



**CURBOROUGH
BROOKS**

NORTH EAST LICHFIELD

**PUBLIC CONSULTATION
BOOKLET**

OCTOBER - NOVEMBER 2023





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Desk Top Publishing and Graphic Design by Stantec Graphic Communication.

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WELCOME TO THE PUBLIC CONSULTATION FOR CURBOROUGH BROOKS



Scan the QR Code to find out more information on our website →



Thank you for taking the time to visit us today.

Our aim is to deliver a new vibrant, sustainable and welcoming community, including important and necessary homes and infrastructure, which will bring benefits for all.

Good placemaking and sustainability are at the heart of Curborough Brooks. We understand there is a need in the local community for improved infrastructure. We have been working hard to analyse infrastructure provision and consider Curborough Brooks is ideally located to help deliver infrastructure and community benefits for Lichfield and for generations to come.

Due to land ownership across the site, two Outline Planning Applications will be submitted to Lichfield District Council, split into **Curborough Brooks North** and **Curborough Brooks South**. Our aim is to deliver high-quality, mixed-use spaces and important infrastructure, which complement and integrate with their surroundings.



Site Location Plan



About IM Properties Developments Limited (IMDL)

IMDL is one of the UK's leading land promoters, working across a range of sectors and rooted in the Midlands. At Curborough Brooks, IMDL is committed to identifying what matters to local people and seeks to deliver proposals that fully meet those aims.

Existing Site Photograph



2

Existing Site Photograph



3

1

Existing Site Photograph



ABOUT CURBOROUGH BROOKS

Curborough Brooks is located approximately 3.2km to the north east of Lichfield City Centre. It is bounded in the north by the forthcoming HS2 line and to the south by the West Coast Mainline, which serves Lichfield Trent Valley.

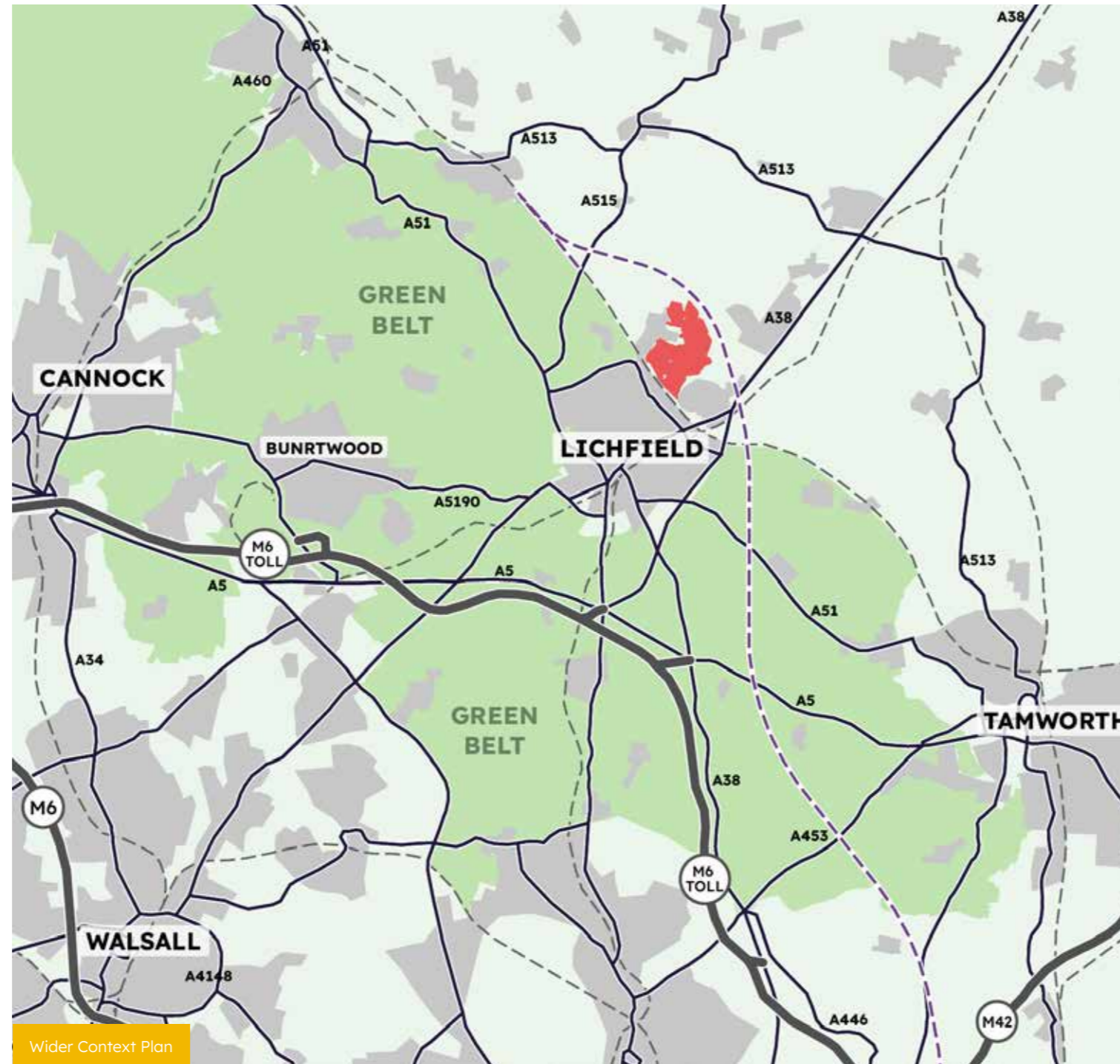
Curborough Brooks is made up of approximately 194 hectares of agricultural fields, which is approximately 272 football pitches in size. Much of the site is of low ecological value comprising of extensive areas of intensively managed arable and pastoral land. The site is divided by hedgerows with small areas of woodland.

