



Environmental Statement (ES)  
Non Technical Summary (NTS) Update  
DOCUMENT 2a  
June 2009

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# **Outline Planning Application for a New Settlement at Curborough, Staffordshire**

## **Environmental Statement Update Non Technical Summary (NTS)**

**(June 2009)**

**on behalf of**

**The Curborough Consortium**

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## Report Production

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# 1. Introduction

- 1.1.1 This ES Update has been prepared as an update to the original Environmental Statement (ES) (Document 2a) that was prepared on behalf of the Curborough Consortium, to accompany the planning application 08/00342/OUT. It was submitted to Lichfield District Council on 28th March 2008 for the development of a new settlement at Curborough. This document is to be read in conjunction with the original Non Technical Summary of the ES. The Update to the ES provides updated technical and survey data whilst answering some of the technical and policy objections that have been raised through the application's post-submission consultation period.
- 1.1.2 This document represents a new stage of assessment and is not provided as an update of the original ES. Discrete updates are contained in regard to technical data, survey results and policy implications to facilitate the consideration of the proposed development. The ES updates supplied are relayed through the same arrangement as the original ES and considered through the same chapter subjects. The ES Update addresses all matters except Transport, Air Quality and Noise.

## 2. Application Site

- 2.1.1 The planning application site is based on an unchanged gross site area of approximately 283.9hectares. The amendments proposed through this ES Update and revised Illustrative Masterplan propose some very significant changes to respond to consultee responses. A larger area of woodland is to be retained whilst the historic pattern of hedgerows and field boundaries are incorporated and reflected in the revised layout, thereby reducing the extent of built development and increasing the residential densities as a result to an average PPS3 net density of 39 dwellings per hectare.
- 2.1.2 In addition to the amendments within the application site, the previously submitted amended Illustrative Masterplan submission, Parameter Plans, revised Design and Access Statement and this ES Update addresses the concern to ensure continued protection of the retained open land separating Lichfield City and the application site. This provides the means of preventing coalescence between the settlements in the future. Continued agricultural use of the separating land is proposed to be secured by way of policy designation through the Lichfield LDF. The land identified by the blue line on Plan RPS1 (**Figure 2.1 – Appendix A**) is within the control of the applicant and therefore its use is sought to be controlled through LDF designation restricting the land's use to pasture land and hay meadow, which will help to maintain a 'gap' of open character between the settlements.

## 3. Proposed Development

- 3.1.1 As detailed through this ES Update, whilst there are significant changes to the disposition of land uses within the application site, the principal elements of the planning application fundamentally remain the same and relate to a development of up to 5,000 dwellings, educational establishments, a Local Centre, community infrastructure including open space, highway access, park and ride facility and waste recycling facilities. The detailed description of development has previously been amended to take account of the revisions detailed through this ES Update including a police post facility, general practitioners premises and allotments. The Illustrative Masterplan produced to inform the outline planning application, and allow the assessment of the development's impact, has been amended to take account of the varying provisions identified through consultation responses and subsequent discussions and improved urban design arrangement.
- 3.1.2 The proposed Illustrative Masterplan demonstrates how the Local Centre will provide a mix of uses at ground floor with residential apartment units above where appropriate, resulting in an average building height of approximately 2.5 storeys but providing focal buildings of three to five storeys. The residential units to be provided also include live/work units so that sustainable methods of working are embraced within the Local Centre. The business premises provided as offices or for financial services are relatively small, providing accommodations for small independent businesses, starter units and to avoid the proliferation of financial services within the prime retail area.
- 3.1.3 The Amended Illustrative Masterplan includes three tiers of development area, which respond to changes in development scale as follows:
- (i) The entire development area which has a cohesive character, with elements that 'tie' it together and create a unique 'place' focusing on a central local centre around which the development pivots and includes mixed uses at its core to serve the new community.
  - (ii) Four development 'quarters' which comprise:
    - (a) Two large 'residential' quarters north and south of Wood End Lane, centred around a large green space that includes a Neighbourhood Equipped Area for Play (NEAP). Each of these two large residential quarters has a centrally located primary school serving it;
    - (b) The mixed use local centre which forms a commercial / mixed use quarter at the centre of the development; with residential uses above the ground floor.
    - (c) The secondary school with its large area of dual use pitches, located alongside sports pitch provision with the northern primary school connected to these pitches. The secondary school is also co-located to the mixed use centre bringing this key community use into the heart of the scheme;
  - (iii) Seven 'neighbourhoods' each orientated around a central community space and play area.

