees had already rejected.

### Understanding the Views of Lightmoor Village Residents, cont...

Lightmoor Village residents relating to the proposal for access to 115 homes mostly said to us that they were unhappy with the proposal for access and made some suggested conditions for that access, all of which we have considered below.

Some residents spoke to Trustees on behalf of their neighbours on 28th November 2019.

Trustees met as requested and listened to the resident views which chimed with the initial consultation to reject the proposal. Trustees have considered these views since the meeting.

#### The current position and the views of BVT

Trustees heard the requests to reject the access. Trustees heard ideas from residents who requested BVT build in their requirements, should the Council agree a future application from DWH to build 115 homes.

Residents are encouraged to comment on planning consent when the planning permission is submitted.

BVT feel that the building of the 115 homes, with access through The Bache is a fair and just compromise the BVT feel that DWH have changed their position by considering the views of BVT and residents in creating the split site, which will reduce access.

BVT is keen for more homes to be built to contribute to the housing shortage. The development will provide 25% affordable/social homes for rent and 75% for sale.

We understand DWH will now work on the final plans with the Council for the 115 homes. Prior to this, BVT will work with the Developer and the Council on the requirements of Lightmoor Village residents. When planning permission is submitted, BVT will again review whether reasonable resident requirements are mostly met, prior to access being granted.

### 3. The Views of Lightmoor Village Residents and how BVT will support the Requests made by Residents.

#### You asked:

#### 3.1 Can The Bache be open for no more than the 115 homes? You had heard previous promises that no more than 1000 homes would be built at Lightmoor Village.

BVT have received solicitor advice on an access agreement This will enable permission to be granted on the condition there is no through road – ever.

If this is ever attempted, the agreement/permission for access will be rescinded and all Doseley Park traffic will need to use the Doseley Village access.

The development now be taken to approx. 1115 homes, plus Bournville House, the extra care scheme.

A finite number was never agreed but BVT agree with this number in principle.

BVT has no plans to develop further homes outside existing commitments of the two Jessop construction sites.

#### 3.2 Can we have a physical barrier - house(s), so there is NO possibility of the road ever being opened up into the rest of Doseley. This is linked to point 3.1 above.

BVT will communicate an expectation that houses will be built, as a barrier within the Doseley Park site. The current plans show landscaping. We will grant permission for access only if there is a property boundary of one or two houses in the place of the current plan for a landscaped boundary.

This will help to assure residents that it would be very difficult to open up future access. If the future plans do not include this build type, BVT will not grant access.

Walk through access will be enabled to support access to the shops in Lightmoor Village.

#### 3.3 Can BVT ensure that the 115 homes are not the expected total social housing contribution of whole of the Doseley Park development?

BVT will grant permission for access only if no more than 25% of the 115 total homes are agreed for affordable/social housing.

#### 3.4 Can BVT ensure the 115 homes would become a part of Lightmoor Village, with the full Stewardship Charges paid to BVT, as all residents in the village?

BVT will agree access only if the 115 homes pay the same charges and live under the same conditions and quality specification of Lightmoor Village. The detail of this will be negotiated with DWH, prior to any grant of access and will form part of the agreement.

#### 3.5 Before construction even begins, can BVT ensure permanent traffic safety measures are in place on The Bache? Residents are concerned about traffic speed in the areas at The Bache and at Wellington Road/ Ellens Bank.

BVT will agree with the Council and developers plans for future traffic calming on Wellington Road and The Bache as part of our conditions of access.

The Council completed a traffic assessment in 2007 and 2012 which at the time, demonstrated that traffic calming was not required. We will ask them to work with the developers on a more up to date traffic survey.

The Paddocks, Doseley Village (115 units) and the two new Jessops developments will require access to the bus stop on the opposite side of Wellington Road and the School.

Permanent traffic safety requires roads to be adopted. Permanent Safety measures require road adoption by the Council starting at the roundabout at Wellington Road. The Council's Highways Department cannot adopt a road unless it is off another adopted road.

Roads are adopted generally when sites are built and complete and handed over to the Council for future maintenance.

BVT will discuss with the Council when this can be achieved on a permanent basis. In the meantime, BVT will discuss what temporary measures can be put in place to ensure resident safety.

This may be something that holds up BVT permission for access, but we must be assured that residents feel safe in the Lightmoor Village community.

#### 3.6 Can a pedestrian crossing be placed at the top of The Bache, with another near the school? Can more up to date transport estimates be completed?

This point is linked to the point 3.5 above. BVT will link the 2 points together and discuss solutions to this, with the Council/Highways Team and the Developer, on both a permanent and temporary basis.

The school and parents have made similar requests for a safe crossing and traffic calming outside the school.

Projections have been completed for homes not yet built, reviewed and agreed by the highways team.

The traffic outside the school has been recently tested, the current rate of traffic and supports this request for a safer crossing.

BVT agree that further traffic will be expected with the new developments underway. BVT will work with the Council to access the transport surveys in use for the areas which are not outside the school, to ensure their relevance now.

The Council (from January 2020) will take over the enforcement of parking conditions. The Council have agreed to monitor the area around the school and to take enforcement action on any parking which goes against the local bylaws and any dangerous parking.

We will keep you up to date with the discussions, on the school crossing, and the area closer to The Paddocks and The Bache.

#### 3.7 Can BVT put clauses on all remaining green spaces attached to the village, to prevent further development happening again?

There are two phases of development which Jessops will soon start to build. There is no further permission requested or planned under BVT ownership.

We understand the Council has sold some land on a farm which will be for a development of a very small number of houses. BVT cannot influence this. Residents can comment on this when planning permission is requested.