

Report to Cabinet

20 July 2022

| Subject: | Brandhall - Options | | |
|------------------------|--|--|--|
| Cabinet Member: | Councillor Hughes - Cabinet Member for | | |
| | Regeneration & Growth | | |
| Director: | Tony McGovern, Director Regeneration & | | |
| | Growth | | |
| Key Decision: | Yes | | |
| Contact Officer: | Tammy Stokes | | |
| | tammy_stokes@sandwell.gov.uk | | |

1 Recommendations

- 1.1 That Cabinet determines the preferred option for the Brandhall site, Oldbury from the options below:
 - Option 1a No change
 - Option 1b Development of a new public park
 - Option 2 Provision of land for a new primary school and development of a new public park
 - Option 3 Provision of land for a new primary school, a new public park and development of circa 190 residential dwellings
 - Option 4 Provision of land for a new primary school, a new public park and development of circa 360 residential dwellings
- 1.2 That should Cabinet determine the preferred option to be Option 1b, 2, 3, or 4 then the Director of Finance in conjunction with the Director of Regeneration and Growth be authorised to identify the best option to fund the preferred option including the submission of any external funding applications and any required market testing as may be necessary.



















- 1.3 That subject to 1.2 above and once more detailed costs are available, a further report be bought back to Cabinet setting out the funding strategy for the preferred option and seeking approval for inclusion into the Capital Programme.
- 1.4 That should Cabinet determine the preferred option be option 2, 3, or 4 delegated authority be given to the Director of Regeneration and Growth to submit a planning application or applications in line with the preferred option.
- 1.5 That should Cabinet determine the preferred option to be option 2, 3, or 4 then delegated authority be given to the Director of Regeneration and Growth and the Director of Finance to allocate a minimum of £2.5m of Community Infrastructure Levy Funding from the 80% Main CIL fund towards the capital cost of the replacement of Causeway Green Primary School.
- 1.6 That should Cabinet determine the preferred option to be Options 2, 3 or 4, then the Director of Children and Education submit a further report to Cabinet setting out full proposals for a capital scheme to provide a replacement primary school at Brandhall for Causeway Green Primary School.
- 1.7 That should Cabinet determine the preferred option be option 2, 3, or 4 delegated authority be given to the Director of Regeneration and Growth to take necessary steps (including publication of necessary statutory notices under S.122(2A) of the Local Government Act 1972 (and consideration of any objections received) related to the appropriation of any public open space for Education or Housing purposes [and for the Director of Finance to make the necessary financial adjustments, with regard to the appropriation], and authorises the appropriation of the public open space for Education and/or Housing purposes.
- 1.8 That should Cabinet determine the preferred option to be Options 3 or 4 then reserves from Regeneration and Growth Directorate be allocated for resources to project manage the delivery of the preferred option.



















- 1.9 That should Cabinet determine the preferred option to be Option 3 or 4 then approval be given to add this to the Council's approved regeneration Pipeline as a new project.
- 1.10 That in relation to the proposed Site of Importance for Nature Conservation Cabinet either;
 - a. Approves the designation of land at Brandhall as a Site of Local Importance for Nature Conservation (SLINC) in accordance with the recommendation of the Local Sites Partnership.
 - b. Approves the designation of land at Brandhall as a Site of Local Importance for Nature Conservation (SLINC) excluding any land required for development to deliver the preferred option determined under recommendation 1.1 above.
 - c. Does not approve the designation of land at Brandhall as a Site of Local Importance for Nature Conservation (SLINC).

2 Reasons for Recommendations

- 2.1 It is considered appropriate to provide an opportunity for members to reconsider options (including a do-nothing option) for the future of the Brandhall site given the outcomes of the public consultation and the additional technical and financial information gathered to date (set out in detail below).
- 2.2 The Local Sites Partnership (LSP) have recommended to the Council that the Brandhall site be designated at as a Site for Local Importance for Nature Conservation. Members are required to determine whether to accept in full, in part, or not at all the recommendation from the LSP. Further details are set out in the report below.

3 How does this deliver objectives of the Corporate Plan?



Strong resilient communities

Objective B9 within the Corporate Plan (2021 – 2025) is: We will provide enough good school places that offer families choice and confidence that their children can experience high quality education and achieve good outcomes.



















Whilst the provision of a new school on Brandhall will not increase pupil places it will create a high quality educational facility that will support high quality education and better outcomes for children.



Quality homes in thriving neighbourhoods

Objective H1 within the Corporate Plan (2021-2025) is: We will deliver much needed new homes across the borough, especially affordable homes, on our own land and other viable sites in order to help meet the demand for affordable housing in our communities

Options 3 and 4 would deliver new housing including a minimum 25% affordable.

4 Context and Key Issues

4.1 Background

- 4.2 On 27th May 2020, Cabinet authorised the closure of Brandhall Golf Course and club house (minute 36/20 refers). At that meeting, Cabinet also authorised the development of a masterplan for the site and club house.
- 4.3 The Cabinet decision was taken following public consultation held between 7th November and 19th December 2019, the results of which were noted by Cabinet (minute 36/20 refers).
- 4.4 As part of the 2019 public consultation three future development options were presented and survey respondents were asked to state which option they preferred.
- 4.5 The options presented at that time comprised differing arrangements of residential parcels, a school and open space. The main differentiator between the options was the size of the open space provided, which ranged from 4.5 hectares in Option 1, 6 hectares in Option 2 and 8.5 hectares in Option 3. The 2019 option drawings are shown in Appendix



















A. Most respondents stated that they preferred the option with the largest park and fewest houses:

- Option 1: 40 respondents (7.9%)
- Option 2: 40 respondents (7.9%)
- Option 3: 428 respondents (84.3%)
- 4.6 In accordance with Cabinet's delegation on 27th May 2020 (minute 36/20 refers), work progressed to gather information required to inform a masterplan based around the spatial principles of Option 3. Specialist consultants AECOM were appointed to support the Council with this work.
- 4.7 As part of the masterplan development process further public consultation was held in November 2021. The public consultation material is included in Appendix B.
- 4.8 The results of the public consultation are set out in detail below and the full consultation report is appended to this report (Appendix C).
- 4.9 It is considered appropriate to provide an opportunity for members to reconsider options (including a do-nothing option) for the future of the site given the outcomes of the public consultation and the additional technical information gathered to date (which is set out in detail below).
- 4.10 Therefore, the purpose of this report is to provide Cabinet with as much relevant information as possible, at this point in time, to enable an informed decision on the preferred option for the Brandhall site as well as considering associated matters around the designation of the Brandhall site as a Site of Local Importance for Nature Conservation (SLINC) which is considered in more detail below.

4.11 Strategic Needs

4.12 This section of the report sets out the strategic needs of the council that could be supported through development of the Brandhall Site.



















