

Proposed Horsehay Development News



3rd October 2016

INTRODUCTION

This newsletter is to let you know of the position reached with the proposed development of the land at Horsehay - the area situated behind Wellington Road and Woodhouse Lane.

The Joint Venture of the Homes and Communities Agency and Bournville Village Trust is working with a developer called Keepmoat to develop this site, as part of the overall work to complete Lightmoor Village. Keepmoat has previously been active in the local area, having built 105 homes on the southern part of the Lightmoor Village development.

The site at Horsehay has been prepared in readiness for the development to commence. Keepmoat propose to start construction activity in October. The initial work will be to establish the site - to erect fencing and provide for a works compound with appropriate facilities.

PROPOSED HORSEHAY DEVELOPMENT SITE

The site at Horsehay, marketed by Keepmoat as "The Paddocks", has reserved matters planning approval for the construction of 200 houses. There are no blocks of flats or apartments within this scheme. Bournville Village Trust will take a quarter of the units into management.

The sole access to the development is off the pipeworks access road, now named "The Bache". There are no road connections through to either Woodhouse Lane or Wellington Road.

The site includes areas of open space - amenity grass and landscape planting. The play area in the field at the rear of properties on Wellington Road will have various items of equipment and a small, hard surfaced ball court. Once these amenity and landscape areas are completed, they will be managed by Bournville Village Trust as part of the fabric of the Lightmoor Village estate.

The housing will be developed in phases, starting at the southern end of the site, where the sales suite and show house will be situated. The programme is for the work to take some four or five years. The programme will be reviewed as the work proceeds - the rate of construction activity depends on many factors.

This land is a construction site, not open to the public. Safety of workers and of visitors is a major concern in construction sites. No-one should enter the construction site without the approval of the Site Manager.



Homes &
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*Lightmoor Village is a development
managed by the Joint Venture of the
Homes and Communities Agency and Bournville Village Trust*



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ECOLOGY AND SITE MANAGEMENT

The site is being administered under a licence granted by Natural England. This has allowed the development area to be cleared of great crested newts. All newts and other animals taken from the development area have been released into a designated wildlife site.

The statutory licence requires that the newt fence remains in place for the duration of development. Sections may only be removed at the time when built development reaches completion in any particular area.

Keepmoat is obliged to erect security fencing around the development site. This is partly to ensure the safety of the public, and also that of construction workers.

Approved fencing is to be erected to protect trees and hedges within the site. Most hedges will be retained as part of the open space areas, although a few short lengths of hedge will be removed to allow for the construction of certain roads within the site. Trees are also to be kept as part of the landscape areas.

CONTACT DETAILS

The contact at Keepmoat for enquiries about the development work on site is Richard Watts, the Site Manager. His mobile number is 07531 097751. The Contracts Manager is Leighton Clare.

The Keepmoat sales office is on Lightmoor Way, the road off Wellington Road leading to the Centre of Lightmoor Village. The contact phone number is 0845 450 3872.

The address for correspondence with Keepmoat is Keepmoat Homes, Regeneration House, Gorsey Lane, Coleshill, Birmingham, B46 1UJ.

I am happy to answer more general enquiries about the development of Lightmoor Village.

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