Centred around a new green park, we are proposing the development of high-quality homes that will be complemented by the delivery of a new secondary school, two new primary schools, a site for a Health Hub, including space for a new GP surgery, a Sports Hub for new and existing communities to use, and new local retailing. The much-needed new housing will include affordable homes and self-build homes, which will connect with green space and allotments, as well as enhanced and retained landscaping.

The name Curborough is believed to come from the Old English meaning 'Mill Steam' and historically the main settlement is thought to have been centred around Curborough Hall Farm.

We believe Curborough Brooks is ideally positioned to make a vital contribution to the local area, meeting housing demand, providing school spaces, community facilities and delivering essential infrastructure to Lichfield while connecting the city to nature and green spaces for all to enjoy.

Our heritage team has been looking at the key heritage assets in the local area and their relationships with the site to ensure the proposals take account of heritage sensitivities and respond to them positively.



A Brief History

- 7th century**
 - The settlement of Lichfield became an important religious area
- 12th century**
 - The settlement developed quickly and construction began on the cathedral
- 13th century**
 - Church of St Michael was constructed
- 16th century**
 - Lichfield was given City status and was one of the wealthiest of Staffordshire's settlements
- 17th century**
 - The City was badly damaged during the civil war and the cathedral suffered extensive collapse
- 18th century**
 - The cathedral was substantially rebuilt following collapse and the City became a centre for enlightenment within Europe
- 19th century**
 - The cathedral underwent a major programme of restoration under Sir Gilbert Scott
- 20th century**
 - The RAF Lichfield airfield was established and closed 18 years later
- Present day**
 - Lichfield has expanded to cover an area of approximately 14km². Today, Lichfield Cathedral is of high architectural, artistic, and historic interest and is only medieval cathedral in England to feature three spires.



CREATING A SUCCESSFUL COMMUNITY

Our team of masterplanners and technical consultants have undertaken a great deal of work looking at the site's opportunities and constraints.

As Curborough Brooks will be delivered by a range of developers, our team have carefully set out guiding principles to ensure that all development here meets our values, high standards and delivers for future generations.

We plan to create an exceptional mixed-use community, underpinned by a holistic approach to people, place and planet.

Our aim is to create a high-quality, mixed-use development, which includes:



CREATING A SUCCESSFUL PLACE

Good placemaking and sustainability are at the heart of Curborough Brooks. We understand there is a need in the local community for improved infrastructure.

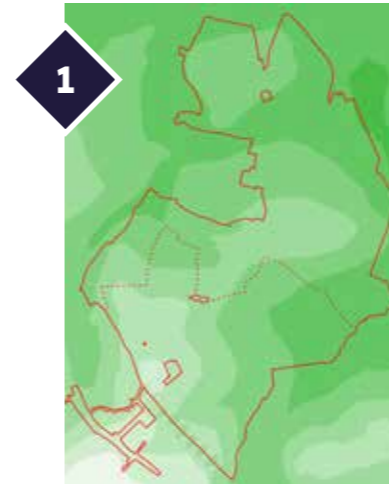
We have been working hard to analyse infrastructure provision and consider Curborough Brooks is ideally located to help deliver infrastructure and community benefits for Lichfield and for generations to come.

Curborough Brooks has been thoughtfully designed to complement and enhance the surrounding communities. The design drivers on the following pages show how the proposed masterplan has evolved through placemaking concepts.



Artist's impression of emerging proposals for Curborough Brooks

Design Drivers



1. Topography

The site is characterised by rolling topography that comes to a central ridge, which provides vantage views across the site. The proposals have worked with this rolling topography to create a network of green spaces throughout the site, which aim to retain a local sense of place and open up the site to a wide range of uses.

The lower, flatter areas on the site provide an opportunity for drainage features, which will enhance biodiversity. Development has been kept away from the areas of higher ground, to allow for existing and new views towards Lichfield Cathedral.

Development has also been set back to protect key features, notably the mature trees. These key features will ground the development's setting and further distinguish the character of the open spaces.



2. Heritage Considerations

The proposals have also considered the listed buildings located in close proximity to the site, in particular Brownsfield Farmhouse in the south and Curborough Farmhouse in the north. Both buildings have been responded to sensitively as part of the proposals with a buffer of open space to reduce the impact of the proposed development upon them.



3. Green Spines and Fingers

A strong network of existing hedgerows and mature hedgerow trees create a network of green spines and fingers across the site and beyond. These green spines and fingers will be retained and enhanced, providing a network of green corridors, sustainable drainage features and connected pedestrian and cycle routes.

The enhanced landscaping will offer an attractive setting to the development while bringing ecological benefits. These features will provide a grounded sense of maturity, enclosure and unique identity to Curborough Brooks.



4. Edges

The site is located on the north east of Lichfield and situated between the Streethay and The Lakes developments. The site is defined by the existing settlement of Lichfield to the north east, the West Coast Mainline to the south west and south, the emerging Lakes development to the north west, and the emerging HS2 to the north and east, where large industrial units at Fradley are visible in the distance.



5. Distribution of Land Uses

The proposals incorporate a number of non-residential land-uses in addition to housing, including schools, parks, a local centre, Health Hub and Sports Hub. These have been strategically located across the site to maximise accessibility, with the local centre, Health Hub and community park all centrally located within the proposals, the secondary school serving both the proposals and Fradley to the north and the Sports Hub located in the southern part of the site to serve both the proposals and the existing community in Lichfield.



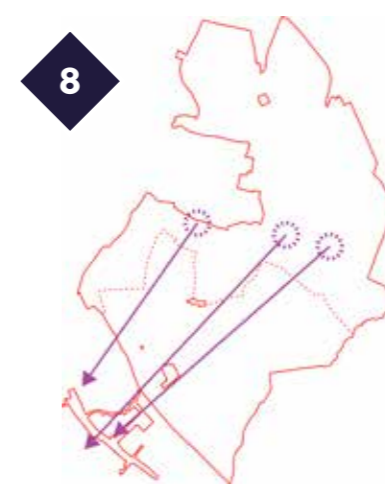
6. Desire Lines and Routes

The primary access and movement corridors across the site have been developed to link the key vehicular, cycle and pedestrian access points into the site to the schools, local centre and other proposed non-residential land uses. Further desire lines across the site have also been considered with a network of pedestrian and cycle routes established as part of the proposals, linking the primary movement corridors to the residential areas of the site and beyond into the wider area.