4.13 Educational Needs

- 4.14 The existing Causeway Green Primary School is a community maintained, two form entry school (420 places) with a Nursery. It is one of the poorest condition schools in the Borough (a photographic condition survey is included in Appendix D).
- 4.15 The original school building was an early example of a system build type, known as 'Hills'. The school opened in 1954 and its construction consists of concrete panelled walls and ceiling slabs. The build-type is renowned for poor insulation, internal condensation and failure of the concrete panelling. Due to the nature of construction, a number of Hills-type school buildings in the Borough have over the past 20-25 years been demolished, replaced, or where possible, received major remediation work to extend the lifespan of the building. For similar school buildings: prior to the replacement buildings at both Abbey Infant and Yew Tree Primary Schools, significant structural sections had to be propped up pending redevelopment. The concrete sections had degraded to an unsafe state requiring temporary support, and George Betts Primary Academy will shortly undergo a complete replacement build through the DfE School Rebuilding Programme, a national programme targeting school buildings requiring replacement due to poor condition.
- 4.16 The existing Causeway Green Primary School is located on an incline, with the playing field situated at the upper tier. The site has experienced significant flooding problems for some years, with remedial drainage works completed as far as possible in an attempt to address the issues. In late May 2018, when flash storms occurred, the school buildings were flooded since the drainage system could not manage the overflow of rainwater. The school was closed for the summer term requiring decant of staff and pupils to a number of alternative locations. Due to the location of the individual teaching blocks on site optimum mitigation measures have been hampered as the design of a drainage system that could be deployed is limited. Subsequent rainstorms have presented similar problems although the school has not experienced a flood.



















- 4.17 The school was originally identified for replacement in 2014, when the level of repair and maintenance undertaken to the building fabric proved the Hills Construction was time expired. At that time the school building was uneconomic to retain, however that year, the Department for Education (DfE) did not select the school for a building replacement through its Priority Schools Building Programme, and the Authority had insufficient capital resources to fund a replacement scheme. There was no option but to continue to maintain the current asset to ensure the school could remain open to pupils.
- 4.18 Appendix D provides a recent assessment of the current condition of the existing school building. In line with the Delegation of Funding to Schools the elements of repair identified are the responsibility of the school's Governing Board, who have taken the option to buy-back in to the Authority's School Repair Account to manage and fund reactive and planned maintenance works. Due to competing demands for condition spend, works would continue to be prioritised along with all other schools entitled to receive School Condition funded projects. Although certain works such as staff toilets are treated as improvements, for which the school receives Devolved Formula Capital to fund, there is of course an optimum limit the school would wish to spend on improvements when its buildings are being considered for long term replacement.
- 4.19 In relation to school places, latest projections indicate that the Oldbury area will have 14% surplus places in the primary sector from 2024/25 onwards, with a Borough surplus of 10%, and in the secondary sector, at Year 7, a local surplus of 3%, and a Borough wide surplus of 5%. The following year with an indicated fall in numbers on roll, a 10% surplus in secondary places is projected. Housing developments are naturally delivered on an incremental basis, and once housing units are confirmed for a development a pupil yield can be calculated to project the need for school places. Based on current surplus projections there is no indicator to suggest that additional primary school places should be provided through a rebuild of the school. Cabinet will be aware from its meeting on 13 April 2022 (Minute 86/22 refers), that the School Organisation Plan that will be presented for adoption this year will provide a strategic steer on



















- school place planning and help to identify any shortfall of places that may arise through additional housing development.
- 4.20 Three of the revised development options (set out below from paragraph 4.100) for the Brandhall site include a school. The proposal is to rebuild the school with the same Published Admission Number of 420, with a Nursery. Latest projections indicate that the Oldbury area will have a sufficient surplus of primary school places to meet demand generated from new housing in the area, which would not require the school to increase its pupil capacity. Similar projections are indicated for the secondary school sector.
- 4.21 Current estimates indicate that the Authority would need to secure a capital budget in the region of £10m to replace Causeway Green School and allow sufficient contingency in view of rising inflation over the past 18 months.
- 4.22 The funding strategy for delivering a replacement school would require a blend of funding. £5m could be made available from existing School Condition resources, which are provided to the Council from the Department for Education (DfE). A minimum of £2.5m could be set aside from the Community Infrastructure Levy which are contributions made to the Council through a set levy on new development to facilitate the development of new infrastructure. A further £2.5m of funding would need to be identified in line with recommendation 1.6 above.
- 4.23 Strategic Housing Needs
- 4.24 There is a significant shortfall of housing supply across Sandwell. The table below sets out Local Housing Need against housing delivery for the past 4 years. It shows housing delivery in the Borough over four financial years 2017/18 to 2020/21. The borough meets approximately half its housing needs; at an average of 47.5% per annum over the four years. This totals a cumulative net deficit in overall housing supply of 2,936 homes between 2017 and 2021.

Sandwell MBC – Housing Delivery against Housing Need (all types)



















| Year | Local Housing Need | Total new homes delivered | Deficit | % of LHN delivered |
|---------|--------------------------|---------------------------|-----------------------|--------------------|
| 2017/18 | 1,325 | 692 | 633 | 52% |
| 2018/19 | 1,447 | 625 | 625 | 57% |
| 2019/20 | 1,351 | 501 | 850 | 37% |
| 2020/21 | 1,488 | 660 | 828 | 44% |
| Total | 5,611 | 2,478 | 2,936 (cumulative) | 47.5% (average) |

- 4.25 A Strategic Housing Market Assessment was completed in 2021 for the Black Country which assessed the affordable housing requirement for Sandwell to be 343 dwellings per annum. This is an increase from 244 in previous years.
- 4.26 As shown in the table below, on average over the last four years (2017/18 to 2020/21), Sandwell has delivered 49% of its affordable housing needs. On average, 120 new affordable homes were delivered per annum over the last four years against a need of 244 homes per annum.

| Sandwell MBC – Housing Delivery against Housing Need (Affordable Homes - all types) | | | | | |
|---|-------------------------------------|-------------------------------------|---|---------------------|--------------------|
| Year | Social Housing Need (2017) | Social Housing Need (2021) | Total new Affordable homes delivered | Deficit | % of SHN delivered |
| 2017/18 | 244 | | 117 | 127 | 48% |
| 2018/19 | 244 | | 93 | 151 | 38% |
| 2019/20 | 244 | | 107 | 137 | 44% |
| 2020/21 | 244 | | 162 | 82 | 66% |
| 2021/22 | | 343 | | | |
| Total | 976 | | 479 (cumulative) | 497 (cumulative) | 49% (average) |

4.27 There were 9,800 households on the social housing register as of August 2021. 35% of these are transfer requests within the council house stock leaving 65% (6,380 households) waiting for a Council home. In June 2022, the number of households on the social housing register had increased by a further 2,670 households to 12,470.



















- 4.28 Longer term future housing need is 27,873 new homes by 2039. Sites have been identified in the Draft Black Country plan for 9,498 new homes (the Brandhall site is included in the Draft version as having the possibility of providing circa 560 new homes based on a dwelling per hectare calculation) giving a shortfall of 18,375 homes to be met outside of Sandwell.
- 4.29 The data above demonstrates that Sandwell is not currently meeting it's housing need for both market and affordable housing. Providing housing on the Brandhall site would support housing need in the Borough. A minimum of 25% of any housing delivered on the site would be affordable housing and would benefit local people through; the Council having nomination rights from the social housing register and/ or through the provision of council homes, and by providing First Homes (30% discount on market prices to support first time buyers to take the first step on to the homeownership ladder).
- 4.30 Open Space Needs
- 4.31 The current adopted planning policy for Community Open Space aims to provide 2 hectares of Community Open Space per 1000 population.
- 4.32 Old Warley Ward currently has 0.86 ha of unrestricted open space per 1000 population. This is significantly below the target of 2 hectares per 1000 population.
- 4.33 The Brandhall site is not allocated Community Open Space, as being a former golf course, the site has restricted access only (via two public rights of way). Therefore, it is not included in above calculations for open space or included in the Green Space Strategy.
- 4.34 Any development option which includes the provision of accessible open space will increase the amount of unrestricted open space within the Old Warley Ward. Option 1a (set out below) would not support additional unrestricted open space as this option proposes to keep the site as it is now (i.e. restricted access).

