

(AP) = Addresses comments from consultee on amended plans and amended DAS submitted 15/10/08

It should be noted that this summary table should not be considered as a full response to the issues raised by consultees. The principal purpose of the table is to provide a reference point to where certain changes post submission of the amended plans (AP) may assist that particular consultee. If there is a gap in the box under changes (document) this does not mean that there are no proposals addressing such concerns, just that such matters may already have been addressed via existing documentation, or can be covered via conditions or a Section 106 Planning Obligation or do not warrant any particular comment. It is the Appellant's opinion that in several instances, many of the comments are extremely specific and would only be addressed through a detailed planning application, not being appropriate to an outline submission. The Applicant has received the Council's response to the S106 Heads of Terms and will be responding separately to that. Prior to the schedule a list of key principal changes is provided.

Summary of Key Changes**Climate Change**

Additional information provided, primarily in the form of text and diagrams in the DAS, and site wide Renewable Energy Strategy (June 2009) to demonstrate how the development will address climate change issues, with further clarity also on the renewable energy strategy.

Community

Additional information on community facilities has been included within the Design and Access Statement (DAS), including the provision of a Doctors Surgery and Police Post, and Gross Floor Areas table in the local centre. Phasing programme has been updated. Allotments proposed.

Density and Development Mix

Density has been increased to make the best use of land. The reduced development footprint has also allowed a number of landscape and ecological concerns to be addressed. Affordable housing provision is under discussion with LDC / providers. Further clarification on employment uses within local centre is provided.

Ecology

Woodland linkage between Big and Little Lyntus Woodlands added, and new woodland belt linking Fradley Wood to Big Lyntus Woodland alongside canal added. More important hedgerows retained. Standard stand-off from woodlands at 15m, with reference to BS 5837:2005, a 15m buffer is more than sufficient for protection of rooting zone of the existing tree stock, together with management initiatives to protect woodlands. Insertion of wording regarding ecological mitigation e.g.: wild verges etc. added all contained within the Environmental Statement (ES) Addendum.

Flood Risk / SUDS

More positive and proactive SUDS strategy has been added in the text of the DAS including the provision of green roofs on larger mixed use buildings, with a revised FRA included within the ES Addendum,

Historic Environment

Mitigation of visual and 'human' impacts on Fradley Junction and the settings of listed buildings and canals has been further addressed within the ES Addendum.

Landscape

Encroachment towards Lichfield in The Gap to be addressed by placing allotments in south west corner along with minor modifications to southern boundary. Historic field boundary alignments within the neighbourhoods to be looked at. More woodland retained in the north. All contained within the revised ES

Open Space

Clarification on sports uses and function of open space, in particular clarification of all-weather pitch provision, swimming pool, and requirement for another outdoor use (e.g.: bowls / tennis) included. Town Park and additional areas for outdoor sports proposed. Reference to trim trail removed with increase in outdoor sports area as LPA would not accept its inclusion as part of sports area. School sites increased in size to give more outdoor space, in line with LEA request. Footpaths more clearly shown on Masterplan. Northern primary co-located with the secondary school to provide a comprehensive education quarter. District Park extended westwards in the south. Compliance with POS standards is addressed within the ES Addendum

Servicing

Waste strategy has been addressed.

Site Constraints

Potential workable minerals on site have been addressed through the minerals survey which is included within the ES Addendum.

Transport

A38 interchange relooked at in terms of impact on the historic landscape setting. Diverted and proposed cycle ways and footways clarified, including links to Fradley Park. Commitment to 'Manual for Streets' made clear and incorporated into design proposals where appropriate all incorporated in the DAS. Transport issues are subject to ongoing consideration.

Urban Form

One vignette of how the Masterplan actually works in layout terms included in the DAS for further information. Concept architectural street elevations and landscape architectural concepts for NEAP / northern Green Park, and Main Square included in DAS.

Consultee	Issue category	Consultee Summary Comments	Consortium Comment	Changes (Document)
Climate Change				
Development Services Directorate (I.Wykes) (Original Submission)	Climate Change	Notes no reference to climate change in Local Plan and therefore relies on PPS22. Applicant principally relies on the energy assessment report. Consider insufficient information submitted with the application to enable planning authority to determine the proposal. Insufficient information on renewable energy strategy and energy efficiency and code for sustainable homes.	A Site Wide Renewable Energy Strategy has been prepared by the Applicant (Wardall Armstrong) which addresses the Macro and Micro renewable energy approach and delivery arrangement for the site new settlement. This together with details is the ES (Addendum) and revised DAS address such matters. The revised Design and Access Statement (Section 7.9) address the overall approach to Climate Change including sustainable development, solar gain, Code for Sustainable homes, energy efficiency, renewable energy, water consumption, waste management and recycling, car use, drainage and landscape and ecology. The Renewable Energy Strategy address the delivery programme. See Above response	Renewable Energy Strategy (June 2009) and Revised Design and Access Statement (DAS) and ES Addendum.
Staffordshire County Council Principal Ecologist / Env & Countryside Unit) (AP)	Climate Change	Insufficient evidence has been submitted to demonstrate that it contributes to the Key Planning Objectives set out in PPS1C.		As above
Greens and Open Spaces (LDC) (AP)	Climate Change	There is lack of supporting evidence and further info required. Poor reflection of national policy statement and regional guidance; insufficient info on climate change issues; insufficient info on sustainable management of all the green space infrastructure proposed - notes that the Authority could not adopt such a large amount of open space.	As above, in addition, the revised Design and Access Statement (Section 7.7) addresses the overall approach to Public Realm and Open Space. It states: "All wildlife and open space areas will be subject to a management plan" (p.126) and "All future proposals for landscape works including planting will be subject to a Landscape Management Plan for the development" (p.127), demonstrating commitment to the sustainable management of open space and wildlife areas (also see LDC Countryside Officer comments below re: ecology). The revised Design and Access Statement (Section 7.9)	As above

