

**APPENDIX C**

**LAND AT HOME FARM, SANDHILLS**

**TECHNICAL COMPENDIUM**

# LAND AT HOME FARM, SANDHILLS, WALSALL

## TECHNICAL COMPENDIUM ON BEHALF OF GALLAGHER ESTATES



# PROJECT DIRECTORY

for the Technical Compendium:-

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## Executive Summary

This Technical Compendium has been prepared on behalf of Gallagher Estates and demonstrates that land at Home Farm, Sandhills provides an ideal opportunity to create a sustainable, residential development adjoining the town of Brownhills. The site is being promoted for residential development through the Black Country Core Strategy Review.

In summary:

- The Black Country Core Strategy (2011) identifies Brownhills as a 'Regeneration Corridor'. It has a population of c. 12,500 and is connected to other suburban areas such as Pelsall, Shelfield, Aldridge, with Walsall, Sutton Coldfield and Lichfield beyond, and as such is a sustainable location for development.
- The development requirements within the adopted Black Country Core Strategy are significantly out of date. A recent Strategic Housing Market Assessment for the Black Country and South Staffordshire has identified a need for 78,190 homes for the Black Country between 2014 and 2036. Work undertaken to date suggests that of the 78,190 homes requirement, the existing urban areas only has the capacity to deliver approximately 56,520 homes, leaving a local shortfall in housing land to deliver 21,670 homes. This shortfall constitutes exceptional circumstances to justify for Green Belt release.
- The release of the site from the Green Belt would not compromise the five purposes of the Green Belt.
- The site would deliver on the three aspects of sustainable development, including providing an economic role (through construction jobs and materials, expenditure in the local economy from future residents and additional Council Tax contributions); a social role (through the provision of a range of types and mix of homes and through the delivery of a quality development that will enhance the quality of life for existing and future residents); and an environmental role (through enhanced environmental features, including new landscaping and green space).
- The site is not affected by any overriding physical, environmental or technical constraints.
- The Indicative Development Framework Plan demonstrates that the site could deliver circa 1,280 dwellings, complete with open space including landscape buffers and attenuation features (16 ha) and the potential for a mixed use centre and Primary School.
- The proposed development is highly sustainable and deliverable.

- Gallagher Estates is committed to working with Walsall Council, the local community and stakeholders to design a high quality development, which compliments and enhances the wider community of Brownhills.