4.35 **Public Consultation (2021)**



















- 4.36 In 2021, to inform the development of the masterplan, the council and its consultants AECOM carried out two forms of consultation; early stakeholder engagement and wider community consultation.
- 4.37 AECOM facilitated virtual workshops with key local stakeholders, between Thursday 10th June 2021 and Wednesday 23rd June 2021.
- 4.38 In total, 19 stakeholders accepted an invitation to attend the workshops, which included ward councillors, cabinet members and key community stakeholders (such as local headteachers). The purpose of these workshops was to ensure that key stakeholders had an early opportunity to provide feedback and direction on the draft vision and initial masterplan options. The early feedback received in these sessions enabled the design team to respond to stakeholder concerns and understand their priorities and future aspirations for the site. A brief summary of feedback provided can be found below:
 - Stakeholders placed greatest value on the provision of a large amount of high-quality green space. Consensus across the workshops indicated stakeholders would prefer to see large, consolidated green space, rather than it being dispersed around the site.
 - The workshop sessions showed that a key topic of concern was the inclusion of both social housing and affordable housing as part of the scheme. Stakeholders indicated there should be a mix of housing types and tenures across the site, and they should not be exclusive of the community that exists in the surrounding areas.
 - The location of the school was also highlighted by stakeholders, who argued the school should be located in the north-west corner of the site rather than to the east, or further south. Attendees believed the alternative locations suggested would cause problems with congestion and pupil catchment areas of existing local schools.
 - Stakeholders also indicated that they would like to see the development of high-quality community space. Stakeholders said they would like facilities to cater to all members of the community including the elderly, families and young people. Recurring suggestions included a café/pub, a local shop, allotments, an orchard, outdoor exercise equipment and a skate park.
 - It was clear from feedback that the majority of stakeholders who attended believed that this project could be a success, but it was



















essential to consult with the wider local community as early as possible.

- 4.39 A public consultation was held by SMBC between Monday 1st November 2021 and Sunday 28th November 2021. The consultation material can be found in Appendix B. The consultation closed at 23:59 on Sunday 28th November. In total 497 consultation responses were received and full details of the feedback received is provided within AECOM's Consultation Report (Appendix C). A summary of some of the key themes which emerged from the consultation responses is provided below:
 - Some respondents were opposed to any kind of development being built on site, whether this be housing or other constructed development. This included a large number of concerns regarding climate and ecological impacts on flora and fauna through the removal of green space. In addition, there were concerns regarding the potential historical importance of the site. Some respondents called for the site to be made more accessible and preserved as a green space.
 - While there were comments that opposed any development of the Site, there was support from many respondents for the inclusion of community facilities within the proposals (including community hub / local park / community café / sports facilities).
 - There was some support for the proposed Brandhall Village Vision, although some felt that this should be separate to the development and that plans for the site contradict some of the visions themes.
 - Some respondents noted that while they were against the building of houses, they would support proposals to build a new school, although it was mentioned by some that this was less preferable to developing and upgrading existing schools in their original location.
 - Many comments were received that opposed the building of homes on the site. Some of the key themes relating to this include wanting to preserve the green space; building houses on the site would remove their access to green space due to the lack of alternative green open space; and that it would put pressure on local services.
 - While there were many comments opposing the development of housing on the site, there was some support for housing that was affordable. Other comments related to support for proposals that



















- included sustainable development options, with the consensus being that if housing is to be built, it should be sustainable.
- Some respondents who live on the outskirts of the site had concerns that their privacy would be reduced and also that their property values would reduce through the potential visual impact and loss of views.
- Some respondents called for the site to have less development and a greater proportion of open green space.
- Some respondents preferred the option for higher density housing in a smaller area, in order to preserve more of the green space. Others indicated a preference for lower density housing.
- Many comments indicated that developing the green space could impact on mental and physical wellbeing and have the potential to increase anti-social behaviour.
- Another major theme that emerged from the data was respondents concerns for how the proposed development would impact flooding and drainage issues associated with the Site.
- Other key transport related themes included concerns regarding increased traffic, parking requirements, potential for increase in road accidents and associated traffic pollution.

4.40 Technical Consideration

4.41 This section of the report sets out the site specific technical considerations and details the findings of technical reports that have been commissioned to date.

4.42 The site

4.43 The predominantly greenfield site is set within the south-west of Sandwell, in a largely residential area located between the A4123, which links Wolverhampton to Birmingham, and the M5 motorway. With a gross area of approximately 36ha, comprising a former clubhouse, golf course and an existing public open space (Parson's Hill Park).

4.44 Movement and Access



















- 4.45 The site is bounded to the north and south by residential streets (including Ferndale Road, Tame Road and Queensway), the west by the M5 Motorway and Wolverhampton Road (A4123). Two public rights of way (PROW) cross the site (orientated roughly in an east-west direction) and provide public access through the site (which is, otherwise, not open to public access).
- 4.46 The area surrounding the site comprises a comprehensive network of well-lit public footways that provide access to key local destinations within Brandhall and surrounding areas. Signalised pedestrian crossing facilities comprising dropped kerbs and tactile paving are in place in close proximity to the site, thereby providing good pedestrian and cycle access to and from the site, including across the A4123 Wolverhampton Road, Queensway and Tame Road. The site is well served by a range of educational establishments, retail, community, education and health facilities in close proximity, all within the maximum recommended walking and cycling distances.
- 4.47 Several high frequency bus services operate in close proximity to the site. The closest high frequency bus stops are located on the A4123 Wolverhampton Road, with further services operating on Tame Road. Rowley Regis rail station is located an approximate approximately 1.25km (19 minute) walking journey northwest of the site. Langley Green and Old Hill rail stations are located approximately 2.1km north and 2.9km west of the development site, respectively. These are situated on the same rail line and offer the same rail connections as Rowley Regis rail station.
- 4.48 A full Transport Assessment would need to be prepared as part of any future planning application (depending on the preferred option) to assess the traffic impacts of the development and set out any mitigation for any traffic impacts identified. However, a Transport Summary Technical Note has been commissioned to understand potential baseline issues and this is included at Appendix E.