7. Connected Spaces

A series of varied, green and open spaces provide important points of intersection within the network of green spines and fingers. These green and open spaces will differ in character and function to provide a clear identity and wayfinding. Over time, the vegetation in these spaces will mature to form a connected network that flow and feel as one, rather than a series of separate elements.



8. Views

The design has prioritised retaining existing views towards the three spires of Lichfield Cathedral and church spires across Lichfield. In addition to these, new views from previously inaccessible locations have been opened up. Many of these views are located within public open spaces. The high elevation at the centre of the site offers panoramic views across Curborough Brooks and the surrounding local area, playing an important role in the character of the development.



9. The Combination of all Design Drivers

The combination of all these design drivers creates a sensitive response to the existing landscape, ecological features and visual character. The overall approach sets the proposed development within a comprehensive green infrastructure with a series of notable, multi-functional green and open spaces of various scales.

The proposed green network offers a wide range of social and ecological benefits to new and existing communities, including a new network of recreational routes, habitat creation to support and enhance local biodiversity, sustainable drainage and tree cover to mitigate climate change.

Existing Site Photographs




Existing Site Photographs





PROPOSED MASTERPLAN

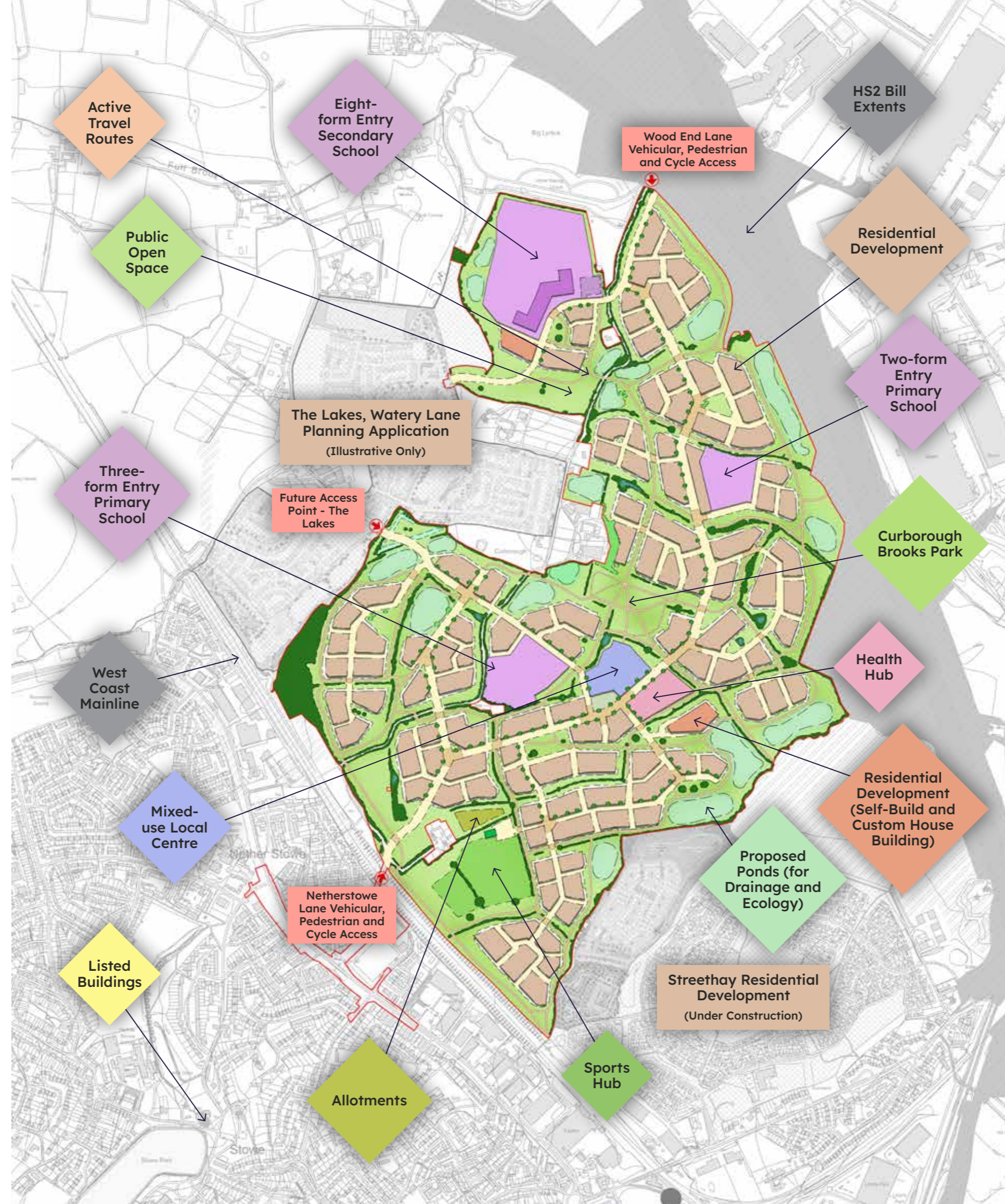
The proposals are underpinned by a holistic approach to people, place and planet. This will be achieved by designing a community, which is fit for the future with important and necessary infrastructure, energy efficient homes, easy access to green spaces and a range of active travel choices, ensuring all members of the new communities can thrive at work and play.