## 4. Alternative Sites & Options

- 4.1.1 Since the submission of the ES, Lichfield District Council has published the responses received to the Core Strategy Issues and Options consultation. From the 2,800 responses received it was identified that the most important issues were meeting the strategic housing requirement; identifying sufficient employment sites for allocation; the provision of affordable housing and tackling climate change through development. The settlement proposed seeks to address these important issues through the delivery of a residential development that will not reduce the current level of employment sites in the District.
- 4.1.2 This evident support for the use of a comprehensive settlement to meet the housing needs of Lichfield City and the wider District reflects the assessment of the Spatial Options carried out through the ES. It is through this assessment and the formation of the four options by Lichfield DC that alternative forms of development have been taken into consideration and duly assessed. At no point is the ES intended to consider other potential forms of development or combination of scenarios and it is accepted that the settlement as proposed is not the only option for meeting the District and wider region's housing requirements. It is concluded to be a sustainable option for meeting development needs which avoids encroachment into the Green Belt.
- 4.1.3 Even taking account of the optimistic and unchallenged methodology of housing supply delivery proposed through the draft SHLAA for considering its 5 year land supply, there will be insufficient new housing allocations coming through the Development Plan route in approximately five years time which indicates a 'drying up of supply'. Whilst the remaining bank of permissions are likely to be built out over the next few years, it is clear that unless the District Council approves additional large windfall housing sites, such as the Curborough new settlement or urban extensions to Lichfield and other options considered through the Core Strategy and possibly identified through the annual SHLAA process, Lichfield DC will be unable to maintain a five year supply of housing sites, contrary to the advice in PPS3.

## 5. Planning Policy

- 5.1.1 The regional policy that the proposed settlement has been assessed against through this Update is the out of date 2004 RPG11 and the emerging RSS Phase 2 Revision 'Preferred Option' December 2007, which is still subject to Examination in Public in April to June 2009.
- 5.1.2 The phased delivery of 5,000 dwellings at Curborough will complement the existing housing market by providing an alternative location that is within the reach of a wide range of home seekers by offering market sale home as well as rental properties with social and private landlords. Due to the historic attraction of Lichfield City it is not expected that Curborough would result in any decline in the value of existing houses. Indeed, it would present a generally more affordable option to a wider percentage of the sub-region's population. The SHLAA has identified an annual need for 581 affordable homes in Lichfield District for at least the next 5 years to 2014. There is little prospect of this being addressed to a significant degree in the short term.
- 5.1.3 The provision of more houses within the locality of Lichfield City is not intended to accommodate migration from MUA's or in any way encourage it. Rather, the settlement is proposed as a sustainable solution to a regional and District disparity between the strategic level of housing needed and the locations suitable and available for accommodating that housing. Curborough has long been advanced and recognised as an acceptable and appropriate strategic solution to accommodating housing growth in the sub-region through the provision of a new settlement with sustainable links that could act as a future focus for growth over the long-term. This conclusion was drawn through the full development plan process in the Staffordshire & Stoke-on-Trent Structure Plan adopted in May 2001.
- 5.1.4 The Staffordshire County Council Minerals Local Plan was adopted in December 1999 with various policies saved for use beyond September 2007. However, Policy ML4 in respect of Safeguarding Mineral Sites was not saved. The County Council did not seek to retain Policy ML4 as more recent guidance was provided through Mineral Policy Statement 1 in regard to the importance of safeguarding identified minerals. Policy ML5 was saved and refers to the identification of Mineral Consultation Areas (MCA) where development is assessed in relation to the risk posed of sterilising mineral resources. This policy simply fulfils an identification purpose in regard to Development Control considerations and cannot be replaced by national guidance. The development site is identified by the County's Minerals Local Plan as being located within a MCA due to aggregate reserves in the locality. The MCA designation covers an extensive area beyond the application site and its immediate context, indicating that the District and wider County area could have substantial mineral resources. The proposed loss of a small proportion of this potential resource is not considered to have a detrimental effect on the ability of mineral resources to be identified in the future to fulfil the regional requirements.