4.49 Ecology

4.50 A Preliminary Ecological Appraisal Report (PEAR) (May 2021) was prepared by AECOM to assess the ecological constraints in connection with developing the Brandhall Site with the preferred scheme from the 2019 consultation (new school, 8.5 hectares of open space, and a housing scheme). The report considered the ecological constraints across the

















- entire Brandhall site and club house. The full report is contained at Appendix F.
- 4.51 The report sets out that the purpose of the PEAR is to provide a high-level ecological appraisal of the site, specifically to identify;
 - baseline conditions and determine the presence of Important Ecological Features (or those that could be present), as far as is possible;
 - potential ecological constraints to the Scheme and make initial recommendations to avoid impacts on Important Ecological Features, where possible;
 - any requirements for mitigation, where possible, including mitigation measures that will be required and those that may be required (depending on results of further surveys or final scheme design);
 - to establish any requirements for more detailed surveys; and,
 - any opportunities offered by the Scheme to deliver biodiversity enhancements.
- 4.52 In addition, a Bat Survey Report was prepared which incorporates findings from bat emergence / re-entry surveys, activity surveys and hibernation surveys undertaken between April 2021 and January 2022. This report is included at Appendix G.
- 4.53 The Site mainly comprises amenity grassland, belts of broadleaved semi-natural woodland, drainage features and two minor watercourses. The report recommends that new development should seek to retain and protect broadleaved semi-natural woodland (particularly mature pedunculate oak) given that it is a habitat of principal importance. Any removal of woodland should be replaced to ensure that there is no net loss of this habitat at the site.
- 4.54 An existing Site of Local Importance for Nature Conservation (SLINC) is located to the northern end of the site to the east of the Brandhall Brook and is an outcrop of a calcareous conglomerate. The report recommends this existing SLINC should be protected and where possible local improvements made.



















- 4.55 The River Tame Wildlife Corridor falls within the site and consists of Semi-natural habitats alongside the M5 motorway that facilitate wildlife movement north and south of the former Brandhall Golf Course.
- 4.56 No record of great crested newt within 2km of the site was returned. Two pools within the site appear to provide suitable breeding habitat for great crested newts GCN). However, GCN eDNA was not detected in water samples taken from these pools which indicates that this species is likely to be absent. Furthermore, the grassland surrounding the pools has been subject to regular mowing to maintain a sward height of approximately 50mm, which provides sub-optimal terrestrial habitat for GCN.
- 4.57 There are no records of reptiles within 2km of the site and due to the regular mowing, the short grass provides sub-optimal habitat for reptile and there are no features considered suitable to support breeding populations on site.
- 4.58 In total, records of 11 notable bird species within 2km of the site were returned including 8 species of principal importance, 6 species on the Birds of Conservation Concern 4 (BoCC4) Red List (skylark, starling, song thrush, mistle thrush, bullfinch and linnet) and 5 species on the BoCC4 Amber List (mallard, stock dove, kestrel and bullfinch). All of these species are relatively common in England (though some are declining). During four visits to the site between 1 April and 13 April 2021, a total of 28 common bird species associated with broadleaved woodland, mature trees and hedgerows were recorded nesting at the site. This includes five notable species, which comprise a few pairs each of: stock dove, starling, song thrush, mistle thrush and bullfinch.
- 4.59 Four recent records of badger (Meles meles) within 2km of the site were returned. The closest of these records is approximately 600m south of the site boundary. It is possible that badgers visit the site, however, no sign of their presence was recorded.
- 4.60 No recent record of hedgehog was returned. It is possible that hedgehogs visit the site, but no sign of their presence was recorded.
- 4.61 No recent record of protected or otherwise notable terrestrial invertebrates was returned for the site. It is likely that a range of common terrestrial invertebrates occur at the site, particularly species that are typically associated with pedunculate oak. There is opportunity to enhance the retained habitat through the provision of boxes for notable species, free-draining banks with southerly aspects to attract ground burrowing insects and flower-rich grassland.



















- 4.62 In total, 29 trees were found to have bat roost suitability which were subject to tree climbing inspection on 26 April 2021. No bats were recorded during these inspection surveys. Of these 29 trees, 4 can be considered as having high potential for bat roosting, 10 have moderate potential and 15 have low potential Bat emergence/re-entry surveys were carried out on 14 trees with high (4) and moderate (10) roost potential to help determine if they support bat roosts and assess whether those trees are a constraint to development of the site. Bat activity survey visits were also undertaken because foraging habitat (belts of broadleaved woodland and two minor watercourses) of moderate suitability is present within the site. All trees with high and moderate roost potential were also subject to a hibernation inspection survey during January 2022. The outcome of these surveys recommended that the confirmed roost and the remaining 12 trees with high and moderate bat roost potential are retained. If trees supporting bat roosts need to be removed as part of any development proposals, then it would be necessary to apply and obtain a European Protected Species Mitigation Licence from Natural England to ensure that the development's legal obligations can be met. The loss of a roost would need to be compensated appropriately. In addition, it is recommended that as part of the development the watercourses and woodland belts are protected to maintain the commuting routes across the site from residential areas to the north and south-east. It is also recommended that retained woodland belts and watercourses are enhanced and ponds created to provide a better foraging resource for bats at the site.
- 4.63 At the public consultation, a local resident explained that there are a number of important fungi species present upon the site (including the rare Pink waxcap and Oldrose bolete). A walkover was undertaken in March 2022 by AECOM ecologists and the local resident to understand the potential location of these species. Due to the time of year that the walkover took place there was no evidence of these species found during the visit (as these species are only evident in the autumn), and therefore a further survey will be required during the appropriate season to confirm the presence and location of fungi. During the visit, the local resident identified two areas where these species have previously been recorded (to the north of the rock outcrop and to the centre of the site) and these locations fall within areas that are proposed to be retained as green space across all options.

4.64 Heritage



















- 4.65 An Archaeological Desk Based Assessment has been undertaken and the report is included in Appendix H.
- 4.66 There are five assets recorded in the Heritage Environment Record (HER) within 500m of the site, all of which are non-designated assets, and three of which lie within the site itself. These assets comprise ridge and furrow across the golf course (MBL3192) as well as the sites of Brand Hall manor house (MBL2704) and a chapel at Chapel Croft (MBL2996), both of which lie at the south-eastern end of the site.
- 4.67 During a site visit, there were no above ground indications of a building at the site of the Chapel Croft field. A modern compound is located at the southern end of the site where this feature is thought to be, although there is potential for sub-surface deposits. There are also no above ground remains of Brand Hall, as the area to the south of the site has been built over by modern houses, although it is possible for remains associated with the hall to survive within the site. The ridge and furrow was not visible during the site visit due to the long grass, although it is visible on aerial photographs and satellite imaging. This indicates that there is potential for previously unrecorded remains to survive within the site.
- 4.68 The only prehistoric asset in the study area is a lithic scatter at the northern edge (MBL2840). Although there is limited evidence from within this area, the undeveloped nature of the site suggests the possibility that early archaeological remains may survive within the site boundary.
- 4.69 There is one built heritage asset within 500m of the site, a locally listed post-medieval public house located at the north-eastern edge of the study area (DSD646). There is not thought to be any impact to the building or any changes to its setting from proposed development of the site.
- 4.70 Further assessment of potential impacts upon the archaeological resource within the site will be required if development is proposed. A programme of geophysical (magnetometer) survey followed by trial trenching will be required at the site in order to understand the archaeological potential and, in particular, to identify the presence of remains associated with Ridge and Furrow, the former Brand Hall and the chapel in the south-eastern corner of the site.

