



Highfield House, 5 Ridgeway, Quinton Business Park, Birmingham B32 1AF, United Kingdom  
T +44 (0)121 213 5500 F +44 (0)121 213 5502 E rpsbm@rpsgroup.com W www.rpsgroup.com

Our Ref: JBB7117/B4414.ph

27 March 2008

Jeff Upton (Development Control Manager)  
Development Services  
Lichfield District Council  
Frog Lane  
Lichfield  
Staffs  
WS13 6YZ

Dear Mr Upton

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)  
OUTLINE PLANNING APPLICATION FOR A NEW SETTLEMENT OF UP TO 5000  
DWELLINGS AT LAND TO THE NORTHEAST OF LICHFIELD CITY, CENTRED AROUND  
FRADLEY PARK ON PART OF THE FORMER FRADLEY AIRFIELD.**

RPS Planning & Development act on behalf of the Curborough Consortium in relation to the submission of the above outline planning application, which seeks approval for the development of a new community containing up to 5,000 dwellings on land to the north of Lichfield City, centred around the Fradley Airfield at national grid reference 414439 313076.

This planning application is put forward by the Curborough Consortium, a Consortium of four developers which includes Redrow Homes, Hallam Land Management, Banks Developments and Gleeson Homes.

Through pre-application consultations, it has been confirmed that the development hereby proposed requires to be assessed under the Environmental Impact Assessment Regulations March 1999. Accordingly an Environmental Statement has been prepared in conjunction with the Local Planning Authority to inform the determination of this application. The ES considers not only the negative impacts and any appropriate mitigation measures but also the positive effects of the development. The ES is prepared in accordance with the EIA Regulations 1999 and the DETR Circular 02/99, Environmental Impact Assessments, March 1999.

Under the Town and Country Planning (General Development Procedure) Order 1995, Article 7, notice has been served on all known owners of the land and agricultural tenants through the serving of Certificate C. The planning application has also been advertised in the Lichfield Mercury. Copies of which have been included with the application submission.

The range and amount of supporting documents has been discussed and agreed with the Local Planning Authority at the pre application stage. Accordingly, please find enclosed the following documentation regarding the proposed new settlement that comprises the formal application and environmental impact assessment as well as ten comprehensive application CD-Roms (which include copies of all plans and reports) and 10 CD-Roms of the ES:

**Application Documents x 10**

- Planning Application forms, including relevant ownership certificates and notice;
- Document No. 1 – Planning Statement;
- Document No. 2 – Environmental Statement;
- Document No. 2A – Environmental Statement Non Technical Summary;
- Document No. 3 – Curborough Chronology;
- Document No. 4 – Transport Assessment;
- Document No. 5 – Design and Access Statement;
- Document No. 6 – Energy Assessment;
- Document No. 7 – Retail Assessment;
- Document No. 8 – Affordable Housing Statement;
- Document No. 9 – Outline Waste Management Plan;
- Document No. 10 – Services & Utilities Report;
- Document No. 11 – Statement of Community Involvement;
- Document No. 12 – Flood Risk Assessment.

A cheque for the sum of £25,000 made payable to Lichfield District Council.

**Application Plans x 40**

- Application Site Boundary Plan (Plan ACD5257.008.E)
  
- Land Use Parameter Plan (Plan ACD5257.014.1)
- Vehicular Access and Movement Parameter Plan (ACD5257.014.2)
- Pedestrian and Cycle Access and Movement Parameter Plan (ACD5257.014.3)
- Public Open Space and Ecology Parameter Plan (ACD5257.014.4)
- Landscape Masterplan Parameter Plan (Plan ACD5257.014.5)
- Density Parameter Plan (Plan ACD5257.014.6)
- Building Heights Parameter Plan (Plan ACD5257.014.7)
- Character Areas Parameter Plan (Plan ACD5257.014.8)
- Nodes / Landmarks / Vistas / Views Parameter Plan (Plan ACD5257.014.9)
- Key Frontages Parameter Plan (Plan ACD5257.014.10)
- Phasing Framework Parameter Plan (Plan ACD5257.014.11)
  
- Tertiary Access via Watery Lane Road Alignment (Plan ITB2042-GA-203 Revision A);

- Secondary Access Road Alignment (Plan ITB2042-GA-402 Revision B);
- Indicative Park and Ride Site Location Plan (Plan ITB2042-GA-401 Revision D);
- Hilliard's Cross Potential Improvement Scheme (Plan ITB2042-GA-403 Revision B);  
and
- Proposed Site Access Arrangement Plan (ITB2042-GA-405).

#### **Illustrative Plans x 40**

- Masterplan Plan (Plan ACD5257.001.H)
- Site Wide Masterplan (Plan ACD5257.001.1.C)

The Curborough new settlement as identified by the enclosed site boundary plan is located in the Fradley area north of Lichfield City located outside the Green Belt in the southern part of Staffordshire. It will be developed around the existing substantial employment area of Fradley Park, with the principal development area to the west of the A38 (Trunk road). In terms of Curborough's strategic context, Burton lies some 15 km to the north of the site off the A38 while the Birmingham conurbation is some 35 km to the south. The M42 is accessible at Tamworth some 23 km away, while the M6 Toll Road is only 10 km distant. Links to the conurbation can be obtained by train from Trent Valley Station on the north east edge of Lichfield, only 4 km from the centre of the development area.

The planning application site is based on a gross site area of 283.9 hectares. The application site contains part of the old Fradley Airfield, RAF Lichfield. The remainder of the airfield has either been developed, is under construction or has planning permission for mixed business uses. Part of the site, however, is in agricultural use or is plantation woodland.

To inform the outline planning application and to allow the appropriate assessment of its impact, an illustrative Masterplan has been prepared to indicate the scale of development, its disposition and layout. A key objective influencing this approach was to ensure the proposed settlement meets all sustainable development requirements in terms of the site's specific context, taking account of local constraints and opportunities which exist. The Masterplan represents the applicants' design approach to the site, following extensive pre-application discussion and consultations and represents an illustration of the vision for the site and is therefore to be treated as illustrative only.

The Parameter Plans describe the key structural components of the Masterplan. These Parameter Plans form the 'Regulating Masterplan' to which all future development proposals should adhere in principle. It is anticipated by the applicant that planning conditions would be imposed upon the grant of outline planning permission requiring the details of all reserved matters to be fully in accordance with the Parameter Plans.

This proposal is intended to directly respond to the identified need for a new settlement in Lichfield District to assist in meeting the District's growth as identified in national and regional planning policy for the next twenty years. The provision of new homes in the form of a balanced new community not only provides the most sustainable pattern of housing growth, it is essential to supporting the long-term viability of the District's principal employment base at Fradley Park. There is a high degree of synergy between the new settlement proposals and the existing employment provision at Fradley Park, alongside considerable mutual benefits to be derived from locating a new settlement at Curborough adjacent to the District's principal employment location.

Copies of the ES are available from RPS at a cost of £100 for a complete hard copy of the document or alternatively £10 for a CD-Rom containing electronic formats of the document. This is considered to be a reasonable charge reflecting printing and distribution costs in accordance with the requirements of Regulation 17.

Should there be any issues or matters which require addressing during the course of the application's determination, please do not hesitate to contact me in the first instance.

Yours sincerely



**PAUL HILL BA(Hons) MA MRTPI  
PRINCIPAL PLANNER  
Direct Line: 0121 213 5518  
Email: paul.hill@rpsgroup.com**

Enc