Sand and gravel mineral deposits have been identified within the site and confirmed in three positions to be between 5m and 9m below existing ground level. All land to the north of Wood End Lane and to the east and west of the A38 which is identified for development would be sterilised for future mineral extraction as a result of the development. Based on a technical assessment, it is concluded that extraction of the sand and gravel south of Wood End Lane will not be commercially viable.

North of Wood End Lane, there are limited sand and gravel deposits that can be economically extracted within the Phase 2 area of the proposed development. The material can be extracted in parallel with the implementation of Phase 1 of the development with the materials being used on site. This represents a sustainable means of sourcing required building materials which minimises bulk transport on the road network.

- 5.1.5 The minerals report is appended to this Update and is summarised more fully in Chapter 9 on Land Use, Geology and Soils.

## 6. Ecology

- 6.1.1 An ES chapter of April 2008 assessed the ecology and nature conservation impacts associated with the proposed development of Curborough New Settlement, near Lichfield in Staffordshire. This Update complements information already submitted as part of the ES chapter, and should be read in conjunction with that document.
- 6.1.2 The need for this ecology Update is mainly due to two factors: changes to the red-line boundary, and changes to the masterplan, post ES submission. The red-line boundary was extended by the client in early 2008, resulting in additional survey requirements for a group of species. The masterplan was changed after the release of the ES, in direct response to concerns from the statutory consultees for landscape and nature conservation. After a detailed consultation period, this Update assesses the result of these changes.
- 6.1.3 As with the ES chapter, an assessment has been made of the likely significance of effect of the proposed development on the ecological and nature conservation interests of the site. The likely impacts have been assessed during the construction and operational phases, in the context of national, regional and local policy guidance; and national and European environmental legislation.
- 6.1.4 More detailed consideration has been given to the effect of the proposed development on non-statutory sites designated for their nature conservation interest, and any species protected by law, or listed within the national or local Biodiversity Action Plans. It is accepted that the proposals will have an impact on Fradley Wood Biological Alert Site (BAS). As a result, the revised masterplan has resulted in a significant extension of both Big Lyntus BAS and Little Lyntus, regarding by many to be the 'jewels of the site'. These two ancient woodlands will now be linked by a 90 m belt of native woodland. All species-rich hedgerows have been safeguarded, and all bat commuting routes identified and protected by the revised masterplan. Losses to other ecological habitats (grasslands, ponds and arable fields) have been compensated for by the creation of new habitat which will be managed specifically for their wildlife value.
- 6.1.5 The protected species identified as being the most at risk from the proposals are great crested newt, badger, bats, breeding birds and invertebrates. A scheme of mitigation has therefore been proposed for all these species.
- 6.1.6 A Site Management Plan for Nature Conservation will be written to safeguard all nature conservation interests, and this will form part of an overarching Landscape Management Plan for the entire site.

