

## Resident update January 2020

### The Bache Road access and DWH development.

At the end of last year all residents received a newsletter about access to The Bache road for the David Wilson Homes Doseley park development, and the proposals from Lightmoor Village residents.

<http://www.lightmoorvillage.org.uk/wp-content/uploads/2020/01/Lightmoor-Village-December-2019-Newsletter-The-Bache-update.pdf>

Bournville Village Trust (BVT) is committed to keeping all Lightmoor Village residents informed throughout this process.

BVT met with representatives from David Wilson Homes (DWH) and Telford and Wrekin Council (TWC) to discuss those proposals.

Below you will see the proposal, and an update from that meeting.

1. No more than 115 homes, of which no more than 25% will be affordable/social rent, will have access over the Bache.  
*This principle is supported by DWH and TWC who will discuss detailed plans in early 2020.*
2. A physical barrier of houses to prevent access over the landscaped area on the current draft plans.  
*The principle of a physical barrier to replace the 70 metres of landscaping between the two DWH sites at Doseley Park. This is agreed by BVT and DWH.  
BVT are awaiting more information about services and drainage which might preclude a heavy structure on this spot (like a house or garage). BVT continue to support this principle.*
3. A clause in the legal agreement which withdraws permission for access should any access be breached – ever!  
*Solicitors will be instructed to draft a legal agreement to enable this requirement. BVT are confident that this requirement can be met.*
4. The 115 homes as a Lightmoor extension under BVT management, with the same charges and contributions  
*DWH have agreed to this requirement in principle Following the meeting, BVT shared the design codes, guides and costs to residents with DWH.  
DWH have a lot of information to digest and include in their future plans.*
5. The protection of the village from any further boundary shift, the protection of green spaces and amenities (which have not already been earmarked for current development - the two Jessops sites).  
*BVT has no plans for additional homes (outside the two x Jessops developments).  
TWC sold land at Croppings Farm in the summer of 2019 with outline consent for 8 dwellings. The new landowner is required to submit a Reserved Matters application to the Planning team for consent to proceed with that development. This will give residents an opportunity to comment as part of planning consent.  
BVT have asked TWC to inform us when this happens, so BVT can alert residents.*

6. Temporary and permanent safety measures, including traffic calming, parking and safe crossings and an up to date traffic survey.  
*TWC are proceeding with their plan to take on parking enforcement powers in local bylaws towards the end of January 2020. When this happens, residents are encouraged to let TWC know where the offences are being committed, so TWC can focus their resources.*  
*DWH will undertake temporary traffic calming on The Bache if/when their access is enabled. Permanent traffic calming for the Bache/Lightmoor Way and the school has been passed to the Council for a response. This is likely to require a further traffic survey when household traffic movements and usage of roads is known on occupation, at the end of the development period.*  
*BVT await a formal response from the Planning department on this.*
7. Work with Lightmoor residents and Lightmoor Estate Management Committee to agree how any income gained from the grant of access might benefit Lightmoor Village.  
*BVT are committed to this undertaking. If/when access and the cost of access is agreed, we will start to talk to residents.*
8. The extension of Lightmoor Village Primary School catchment area to include The Paddocks.  
*BVT have passed this to TWC, who in turn have passed this to their Local Education Authority for their determination.*

**More information will follow when known on all of these issues. In the meantime, BVT will grant no access over land at The Bache.**

**If you wish to discuss any of this information, please email [FleurHemming@bvt.org.uk](mailto:FleurHemming@bvt.org.uk).**