			<p>address the overall approach to Climate Change including sustainable development, solar gain, Code for Sustainable homes, energy efficiency, renewable energy, water consumption, waste management and recycling, car use, drainage and landscape and ecology.</p> <p>Note LDC position that it will not adopt POS. Matter for S.106 Planning Obligation</p>	
CABE (AP)	Climate Change	<p>Welcome the revised proposal for a site-wide strategy. The delivery plan must also reflect the known increases in the statutory requirements. It is not sufficient to propose that the homes are designed to existing Code for Sustainable Homes Level 3 without consideration of the implications to the design of the ramp up to Code Level 6 by 2016.</p>	<p>A site Wide Renewable Energy Strategy has been prepared by the Applicant (Wardall Armstrong) which addresses the Macro and Micro renewable energy approach and delivery arrangements for the new settlement.</p> <p>The revised Design and Access Statement (Section 5.3.16) describes the concept of solar orientation and its affect on the Masterplan and the benefits from solar shading and tree planting in the streets.</p> <p>The revised Design and Access Statement (Section 7.9) address the overall approach to Climate Change including sustainable development, solar gain, Code for Sustainable homes, energy efficiency, renewable energy, water consumption, waste management and recycling, car use, drainage and landscape and ecology.</p>	Renewable Energy Report (June 2009) and Revised Design and Access Statement

Community

CABE (AP)	Community	<p>In summary, they believe the land west of Fradley Park could have potential for a new settlement of 5000 homes, yet they are not confident that the current application provides a model for a robust sustainable community. Whilst the changes are noted, they are not sufficient to address their fundamental concerns about the design.</p>	<p>The applicant is committed to the principles of the Masterplan and the overall approach to the design principles of the scheme. In particular the Revised Design and Access Statement (Section 7.4) describes the proximity of all new dwellings to local facilities that form part of the proposals including open space areas, bus stops and the mixed use local centre. The new settlement is designed around the principles of ensuring easy walking distances from such community facilities to all dwellings. The Applicant stands by the principles of</p>	No Further Changes
------------------	-----------	---	--	--------------------

				the revised Masterplan as submitted which it believes does provide for a robust sustainable community, the objectives for which are addressed in the DAS (section 5.4)..	
LDC Environmental Health (AP)	Community	Reserve the right to comment until addendums to ES have been submitted.		Noted	
Alrewas & Fradley with Streethay Parish Council (AP)	Community	Concerns over anti-social behaviour / phasing and prematurity		Addressed in the revised D&A Statement and Parameter Plans (Section 6.13 & 7.6). Prematurity addressed in supporting planning statement. (Section 6).	Revised DAS & Planning Statement
South Staffordshire NHS (AP)	Community	GP Surgery or part thereof needed, plus local community health facility		Agreed - Text included in revised DAS and incorporated into Masterplan	Revised DAS
Staffordshire Police (AP)	Community	No objections - Require a Police Post including dedicated parking		Agreed - Text included in revised DAS and incorporated into Masterplan. To be delivered through S.106	Revised DAS & Description of Development
Staffordshire Police	Community	Require CCTV within the local centre		Agreed - Text included in revised DAS (Page 121 – 'Secure design'). To be delivered through S.106	Revised DAS
Children and Lifelong Learning Directorate (Staffs County Council) (AP)	Community	Minimum size of Primary schools should be 1.9ha and 2.5ha. Prefer some nursery provision and community provision at both schools. Secondary school should be 10.96ha minimum		Applicant request County reconsider this in light of email sent from Tracy Haycock (SCC 5/9/09) to RPS (Kathy Else). Primary school provision meets minimum size requirements. New nursery provision (600sqm) is included at local centre, close to primary on site job opportunities. Substantial shared school based community facilities are proposed, including swimming pool, indoor sports / community halls and outdoor pitches. Requirement from County for Secondary School is for minimum of 100,960 sqm (reference above September 2008 correspondence) not 10.96ha as suggested. Therefore Masterplan/proposals meet this requirement.	Revised DAS and Parameter Plans

Density and Development Mix

CABE (AP)	Density and Dev Mix	Density too low. The increase from 37 to 39 dph is noted but this represents only a minor change and does not change their view that the suburban levels of density are inappropriate for the design of a 21 st Century settlement. The density has also resulted in distances of up to 1km from the furthest point of Curborough to the local centre or secondary schools.	Average net density increased to 39 dph. Densities proposed by CABE are considered to be well above average densities in the locality and are not in line with local opinion as reflected by the Alrewas & Fradley with Streethay Parish Council view. Having regard to this and the design concept for the scheme the applicant does not propose to increase densities further to levels suggested by CABE. Densities addressed in the revised D & A Statement, which indicate the range of densities including the high density areas and the highest density areas (Local Centre) at 61 and 77 dph respectively.	
Alrewas & Fradley with Streethay Parish Council (AP)	Density and Dev Mix	Too high density and concerns over phasing	Average Net density increased slightly to 39 dph rather than reduced. Revised DAS (section 6.8)	Revised DAS
Michael Fabricant MP (AP)	Density and Development Mix	Shares views of FACT and does not want four and five storeys. Too many flats, and not enough houses.	Propose to maintain reference to five storey elements in scheme. Revised DAS (section 6.9)	Revised DAS
LDC Housing (AP)	Density and Dev Mix	Welcome 30% affordable in view of demand. High demand for social rented therefore majority of units should be for rent. Ensure affordable units are transferred to one of the 4 Council's RSL partners. Raise concerns re: high concentration of affordable homes in one location and not following Dev Plan process; likely to draw people from Birmingham and other major urban areas contrary to urban renaissance of RSS & Regional Housing Strategy. Need to have infrastructure, public transport and services in place before occupying homes especially in relation to affordable. Affordable units should be well integrated and 'pepper-potted amongst open market homes.	Affordable housing provision is addressed in the Curborough Affordable Housing Statement (prepared by Rupert Scott). Affordable housing provision is subject to current on going discussions with one of the Council's RSLs. There is no evidence that development will draw people from Birmingham (reference GOWM commissioned Nathaniel Lichfield & Partners Report). Affordable housing will be delivered in a phased manner along with appropriate level of services and facilities and located throughout the site and secured via Section 106 Planning Obligation. Precise layout details will be addressed through reserved matters applications.	Subject to S106