## 7. Landscape Character and Visual

- 7.1.1 There are no significant landscapes or landscape character impacts caused by the proposals. The change in the site from partly a rural to a developed nature, as well as the cumulative impact of the new highway infrastructure, will result in moderately significant adverse landscape impacts on character and tranquillity. There will be long term moderately significant benefits to the improvement of public access.
- 7.1.2 A comprehensive selection of thirty viewpoints was considered, including five long distance viewpoints requested by LDC and English Heritage. An assessment of these concluded that there will be no significant visual impacts during construction, completion or 20 years after mitigation. Thirteen viewpoints will experience moderately significant adverse visual impacts during the construction period, this being caused by views of the construction works, stockpiles, materials and lighting. A similar level of impact will be experienced on completion because of views of the new development, as this is assessed in winter without mitigation.
- 7.1.3 Mitigation includes a comprehensive landscape strategy for the site including new woodland planting, creation of district, town, riverside and local parks, together with habitat and woodland management. This will provide either a reinforced wooded skyline from most of the selected viewpoints, or a perceived integration and softening of the built form of the proposals into the landscape setting.
- 7.1.4 In the long term, after the growth of planting, only eight viewpoints will continue to have moderately significant impacts. None are significant. The adverse impacts are due mostly to direct views of the proposals from the edge of the existing employment area at Fradley Park, or where viewpoints lie close to the new link roads, A38 interchange and proposed park and ride.
- 7.1.5 Views at night are heavily affected by existing light sources, especially lighting of the hangar areas and on the adjoining warehouse and Business Park. There are lighting columns on the primary road network at the A38 Hilliards Cross Junction and Wood End Lane. Together, the light sources create an extensive area of visible skyglow on the skyline. In common with other residential areas, new light sources within the development will be partly screened by the built form. They will be seen against the existing night-time glow of Fradley Park. The use of cut-off style lanterns within the park and ride, and along both link roads, will reduce the potential impact of the new highway infrastructure lighting. Accordingly, night-time impacts are not expected to be significant.

## 8. Hydrology and Water Quality

- 8.1.1 The chapter contains additional information required to accompany the previously submitted ES and its associated updated Flood Risk Assessment (FRA). Further assessments and reviews have been made to address aspects of fluvial flood risk, groundwater issues, canal stability, surface water issues, drainage, foul water disposal and water supply, that were raised as concerns by the Environment Agency (in May 2008).
- 8.1.2 Although the development site is within a 'low' risk flood area, additional flow modelling assessed the flooding levels of Curborough/Pyford Brook to ensure that water levels for the 100-year flood events (including potential climate change effects) do not pose a flooding risk to the proposed new development areas. The modelled flood areas were at least 50m away and well below the ground level of any proposed buildings and floodplain areas would be unaffected by the development. Flooding from water below ground level is 'low' to 'moderate' for the site, and further ground investigations for detailed design stages will help to confirm this. Concerns for infrastructure failure relating to the nearby canal systems were reviewed and British Waterways confirmed there were no known flooding or structural issues.
- 8.1.3 Surface water drainage systems will be carefully designed across the entire site to incorporate appropriately designed Sustainable Drainage Systems (SUDS) that are linked to each phase of the development. Such drainage systems will control surface water runoff, reduce flood risks, control and improve water quality, trap sediments and, wherever possible, contribute to improving local biodiversity. Once more is known about the ground conditions across the site, effective drainage systems will be designed for all areas and for all stages of the construction process and specified during the detailed design phase.
- 8.1.4 Foul water drainage from the development will be carefully designed for the site and for acceptance by Severn Trent Water. Severn Trent Water will be provided with details of key development stages that will allow them sufficient time to plan for improvements to their treatment works. Water supply requirements will be reviewed and identification of key stages of the development will provide South Staffordshire Water with sufficient information to secure adequate supplies. The issue of water use across the site by the private (households), schools and businesses, will be designed with sustainability in mind to promote efficient systems for water use across the development and minimise the affects on natural resources.
- 8.1.5 This update complements information already submitted as part of the Environment Statement (ES) chapter in April 2008 for development of a new settlement at Curborough (formerly known as Fradley), and therefore should be read in conjunction with that document.
- 8.1.6 Following the objection received from the EA, detailed consultation was undertaken with the statutory consultees involved in the production of the ES to discuss on the raised issues and as a result revisions to the ES including updating to the FRA is needed.