4.71 Air Quality



















- 4.72 A site-specific air quality monitoring report has been prepared to inform the option development and this is included in Appendix I.
- 4.73 The site exists entirely within the borough-wide air quality management area (AQMA) which SMBC declared in 2005 for exceedance of the annual mean air quality strategy (AQS) objective value for nitrogen dioxide (NO2). AECOM conducted three months of monitoring for NO2 between May and August 2021, which concluded that The NO2 concentrations obtained as part of this survey are close to or exceeding the objective value in a number of locations and they are consistent with what would be expected for an urban area which is within an AQMA.
- 4.74 Long-term monitoring data from SMBC, shows that there is a general trend whereby concentrations of NO2 are decreasing at a local level. It would be expected that sites around the development would experience a similar trend. It is likely that by the time a development is operational, NO2 concentrations would have improved at the sites surveyed. Notwithstanding, it is recommended that a detailed air quality assessment is conducted for any option where development takes place to ensure the site is suitable for its intended use and to establish whether the development may lead to likely significant effects in the wider area.
- 4.75 With consideration to the survey results for the two on site locations, it is recommended that a suitable buffer (at this stage this is assumed to be 40m) from the M5 to any proposed sensitive location (e.g., residential property) is retained to protect health for any development bought forward.
- 4.76 Topography
- 4.77 A topographical survey of the site was undertaken by Brunel Surveys Ltd in April 2021. The topography of the site ranges from 200m Above Ordinance Datum to 170m Above Ordnance Datum gradually sloping upwards from south to north. There are gentle undulations across the site, including flood risk embankments and artificial features created for the golf course. The site has gentle slopes rising either side of Brandhall Brook which is located north-south through the site.
- 4.78 Utilities
- 4.79 A number of utilities are located within the site including:
 - Overhead electrical lines which run adjacent to the entire western site boundary (parallel to the M5) including a single transmission tower.
 National Grid confirmed that a 15m stand-off zone around the



















National Grid towers is required for access and maintenances. Another, 30m stand-off zone is also required, within which any conductive materials are to be adequately earthed. There must be vertical clearance of at least 7.3 metres between the conductors of an overhead line at maximum sag and the ground and at least 5.3m above any structure someone could stand on according to Electrical Networks Association TS 43-8 referenced in the Third-party guidance for working near National Grid Electricity Transmission equipment.

- HV (11kV) underground cables are located within the east site boundary near the A4123 Wolverhampton Road and Queensway, underneath Parson's Hill Park. A 5m standoff either side of the cables is advised by Western Power Distribution.
- A Local High Pressure (LHP) gas main is located within the western part of the site, running parallel to the M5 motorway. Easements for the LHP mains owned by Cadent Gas are 12.2 metres total width, which assumes the mains are made of steel. If the pipe construction of the pipe is different (as is common with older mains), the easement may be greater.
- Information provided by Severn Trent Water (STW) shows two foul water pipes are located within the site – one running centrally through the site (in proximity to Brandhall Brook) and one near the eastern site boundary. The development enquiry response from STW states that the 300mm sewer has a 5-metre easement (2.5 metres each side).
- Information provided by STW shows two surface water pipes and a culvert are located within the site boundary. The first enters the south-eastern site boundary on Queensway and terminates after approximately 60 metres where is outfalls into a small watercourse that runs northwards through the site. The second enters the east site boundary from Brandhall Lane and terminates after approximately 70 metres as it outfalls into a culvert. The culvert is approximately 115 metres long, of which 100 metres is within the site boundary.
- 4.80 South Staffs Water (SSW) own water mains and apparatus along roads adjacent to the site but outside of the site boundary which will not cause any constraints to future development.
- 4.81 In addition, BT, Telent NRTS, Virgin Media and Vodafone all own apparatus in the vicinity of the site, but outside of the site boundary and it is not envisaged that this infrastructure will constitute a constraint to future development.



















4.82 Water and Flooding

4.83 A Surface Water Drainage Technical Note (Appendix J) and a Stage 1 Flood Investigation Report (Appendix K) have been prepared. The purpose of the Flood Investigation Report is to understand the likely causes and sources of existing flooding reported within the Golf Course Site, in the Brook Road Area, and in the Wolverhampton Road area that were reported as part of the November 2021 public consultation. The findings from this report could inform the development of potential flood alleviation measures to reduce the existing flood risk. As this would address existing flooding rather than any potential impact on flooding from any development on the Brandhall site it is not material to the options set out below. The potential future flood alleviation measures identified in the Flood Investigation Report are separate to the proposed development options within the Brandhall Site and would go beyond the planning policy requirement of demonstrating that any proposed development on the Brandhall Site would not increase flood risk. Importantly, the surface water drainage technical note (Appendix J) demonstrates how surface water runoff arising from the development options could be restricted to the greenfield runoff rate so as not to increase the risk of flooding off-site. This would be achieved by creating a number of Sustainable Urban Drainage solutions such as new ponds.

The Brandhall Brook (denoted as Main River on the EA Flood Map for Planning) runs from south to north through the site. There are several smaller informal tributaries and ditches within the site which discharge into the Brandhall Brook, as well as two offline attenuation ponds. A larger tributary joins the Brandhall Brook at the northern end of the Golf Course Site from Wolverhampton Road in the east.

- 4.84 There is an existing Flood Storage Area in the north of the site and two existing offline attenuation ponds within the Site to the west of the Brandhall Brook.
- 4.85 EA Flood Zone mapping shows that the majority of the site is located in Flood Zone 1 (<0.1% Annual Exceedance Probability (AEP)). There are areas of Flood Zone 2 (0.1% AEP) and Flood Zone 3 associated with the Brandhall Brook in the centre of the site.
- 4.86 Within the site, there are elements of the Brandhall Brook which are culverted. There are opportunities to open up culverts within the site and integrate Sustainable Urban Drainage Systems (SuDS) for habitat creation and increased biodiversity.



















4.87 Noise

- 4.88 As part of AECOM's initial masterplanning work, preliminary noise modelling (for external sound levels) has been undertaken to provide a high-level understanding of potential noise mitigation measures that may be required. Although high level in nature, this initial acoustic noise modelling provides an insight into the potential constraints in terms of ambient sound levels which may impact future development.
- 4.89 From the guidance in the Professional Practice Guidance (ProPG) which focusses on noise sensitive development (produced by the Institute of Acoustics (IOA), the Association of Noise Consultants (ANC) and the Chartered Institute of Environmental Health (CIEH)), areas of external sound levels of up to 50 dB LAreq,16hr would be considered as negligible risk, with level up to 60 dB LAeq,16hr considered low risk. Within the low risk areas, the use of site layout, and acoustic screening from buildings may be required to achieve levels below 50 or 55 dB LAeq,16hr or lower in garden areas. Areas above 60 dB LAeq,16hr are considered medium or high risk in ProPG. Whilst this does not of itself prevent residential development, at these higher sound levels, more detailed consideration of site layout and building design will be required to achieve acceptable acoustic conditions.
- 4.90 An acoustic model has been developed in SoundPLAN (version 8.2). This includes traffic data provided and processed by the project transport team for the M45 and A4123. Data for both roads included 18-hour AAWT traffic flow, percentage heavy vehicles and average speed, and were obtained for periods prior to the impacts of the Covid-19 pandemic. The acoustic model included the current ground topography, but does not currently account for screening from existing buildings.
- 4.91 The model shows that with no acoustic mitigation in place, no parts of the site fall below 50dB L_{Aeq,16hr}, and only a small section through the middle of the site falls below 55dB L_{Aeq,16hr}.
- 4.92 A number of potential mitigation measures was modelled to show how the predicted sound levels could be modified, including:
 - A 4m high acoustic barrier among the western site boundary Whilst this predicted small reductions in sound level immediately behind the barrier, its effectiveness was significantly limited by the topography, meaning that, particularly at the southern end of the site, the ground level at the base of the barrier was significantly below the carriageway height of the M5.

