Lichfield City Council (AP)	Density and Dev Mix	Increase level of affordable housing	Levels of affordable housing under review – negotiations with LDC / providers	Subject to S106
Curborough, Elmhurst, Farewell, Chorley PC (AP)	Density and Dev Mix	Number of concerns relating from principle to Masterplan	Principle issues are addressed in supporting Planning Statement. Revised D&A Statement, Parameter Plans & ES Addendum address detailed concerns.	Revised DAS

Ecology

Countryside Officer (LDC) (AP)	Ecology	Raise number of concerns – updated Masterplan is premature to the addendums to the ES and updated species surveys, which could ultimately alter the layout and design of the development. Further survey work required to be carried out at appropriate time of the year; other survey required; further surveys required in respect of water voles, badgers, bats (to establish locations of roosts, commuter routes etc), great crested newts (GCN); mitigation strategy for GCN required prior to determination; further info re birds; reptile and invertebrate surveys needed to determine presence/absence and any required mitigation.	Approach to submission of revised Masterplan in advance of ES Addendum was agreed with LDC Planning Officers. The seasonal surveys informed the revised Masterplan. Further detailed seasonal and other survey work undertaken as addressed in the ES Addendum (Section 6).	Environmental Statement (ES) Addendum
Natural England (AP)	Ecology	Support approach of linking woods provided in accordance with biodiversity strategy. Wish to be kept informed of other survey work	Further detail on biodiversity is addressed in the ES Addendum (Section 6)	ES Addendum
Environment Agency (AP)	Ecology	Welcome the widening of the woodland buffer to the Trent & Mersey Canal and the creation of Hay/Pasture Meadow which itself will encourage a net biodiversity gain as asked by EA.	Further ecology surveys and proposals are contained within the Ecology and Nature Conservation Chapter of the ES Addendum (Section 6).	ES Addendum

<p>Countryside Officer (LDC) (AP)</p>	<p>Ecology</p>	<p>Welcome the proposed overarching landscape management plan for the entire site. This should include sustainable management of open space infrastructure. The detail and proposed content for this overarching plan is requested.</p> <p>The buffer strip for the woodlands inc. Big and Little Lyntus is noted, however, at previous meetings a buffer strip of 30 metres was agreed. This needs addressing. The removal of woodland to the north reduces habitat and migration. It would be beneficial if the woodland within the site was mapped i.e. good quality/historic/peripheral etc. so as to correspond to that stated in the D&A Statement.</p> <p>The developer needs to make a clear distinction between areas for biodiversity and protection and areas for recreational use.</p>	<p>Details of Management Plan outlined in the ES Addendum. Implementation is a matter for S.106.</p> <p>New buffer woodland planting connecting Big and Little Lyntus Woodland is minimum 78m wide with additional open space on either side of the new woodland belt. As addressed in the ES Addendum standard stand-off from woodlands at 15m, with reference to BS 5837:2005, entirely appropriate for protection of rooting zone of the existing tree stock, together with management initiatives to protect woodlands. Justification for Woodland buffers / woodland quality / is contained with ES Addendum.</p> <p>Revised Parameter Plan on Public Open Space and Ecology identifies the biodiversity and POS areas as detailed in the ES Addendum.</p>	<p>ES Addendum & Revised Parameter Plans</p>
---------------------------------------	----------------	--	---	--

<p>Arboriculture Officer (LDC) (AP)</p>	<p>Ecology</p>	<p>The linkage of Big and Little Lyntus is welcomed but the buffer of 15 metres needs to be increased to 30 metres as discussed previously with the applicants. Earlier comments remain in respect of Fradley Wood. Would add that an area of this wood would have to be removed to make way for drainage proposals and that the relocated primary school has resulted in additional housing. Earlier comments regarding fragmentation, over use, insufficient buffering and proximity apply.</p> <p>In connection with off-site woodland, Catchment A on the Drainage Plan in the FRA runs off into a Biodiversity Alert Site. Implications on woodland, pond and marsh that form the site.</p> <p>The configuration of major roads and play areas along Netherstowe Lane is improved. Greater separation distance required between hedges in Netherstowe Lane and houses/footways/drives – taking into account trees within hedges. The removal of the main parts of the significant hedgerows at the A38 has not been addressed.</p>	<p>New buffer woodland planting connecting Big and Little Lyntus Woodland is minimum 78m wide with additional open space on either side of the new woodland belt. As addressed in the ES Addendum standard stand-off from woodlands at 15m, with reference to BS 5837:2005, entirely appropriate for protection of rooting zone of the existing tree stock, together with management initiatives to protect woodlands. Justification for Woodland buffers / woodland & hedgerow quality / is contained with ES Addendum. Revised Parameter Plan on Public Open Space and Ecology identifies the biodiversity and POS areas as detailed in the ES Addendum.</p> <p>An updated FRA has been provided addressing drainage discharge proposals. As detailed in the FRA, no surface waters will be discharged into either the canal or the Wood end pond. Surface waters are to be routed either directly into Pyfird Brook or to the SUDS ponds.</p> <p>Significant new planting proposed around the A38 Hilliard's Cross junction as illustrated on the revised Site Wide Masterplan. Greater detail is provided in the ES Addendum (Section 7). Landscaping is a reserved matter, which would address detailed separation distances.</p>	<p>ES Addendum & Revised Parameter Plans</p>
<p>Staffordshire County Council Principal Ecologist / Env & Countryside Unit) (AP)</p>	<p>Ecology</p>	<p>Increased buffers protecting the woodlands and enhanced connectivity are welcomed. Phasing should include the green infrastructure of new woodland and hedgerow planting and pond and habitat creation at an early stage. This should include the Site Management Plan for Nature Conservation (SMPNC). The inclusion of the land outside the redline boundary to be converted from arable to hay meadow and pasture is of interest. A detailed arable conversion and grassland creation plan would be required with the provision for fertility reduction,</p>	<p>See above. Further details and survey work specifically relating to issues raised are addressed within the ES Addendum. Site Management Plan is addressed in Section 6.9.1 of ES Addendum.</p>	<p>ES Addendum</p>

		grassland establishment, aftercare and long-term management. This work should be documented and used as a case study therefore it should be included in the SMPNC.		
Staffordshire Wildlife Trust (AP)	Ecology	Awaiting submission of addendums prior to commenting formally.	Addendum now submitted. Must be read in conjunction with revised Parameter Plans and Masterplan	ES Addendum