- 8.1.7 The application site is mainly located in 'Flood Zone 1', as defined by PPS25 and is therefore considered to be on little or at no risk of fluvial flooding. The hydraulic model demonstrated that Curborough/Pyford Brook does not pose a significant risk to the development. All development will be built sufficient distances away from Mare Brook and Business Brook to avoid risks of flooding. There will also be no development to be constructed on the floodplain of these areas.
- 8.1.8 Flood risk and water quality management will be achieved through incorporating wherever possible Sustainable Drainage Systems (SUDS), which are designed to manage surface water by retention and / or by natural attenuation and infiltration. An increasing range of SUDS designs and applications are widely used in modern development strategies. For example, soakaways, permeable pavements, swales, infiltration trenches, wetlands, ponds, stormwater attenuation systems, green roof systems and even the use of household water butts. Throughout all design stages and linking across many different aspects of the development, the use and incorporation of SUDS will be applied at all appropriate locations across the site.

## 9. Land Use and Geology

- 9.1.1 The purpose of this chapter is to identify the nature of the superficial and solid geology underlying the site, which could potentially be contaminated and to identify abnormal ground conditions, which may impact upon or be impacted by the proposed development and potentially affect the wider environment including groundwater and surface water resources.
- 9.1.2 The site consists of an irregular parcel of land covering an area of approximately 570 hectares and is situated between Lichfield and Fradley in Staffordshire (centred on National Grid Reference 412790, 310560).
- 9.1.3 The boundaries of the site are mostly formed by agricultural land; however the Coventry Canal flows along the northern boundary and through the eastern section of the site. A new Tesco's distribution centre, Fradley Park, Fradley Pumping Station and Mare Brook are located adjacent the site to the north-east and east. A railway line forms the south-western boundary and to the west is Watery Lane, the Curborough Brook, the Trent and Mersey Canal, a sewage treatment works and Fradley Junction.
- 9.1.4 The site is underlain by localised superficial deposits of Alluvium (mostly soft silts and clays) and River Terrace Gravels (sands and gravels) associated with the streams passing through the site and the River Trent located to the north. The majority of the site is underlain by Mercia Mudstone (clays) containing sandy bands although sandstones are present near the surface in the south.
- 9.1.5 The baseline assessment has indicated that areas of the site have potentially been affected by the activities within the site and from the surrounding area from circa 1900's. Fradley Aerodrome, which later became RAF Lichfield, was established on part of the site in the north from 1939 until 1958 when it closed. The north of the site has therefore, potentially been affected by the aviation and munitions activities associated with the former airfield. An underground bomb stores has been identified within Fradley Woods (north) and activities including the burying of munitions is also known to have taken place within the area of the airfield. Buried materials have been surveyed within areas of the site. Whilst, no major industries were developed within the site, the hangar buildings were later used for commercial and light industrial uses. Localised landfilling, comprising a large number of small infilled marl pits and historical landfills at the brickworks and at Brickyard Farm have been recorded throughout the site and in the east, respectively.
- 9.1.6 The surrounding area of site has also been affected by similar land uses, including brickworks, a sewage works, Industrial estates, quarrying, petrol filling stations and a railway line.
- 9.1.7 The sand and gravel deposits which are shown across the north of the site have been identified as a mineral resource. However, its extraction is not considered viable due to the cost, restoration requirements and timescale of the proposed development.

- 9.1.8 A number of potential constraints have therefore been identified, these are generally associated with but not limited to the potentially contaminative activities, ground engineering constraints and ground borne gas.
- 9.1.9 A geo-environmental ground investigation is recommended at the detailed reserved matters design stage and is likely to comprise both intrusive and non-intrusive investigation techniques. Chemical and geotechnical testing will be required to characterise the site. Remediation and reclamation strategies may be required to be designed and implemented.

