

**Lightmoor Consultation One**  
**Jessup and BVT - Initial Responses and Agreed Actions**  
**FAQ – Published 8<sup>th</sup> April 2020**

Thanks to the 10 residents who replied to our design and layout consultation, which closed on Friday.

We thought it was helpful to respond quickly, by letting you know our responses to the comments and enquiries made.

We indicate in this FAQ, the changes we intend to clarify and change on the site plans before this goes live with TWC planning team.

Thank you for your positive comments.

We have collected our responses/actions to concerns raised below, under the common themes, on the modern designs on the Croppings and the traditional designs on the Woodlands sites.

Due to the low number of people engaged, sometimes we received one comment only on certain matters. Where possible, we have accommodated the comment in the re-design. However, where the comment is contentious or fundamental to the site plan, we are aware there will be other views out there too, they will be subject to secondary consultation through the planning process.

At the end of this FAQ – you will find the next consultation rounds by BVT and Jessups on detail of the new development. We encourage you to get involved in:

- Consultation 2: Landscaping
- Consultation 3: The way the development will happen – impact on residents
- Consultation 4: Future management of the new developments

When this goes live on the planning portal, we will let you know. You can comment to TWC planning too. We expect TWC Reserved Matters to go “live” in the next 7 days. We expect planning to be “live” for comment, for approx. 12 weeks.

## 1. Colour Scheme

BVT aims to use colour to create character.

Residents were concerned that:

- a) **The blue and green render/cladding colour scheme is not in keeping with the village.**  
We have removed this from our plans.
- b) **Some coloured doors would be hard to source paints for re-painting.**  
We will ensure colours in the modern design are within the easily accessed colour range, including doors.
- c) **The number of colours on some houses.**  
We will ensure that where colour is used, we will minimise the number of colours on the render and doors in the same home.
- d) **The lemon render received a mixture of positive and negative comments, but mainly positive.**  
Before we proceed to the detail of the colour scheme, we will ensure that the lemon is readily available to residents for repainting. If this is not the case, the lemon will be replaced with a readily available render paint finish.

## 2 Design

Thank you for the positive comments on the layout and the provision of bungalows.

- a) **Future maintenance costs of cladding and preference for bricks.**  
We heard concerns from residents that the grey cladding would fade quickly and look unsightly, with residents having to pay to maintain the finished colour, in-keeping with the design guide.  
The cladding is made of composite material (not wood). The render material is a colour through render, so if it is ever chipped, the colour underneath will be the same colour.  
The material is designed to last and to fade together.  
Before we proceed to the detail with the planning team on the colour scheme, we will ensure that the colour is readily available to residents for repainting. If this is not the case, we will remove the grey cladding from the design and either replace the colour, or replace the material with a brick finish.  
The cladding is designed to meet the requirement fire risk.
- b) **More houses should face the green spaces in the village.**  
The design of Lightmoor Village is for homes fronting the road, with car parking at the rear. This was agreed with TWC Planners in 2007 and is part of the design guide to the village.
- c) **The design and character lacks ambition.**  
BVT Design group are keen to have a village of character and will be working with Jessup on the detail of this  
One person asked for more originality and flair, suggesting the homes lacked character. We received other comments that the design and character were too ambitious.  
We are not clear what parts of the design/character these comments refer to. Residents may comment directly to the TWC Planning Team on design and character in the revised plans submitted, following this consultation.

We will be discussing the plans over the next month with the planning team, even when the applications have been submitted.

**d) Bungalows.**

The bungalows are built in this position as a 2-storey home here would encroach on the height of the village. The 1-story home will bring these homes in line with the height of other homes.

Jessup will be changing the gradients to enable the homes to be built.

When the homes are built, we will work with all residents to enable them to join in and access the activities at Bournville House, should they wish to.

**e) The design of houses on Woodlands, which face the Bache impedes views from The Paddock and raises privacy concerns.**

It is the design of Lightmoor village to have homes on the highway.

We will work specifically with The Paddock residents on the final design specification of the planting to the front of the Woodland homes facing The Bache.

At the same time, we can engage on temporary and permanent road finishes and parking restrictions on The Bache, with TWC.

