



Doseley Park, Lightmoor Extension from The Bache Update - 19th June 2020

Hello everyone, we thought we would update you on the latest discussions with David Wilson Homes (DWH), as we get close to concluding the legal discussions on access over The Bache for their Barratt development.

Some time ago, we expressed the resident's reasonable requests to DWH to enable access to build much needed homes.

Below, I am sharing the original promises and the position that we have reached. We hope to get the legal agreement finalised in June 2020

Thank you for your patience.

When the agreement is signed, we will let you know and keep you informed of developments.

If you have any queries please do not hesitate to contact us, on stewardship@bvt.org.uk

- 1. No more than 115 homes, of which no more than 25% will be affordable/social rent, will have access over the Bache.**

This has been achieved within the development boundary and is unchanged since DWH applied for planning permission.

DWH have also spread the social housing units which are under 25% in number across the development, further than their original application.

Access to build the 115 homes will travel through The Bache and this should start by year end.

You may have recently seen an application to Telford and Wrekin Council (TWC) planning for 100% of homes to be built with access through Doseley Village.

As part of our legal agreement, DWH will withdraw that planning application.

- 2. A physical barrier of houses to prevent access over the landscaped area on the current draft plans.**
- 3. A clause in the legal agreement which withdraws permission for access should any access be breached – ever!**

The application includes a car port owned by the adjoining property.

DWH are unable to build a heavier physical structure on this land due to the drains and services under this land.





Instead, BVT are taking ownership of the land which surrounds this car port. BVT's Landscaping Services will maintain this land and the culvert underneath.

Therefore, the "ransom strip" owned by BVT on from The Bache will move to that area, within the permanent ownership of BVT.

The footpath which will remain is to join Lightmoor Village to Doseley. This is not wide enough for a vehicle.

BVT will have management of the perimeter of the development where there are landscaped areas, as it does with Lightmoor Village.

DWH homes will be at a higher level than the DWH Doseley development and have the additional boundary of a fence. Where a fence is within the common area, this will be owned and managed by BVT.

Throughout the development BVT will own and manage the Courtyard areas and unadopted roads.

All open space passed to BVT to manage will be subject to snagging and satisfaction of BVT to a defined standard of infrastructure, prior to acceptance.

I am not sure if you have seen the advice from Eversheds to Tony and me (below), which has a number of options. We settled on access, which would be withdrawn if the access was breached (and not for the sale of that ransom strip).

One thing we need to protect against is the perimeter of the Lightmoor Village DWH extension, being in BVT control. I am not sure how we might do that.

In effect when the roads are adopted, the only thing we have is a new ransom strip which is the perimeter which we might own?

I am thinking – what if someone sells their home for access to be granted from lower to higher in a different area than the current concern of residents – we need to be sure that is not possible within our agreement.

4. The 115 homes as a Lightmoor Village extension under BVT management, with the same charges and contributions.

The charges applied to the new DWH Homes will be the same contribution as levied by BVT in Lightmoor Village.

The specification within the Lightmoor Design Code for paved areas, street lighting and granite kerbs will be replicated within the agreement.

The homes will be managed through the stewardship service, with requirements to meet the approval of BVT, prior to undertaking alterations based on their build type.





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).

This is largely outside the gift of BVT and DWH. It is not BVT's intention to develop further in Lightmoor Village, outside the two Jessup developments (Woodlands and Croppings 2), which were already planned.

TWC is selling land with planning permission for 8 homes on Croppings Farm with consent for 8 homes. There are no other plans to develop the village.

6. Temporary and permanent safety measures, including traffic calming, parking and safe crossings and an up to date traffic survey.

As a temporary measure, with 3 developers facing The Bache, the following arrangements have been made:

- DWH have agreed to pay for temporary traffic calming from the area of new meadow road into their development
- Keepmoat have agreed a similar arrangement for the land between Lightmoor Way and New Meadow Road
- The homes on Jessup development have rear parking

The adoption of roads by the Council will start from the furthest (South) roundabout. TWC will not adopt The Bache Road until building works are complete.

In the time up to then, TWC will confirm permanent traffic calming on The Bache. This is likely to be agreed when a Traffic Management Plan is submitted by the joint developers.

7. Work with Lightmoor Village residents and Lightmoor Village Estate Management Committee (LVEMC) to agree how any income gained from the grant of access might benefit Lightmoor Village.

As previously stated, the sale of the strip of land at the end of The Bache will be for £350K. BVT will work with Lightmoor Voice and LVEMC to agree how the proceeds will be spent with residents.

8. The extension of Lightmoor Village Primary School catchment area to include the whole of The Paddocks.

This is outside our legal agreement. We await a request which the TWC has made to the Local Education Authority to move this boundary.

BVT have been discussing the school crossing with the Highways Team and the Lightmoor Village Primary School. This discussion will conclude in June 2020, prior to Lightmoor Village resident consultation on the proposals. If approved, the parking spaces outside the shops and the school will close permanently to enable safe crossing for the school children.





As soon as we have more information, we will share that with you. Thank you for your patience. We knew the legal detail would take some time to negotiate, but we are nearly there. TWC will then need to agree planning permission for the DWH development.

Yvonne Davies

BVT Project Director

