
Bournville Village Trust
Lightmoor Extra Care Scheme
Planning Statement

27 February 2008



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This planning statement is submitted in support of the full planning application for the Extra Care Development at Lightmoor Village. This statement should be read in conjunction with the Design and Access Statement submitted by Bournville Architects.

Outline Planning Permission for Lightmoor Village was granted in September 2005 (ref. W/2002/0392), with Planning Permission for Lightmoor School also forming part of the Village Centre following. Lightmoor is a new build Joint Venture development by English Partnerships and Bournville Village Trust with development occurring in phases.

A full detailed planning application is being submitted on the basis that the outline planning application did not specify the use of this site as an Extra Care facility, therefore a Reserved Matters application could not be submitted.

The Extra Care site is located approximately 2km south west of Telford town centre, approached from the junction of the A5223 and A4169. The site abuts the new Village Centre and future primary school site, construction of which will shortly be commencing, forming the urban core of this new village community. Surrounding the site are future development sites with planned open spaces, some of which are designated specifically for the purposes of a sustainable urban drainage system.

The status of the village at the time of this submission sees Phase 1, Roundhouse Park, complete and occupied, Stocking Park nearing completion and the Village Centre shortly to commence.

The development site is 4,727.7m² (0.47 hectares) located in the heart of the Village and will be at the centre of the community's daily activities. The site is bounded by Lightmoor Way, which will be the main street running through the centre of the Village and encapsulating the lower half of the site. Off this main street the development site will be facing the new Bournville Village Trust Offices and the residential development forming the Village Centre. The village square, retail units and the proposed family pub/restaurant will be found to the north east of the site.

To the north west, Principal Street will run between the development site and Lightmoor Primary School, with the first phase of the construction providing 74 meters of road. To the south west of the development lies the Croppings Site, which is land ear-marked as a future phase for the provision of 200 residential units.

The site has a cross fall of approximately 5 metres from north east to south east, which continues to fall away maximising views out of the site towards the more open south west aspect. To accommodate the topography of the development site, the building is designed around a series of internal ramps which allow the building aesthetically to appear to be an assemblage of residential buildings that have developed organically over time. Articulation of this aesthetic is created by varied eaves and ridge lines, intermittent chimneys and strong frontages, which gently work with the site's topography.

The development site is dissected by a well established, dense hedge which is broken by an existing mature Oak tree. An Ecological Survey was undertaken prior to the submission, together with an Arboricultural Survey of the existing tree (a copy of these reports are enclosed with the application). The Ecological Survey identified that the hedge is relatively old, providing habitat for a wide range of species characteristic of farmland in the local area and containing a mix of holly and hazel.

The removal of the hedgerow from the development site will inevitably impact on the habitats of wildlife, however due to the dense nature and characteristics of the hedge, translocation of a significant section of the hedgerow is proposed. An existing hedge has previously been translocated on an earlier development phase, therefore the same approach is proposed for the length of hedge indicated on Drawing No 97-040-B/520A. Confirmation of a recipient site is yet to be established and agreed with the Joint Venture.

The Oak tree is to be retained as a visual feature of the site and will be safeguarded during the construction process in accordance with Tree Assessment Report. Measures will also be undertaken to ensure that the development does not impact on the root protection zone. Again, a detailed method statement of the measures to be applied can be found in the above mentioned report.

SUDS/DRAINAGE

The proposed Extra Care facility will be connected to the foul water sewer at a pre-formed connection point on Lower Lightmoor Way, constructed as part of the Village Centre development. To comply with the sustainable urban drainage system requirements for the Village, surface water will be attenuated within a stepped storage structure located under the car park area of the site. This system will also be connected to the surface water sewer constructed as part of the Village Centre Development at a pre-formed connection point on Lower Lightmoor Way.