Our aim is to create a high-quality, mixed-use development, which includes:


 Up to 2,900 much-needed new homes, including up to 580 affordable homes (i.e. 20% of the provision of new homes)


 A new site for an eight-form entry secondary school, and two new sites for primary schools (one two-form entry and one three-form entry)


 A site for a Health Hub with later-life living homes, space for a GP surgery and other complementary uses





 A mixed-use local centre with a large central green, surrounded by shops, services and facilities

 A Sports Hub with formal pitches and facilities

 Beautifully landscaped spaces and green corridors, promoting biodiversity and ecology

 Allotments and community gardens

 Retained trees, hedgerows and woodlands

 Public transport links and active travel routes with an emphasis on walking and cycling

THE LANDSCAPE VISION

Curborough Brooks offers a unique opportunity to create a distinctive place, celebrating its natural site features and local setting immediate to its existing and emerging communities.

Beautifully landscaped spaces will be featured across Curborough Brooks, promoting biodiversity and ecology.

The proposed masterplan aims to capture the site's natural assets and important contextual elements. The illustrative diagram on this page shows the key aspects of the placemaking vision for Curborough Brooks.

We are proposing to retain the ecological features across the site, such as existing hedgerows and the woodland network, all while providing new species-rich habitats. This will result in a biodiversity net gain at Curborough Brooks.

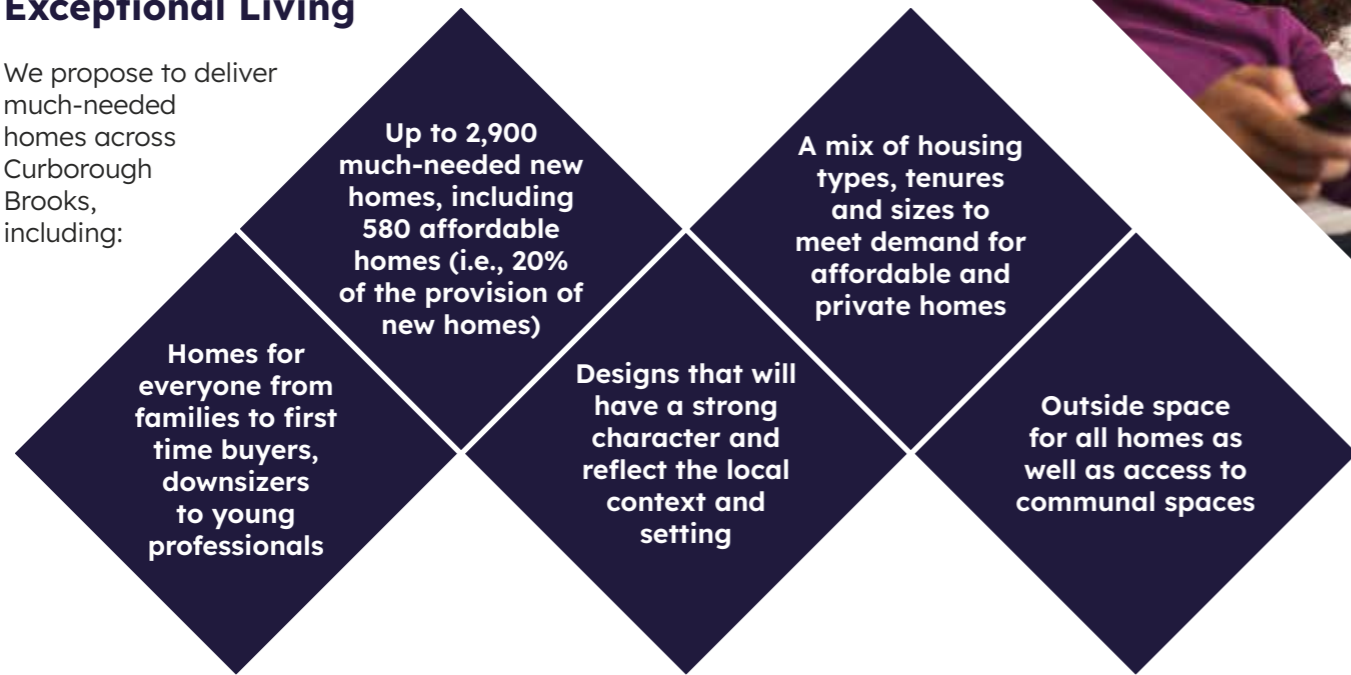
The retention of these existing features will improve habitat connectivity at Curborough Brooks by linking new green corridors and active travel routes, as well as enhancing the local landscape.



KEY MOVES: NEW HOMES & SCHOOLS

Exceptional Living

We propose to deliver much-needed homes across Curborough Brooks, including:

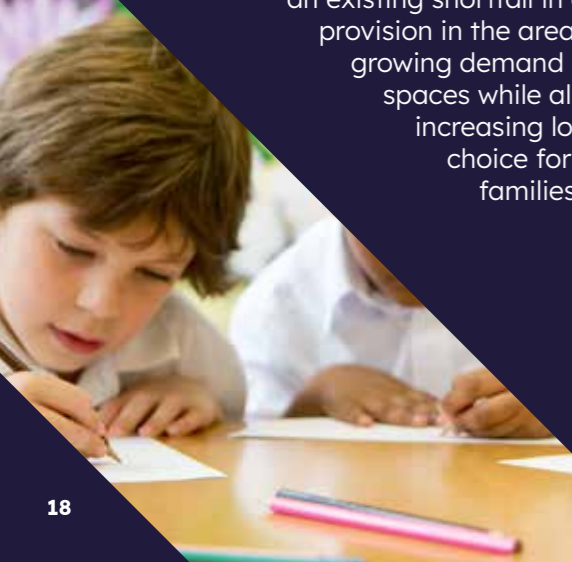
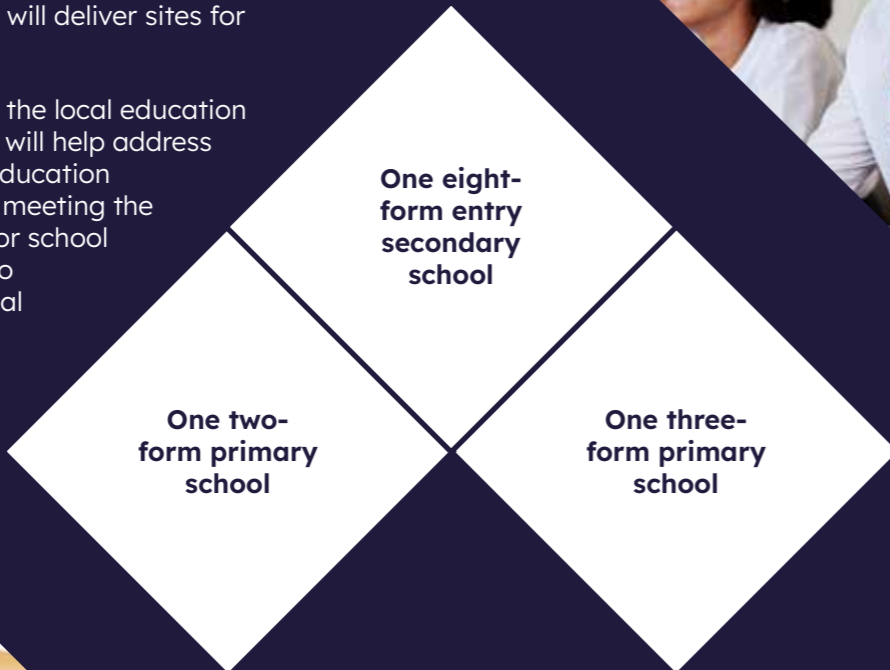