We have already had useful suggestions to replicate the frontage on Lightmoor Way with new hedging and access behind the hedge to the homes, rather than direct street access.

A layer of green space can be placed in front of those houses, this is subject to detailed discussion in **Consultation 2: Landscaping**.

### **3 Landscaping/Green Space**

Thank you for the positive comments on the green space, in keeping with the style of a garden village. We are pleased we can include another orchard in our designs and provide new trees in back gardens. We know how important this is for Lightmoor residents, we had many comments about the landscape and green spaces.

It is our intention that landscaping is the subject of **Consultation 2**, which will run tangentially with the planning permission, where we can begin to get down to the detail and share initial plans for detailed comment.

Please be assured that we will seek to replace hedges and trees, only where we need to remove them for the development of new homes or access. We will plant alternative hedgerows if we remove existing hedges and provide low (in height) mature trees, prior to the hedges being removed, to protect and rehome wildlife.

Residents were concerned about the following – which we will address at **Consultation 2**, when we share more specific plans with you for comments:

- a) Removal of hedges, which contain and support wildlife at the Woodlands, the timing of replacement hedges and trees to re-home the wildlife.
- b) The need to ensure no damage to the orchard and pond near the Croppings, designed by children, who composted to encourage wildlife.
- c) When the new planting will be completed.
- d) The need to keep existing trees, as far as possible.
- e) The height of new trees blocking light from homes.

- f) Need for additional play provision within the landscaped/green space.
- g) Ensuring the trees in gardens are not removed if costs need to be cut.
- h) Quality of material to be used on hard standing – for example Mews areas (these will be block paved).
- i) Request for mature trees around the SUDS pond on the Woodlands site, for additional privacy.
- j) Bank near the school onto the Croppings to be covered in vegetation to enable a natural barrier (see also comments on the school boundary/safety below).

## 4 Car Parking

### Parking on The Woodlands

We heard the following concerns:

#### a) Concerns about the layout of parking on The Woodlands.

We heard concerns about the number of parking spaces (behind each other), requiring the removal of cars to enable the first car parked to leave the home and behaviours this might lead to – namely that bad habits of parking on roads instead.

In January TWC took over the ability to manage parking alongside the Police. We will work with residents on The Bache to ensure appropriate parking, during discussions on the temporary and permanent solutions on the highway.

#### b) There is no visitor parking on The Woodlands.

The Croppings is a distance from homes on this side of the village. There is parking at Green Moors which is closer. There are 416 parking spaces marked for 202 homes at the Woodlands development, with 3 spaces for 4 bed homes (some have 4 spaces) and 2 spaces for 3 bed roomed homes. See also the response to the comment above.

Residents have made suggestions about potential for additional spaces on New Meadows at the Paddock which BVT will look at separately from this development.

Jessups will look at the suggestions made for additional green parking spaces near the public green space spaces, acknowledging that newts as a protected species will require protection in particular areas

TWC to patrol the illegal parking spots across the village if hot spots of this nature emerge.

### Parking on The Croppings Phase 2

We heard the following concerns:

#### a) Loss of overflow car park

BVT required additional parking and have removed housebuilding to enable this. We heard that residents do not wish to lose the parking at the Woodlands, before the Croppings additional parking is built. We aim to ensure the 20 additional parking spaces at Croppings are delivered, before we start the Woodlands.

**b) Support for parking for school traffic drop off**

We envisaged the need for this car park for school drop off, but also for the shops and rental of community space at the Oaktree centre. This will support residents through visitor parking. We cannot bring this closer to the village centre for reasons of safety and existing layout of Furnace Avenue.

TWC will manage illegal parking hotspots. BVT will remind residents of their obligations and encourage the use of their own parking spots, to enable space for visitors.

We had comments that the parking spaces should replace the homes which are adjacent to the school. We had other opposite comments that the houses look onto the school.

We await the expertise of the planners to consult and decide on the position of these parking spaces here and across the development. The highways team at TWC will have experience and expertise to add to that debate.

**General Comments - parking**

We heard the following concerns:

**a) Parking spaces do not include electric charging points**

We will review opportunities for electric charging points in the village and will trial this in areas agreed with TWC during discussions on planning approvals.

