



PLANNING STATEMENT
DOCUMENT 1
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1. INTRODUCTION

- 1.1 This Planning Statement has been prepared on behalf of the Curborough Consortium to accompany a planning application submitted to Lichfield District Council for the Curborough new settlement, at Fradley, to the north of Lichfield.
- 1.2 Curborough includes development and construction of up to 5,000 new homes that incorporate new design technologies and forms, bespoke to the scheme. The proposal includes the provision of high quality public transport infrastructure, linking the settlement with Lichfield City, with the potential for a Park and Ride scheme situated to the east of the A38. New dedicated pedestrian and cycle routes providing linkages to the surrounding area are provided and Curborough will provide for the social and economic needs of the new community, with retail and community provision such as multi-use educational and sports facilities. The proximity of the already established Fradley Park employment area provides local jobs for 3,500 employees which is due to expand to around 7,000 jobs over the next few years, all being within walking and cycling distance of the future Curborough residents.
- 1.3 The new settlement proposal takes as its starting point the 'Study of the Potential for a New Settlement in Lichfield District' prepared by David Lock Associates Ltd and Land Use Planning for Lichfield District Council in 1994. The concept of Curborough was subsequently endorsed by a specific allocation and policy in the Staffordshire Structure Plan (1996-2011). The Structure Plan made specific proposals for the allocation of a new settlement at Fradley under Policy H1. Despite the Policy no longer being saved, it required the provision of 1400 dwellings before 2011 and at least a further 1600 dwellings after 2011, linked to an existing major employment area of regional significance. The need for the new settlement was further identified in Structure Plan Policies IMP1 and IMP2, where specific implementation criteria were established, including the need for the preparation of a development brief/masterplan for the area.
- 1.4 More recently, a new settlement proposal for Curborough (Fradley) was considered at the Lichfield Core Strategy Examination in Public in 2005. Due to major deficiencies in the Plan, the Inspector was unable to declare the document as sound. However, as noted later in Section 4 of this Statement, the Inspector

noted the Council's general support for the new settlement and its non inclusion was merely because of the perceived lack of a related housing need.

“The Council agreed that the Fradley new settlement would be a sustainable option and the only reason it was not put forward as a proposal in the strategy was because of the “numbers”; in other words it was not thought to be needed during this plan period.”

(Annex to Inspector's Report paragraph 2.9)

- 1.5 As a response to the Inspector's Report, the inevitable delay as now indicated in the Council's Local Development Scheme (LDS) in development planning at Lichfield, and the overall appropriateness of the proposal, which is consistent with the enhanced housing requirement in the emerging Regional Spatial Strategy (RSS), the Curborough Consortium has taken the decision to pursue a planning application for the development.
- 1.6 This planning application is put forward by the Curborough Consortium, a longstanding Consortium of four home builders and developers who have had interests in the site for 10 years and who have spent a considerable amount of time, effort and money in land assembly, promotion and planning in bringing the proposal to this stage. As indicated by the application site boundary, the Consortium has a controlling interest in a substantial land tract to the south, west and east of the former Fradley Airfield.
- 1.7 All of the members of the Consortium are experienced in large scale residential and mixed use developments including new settlements. The Consortium comprises:
- **Redrow Homes**
 - **Hallam Land Management**
 - **The Banks Group**
 - **Gleeson Homes**

1.8 The Consortium intend to:

- a) obtain the planning and regulatory consents for the construction of the new settlement;
- b) manage and finance the implementation of the development by ensuring the provision of infrastructure and services on a phased basis;
- c) release serviced sites to a range of house builders and developers;
- d) manage the development of the site;
- e) quality assure the development through the preparation of design guidance and design briefs in liaison with the local authorities, enabling each phase released to be controlled and directed by the design strategy and principles.

1.9 The Consortium has assembled a team of well known and respected consultants to help develop and detail the proposals for Curborough. The team has covered all the necessary inputs including design and masterplanning, environmental assessment, renewable energy, sustainability appraisal and strategic planning. The team is as follows;

- **RPS Planning and Development** – Planning, Design and Masterplanning, Sustainability, Ecology, Archaeology and waste management.
- **Hawksmoor** – Land Assembly
- **Atkins Global** – Environmental Assessment, Infrastructure
- **Cooper Partnership** – Landscape and Arboriculture
- **i Transport** - Highways and Public Transport
- **Wardell Armstrong** – Renewable Energy
- **Optimum PR** – Communications Strategies