The detailed design of the new homes will be submitted through Reserved Matters applications following the approval of the Outline Planning Applications.

New Schools

Working collaboratively with Staffordshire County Council's Education Team, Curborough Brooks will deliver sites for three new schools.

The new schools will increase the local education provision in Lichfield. They will help address an existing shortfall in education provision in the area, meeting the growing demand for school spaces while also increasing local choice for families.



i Affordable Housing

Curborough Brooks has the potential to deliver up to 580 affordable homes, which will include a mix of affordable homes for rent and affordable routes to home-ownership (such as shared ownership), the specific mix will be agreed with the Council. The affordable homes will be of a high-quality and will be secured by legal agreement, the majority of which will be managed by housing associations. All the affordable homes will be allocated to eligible households whose needs are not met by the market, in accordance with the National Planning Policy Framework and the allocations policy of the Council. This will help to meet the well-established need for affordable homes in Lichfield, including those households on the Council's Housing Register, which currently stands at 349 households. The provision of affordable housing is a significant benefit of the scheme; it means that households who are currently 'priced-out' of the market, including those on moderate incomes, will be better able to access good-quality housing and in some cases first time access to the property ladder.



KEY MOVES: NEW COMMUNITY FACILITIES



Health Hub

Within the proposals, we are looking to deliver a site for a Health Hub, which will create a centre of complementary uses.

We are looking to provide specialist later living and care homes, which give people the flexibility to live within the community while receiving the care that they need.

We are also exploring a range of uses that would complement the wider local community such as space for a GP surgery, gym and community facilities.



Sports Hub and Pavilion

As part of the proposals, we will provide a Sports Hub, with high-quality sport facilities and pitches as well as facilities such as a pavilion and changing rooms.

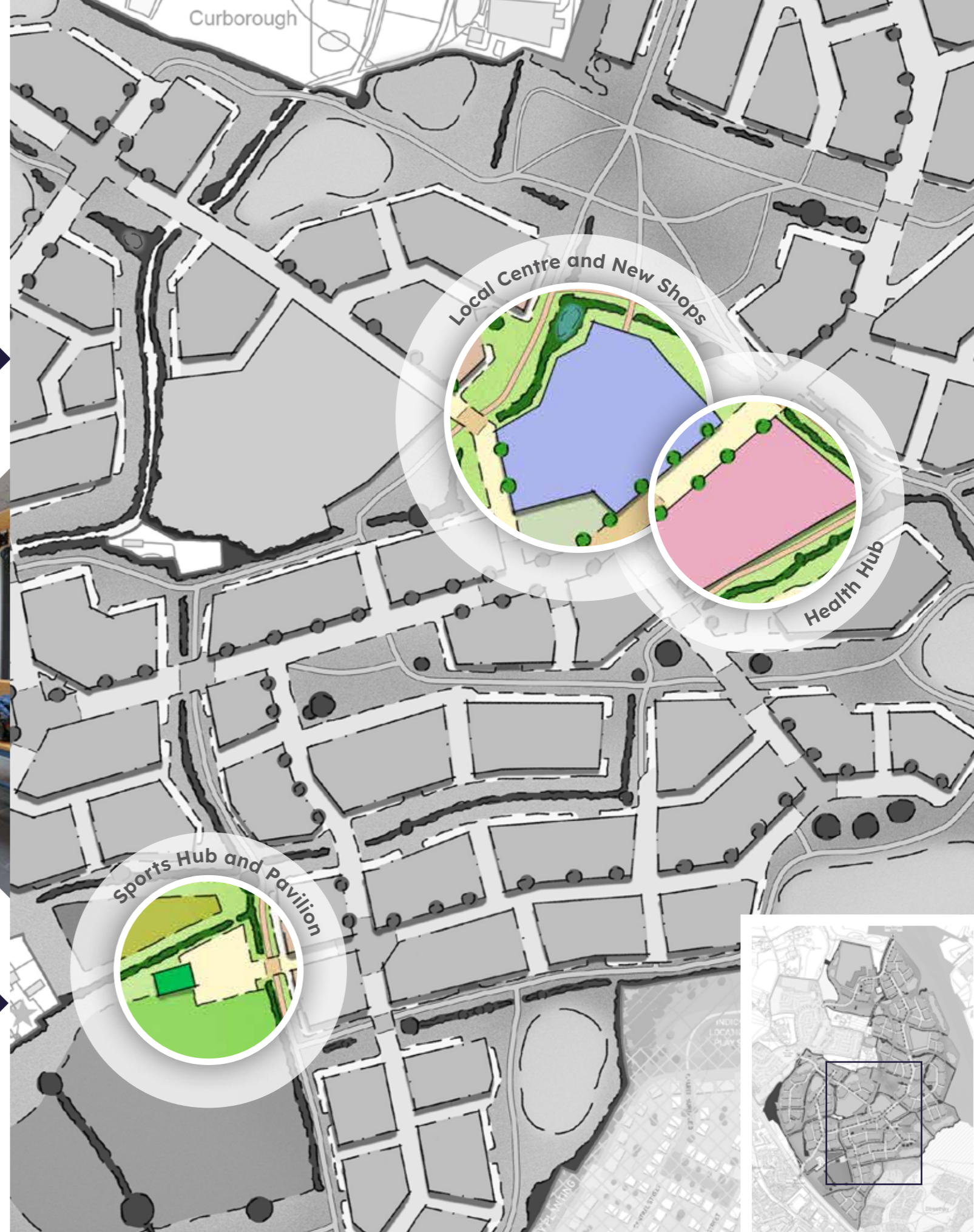
We are keen for the Sports Hub to be accessible, inclusive and inviting for everyone in the community to use and enjoy, promoting healthy lifestyles and wellness.