**Some roads have green spaces in front of houses where the green spaces at the frontages are too small**

This is part of the Lightmoor design. In **Consultation 2 - landscaping**, we will hear your ideas to maximise the feel of open spaces for green frontages.

**c) Concerns about the layout of parking - both sites**

You were concerned about the number of parking spaces (behind each-other) and its impact on convenience – leading to bad habits of parking on roads instead. As we have outlined above, we are looking at Woodlands to provide additional visitor spaces.

**5. Child and Road Safety**

We heard the following concerns:

**a) The boundary of the Croppings should not back onto the school**

See above for the different opinions on the new overflow car park.

We heard concerns about the play area being overlooked and requests for the design of the fencing to be high enough to provide privacy for the school playground, yet still enable light to the school.

We will work directly with the school to agree the boundary specification in detail and reach a decision which is suitable during the planning permission phase.

**b) Furnace Avenue access to the Croppings**

At the same time (above), we will look at parking permissions and restrictions at Furnace Avenue with the Council and the school. We will

agree the specification in partnership to support parents to drop off/pick up their children.

**c) Request for “pedestrian only” access at the end of the Croppings development, nearest the school**

This request was to have a “dead end” near the new car park.

We will work with the school and the Highways team to determine this when planning permission has been submitted.

There was a suggestion that Gorsey Meadow might be a more appropriate access to Lightmoor way. We feel this is not possible as it would impede existing permissions and existing residents at Croppings phase one.

**d) Road speeds and traffic calming**

TWC Highways team will declare the requirement for highway speeds, we can pick this up at **Consultation 3** – impact on residents.

## 6. Other

We heard the following concerns:

**a) Rear Gate positions at plots 39 and 40 at Woodlands could be better**

We will try to improve the design to maximise side gates on these homes.

**b) Building and site traffic times of operation**

**Consultation 3** will discuss delivery of the homes by Jessup

We noted one request to discuss the working hours on site. Consultation 3, will pick up on this and the behaviours we expect from builders, ensuring toilet facilities for builders and the parking of site traffic so it does not impede resident access.

**c) Drainage of the site at Woodlands**

Concerns were expressed about existing SUDS ponds overflowing due to recent extreme weather. Concerns about further homes built on land which might prevent water soaking were also raised.

We will work with affected residents in the management phase to ensure we have systems suitable to regularly maintain and empty the SUDS ponds to ensure unexpected overflow does not go into homes, in **Consultation 4 – the future management of the new development**

**d) Clarity on road names for Ellens Bank and Lightmoor way**

The Planning Team will agree and correct names for roads

**e) Extending Harding Wood/Elland bank area into the new unmarked road of the Woodlands development**

This area will have pedestrian only access

**f) Additional spaces for children in the school**

Plans have always been the Jessup sites to be in the school boundary.

Separately we are discussing with TWC, the opportunity for school catchment to include the whole of The Paddock development

**f) Turning circles for bin collection**

This has already been built onto designs. Plans will be available for residents to view on the TWC planning portal.

**7 Notice of plans for the next consultation on the landscape design, and management of the new homes at the Woodlands and the Croppings (Phase 2) of the Jessup Development:**

The following consultation will happen concurrently with the planning application. Many of the responses require us to speak to Planning for advice in a timely way, to enable Jessup and BVT to have focussed consultation with residents

Please keep an eye on our consultation through our website as follows, we will remind you by social media when we have placed new consultation in the folders:

**a) Consultation 2: Landscaping**

This will start on wk com 14<sup>th</sup> April for one week  
Responses will be given on wk com 20<sup>th</sup> April

**b) Consultation 3: The way the development will happen – impact on residents**

This will start on wk com 27<sup>th</sup> April for one week  
Responses will be given on wk com 4<sup>th</sup> May

**c) Consultation 4: Future management of the new developments**

This will start on wk com 11<sup>th</sup> May for one week  
Responses will be given on wk com 18<sup>th</sup> May 2020.

**Finally**

Thank you again for your responses, we look forward to working with you on the next has of the consultation on Landscaping and Green spaces  
If you have any queries on the content of this document, please feel free to contact [stewardship@bvt.org.uk](mailto:stewardship@bvt.org.uk)