- A 6m high combination of a landscaped bund and acoustic barrier within the site – which significantly increased areas of the site within 50-55 dB L_{Aeq.16hr} band.
- A 4m barrier located adjacent to the M5 Motorway which significantly reduced sound levels across the site but would be subject to agreement from National Highways and utilities companies.
- 4.93 Even with the application of the above principles, it is likely that some garden areas could exceed the Local Authorities preferred value of 50 dB L_{Aeq,16hr}, and meeting the specification for internal sound levels in the most exposed properties could require closed windows with alternative forms of ventilation.
- 4.94 It should be noted that the findings of this initial noise modelling are preliminary and further technical work will be required as the preferred option is developed to confirm potential impacts and necessary mitigation measures.
- 4.95 Ground Conditions
- 4.96 Generally, a very low to low risk has been identified with respect to human health from potential contaminated soils and groundwater. The risks from ground gas (from off-site landfill sources) and from asbestos (localised sources of the former hostel and infilled land on site) were considered to be moderate/low. A low risk has been identified with respect to the risk to controlled waters from contaminated soils and leachate. A medium hazard potential from the following geotechnical constraints was identified; site topography, soft/compressible deposits (low bearing capacity and high settlement), high groundwater table, Made Ground (where present), utilities, geological faulting, shallow bedrock and earthworks.
- 4.97 Although, the surrounding area was known to have been bombed during WW2 and thus a UXO risk is present, the pre-desk study undertaken by Zetica recommended that a detailed desk study, whilst always prudent, is not considered essential in this instance.
- 4.98 The site is in an intermediate probability radon area (1 to 3% of homes are estimated to be at or above the Action Level). No radon protective measures are necessary in the construction of new dwellings or extensions.
- 4.99 It is recommended that a geotechnical and geo-environmental investigation is undertaken at the site. The investigation will allow a



















quantitative assessment as to whether any of the potential risks identified in this study are present and are of material concern to the development.

4.100 Revised Masterplan Options

- 4.101 This section of the report sets out the five new options for the Brandhall site which is subject to the recommendation in 1.1 above.
- 4.102Following the feedback received from the public consultation, it was considered necessary to reconsider the masterplan options to take account of concerns regarding not only the potential scale of the development, but also the principle of development. In addition, since the preparation of the options presented at public consultation, a number of additional technical studies have been completed as outlined above. This provided greater understanding with regards to potential constraints including drainage, trees, ecology, heritage and noise.
- 4.103Therefore 5 new options have been developed for consideration by Cabinet.
 - Option 1a No change Essentially retaining the site in its current form and use as a largely inaccessible green space (aside from the two existing Public Rights of Way).
 - Option 1b Development of a new public park This option would again propose no development on the site and include landscaping works to upgrade the space to provide an accessible new public park.
 - Option 2 Provision of land for a new primary school and development of a new public park – This option would set aside land for a new replacement two-form entry primary school together with the upgrading of the remaining site area to become a new public park.
 - Option 3 Provision of land for a new primary school, a new public park and development of circa 190 residential dwellings – In addition to the provision of land for a new replacement primary school, this option would incorporate development of circa 190 new residential units, with the remainder of the site upgraded to provide a new public park.



















- Option 4 Provision of land for a new primary school, a new public park and development of circa 360 residential dwellings -In addition to the provision of land for a new replacement primary school, this option would incorporate development of circa 360 new residential units, with the remainder of the site upgraded to provide a new public park.
- 4.104These five options are set out in more detail below and look to explore potential land uses, spatial composition and character. All options except 1a have capital and revenue implications for the Council and sources of funding will need to be explored. This is likely to include a combination of external funding bids, capital receipts generation and prudential borrowing, subject to borrowing costs being affordable.

4.105 OPTION 1A - NO CHANGE

- 4.106As illustrated by Figure 1a below, this option essentially retains the site in its current form comprising:
 - The former clubhouse (closed and boarded up) and existing car park located to the northern extent of the site;
 - Parson's Hill Park located to the eastern end of the site, a public park comprising a multi-use games area and amenity grassland;
 - Two existing public rights of way (PRoW) cross the former golf course providing the only public access into and across the green space. This provides east-west access across the site and therefore this is currently no way to access and cross the site in a north-south direction;
 - Green space which incorporates, woodland tree belts, uneven grass terrain, existing bunkers and short pathways which were associated with the golf course. In addition, there is Brandhall Brook which runs centrally through the green space, together with a number of existing ponds and a water storage area located to the northern end of the site.
- 4.107 Although the site is largely not accessible to the public, it is documented that the green spaces within the site are being accessed by the public and there are potential ongoing risks (and potential cost implications) associated with the uneven ground, ponds, boarded up former club house, watercourse, bunkers, trees, anti-social behaviour and overhead powerlines (located along the western edge) which may require mitigation to ensure that the site is safe.











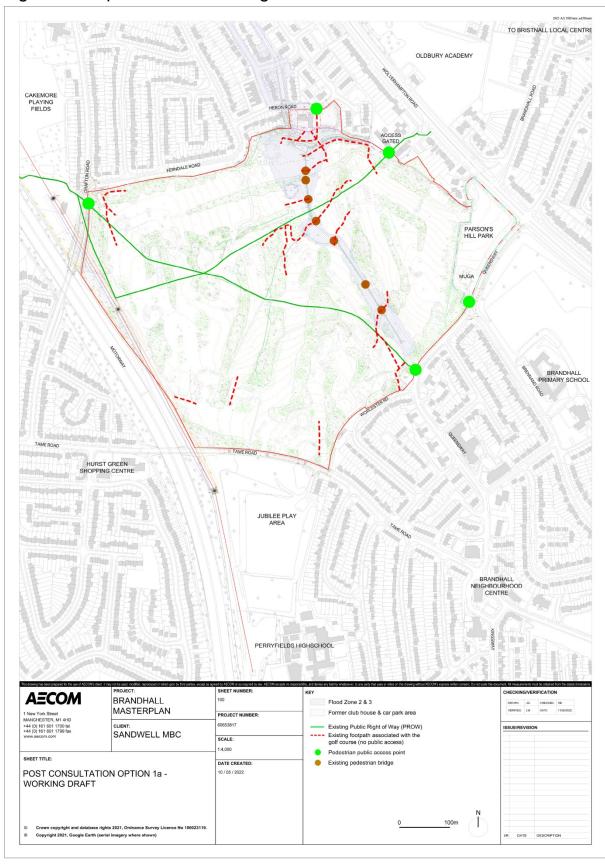








Figure 1a: Option 1a - No change







































4.108The indicative development outputs from Option 1a is shown in the table below. It shows that Option 1a would result in 35.19ha of largely inaccessible green infrastructure and 1.47ha of Community Open Space at the existing Parsons Hill Park.