Local Centre and New Shops

Centred around a new green park will be a local centre with shops, services and facilities for residents and visitors to enjoy.

The park will be open and inviting with clear and safe routes throughout incorporating existing and proposed green infrastructure. At this central location, the park will provide a variety of spaces for people to relax, exercise and play. Areas of significant green space are proposed to encourage healthy, active lifestyles as well as providing micro-climate benefits.



KEY MOVES: RECREATION AND WELLBEING

Our aspiration is to provide open, green and landscaped spaces for those who wish to enjoy the local surroundings, as well as for those who wish to participate in sports at the dedicated Sports Hub.

The proposals will incorporate different areas of allotments, which will benefit both the proposed and existing communities by providing food growing opportunities in a social setting. Alongside a new community pavilion, these spaces seek to support healthier lifestyles, greater wellbeing and a stronger sense of community.



SUSTAINABILITY

Based on our 'People, Place and Planet,' approach, Curborough Brooks offers an opportunity to create a community with sustainability as a guiding principle.

As a modern development embracing low and zero carbon technologies, homes will be energy efficient, presenting residents with lower running costs and efficient use of resources.

Featuring a range of sustainable and active travel measures, residents and visitors will be able to choose alternative travel methods to reduce reliance on individual car journeys and to help make the switch to electric vehicles easier.

Amenities will be available locally, with shops located around a central park and close to spaces provided for schools. The proposals also include a Sports Hub for residents and nearby communities. Infrastructure improvements will also ensure efficient access to a wide range of amenities available within the local area and beyond.

The green and open spaces throughout the development will be accessible and include areas for play, sport and recreation. By encouraging active lifestyles and providing places for people to meet one another, Curborough Brooks will support the new and existing communities to meet, grow and learn.

Throughout the proposals, spaces for nature have been incorporated and ensure a wide range of habitats for flora and fauna to thrive.

These areas of blue and green infrastructure form an important part of the proposals, which will bring benefits for both people and planet. An area for community agriculture will provide residents with the space to grow food, reducing food miles and providing additional areas for the community to come together. Along with the spaces provided, signage and information will help guide residents to important features, places of interest and efficient travel routes.

By creating new communities that people call home and providing spaces for nature and wildlife, Curborough Brooks will inspire active, sustainable and lower carbon lifestyles.



HIGHWAYS AND MOVEMENT

We want to ensure that everyone can move in and around Curborough Brooks safely and efficiently. We are committed to providing significant improvements to the overall transport environment in and around Curborough Brooks.

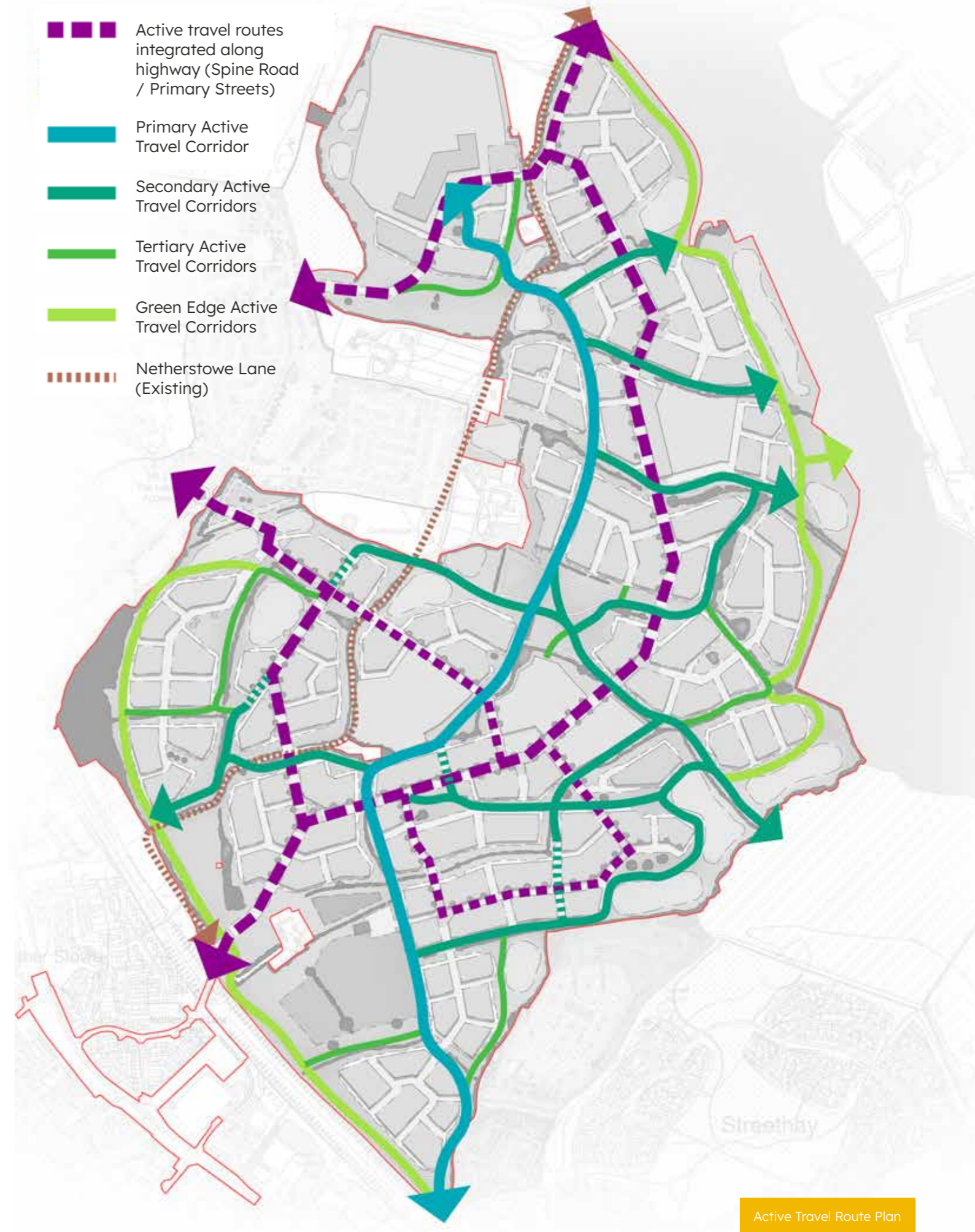
We understand the need to provide new routes and a more connected local area. A Transport Assessment will be submitted with the Outline Planning Applications, which will cover matters relating to the generation of traffic resulting from Curborough Brooks.