Flood Risk / SUDS

Environment Agency (AP)	Flood Risk / SUDS	The SUDS outlined in the Masterplan Principles are supported. Wish to see where SUDS may feature on site in order to progress towards removing EA's objection. Further tests required to establish the suitability of the ground for SUDS. A large part of the site should be suitable as only a small area is affected by contamination. Modelling is also required of the watercourses as previously requested.	The revised Topographical Survey and Flood Risk Assessment has been completed and included with the ES Addendum. The information from the Topographical survey has been used as the basis for the river modelling. The outcome of the FRA and River modelling confirms that the proposals (as indicated in the revised Masterplan) will not be at risk from flooding. Calculations for the location and levels for drainage have been designed in compliance with EA requirements. The proposed location and distance for SUDS including attenuation ponds have been established in compliance with EA requirements and the Reservoir Act (1975). This is fully addressed in the ES Addendum	ES Addendum incorporating revised Flood Risk Assessment (FRA)
Greens and Open Spaces (LDC) (AP)	Flood Risk / SUDS	The drainage of the site (SUDS) should have been addressed and considered as an integral component of the development. At present there is insufficient detail to demonstrate clear commitment to SUDS by positive land allocation, other than indicative balancing ponds. Concerned that the future land take will be at the expense of other open space assets for the development.	See above comments	ES Addendum incorporating revised FRA
LDC Countryside (AP)	Flood Risk / SUDS	Conflict with the Drainage Plan in the FRA (Vol 12) and the updated Masterplan. The drainage plan shows top discharge into a new pond by the Coventry Canal which would result in the loss of	A revised FRA and modelling and clarification on SUDS is included with the ES Addendum. An updated FRA has been provided addressing drainage discharge proposals. As detailed in the FRA, no surface waters will be	ES Addendum incorporating revised FRA

		<p>woodland that has not been identified. This needs to be clarified. It is also noted that surface run-off is to be discharged into an existing pond/marsh at Woodend Lock which is a Biodiversity Alert Site and also eventually into the canals which are Sites of Biological Importance. Concerned about the potential impacts of this. Woodend Lock is also outside the application site/recline boundary. Unacceptable to utilise existing natural ponds for such discharge.</p>	<p>discharged into either the canal or the Wood end pond. Surface waters are to be routed either directly into Pyfird Brook or to the SUDS ponds, with no impact on Woodend Lock.</p>	
<p>Arboriculture Officer (LDC) (AP)</p>	<p>Flood Risk / SUDS</p>	<p>Much of the reference to SUDs is in broad terms. Concerned about the lack of detail to demonstrate clear commitment to SUDs by positive land allocation, other than indicative balancing ponds. This may have implications on the overall layout of, and the relationship between, open spaces, major roads and building blocks shown. The provision of SUDs would have an impact on the landscape and planting. Could be creatively blended into the landscaping. Additional information on SUDs infrastructure would be desirable.</p>	<p>The revised Topographical Survey and Flood Risk Assessment has been completed and included with the ES Addendum. The information from the Topographical survey has been used as the basis for the river modelling. The outcome of the FRA and River modelling confirms that the proposals (as indicated in the revised Masterplan) will not be at risk from flooding.</p> <p>Calculations for the location and levels for drainage have been designed in compliance with EA requirements. The proposed location and distance for SUDS including attenuation ponds have been established in compliance with EA requirements and the Reservoir Act (1975). This is fully addressed in the ES Addendum</p>	<p>ES Addendum incorporating revised FRA</p>

Historic Environment

<p>Staffordshire County Council Principal Ecologist / Env & Countryside Unit) (AP)</p>	<p>Historic Environment</p>	<p>Archaeological issues can be mitigated through conditions. The retention of important hedgerows and the re-design of the housing blocks to better reflect the irregular and regular field systems are welcomed. The re-location of development around Curborough Farm is encouraging. Note that the Trent and Mersey Canal is a Conservation Area (CA.073) and this should be identified as such.</p>	<p>Agreed that archaeology can be covered via condition Justification for Masterplan changes is contained with the ES, amendments to the Cultural Heritage Chapter 10.</p>	<p>ES Addendum</p>
--	-----------------------------	--	--	--------------------

Inland Waterways Association (AP)	Historic Environment	<p>Disappointing to note that the avenue to the south of Wood End Road has been retained. This is contrary to the historic character and consequently at odds with Policy QE1 of the RSS.</p> <p>Pleased new housing has been set back from the immediate vicinity of the canals, yet concerned about the secondary impacts around the Fradley Junction.</p> <p>Object to visual and noise impact on the canal of the larger A38 interchange and canal side location of the proposed park and ride facility – interchange should be re-designed and the park & ride deleted.</p>	<p>Visual linear link to Lichfield Cathedral Spires was discussed and agreed as a principle with Lichfield District Council Planning Department (Urban Design, from the outset) and forms an important feature of the new settlement proposal.</p> <p>Additional landscape and cultural heritage information contained within the ES Addendum.</p>	ES Addendum
British Waterways (AP)	Historic Environment	<p>Reiterate original comments. In addition, concerned that the canal network is still detached from consideration in both the illustrations and D&A Statement. The footpaths and linkages through to the towpaths from the development are sparse.</p> <p>S.106 monies to support the canal environment.</p>	<p>New Hilliard's Cross proposals are an essential component of the scheme. Additionally, the Park and Ride remains part of the application, no justification exists for its deletion. A 20m landscape buffer has been included around the P & R – see ES Addendum (Section 7.12).</p> <p>Comments ignore the revisions have been proposed to Masterplan & Parameter Plan through provision of Canal side footway to South Fradley.</p> <p>S.106 issues will be addressed separately.</p>	Amended Parameter Plans