The design of the Extra Care facility evolved through the development of the brief with Bournville Village Trust and the Borough of Telford & Wrekin Council to determine the accommodation and facilities required. The outcome of which provides a building with 6599.6m² of accommodation and an internal courtyard of 2304.2m², comprising of;

Ground Floor

- 18 Flat Units
- Open plan Lounge/Dining Room
- Two Multi-Purpose Rooms/Communal Lounges
- Buggy Store
- Reception Office
- Kitchen Area
- Laundry Facility

First Floor

- 26 Flat Units
- Assisted Bathroom
- Hair Salon
- Guest Room

Second Floor

- 15 Flat Units
- Assisted Bathroom
- Library/Quiet Room
- Craft/Multi-Purpose Room

The building is located so that it defines Lightmoor Way providing a strong frontage to the street. Materials play an important role in ensuring a level of quality is achieved in the design and to a certain extent the pallet of materials to be used has been set by the proposals for the village centre development. It envisaged that reference will be made to material choices made on the village centre for both paving materials and elevational treatment to ensure a coherence between the respective developments is achieved.

The design of the development has to respond to the architecture of the village centre particularly with the elevations to Bournville Village Trusts offices acting as a prominent landmark feature. The location of the main entrance to the development creates a dialogue with the architecture it faces contributing in not only the role it plays in turning the corner but in framing the arrival and exit from the centre of the village.

The design of the building gives the appearance from the street that there are a mixture of two and three storey buildings along Lightmoor Way and Principal Street. However internally corridor access is provided to the entire building on the third floor which is not immediately evident from the elevations. The principal behind this is to build relationships with buildings on the opposite side of the streets with a play on roof forms, varied eaves and ridge heights and window patterns.

The Design & Access Statement provides further detail on the design and architecture proposed for this development and should be referred to in conjunction with this document.

Parking and Access

The car park area provides 24 parking spaces including 2 disabled parking spaces which is based on the provision requirements for sheltered accommodation, in accordance with the parking standards contained in the Wrekin Local Plan. The use of the car park will be solely for this development with controlled access into the site being provided for the occupants, staff and visitors.

Due to the significant distance of the disabled parking bays from the main entrance an alternative access has been provided to the building. Level access is provided to all areas of the development to ensure all aspects of the site are connected providing access for all. Buggy Stores are also provided at either end of the building to support access requirements and facilitate the needs of the residents.

An external cycle storage area has been designed to accommodate 10 - 12 cycles to promote sustainable means of transport, the area is sheltered to provide protection from the elements. In addition to this the proximity of the development to the village centre will encourage residents to walk to the shops and facilities within the centre.

The public High Street known as Lightmoor Way has been designed to take public transport therefore residents of the development site will have access to a bus stop located near to the village centre which will provide a half hourly service at peak times.

Travel

As a condition of the outline Planning Application for the Village Centre a Travel Plan was developed by Bournville Village Trust with the overriding objective being “to create a sustainable village with a high quality, urban character”. A copy of the Travel Plan produced has been enclosed with the planning submission on the basis that the content is wholly relevant to the Extra Care site. In summary the principal objectives are as follows:

- The design of the village should support a variety of transport modes
- Actively encourage sustainable travel and movement such as cycling and walking to destinations
- Ensuring pedestrians, not cars are given priority
- Designing roads for maximum vehicle speeds of 20mph
- Providing a quality bus route to link the village to Telford Town Centre
- Clustering higher residential densities around the village centre in order that residents are located close to the centres facilities being easily accessible on foot

The Travel Plan prepared by Bournville Village Trust is a comprehensive document that is intended to be developed to meet the BREEAM Multi Residential criteria which will encompass staff journeys and deliveries to the facility.

The proposed Extra Care facility is considered key to ensuring the local and future needs of the community will be met, the design of which has evolved through responses to the brief, the Design Guide and the site's topography.

It is envisaged that the presence of the Extra Care Facility which is bespoke in its design for such a development will add to the urban grain of the village assisting in creating a coherence to the streetscape and a legible frontage to Lightmoor Way and Principal Street.

The development being located at the heart of the village centre will integrate and establish this facility as an important addition to the community. Residents will have the opportunity to become part of this new and evolving village community with all they require on their doorstep.