1.10 This document sets out the need for the new settlement and assesses the proposal against national, regional and local planning policy. First, however, a brief summary is provided of the site and its planning history. The document, therefore, comprises the following:-

- **Section 2** Planning Application
- **Section 3** Site Location and Description
- **Section 4** Planning History
- **Section 5** Planning Policy
- **Section 6** The Need for Curborough
- **Section 7** Conclusion

2. PLANNING APPLICATION

- 2.1 The planning application seeks outline approval for the new settlement. The planning application documentation is comprehensive and deals with all aspects of the proposals. The outline planning application seeks approval for the principal means of vehicular access, with scale, layout, appearance and landscaping reserved for subsequent approval.
- 2.2 The submission of this planning application has followed extensive pre application discussions and meeting with key stakeholders, including the Lichfield District Council. The extent of the pre application public consultation is summarised in the Statement of Community Involvement report. The planning application has also had regard to the content and advice in the District Council's 'Guidance Notes for Validation of Planning Applications' and the documents and plans detailed below, follows discussion and agreement with the LPA on the content necessary for submission of the outline planning application.
- 2.3 As would be expected of a planning application of this scale, there is a considerable amount of supporting information associated with the proposal. The covering letter accompanying the application stipulates the numbers of copies of the various plans, forms and reports as agreed at the pre application stage with the LPA. By way of a summary overview of this information, the following section outlines the documentation which is included with the planning application.

1. Completed application forms, fee, ownership certificates and notices

The planning application forms (using the national IAAP forms as requested by the LPA) have been supplied which have been completed in full, together with a fee for £25,000.00, to cover the full amount for the planning application. To ensure all owners are correctly notified, ownership certificate C has been served and appropriately advertised in the Lichfield Mercury on 20 March 2008. Where agricultural tenants exist, they have been notified through the appropriate service of the Agricultural Holding Certificate.

2. Planning Application Plans

(i) A site boundary plan based on an Ordnance Survey map has been submitted at a scale of 1:5,000 @AO (plan number ACD5257.008.E), which identifies the application site boundary with a red line. This site plan also indicates land outside the application boundary but within the applicant's control marked by a blue line.

(ii) Detailed means of access, highway improvement and junction plans accompany the application to provide a clear indication of how access to the public highway is achieved. Full details of this are provided in the accompanying Transport Assessment. The detailed means of access plans are as follows:

- ITB2042-GA-203 Revision A – Tertiary Access via Watery Lane Road Alignment;
- ITB2042-GA-401 Revision D – Indicative Park and Ride Site Location Plan;
- ITB2042-GA-402 Revision B – Secondary Access Road Alignment;
- ITB2042-GA-403 Revision B – Hilliard's Cross Potential Improvement Scheme; and
- ITB2042-GA-405 – Proposed Site Access Arrangement.

(iii) Included with the planning application is a series of Parameter Plans. The purpose of the Parameters is to clearly 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 the intention of 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. These Parameters reflect the concept designs and set of objectives as described in detail in the Design and Access Statement. The Parameters are as follows:

- i. Land Use Parameter Plan (Plan ACD5257.014.1)
- ii. Vehicular Access and Movement Parameter Plan (ACD5257.014.2)

- iii. Pedestrian and Cycle Access and Movement Parameter Plan (ACD5257.014.3)
- iv. Public Open Space and Ecology Parameter Plan (ACD5257.014.4)
- v. Landscape Masterplan Parameter Plan (Plan ACD5257.014.5)
- vi. Density Parameter Plan (Plan ACD5257.014.6)
- vii. Building Heights Parameter Plan (Plan ACD5257.014.7)
- viii. Character Areas Parameter Plan (Plan ACD5257.014.8)
- ix. Nodes / Landmarks / Vistas / Views Parameter Plan (Plan ACD5257.014.9)
- x. Key Frontages Parameter Plan (Plan ACD5257.014.10)
- xi. Phasing Framework Parameter Plan (Plan ACD5257.014.11)

3. The Masterplan

A Masterplan (plan number ACD5257.001.H) accompanies the planning application. The Masterplan represents the culmination of an extensive design process and has responded to the setting and other significant constraints and assets that define and characterise the site. The Masterplan is therefore not to be viewed as a two dimensional plan, but one which has been developed taking into account the landform, surrounding and on site landscape features, and the massing of neighbouring development.

The Masterplan represents the applicants' design approach to the site, following extensive pre-application discussion and consultations and represents the illustration of the vision for the site and is therefore to be treated as illustrative only. Whilst the Masterplan details the core development area, an illustrative site wide Masterplan (plan number ACD5257.001.1.C) also accompanies the planning application and illustrates how the core development area relates to the access and park and ride elements of the planning application.