## 10. Cultural Heritage

- 10.1.1 A re-assessment has been made of the likely effect of the implementation of the proposed development on cultural heritage in terms of archaeology, built heritage and Historic Landscape Characterisation, in the light of the revised masterplan.
- 10.1.2 Following the submission of the planning application, further consultation has been undertaken with the County Archaeologist LDC's Conservation Officer and English Heritage, including receipt of comments on the application by the English Heritage, LDC's Conservation Officer and the County Archaeologist and a meeting in July 2008 to discuss the issues.
- 10.1.3 Consultation comments from English Heritage have indicated that liaison with the County Archaeologist and District Council Conservation Officers should continue and their advice should be sought. In addition, the phasing, design and specification of tree and structure planting should be agreed with LDC's Conservation Officers, and that the indirect impact on the historic core of Lichfield should be considered through a link between the chapter on cultural heritage, the chapter on Transport and the chapter on socio economic issues.
- 10.1.4 No further pre-determination field evaluation was required and that this issue could be secured through condition, that the retention of historic field boundaries within the proposed development, as proposed within the planning application was desirable and that historic airfield structures to be demolished should be recorded prior to this taking place. In addition, the county Archaeologist noted that the proposed avenue to the south of Wood End Road is not in keeping with the overall irregular character of the historic landscape in the area and would not reflect the aims of RSS policy QE1.
- 10.1.5 LDC noted that the Consortium were taking on board their concerns regarding cultural heritage. It emerged that Staffordshire County Council had made slight alterations to the Historic Landscape Character Assessment, which should be taken on board. In addition mitigation regarding the park and ride area should be reviewed in order to safeguard the historic interest of the Coventry Canal. Further information on the effect of the proposed development on the setting of listed buildings was requested.
- 10.1.6 The re-assessment was undertaken on the basis of the above and indicated that there are a number of cultural heritage receptors in the area. These receptors are wide ranging both in terms of time-depth and spatial layout.

- 10.1.7 The potential impacts on cultural heritage receptors have been re-assessed and suitable mitigation measures, some involving fieldwork, others involving design measures, outlined, where these have changed.
- 10.1.8 There are no statutorily designated sites (e.g. Scheduled Monuments, Listed Buildings) within the application site and there will be no physical impact on any such site through the proposed development. The effect on below ground remains is unchanged.
- 10.1.9 The effects, if any, on the setting of cultural heritage features have been re-assessed, addressed and suitable mitigation measures, either in the form of avoidance by design and/ or screening, usually through planting, proposed.
- 10.1.10 Residual, mitigated impacts on cultural heritage features are assessed as being no greater than minor adverse and in many cases are re-assessed as neutral.

# 11. Socio-Economic Factors

## ***Employment***

- 11.1.1 It is anticipated that employees based at Fradley Park and other business locations off the A38 would be attracted to the proposed settlement as a place of residence due to the existing high level of commuting to work that takes place and the provision of an alternative to the housing market of Lichfield City. Apart from providing the opportunity for employees to live close to their place of work, the settlement will provide a proportion of affordable housing with varied housing tenures alongside an increased supply of market housing. This location represents an alternative local housing market to the nearby City with the ability to provide a more competitive rental market. This will go some way to provide for the existing influx of workers, the lack of choice for single person households or first time buyers and limited scope of rental properties. The new settlement will provide a genuine solution to these barriers through the delivery of housing numbers, choice of dwelling type and range of tenures.
- 11.1.2 Of the resulting working population, it is estimated that approximately 3,500 additional skilled and semi-skilled manual workers will be accommodated. This potential source of employees, although delivered throughout a phased build out, would go a significant way to satisfying the labour needs generated by the office and distribution parks located off the A38. To ensure that the settlement does not become a 'commuter location' in conjunction with Lichfield City, a number of initiatives will be explored to market the new housing toward existing permanent employees based at Fradley Park and when applicable identifying rental properties for temporary or contract staff. To reinforce the link between the future resident population and the employment resources of Fradley Park, job vacancies will be advertised within the settlement to target the local workforce. These measures and Travel Plan initiative would be addressed through planning conditions and the planning obligation.
- 11.1.3 In response to concerns raised through the application's consultation process in respect of the lack of employment sites identified in the settlement, the proposed business premises included as part of the Local Centre have been expanded. The amended Masterplan demonstrates an increased amount of office space where 12 units are envisaged as well as 3 premises for financial services occupiers. The amended employment generating uses within the Local Centre therefore combine with the employment derived from the proposed leisure and educational facilities, resulting in the equivalent of over 1,000 full time employment positions within the development, excluding construction jobs over the extensive development period.