Option 1a Indicative Development Outputs.

| Area of Green Infrastructure / Open Space (Ha) | | Area for Residential Area (Ha) | Former Club House & Existing Car Park (Ha) |
|--|---|--------------------------------------|--|
| 35.19 (Largely inaccessible) | 0 | 0 | 0.48 |
| 1.47 (Parsons Hill Park) | | | |

4.109Given that there is no change to the site from its current form, this option does not support current housing need or requirement to provide a new primary school. In addition, as the site is largely inaccessible, it fails to provide the high-quality open space or enhanced biodiversity envisaged within the masterplan vision (the masterplan vision is included in Appendix B). However, it could be suggested that this option could support wider sustainability and climate objectives and takes into account the views of local people who would like the space to remain undeveloped, although the majority of the site would remain technically inaccessible.

4.110 OPTION 1B - DEVELOPMENT OF A NEW PUBLIC PARK

- 4.111As per Option 1a and as illustrated by Figure 1b below, Option 1b proposes no new development on the site, retaining the existing green spaces including Parson's Hill Park. However, unlike the previous option, this option proposes external works to upgrade the currently inaccessible green space to create a new public park.
- 4.112The design of the proposed new park has not been determined at this stage and could be influenced by local public consultation to understand what facilities / characteristics would be popular. For the purposes of



















providing high level costs, it has been envisaged that the new park could comprise:

- The creation of new accessible pedestrian and cycle routes through the park, (complementing the existing PRoW) providing improved access to the surrounding locality and also creating circular routes to improve amenity and encourage healthy living;
- Installing new benches, litter bins and pedestrian gates, to encourage people to use the site and discourage anti-social behaviour;
- Making the site safe by filling in existing bunkers and ensuring that potential dangers around the site are protected / fenced;
- Upgrading areas of the existing green space to incorporate new play areas, hardstanding and landscaping to improve biodiversity;
- Demolition of the former clubhouse to the north of the site, to provide a cleared site for future development (potential community use); and
- Repairs and demarcation of the existing car park to provide parking spaces for users of the public park.











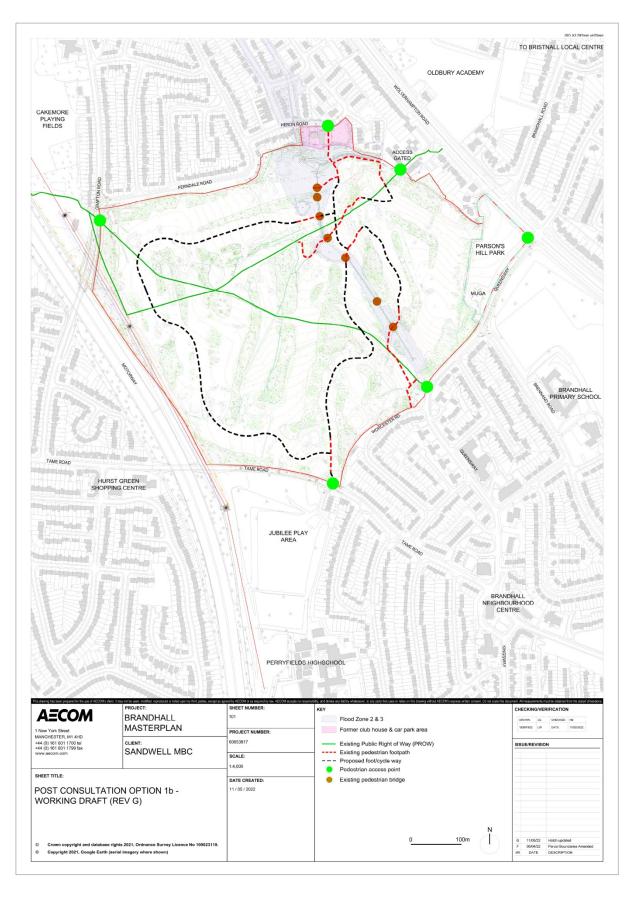








Figure 1b – Option 1b Development of a new public park





















4.113The indicative development outputs from Option 1b is shown in the table below. It shows that with Option 1b the development outputs would be a new 35.19-hectare public park plus the retention of the 1.47-hectare Parsons Hill Park.

| Area of Green Infrastructure / Open Space (Ha) | | Area for Residential Area (Ha) | Former Club House & Existing Car Park (Ha) |
|--|---|--------------------------------------|--|
| 35.19 (new public park) | 0 | 0 | 0.48 |
| 1.47 (Parsons Hill Park) | | | |

4.114Given that there is no development proposed, this option does not support the council's strategic objectives around housing need or the requirement to provide a new primary school. Creating a new publicly accessible park would provide high quality open space and opportunities to enhance biodiversity. It would also support sustainability and climate objectives set out within the masterplan principles and take into account the views of local people who would like the space to remain undeveloped, but also accessible.



















4.115 OPTION 2 PROVISION OF LAND FOR A NEW PRIMARY SCHOOL AND DEVELOPMENT OF A NEW PUBLIC PARK

- 4.116 As illustrated by Figure 2 below, Option 2 proposes the construction of a new two-form entry primary school to replace the aging Causeway Green school. Within this option, the remainder of the site would be upgraded to provide a new public park, together with the retention of Parson's Hill Park.
- 4.117 Design Concept and response to technical considerations

4.118 Proposed New School

- 4.119 Feedback from public consultation and key stakeholders (on the previous options) indicated that the proposed new replacement school would be best located to the north-western part of the site, as this would be closest to the existing catchment of Causeway Green Primary School (which it will be replacing) and avoid potential traffic associated with Wolverhampton Road and the adjacent Brandhall Primary School. Although there is no designated catchment area for local primary schools, relocation of the school to Brandhall will inevitably lead to some changes to demography of children attending the school in the future.
- 4.120Therefore, Option 2 provides a 2.68Ha parcel to the south of Ferndale Road in the north-west corner of the site, with the potential vehicular access for the school located to the eastern end of the parcel to ensure sufficient distance is maintained from Grafton Road to reduce any potential impact of blocking back of traffic. However, it should be noted that further optioneering and discussions with the Local Highways Authority will be required to confirm the preferred access and drop-off arrangements.
- 4.121 At this time, the form and layout of the school buildings and external areas have not been determined. Therefore, the potential impact on existing trees within the parcel cannot be confirmed. In addition, the potential size of impermeable areas has had to be assumed at this stage in order to provide an indicative drainage strategy for surface water. This has indicated that due to the topography of the site, a new drainage pond will be required to the western end of the parcel, together with a larger pond located to the east of the parcel within the new public park.



















As recommended within the air quality monitoring report (AECOM), a buffer from the western edge of the site is maintained due to the proximity of the motorway.

4.122Should this option progress, the design of the school should look to retain key existing trees (where possible) and mitigate against potential ecological impacts.

4.123 New Public Park

- 4.124As previously, the design of the proposed new park has not been determined at this stage and could be influenced by local public consultation to understand what facilities / characteristics would be popular. For the purposes of providing high level costs, it has been envisaged that the new park could comprise:
 - The creation of new accessible pedestrian and cycle routes through the park, (complementing the existing PRoW) providing improved access to the surrounding locality and the proposed new school, whilst also creating circular routes to improve amenity and encourage healthy living;
 - Installing new benches, litter bins and pedestrian gates, to encourage people to use the site and discourage anti-social behaviour;
 - Making the site safe by filling in existing bunkers and ensuring that potential dangers around the site are protected / fenced;
 - Upgrading areas of the existing green space to incorporate new play areas, hardstanding and landscaping to improve biodiversity;
 - Demolition of the former clubhouse to the north of the site, to provide a cleared site for future development (potential community use); and
 - Repairs and demarcation of the existing car park to provide parking spaces for users of the public park.



