4. Planning Statement (Document 1)

This document, prepared by RPS summarises the planning application and its level of conformity with planning policies at all levels including the development plan for Lichfield. The Planning Statement considers the strategic case of Curborough, having regard to alternative development scenarios, providing an overall justification for the development.

It also pulls together details from all the supporting information and reports submitted. At Appendix 1 is a preliminary schedule of suggested Planning Obligations (Heads of Terms) which seeks to show how the development would be implemented, including infrastructure requirements. A preliminary draft of this document was discussed at the pre application stage with the LPA. It is, however, recognised that the S.106 issues will be refined through the application process as a result of the LPAs consultation process. Also attached as appendices are the sustainability appraisal of the development and open space assessment.

5. Environmental Statement and Non Technical Summary (Document 2 & 2a)

To enable the Local Planning Authority to give proper consideration to the likely significant effects of the development on the environment and the proposed mitigation measures a full ES and non technical summary report have been prepared. This follows on from the receipt of the screening and scoping opinions from the Local Planning Authority.

6. Curborough Chronology Statement (Document 3)

This document provides the detailed planning context of the site at every stage of the development plan process to provide an understanding of the settlement's justification. The report records the evolution of the development, beginning when Staffordshire's scale of housing need was first identified in 1990, through the site's Structure Plan allocation and subsequent Local Development Framework process.

7. Transport Assessment (TA) (Document 4)

A full TA has been produced by i-Transport which outlines the existing and proposed vehicular and pedestrian movements to and from the site, together with traffic generation and distribution. Details of highway/junction alterations and public transport proposals are fully detailed within the TA. The TA also sets out the Travel Plan framework for Curborough.

Detailed discussions on the scope of the TA and package of transport proposals have been discussed with both Staffordshire County Council as the Local Highway Authority and also the Highway's Agency.

8. Design and Access Statement (Document 5)

A Design and Access Statement has been produced, incorporating a number of plans and providing a context for the parameter plans referred to above. The key purpose of the D&A statement is to describe the evolution of the Masterplan approach and urban design rationale, from which more detailed design work will follow in due course.

The D&A statement establishes the broad and overarching principles of the development, including location, form and limit to the development area. It provides contextual analysis in terms of built form and local architectural styles as well as detailing site constraints and opportunities. It provides a section on delivery and implementation and makes it clear that the need for approved Design Coding should be a conditional requirement of the Outline consent.

9. Energy Assessment Report (Document 6)

The Energy Assessment report for Curborough includes preliminary energy demand calculations for both the residential and non residential buildings. Whilst the findings of the assessment relate to the type and amount of buildings which clearly will be refined as the planning application progresses, the assessment provides 'Baseline' and 'Improved Building Design' calculations.

Based upon this assessment, this outline planning application commits to Code Level 3 of the Code for Sustainable Homes for the residential properties on the site. The assessment also recommends that, as a condition, each reserved matters phase will be accompanied by a separate energy assessment report which will detail the code level to be achieved and the technologies and construction methods to be used for that phase of the development.

10. Retail Assessment Report (Document 7)

The retail assessment assesses the quantitative and qualitative case for the retail component of the scheme. It fully justifies the scale of the retail provision for Curborough which includes a foodstore of 2,500sqm and comparison floorspace of 1,000sqm along with other retail components commensurate with the scale of the development.

11. Affordable Housing Statement (Document 8)

Accompanying the planning application is an affordable housing statement which has been prepared by Rupert Scott. This outlines the overall level of affordable housing and addresses potential forms of tenure. This follows from discussions with Registered Social Landlords (RSLs) and Local Authority Housing Officers.

12. Outline Waste Management Plan (Document 9)

This document sets out the arrangements for managing and disposing of waste created in the course of the project. It details the type and volume of waste, how the waste will be managed and transported and to which potential locations the materials will be transported for disposal, with provision for the recording and retention of all details for all the waste removed from the site. Given the outline nature and scale of this application, the document represents an outline waste management plan, the precise detail of which will be addressed through subsequent reserved matters applications and phases of the development progress.

13. Services/Utilities Report (Document 10)

This report, prepared by Atkins, provides information on existing service location, capacity, wayleaves and capabilities within the site area. This information has been collated following extensive consultation with relevant service providers and used to inform the masterplanning process.

14. Statement of Community Involvement (Document 11)

This document contains details of consultations with the Local Planning Authority and wider community/stakeholder consultees prior to submission.