Landscape

<p>Arboricultural Officer (LDC) (AP)</p>	<p>Landscape</p>	<p>Insufficient consideration given to retention of trees and woodlands, the design of open spaces and provision for tree planting throughout the development. Insufficient consideration given to structural landscaping, inc. trees and landscaped SUDs, within gardens, open spaces, main streets and residential streets/roads to enable the development to adapt to climate change. Insufficient space provided for trees identified on some streets/mews to allow for growth.</p>	<p>Disagree - very significant consideration has been given to retention of trees and woodlands, the design of open spaces and provision for tree planting throughout the whole developed and its locational context. It is acknowledged that these comments have been made without reference to the ES Addendum which provides greater clarity (See Section 6 & 7). However, precise location of trees / space requirements would be addressed through landscaping reserved matters applications and not at the outline stage.</p> <p>Masterplan amended to allow for more additional buffer planting to create better connectivity between existing woodland blocks and retained hedgerows and trees. This is explained clearly in Sections 6.6 & 6.7 of the Design and Access Statement.</p>	<p>ES Addendum Masterplan & DAS revisions</p>
<p>Countryside Officer (LDC) (AP)</p>	<p>Landscape</p>	<p>Development in northern section of site is not appropriate due to impact on existing woodlands.</p> <p>The buffer to Big and Little Lyntus is shown as 15 metres. This should be 30 metres. Existing woodlands should be enhanced e.g. curved/scalloped edges. It is noted that the Masterplan shows areas of retained woodland that remains in linear blocks with straight edges. In terms of landscape quality, this is less aesthetically pleasing and is of lower biodiversity value.</p>	<p>Disagree that no development is appropriate in northern section of the site. ES Addendum addresses buffer zones and woodland edges</p> <p>New buffer woodland planting connecting Big and Little Lyntus Woodland is minimum 78m wide with additional open space on either side of the new woodland belt. As addressed in the ES Addendum standard stand-off from woodlands at 15m, with reference to BS 5837:2005, entirely appropriate for protection of rooting zone of the existing tree stock, together with management initiatives to protect woodlands. See ES Addendum – reference 6.13.</p>	<p>ES Addendum</p>

Staffordshire County Council Principal Ecologist / Env & Countryside Unit) (AP)	Landscape	The connection of Big and Little Lyntus is welcomed and the proposed adjacent land use is more appropriate. Disappointing to see what appears to be a net loss to new woodland around the western and southern site perimeter resulting in greater fragmentation and limiting these woods' viability and benefit to biodiversity. Concerned about the net loss of structural planting, particularly on the southern fringes. The southern boundary would benefit from strengthened landscaping with strong structural belts of woodland.	See references above. Structural planting is addressed in ES Addendum (Section 6)	ES Addendum
Forestry Commission AP – Not re-consulted	Landscape	Request 5.8 ha loss of Fradley Wood mitigated by equivalent area elsewhere on site, and capable of developing true woodland character	Revised Masterplan and Parameter Plans addresses loss of woodland and creation of new woodland and links. ES Addendum (section 6) addresses such matters.	ES Addendum

Open Space

Sport England (AP)	Open Space	Subject to imposition of conditions and S106 clauses Sport England has no objections in principle. In addition, the revisions to playing field areas are acceptable in principle. Sprint Course and Go Kart Track should be relocated. Existing footpath diversions require review, with safe crossings provided	Support welcome. Sport England's specific requirements have been addressed within the revised DAS / Masterplan and subject to conditions / S.106 Planning Obligation. One all-weather pitch in secondary school now proposed. Running track and pitches now also indicated on Masterplan in response to request from Sport England Changing facilities now shown for each of the three outdoor sports areas. Outdoor public sports area increased to account for loss of trim trail as part of provision. Includes new town park with community pavilion. Town park to include public sports like bowls / tennis courts / cricket pitch (subject to agreement with LPA) Discussions have taken place with Sprint Course operators regarding a potential relocation site – this is subject to on-going consideration.	Revised DAS Statement and Parameter Plans
Open Spaces Society	Open Space		Footpaths / cycleway clarified on amended Parameter Plans. Design and Access Statement (Section 7.3)	Revised Parameter

AP – No Comments			acknowledges the need for further discussion and agreement on the design of streets with regard to pedestrian and cycle priority with the Highways Authority. It is acknowledged that footpath diversion orders will be required and will address safety issues. Discussions have taken place with Sprint Course operators regarding a potential relocation site – this is subject to on-going consideration.	Plans
Shenstone & District Car Club (AP)	Open Space	Recognise discussions which have taken place on the possibility of an alternative site. However given no concrete proposals at this stage, urge refusal of the application.	See above	
British Cycling (AP)	Open Space	Lichfield City Cycling Club uses the Sprint Course for training. Participation rates have increased recently and the provision of such facilities is essential to maintain this.	See above	
Lichfield City Cycling Club (AP)	Open Space	The loss of the Sprint Course will affect the club. This does not appear to have been recognised. It is used extensively for training, coaching, racing and charity events. In 2007, the Sprint Course was used by in excess of 700 riders. The club achieved Clubmark status earlier in 2008 and the availability of the circuit forms a key part of the clubs ability to provide young riders with a safe environment.	See above	
Sutton Coldfield Radio Control Aero Club (AP)	Open Space	Reiterate original comments		
Ramblers' Association (AP)	Open Space	Pleased that some concerns have been addressed with revised plans. Concerns re impact upon rights of way. Need clarification of routes and provision of safe crossings.	Footpaths / cycle ways clarified on Parameter Plans and revised D & A Statement. It is acknowledged that diversions in certain instances will be required and clarification also required. Applicant will work with the RA at the detailed design stage.	Revised DAS Statement
Greens and Open Spaces (LDC) (AP)	Open Space	Concerned about the lack of information showing the exact number of houses and the house types that will fall outside the target walking distance of 240m from play areas. Clarification required.	Revised D & A Statement (para 7.4) and Compactness Plan identify that all dwellings within the development will be within a maximum of 200m walking distance to recreational open space. Only very marginal areas (page 52) of housing fall just beyond the 240m distance to the equipped areas of play, which in a development of this scale is entirely acceptable.	Revised DAS Statement