Pedestrian and Cycle Routes

Access to the site at present is provided by a number of routes, including pedestrian routes via existing rights of way that cross the site. However, the existing routes are not inclusive or accessible. We will create a network of new, safe and accessible walking and cycling routes connecting people to green open space as well as key facilities. The network will connect the new development to Streethay, The Lakes, Fradley and Lichfield.

As part of new road infrastructure, a comprehensive network of active travel routes and dedicated car free routes will be provided. This will link all the key elements of Curborough Brooks, including the schools, local centre, Health Hub, Sports Hub and open spaces with the new and existing community.

Active travel connectivity to the existing infrastructure will be provided, with appropriate improvements and upgrades, to create a wider network ensuring active travel access to the local and wider area. Improvements include new signal crossing points, improved crossings points, resurfacing and widening of routes.



Active Travel Route Plan

New Road Infrastructure

We are proposing new road infrastructure throughout the site and connecting into Wood Lane, Watery Lane and Netherstowe Lane. Vehicular access to the site will be provided from Netherstowe Lane, Watery Lane and Wood End Lane.

The proposed secondary school forms a key element of the proposals. Vehicular access will be provided, including provision for access and parking for buses and coaches.

Car parking will be provided as part of the residential development and also as part of the local centre, Health Hub and Sports Hub.

Public Transport

Lichfield has two train stations and a bus station for onward travel to wider destinations. There are five pedestrian connections across the railway, spread out along the site boundary, and three cycle and vehicular connections. This range of connections provides excellent connectivity to Lichfield for Curborough Brooks.

The new road infrastructure will be suitable for public transport vehicles enabling access of the site by a regular and direct bus service. Discussions are ongoing regarding the enhanced bus provision for the site, which includes coordination with the new bus service proposed as part The Lakes development.



