

10. Conclusions

10.1 Conclusion

10.1.1 This Technical Compendium relates to the site known as 'Home Farm, Sandhills, Walsall'. This document has been produced in response to the 'Issues and Options' consultation of the Black Country Core Strategy Review. Previous versions of this document have been prepared in response to other consultations in relation to the emerging Walsall Local Plan, and alterations have been made where applicable in light of any changes in contextual information.

10.1.2 Land at Home Farm, Sandhills is a highly sustainable and deliverable site and it is proposed that it should be allocated for residential development as part of the Black Country Core Strategy Review. The site provides an opportunity to deliver a significant amount of housing (circa 1,280) with associated infrastructure and open space, which will assist to meet the development requirements of Walsall and the wider Black Country and meet the housing needs of local people in a successful manner.

Suitable

10.1.3 The site comprises of Green Belt land on the edge of Brownhills. As demonstrated in Section 2, the site is a suitable candidate for release from the Green Belt from a landscape perspective. Brownhills is identified in the current Development Plan as a 'regeneration corridor' with a wider range of services and facilities in the nearby town centre, therefore the site is well placed to meet the future development needs of the area.

10.1.4 The town is also located in close proximity to the towns of Walsall, Sutton Coldfield and city of Lichfield.

10.1.5 As such, the site is considered to be a sustainable location for residential development and will contribute towards meeting the housing needs of Walsall and the wider Black Country.

Available

10.1.6 The land is under the control of Gallagher Estates, a Master Developer who is committed to putting the land to market as soon as planning permission has been obtained and relevant site wide conditions discharged. This model allows the potential for multiple house builders to deliver the site efficiently and effectively. Gallagher Estates is committed to obtaining planning permission for the land at the earliest opportunity following an appropriate allocation as part of the adopted Local Plan.

10.1.7 There are no legal ownership matters which would prevent the land from being delivered for residential use.

Achievable

10.1.8 The site is greenfield and as demonstrated throughout the technical chapters, there are no constraints to development that would pose the site to be unviable to deliver. Gallagher Estates has reviewed the economic viability of the site and proposals, including considering land values, market attractiveness and demand, sales rates and development costs and can confirm the development is economically viable to deliver.

10.1.9 In terms of the delivery programme, it is possible that if the site were to be allocated, completions could commence on site within 2 to 3 years of adoption - this would be subject to planning permission. It is anticipated that two to three developers would build at a rate that would see the site complete within 10 years or well within the plan period.

10.2 Summary

10.2.1 To summarise, the site will deliver a significant quantity of much needed housing in the medium to long term in a sustainable location. The proposed development is viable and can be delivered in a timely manner. The site is therefore achievable.

10.2.2 Gallagher Estates are committed to engaging and working with Walsall Council and the local community to design a high quality residential development.

10.2.3 The development will consider site specific constraints and opportunities, and will ensure that development proposals respect the existing character of the area.

10.2.4 In light of the information prepared, it is considered the site is suitable, available and achievable for development to meet emerging requirements for dwelling provision in both Walsall and indeed the needs of the wider Black Country.