<p>LDC Leisure Services (AP)</p>	<p>Open Space</p>	<p>Considers that the proposals do not provide sufficient facilities to serve the needs of the settlement.</p> <p>Concerned about the loss of the Sprint Track, which provides for cycling and motorsports. The reduction in facilities that are proposed with this amendment is noted as is the lack of reference to an indoor sports provision at the two primary school (although there is reference to community halls on these sites). Particular concern about the lack of publicly accessible fitness facilities.</p> <p>In terms of external facilities, expect 2 no. floodlit full size synthetic pitches (one sand-based; one third generation); adequate changing room facilities; grass pitches catering for a range of sports; and access to grass playing pitches for primary schools.</p> <p>A town of this size could and should provide community sports club e.g. football team, tennis club, rugby club etc. yet there is no provision made for a multi-sports club.</p>	<p>The applicant requests these comments are reconsidered in light of the discussions held with the LPA at Sport England at the pre and post application stage and agreed minute of meeting of 12 August 2008). The revised Masterplan and Public Open Space Parameter Plan reflects these agreed minutes.</p> <p>It is acknowledged that the precise level of sports facilities will be a matter for the S.106 Planning obligation as agreed with LDC. However, in relation to indoor facilities, the Masterplan allows for a combined sports hall (including dual use fitness suite) for the primary school and secondary school (with co-location) providing 4 x courts, with the second primary school to the south having an extended school hall for other community activity other than sport, such as arts or other community uses (providing 5 halls in total). A 4 lane 25m pool located at the secondary school. Revised D & A Statement (para 7.4) and Compactness Plan identify that all dwellings within the development will be within a maximum of 200m walking distance to recreational open space.</p> <p>As demonstrated through the ES Addendum, the total level of outdoor sports pitches meets and exceeds requirements, the number of synthetic pitches was reduced following discussions with LPA and Sport England. The Masterplan allows for flexibility for 2 STP's if now the view of the LPA. Adequate changing facilities would be provided .</p> <p>The revised D & A Statement (page 70) includes the provision of a Town Park with an associated Community Sports club/pavilion as suggested.</p> <p>Delivery arrangements will be addressed through S106.</p> <p>The overall level and type of sports facilities and provision is a matter for agreement through the S.106 planning obligation.</p>	<p>ES Addendum</p>
----------------------------------	-------------------	---	---	--------------------

Servicing

Development Services Directorate (Staffordshire County Council) (AP)	Servicing	Refer Original Comments on design and provide sustainable waste management systems	DAS has been reviewed and no further changes required to Design Principle. Reference should be made to the Outline Waste Management Plan. Applicant is committed to SWMS which would appropriately covered via condition.	
Operational Services (LDC) (AP)	Servicing	Underlines the cost of servicing a development of this size. Would like to be informed/consulted on road layout so that it is not prohibitive for their refuse vehicles to collect waste/recycling boxes and street cleaners. Further consultation at the detailed stage on the design and layout of the green spaces. Need sufficient litter/recycling bins and dog bins across the development with more within the green spaces/areas. Emphasise the need to include sufficient lighting in open spaces for public safety. Would like to be consulted on the provision of CCTV. The detailed design should consider how a family can store and manage their waste i.e. provide sufficient space to store all bins/recycling boxes/bins. Dedicated hard surfaced areas would be beneficial for residents to present their bins on collection days. Encourage the provision of a recycling centre within the development.	Detailed design comments most of which would be addressed at the reserved matter stage. However Manual for Streets is referred to in DAS text and the Transport Assessment. DAS (Section 7.3) acknowledges the need for further discussion and agreement on the design of streets with the Highways Authority. Reference on page 121 of the DAS to providing CCTV in the Local Centre. The site wide waste management strategy is addressed in the Outline Waste Management Plan (Document 9) accompanying the application. In addition, the proposal as addressed in the Land use budget table (Revised Design and Access Statement page 69) for the Local Centre includes an area of 100sqm for waste recycling.	Revised DAS & Waste Management Plan
Severn Trent Water (AP)	Servicing	No Objection – subject to conditions	Noted	
Alrewas & Fradley with Streethay Parish Council (AP)	Servicing	Insufficient information on waste disposal	See above comments	
Staffordshire Fire & Rescue (AP)	Servicing	No Comments Received		
E-on Central Networks (AP)	Servicing	No Comments Received		

National Grid (AP)	Servicing	Negligible risk to networks	
South Staffordshire Water (AP)	Servicing	The site lies within the 'Outer Protection Zone' of the Company's groundwater abstraction site at Fradley; therefore, the Company is concerned about the possibility of any groundwater contamination. Due to the underlying local geology with low permeability, the site in question poses little contamination risk.	S.Staffs previous comments stated that it has no objections under its Groundwater Pollution Prevention Policy – this was on the basis that the development lies above a thick sequence of Mercia Mudstone etc. The ES Addendum confirms that suitability of the site having regard to groundwater contamination / land use geology and hydrology (See Sections 8 and 9).

Site Constraints

Arboricultural Officer (LDC) (AP)	Site Constraints	A request has been previously made to provide dedicated utilities corridors and reserved tree planting corridors for the streetscenes and to indicate the dimensions of the underground allocation of both in order to be confident that the structural landscaping could be incorporated.	Revised DAS Statement
Development Services Directorate (Staffs County Council) (AP)	Site Constraints	Reiterate original comments on sterilization of workable minerals on site of concern - more information required	Minerals Survey – included within the ES Addendum

Transport/Access

Beacon Street Area Resident's Association (AP)	Transport	Support the arguments of FACT. Concerned about the substantial increase in traffic along Beacon Street.	A detailed Transport Assessment (l. transport) was submitted with the planning application, this is subject to on going consideration.
Highways Agency (AP)	Transport	Direct that planning permission may not be granted for an initial period of up to six months until outstanding matters are addressed. Consider that insufficient information submitted	The HA comments are noted, although the Applicant disagrees with the HA view on the level of information submitted.

