

Lightmoor Consultation Two:

Landscaping and Green Spaces

Jessup and BVT - Initial Responses and Agreed Actions

FAQ – Published 24th April 2020

Thank- you to the 4 households who replied to our consultation, which closed at midnight on Monday 20th April 2020.

We thought it might be helpful to respond quickly by letting you know our responses to enquiries made and the actions we will take intend to take and our review of plans.

We received comments about the principles of the landscape design in Consultation One. We have addressed those in more detail below.

It is inevitable that we also received very specific comments and concerns from the households where we are building close to, or adjoining their boundary. As with consultation one, due to data protection requirements, we cannot be specific on some of the personal comments we received, we have engaged directly with that household.

In this summary of consultation, we have picked up some of those issues in an anonymised and less detailed way, so that all residents understand our response.

The dates for the next consultations detail on the 2 remaining consultation phases are below. Consultation 3 starts on 27th April.

We will inform residents when we know the consultation is live with Planning, at that point, we will be able to act with TWC to make the the changes received during these stages of this informal consultation,

Thank you for your positive comments.

We have collected our responses/action to concerns raised below, under the common themes which came through the consultation, on the new homes and Woodland Park.

1. Hedges

Jessup have aimed to retain as many hedges as possible throughout the development. We will seek to replace hedges and trees only, where we need to remove them for the development of new homes, or access to homes. Of this happens, we will plant new hedges.

We will look to see how many of these we can plant ahead of any removal, to enable rehoming.

Jessup have worked alongside Ecology Consultants FPCR on all ecology matters including hedges, trees and protected species, whilst preparing the plans. As part of the Planning Process, we will be working with TWC ecologist and FPCR who will be getting involved and advising us on hedge species and how we must protect them during our work. We hope this provide assurance that in building new homes we will not intentionally kill, capture eggs, damage or destroy a breeding site or resting place for wildlife.

Natural England will review the plans and agree the specific requirements and instruct us on their protection. They will do this before any license to enable development. Building cannot proceed without that license/

On a positive note, we have been looking with specific households to change our design to minimise hedge removal and retain existing hedges and in one place, to slightly thin an existing hedge.

Before we make changes to the design, we need TWC to validate our plans, to enable their Ecologist to get involved. We can then discuss with them these proposals and proceed accordingly.

This means that the current plans have to be reviewed by Planning and go public, before we can engage the Ecologist. Bear with us, we are comfortable with the plans we have agreed with individual households and concerned residents. We cannot confirm anything until an Ecologist is appointed to support us.

2. Trees

We will seek to provide low (in height) mature trees, where possible, prior to the hedges and tress being removed, to protect and rehome the wildlife.

We have noted your concerns on tress which will grow and block out light from homes.

We will work with the TWC Ecologist and FPCR on the suggested tree species. We will discuss with the Ecologist the type of tree which we can place around the SUDS pond, to support privacy.

Existing mature trees will be removed only when necessary to deliver the provision agreed for the number of homes already given planning permission in the first design of the village.

We will not reduce the environmental aspect of the planned design which adds trees to the development, or to remove the new trees from our design, to cut costs.

3. Newts

We are aware that the species are protected.

For the same reasons above, residents can be assured that we will work with TWC Ecologist, FPCR and Natural England to protect newts.

Any required redesign to protect species will happen, prior to planning permission being granted. It is a welcome requirement of the planning process.

Jessup up to have completed up to date surveys on wildlife present on the sites, through persons recognised by Natural England, prior to pulling the design and layout of the landscaping and green spaces in the Village together.

4. Woodland Park

We know this has been popular with existing householders.

There will be no damage to the existing orchard as this is far removed from our new build Jessup homes.

Our improvements to create Woodland Park will provide space allocated for a community orchard

We had a request for an additional play facility on the Park.

We are unable to meet that requirement.

There are already 4 play areas in the village.

An additional play facility planned within the Doseley development off the Bache.

5. Quality of materials – paving and parking

The Jessup sites will be in keeping the design code for Lightmoor village.

Paved courtyards are within the design submitted to the Planning Team.

We have liaised with one household to review plans on gradients and the width of access, to ensure safe passage of cars to pass each-other.

6. Landscaping on the bank adjoining the School and Croppings Phase 2

We have had a request for this gradient change to include an earth wall, full of vegetation, maintained by the children at the school.

We also received request to move the new car park next to the school in place of the houses.

We intend to work with the school and TWC on the design for this bank and the homes beyond the bank, as soon as our planning application is validated.

We must first be sure to meet planning requirements relating to safeguarding children at school boundaries. The engagement with the school and planning requirements around safeguarding will dictate our work in this area.

7. Next consultation notice

Notice of plans for the management of on-site activities will open shortly. The following consultation will happen concurrently with the planning application.

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 3: The way the development will happen - on site activity and impact on existing residents

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

b) Consultation 4: Future management of the new developments

This will start on wk com 11th May for one week
Responses will be given on wk com 18th 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