## ***Education***

- 11.1.4 In instances where a new development exceeds the level of existing capacity, Staffordshire County Council requires the construction of new primary school facilities integral to the development with appropriate access and servicing. Given the number of potential pupils and the phased build process of the settlement, the application proposes two new purpose built primary schools to accommodate the five forms of pupil entry requirement identified by the County Council. Their provision and location is identified on the amended Illustrative Masterplan. The proposed secondary school seeks to meet the stated requirements of the County Council.

### ***Public Open Space***

- 11.1.5 In respect of the provision of public open space, play facilities and recreational provision, the proposed settlement incorporates a scale of provision derived from the District Council's draft Open Space, Sport and Recreation guidelines. The proposed settlement incorporates the provision of formal playing pitches; children's play facilities in the form of Local Equipped Areas for Play (LEAPs) and Neighbourhood Equipped Areas for Play (NEAPs), Multi-use Games Areas (MUGAs) and Local Areas for Play (LAPs) as well as strategic landscaping throughout the site. In addition to this, the related S106 agreement will provide a strategy for the continued maintenance of the proposed open space through the long-term maintenance of the proposed dual use recreational facilities based within the Education Quarter.
- 11.1.6 The level of casual play space and informal open space have been increased reflecting the retention of a larger proportion of existing woodland and stand-off zones to wildlife habitats. An improved provision of casual play space has been incorporated through the reduction of the residential areas but the area of the perimeter trim trail has been excluded from this figure at the request of Sport England due to disagreement over its active recreational value. The trail remains part of the proposal within the wider strategic landscape infrastructure.
- 11.1.7 Sport England has suggested that the relocation of both the Sprint Course and Go-kart track be considered as a material consideration in determining the proposal due to the local resource they present. The existing Sprint Course site is identified under Local Plan Policy EA12 'Recreation Zone', a policy which also covers the whole of the Curborough application site to the north of Wood End Lane. However, following the SoS Direction letter in September 2007, the policy which seeks to develop the area for recreational purposes has no longer been saved. The Go-Kart is located outside the settlement boundaries of Lichfield and Fradley and is therefore located within open countryside.

### ***Health Care***

- 11.1.8 Initial pre-application consultation with the South Staffordshire Primary Care Trust (PCT) had indicated that there was sufficient capacity in the existing General Practices and Hospitals of Lichfield City to accommodate the new settlement. However, the PCT have since indicated through the application consultation process that the provision of separate health facilities is required to facilitate a General Practice as a branch of an existing established practice, as well as a clinic for Family Planning appointments, nurse meetings and baby clinic. Such a facility will now be provided separately within the Local Centre, instead of a health clinic within the Community Centre as previously proposed.

## 12. Conclusion

- 12.1.1 The Curborough settlement continues to represent a highly sustainable option for meeting the strategic housing needs of the District and Sub-region without causing unacceptable harm to the character or landscape setting of Lichfield City. It avoids encroachment into the designated Green Belt around the principal settlements in the District and unsustainable dispersal of strategic growth to rural settlements.
  
- 12.1.2 The development proposed will mitigate detrimental environmental or social impacts through the delivery of compensatory works, planting and safeguarding zones as well as the provision of leisure facilities, health premises, an educational quarter and social uses that will provide for the new community.

# Appendix A - Chapters 1-5