		<p>to allow the transport impacts associated with the development to be determined. The junction alterations identified in Phase 1 has not been agreed as traffic generation has yet to be agreed.</p> <p>Phase 2 shows the delivery of the park & ride, whereas in meetings held with the Consortium's transport consultants it has been advised that the park & ride (p&r) no longer forms part of the proposals. Clarification is required. If it is greater provision of access for pedestrians and cyclists should be made. The need for buses to serve the p&r is unclear.</p> <p>Further information required on the Bus Network (inc. service frequency, passenger capacity, days and hours of operation, funding mechanisms). Bus stops should be greater in number and closer to dwellings. The upgrades to Trent Valley Station are suggested but no commitment to funding is identified. Clarification is required on this matter.</p>	<p>Park and Ride site is part of the proposal and has never been proposed for removal from the scheme.</p> <p>The precise nature of S.106 contributions have yet to be determined and are subject to ongoing consideration, particularly in relation to public transport provision.</p>	
Staffordshire County Council Principal Ecologist / Env & Countryside Unit) (AP)	Transport	Public access should not be prohibited along any of the existing footpaths shown on the Definitive Map and which cross the development.	Changes have been referred to in the revised D&A Statement & Parameter Plans. Detailed elements would be addressed at the detailed design stage	Revised DAS Statement / Parameter Plans & ES Addendum
London Midland (AP Not re-consulted)	Transport	Funding for car park improvements at Trent Valley Station	Subject to consideration through the S.106.	
Centro – original comments (AP)	Transport	More information required on the bus based park and ride. The suggestion that the site has potential for a future rail based park and ride may be more attractive and should be investigated further.	The park and ride and overall transport strategy is subject to on-going Transport Assessment consideration. Delivery arrangements will be addressed through the S106.	

			Manual for Streets must be incorporated and street network reviewed with regard to encouraging sustainable modes of transport		Proposal incorporates Manual for Streets – reference Transport Assessment and Revised Design and Access Statement (Section 7.3 – page 104).	
CPRE (AP)	Transport	Public transport not promoted enough, with preference for the private car			The applicant disagrees with this statement.	
Cannock Chase Council (AP No comments received)	Transport	Public transport provisions are considered inadequate			The applicant disagrees with this statement.	
Lichfield Civic Society (AP – No comments)	Transport	Reference bus services to Trent Valley Station			Noted	
Network Rail (AP)	Transport	Reference improvements to parking at Trent Valley Station. Concerns over the impact upon three level crossings.			Subject to on-going Transport consideration and issues regarding the three level crossings will be considered through the S106 response and whether such requests are reasonably related to the development.	
Arboricultural Officer (LDC) (AP)	Transport	The placing of junctions should be dictated by the hedges as the primary concern so that no loss of hedgerow is required for sightlines.			The Revised D & A Statement advises that species rich hedges of nature conservation value have been retained either fully or in part. An extensive network of new hedges has been created using native species. Section 6 and 7 of the ES Addendum indicate that virtually all important hedgerows have been retained through the development proposals. It must also be noted that landscaping is a reserved matter.	ES Addendum
Highways Authority (Staffordshire County Council) (AP)	Transport	Recommend Refusal - insufficient information in the TA to determine the application. Issues with the layout as a whole, in particular the area surrounding Wood End Lane. Original Form X refusal still applies.			The HA comments are noted, although the Applicant disagrees with the HA view on the level of information submitted.	
Lichfield City Council (AP)	Transport	Concerns over linkages to the City / information required on public transport & Sprint Course relocation			Transport infrastructure & Public transport proposals are addressed in the Transport Assessment, which along with the Sprint Course relocation are subject to ongoing consideration.	

Urban Form

<p>CABE (AP)</p>	<p>Urban Form</p>	<p>Not enough critical mass in the first phase. Concerned that in this stage, residents would have to use their cars to shop, commute etc. Question whether the disjointed sequence of development could form a sustainable community while the later phases are in construction, or in the event of phases 2 and 3 being delayed/cancelled.</p> <p>Concerned about too many neighbourhoods. Consider reducing number of neighbourhoods and 'intensify' development</p> <p>The design principle of pulling the development away from existing features e.g. Fradley Junction has resulted in a disconnected and timid Masterplan that is not allowed to engage with its context.</p> <p>Greater connections with Fradley Park required.</p>	<p>Disagree – Phasing entirely appropriate to scale of development, build periods and provision of appropriate levels of services, facilities and community facilities along with infrastructure proportional to scale of communities at each phase. Precise phasing will however, be subject to terms of S.106 Planning Obligation.</p> <p>Revised Masterplan now reflects existing field patterns and pathways closely. Number of neighbourhoods remains as before in order to retain important hedgerows.</p> <p>These comments are completely at odds with numerous other consultees (Inland Waterways Association etc) and fail to acknowledge locational context as addressed in the ES Addendum.</p> <p>Connections and linkages (within land control) have been indicated with the revised Parameter Plans and Masterplan.</p>	
<p>Arboricultural Officer (LDC) (AP)</p>	<p>Urban Form</p>	<p>The orientation of the properties is noted, however, little consideration given to shading. Longer-lived and more appropriate trees should be considered as part of the strategic highway and open space landscaping. The majority of the lower order 'typical residential streets' and the mews show no tree planting or insufficient space for long-term tree retention.</p> <p>Whilst more account has been taken of the natural and other existing site features, it seems that these features have been avoided rather than incorporated into an integrated and coherent layout design. Supports the commissioning of different architectural practices but unclear how this application can guarantee</p>	<p>Point acknowledged, although reference to solar gain and shading is addressed in the revised D & A Statement (Page 61). This demonstrates the Masterplan has been designed to enable a greater proportion of dwellings to be orientated east west. This is an appropriate level of detail at the outline stage. Detailed design of properties / layout and landscaping will address shading in greater detail through each reserved matters stage.</p> <p>As with previous comments lacks specific urban design appraisal comments as to how the author believes amendments should be made to the scheme to address 'in principal' concerns raised.</p>	
<p>Urban Design & Conservation (LDC) (AP)</p>	<p>Urban Form</p>	<p>Whilst more account has been taken of the natural and other existing site features, it seems that these features have been avoided rather than incorporated into an integrated and coherent layout design. Supports the commissioning of different architectural practices but unclear how this application can guarantee</p>	<p>As with previous comments lacks specific urban design appraisal comments as to how the author believes amendments should be made to the scheme to address 'in principal' concerns raised.</p>	