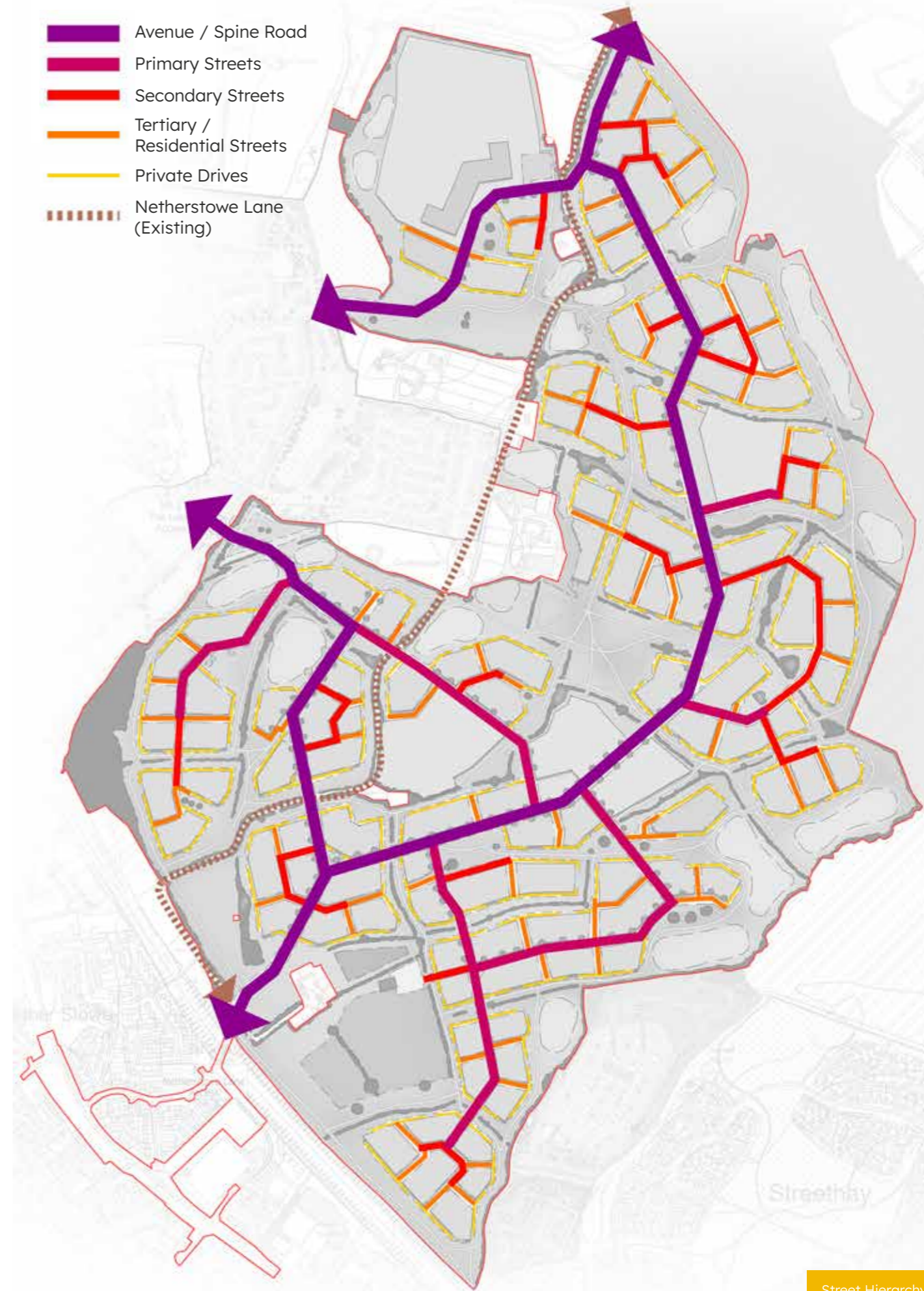
Wider Infrastructure Improvements

We are working with the County Council, as highway authority, and National Highways, to identify improvements that can be made to the local and strategic highway network to improve safety, encourage active travel, help relieve forecast congestion and generally improve traffic flow.

The focus within the infrastructure improvements is on the immediate areas around the site, including the access and connections points along Wood End Lane and into Fradley, the Eastern Avenue corridor, including Trent Valley Roundabout, and the routes to and from the A38.



- Avenue / Spine Road
- Primary Streets
- Secondary Streets
- Tertiary / Residential Streets
- Private Drives
- Netherstowe Lane (Existing)



Street Hierarchy Plan





Artist's impression of emerging proposals for Curborough Brooks



NEXT STEPS

Stantec is working with IMDL on the proposals for Curborough Brooks and is keen to hear your feedback. Your local knowledge, thoughts and suggestions are important to help shape our proposal and ensure the very best schemes are brought forward.

Please take your time to consider the information presented and discuss with the project team on-hand. We encourage you to complete a feedback form, where you can also sign-up to receive updates during the planning process and beyond.

If you do not have time today, you can also complete the form on our website or return the form via post. Please ask a member of the project team for a stamped addressed envelope.

Scan the QR Code to visit our website →



Our consultation will close on Sunday 5 November 2023, when we will review all the feedback received.

Contact us



020 7446 6820 or 020 7446 6829
(Monday to Friday, 9.30am-5pm)



curboroughbrooks@stantec.com



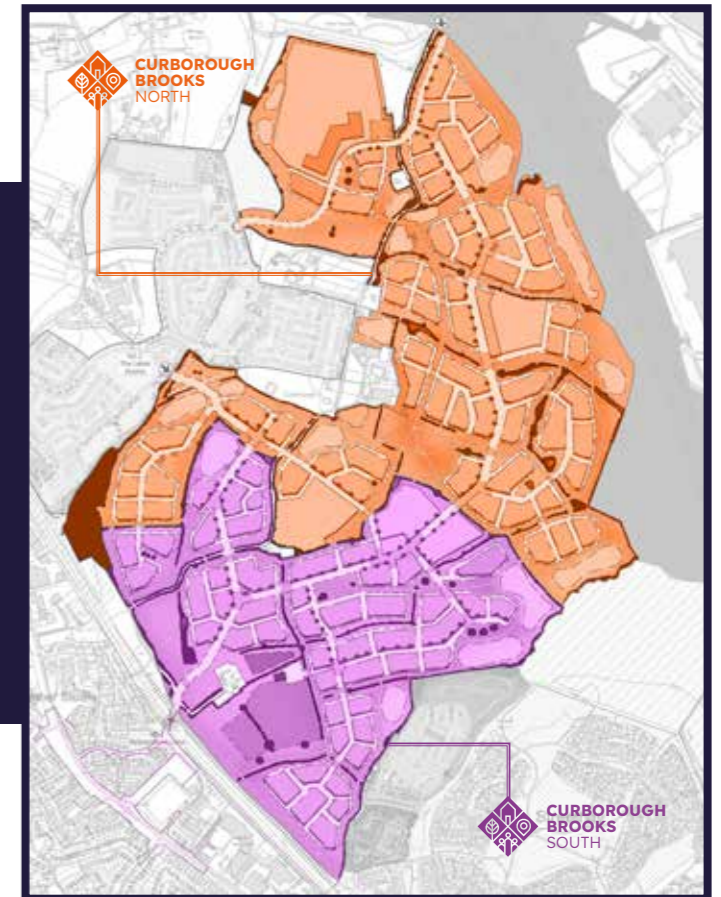
Curborough Brooks Community Engagement Team,
C/O Stantec, 7 Soho Square, London, W1D 3QB

www.curboroughbrooks.com



What is an Outline Planning Application?

An Outline Planning Application seeks to establish whether the principles and nature of a proposed development would be acceptable to the Local Planning Authority before a fully detailed proposal is put forward. Subject to the Outline Planning Applications being approved, planning applications will be made for 'Reserved Matters' where further detail is submitted to the Local Planning Authority for approval.



Timeline

Due to land ownership across the site, two Outline Planning Applications will be submitted to Lichfield District Council, split into **Curborough Brooks North** and **Curborough Brooks South**. The applications will support the delivery of housing and essential infrastructure for new and existing communities within Lichfield.