English Heritage (AP)	Urban Form	<p>their delivery. Cannot envisage how this settlement will be conceived and logically, organically and sustainably grow or phased through time.</p> <p>Illustrative Masterplan still not within the formal planning application and considers it should be.</p> <p>Considers the Masterplan will not deliver the best possible form of development in detail and that this site is not the best location for such an extent of new settlement.</p>	<p>The Applicant has discussed the status of the Masterplan with LDC and the rationale for it being described as illustrative. Should the LPA consider it needs to be part of the formal submission the Applicant would be prepared to accept this but would request the conditions be imposed indicating that elements of the Masterplan (minor roads etc) are addressed at the reserved matters stage.</p> <p>The comments are also completely at odds from LDC previous public statements (and LDC David Locke commissioned report) and CABE's comments on this application about it being a suitable site for a new settlement.</p>	
		<p>Particular attention should be given to the following:</p> <ul style="list-style-type: none"> - The setting of the Trent & Mersey Canal Conservation Area and Fradley Junction Conservation Area. Reiterate previous response re. the importance of retaining areas of open space, woodland and recreational areas between canal corridor and built part of proposal. - The findings of the final report on the Historic Environment Character Assessment for area around Lichfield. - Potential indirect impacts on the historic core of Lichfield e.g. traffic congestion/development pressures. - The impact on long distant views across Lichfield's skyline inc. Cathedral. 	<p>Changes incorporated with the D & A Statement / Parameter Plan address the relationship with the Canal. This includes the different character within the Gorse Wood Character Area (Section 7.2) that is proposed to be sensitive to the woodland setting. In addition, the Gorse Wood Character Area NEAP / LEAP designed in more detail to show how this sensitive edge would be treated.</p> <p>The ES Addendum (Landscape Character and Visual Chapter) provides detailed assessment / justification on the setting of Lichfield and relationship with the canal corridor based upon the revised Masterplan – see sections 3 and 7.9.</p> <p>It is noted the EH comments are at odds with CABE's comments in respect of the proposals relationship with the Canal Corridor and Fradley Junction etc.</p>	Revised DAS ES Addendum

Planning Policy

CABE (AP)	Planning	<p>Whilst, given the right approach, the site could be appropriate for a new settlement, this proposal does not demonstrate the quality of strategic thinking to convince CABE that it is a promising proposals. It is supported by good principles but these are not backed up by clear and binding proposal documentation. A fundamental re-think is required to achieve a convincing Masterplan for this site. CABE cannot support this planning application.</p>	<p>Welcome comments about the site being appropriate for a new settlement and supported by good principles. Disagree over comments concerning a need for a fundamental rethink of Masterplan. This comment is linked to the difference in opinion on density (CABE suggest much higher densities than are considered appropriate for this area) and the green links delineating the neighbourhoods (CABE think the development area should be amalgamated and all the open space put around the edge – this goes against the principle of ensuring all dwellings within 200m of the open space network).</p>	
WMRA (AP)	Planning	<p>Not in conformity with the WMRSS, is inconsistent with policies RR1, CF2 and CF3.</p>	<p>Housing Supply is addressed in the supporting Planning Statement and the ES Addendum.</p>	
Inland Waterways (AP)	Planning	<p>Consider the proposal to be premature.</p> <p>The development would increase the use of the canal network and assoc. facilities and as such the developer should contribute to these costs e.g. upgrade of footpaths, facilities, parking etc.</p>	<p>Prematurity addressed in the Planning Statement. (Section 6).</p> <p>S.106 issues are still to be determined as addressed above.</p>	
AWM (AP)	Planning	<p>Recognise improvements made. (Original concerns - sustainability agenda)</p>	<p>Substantial changes (beyond natural assets) have been incorporated into the revised application including significant levels of on site employment (0.9ha) which has not been recognised/missed by AWM. The 'draft' sustainability check list submission is accurate (as far as it relates to a development of this scale) and was requested by LDC at the pre application stage. A detailed phasing plan and supporting information demonstrating basic service provision from the outset is supplied with the application addressing the precise infrastructure pre phase of development. See Wardall Armstrong Renewable Energy Strategy Report & original Planning Supporting Statement.</p> <p>It is requested that AWM reconsider its comments on this basis.</p>	<p>Renewable Energy Strategy, revised DAS Statement & original documentation</p>

Alrewas Civic Society (AP)	Planning	Development ill conceived. Site is similar to Eco-town which was rejected	No Change. Eco-town proposals were shortlisted to last 15 national schemes and was not rejected. Applicant withdrew its bid proposals unilaterally, at a very early short listing stage to concentrate on its planning application.	
Lichfield Civic Society AP – No comments	Planning	Premature & no contribution to district's housing requirements	No Change - Housing Supply is addressed in the supporting Planning Statement and ES Addendum. Prematurity addressed in the Planning Statement. (Section 6).	
CPRE (AP)	Planning	Proposal is premature	No Change - Prematurity addressed in the Planning Statement. (Section 6).	
Birmingham City (AP Note re-consulted)	Planning	Proposal is premature. Should be determined with RSS Phase 2 Revision. Adequate rail connections to Birmingham should be made.	No Change - Prematurity and relationship with the RSS is addressed in the Planning Statement. (Section 6). Transport issues are subject to ongoing consideration.	
Walsall (AP)	Planning	No comments)		
North West Leicestershire AP – No comments	Planning	No Objection provided it complies with Development Plan	No Change	
FACT (AP)	Planning	The principles underpinning the Government's house building programme and related planning strategy is now being fundamentally questioned; the deliverability of a settlement which can support the social and economic needs of its residents without the need to travel is now in question – particularly in light of the country entering a recession; unsustainable; premature in terms housing need; Statement of Community Involvement is flawed and uses highly selective evidence. It is unrepresentative of the local community.	No Change	
NFU (AP – Not re-consulted)	Planning	Raise concerns – no details provided	No Change	