Figure 2: Option 2 Provision of land for a new primary school and development of a new public park





















4.125The indicative development outputs from Option 2 is shown in the table below. It shows that with Option 2 the development outputs would be a new slightly smaller, 32.0-hectare public park plus the retention of the 1.47-hectare Parsons Hill Park. 2.68 hectares of land would be set aside for the replacement school.

| Area of Green Infrastructure / Open Space (Ha) | Area set aside for Education Use (Ha) | (Ha) | Former Club House & Existing Car Park (Ha) |
|--|---|------|--|
| 32.01 (new public park) 1.47 (Parsons Hill Park) | 2.68 plus associated infrastructure | 0 | 0.48 |

4.126 Given that there is no residential development proposed, this option does not address the current housing need in Sandwell. This option would provide opportunity to deliver a new school, create a new publicly accessible park (providing high quality open space and opportunities to enhance biodiversity) and would also meet the sustainability and climate objectives set out within the masterplan principles. Whilst it would take into account the views of local people who would prefer no residential development on site, it would not accord with the views of people who would prefer to retain the entire site as green space, although the increased accessibility would meet many consultation respondents' aspirations for the site.

4.1270PTION 3: PROVISION OF LAND FOR A NEW PRIMARY SCHOOL, A **NEW PUBLIC PARK, AND DEVELOPMENT OF CIRCA 190** RESIDENTIAL DWELLINGS

- 4.128As illustrated by Figure 3 below, Option 3 proposes the construction of a new two form entry primary school, circa 190 residential dwellings, the retention of Parson's Hill Park and the remainder of the site upgraded to provide a new public park.
- 4.129Design Concept and response to technical considerations

4.130 Proposed New School



















- 4.131As explained above, feedback from public consultation and key stakeholders (on the previous options) indicated that the proposed new school would be best located to the north-western part of the site, as this would be closest to the existing catchment of Causeway Green Primary School (which it will be replacing) and avoid potential traffic associated with Wolverhampton Road and the adjacent Brandhall Primary School.
- 4.132Therefore, this option again provides a 2.68Ha parcel to the south of Ferndale Road in the north-west corner of the site, with the potential vehicular access for the school located to the eastern end of the parcel to ensure sufficient distance is maintained from Grafton Road to reduce any potential impact of blocking back of traffic. As noted previously, further optioneering and discussions with the Local Highways Authority will be required to confirm the preferred access and drop-off arrangements.
- 4.133As above with Option 2, the form and layout of the school buildings and external areas have not been determined, therefore, the potential impact on existing trees within the parcel cannot be confirmed. In addition, the potential size of impermeable areas has had to be assumed at this stage in order to provide an indicative drainage strategy for surface water. This has indicated that due to the topography of the site, a new drainage pond will be required to the western end of the parcel, together with a larger pond located to the east of the parcel within the new public park.
- 4.134Should this option progress, the design of the school should look to retain key existing trees (where possible) and mitigate against potential ecological impacts.

4.135 New Residential Development

- 4.136This option introduces a limited amount of residential development onto the site, in the form of two parcels:
 - R1 A larger parcel (3.29Ha) to the north-eastern edge of the site;
 and
 - R2 A smaller parcel (1.80Ha) to the south-eastern edge of the site.
- 4.137Feedback from key stakeholders (on the previous options) indicated that it would be preferable to have a consolidated area of parkland, rather than a series of linear corridors. Therefore, in this option, the residential parcels wrap around the eastern end of the proposed new park creating a significant centralised park and helping to discourage anti-social behaviour by providing frontage and overlooking onto the green space.



















- 4.138Each of the parcels has been positioned to work with the rolling topography of the site, avoid existing utilities and to try to limit the amount of tree loss by avoiding some of the more significant woodland belts to the centre and north-west of the site. In addition, the parcels provide a generous stand-off from Brandhall Brook, avoiding areas within Flood Zones 2 and 3 and providing opportunities to open up some of the currently culverted elements. This also provides opportunity to introduce new sustainable drainage measures and new landscaping to aid habitat creation and boost biodiversity.
- 4.139 Due to the proximity of the motorway, initial noise modelling suggests that mitigation will be required in order to reduce sound levels across the site. Whilst further detailed studies will be required to confirm the optimum location, height and form of an acoustic barrier, Option 3 illustrates how an acoustic barrier (a combination of a landscaped bund and acoustic barrier) could be located to follow the highest points in the western part of the site. Not only would this potentially reduce sounds levels to the east, but the addition of a landscape bund would help to reduce the visual dominance of the motorway and potentially create a naturalised wildlife corridor to the west of the bund. While this solution is included to demonstrate a more easily deliverable outcome, further discussions with National Highways will be required to confirm the potential for delivering a more efficient noise mitigation solution immediately adjacent to the motorway, a solution which has been used on other stretches of the M5 to the north and south of the Brandhall site.
- 4.140 Parcel R1 is situated overlooking Parson's Hill Park and Brandhall Brook, and it is anticipated that future development would be outward facing to provide positive frontage onto these spaces rather than back gardens. With its access potentially taken from Queensway, it is envisaged that the primary street would run through the centre of the parcel with an attractive tree lined character, which also reduces vehicle dominance on the surrounding parkland. The parcel steps back from the existing SLINC to the northern end of the site and the tree to the eastern edge (near Parson's Hill Park) which is assessed to have high bat roost potential.
- 4.141 Parcel R2 is a smaller parcel positioned to the south-west, overlooking Brandhall Brook and the new public park. It is envisaged that future development would again be outward facing to positively address these open spaces. With access potentially taken from Worcester Road, tree lined primary streets are anticipated to be located within the centre of the parcel to minimise vehicle impacts on the park. The parcel looks to step back from Worcester Road and the junction with Queensway in order to



















- retain the existing hedgerow and also avoid areas associated with the former site of Brand Hall and the former Chapel Site. It should be noted that there is potential for ridge and furrow to be present across the site and further surveys will be required to confirm potentially sensitive areas.
- 4.142Pedestrian and cycle routes within the parcels will link to those within the proposed park and create a network of walkable neighbourhoods, providing convenient routes to local amenities, facilities, adjacent communities and transport links, whilst also providing opportunities for leisure and wellbeing.

4.143 New Public Park

- 4.144As set out previously, the design of the proposed new park has not been determined at this stage and could be influenced by local public consultation to understand what facilities / characteristics would be popular. For the purposes of providing high level costs, it has been envisaged that the new park could comprise:
 - The creation of new accessible pedestrian and cycle routes through the park, (complementing the existing PRoW) providing improved access to the surrounding locality and the proposed new school, whilst also creating circular routes to improve amenity and encourage healthy living;
 - Installing new benches, litter bins and pedestrian gates, to encourage people to use the site and discourage anti-social behaviour;
 - Making the site safe by filling in existing bunkers and ensuring that potential dangers around the site are protected / fenced;
 - Upgrading areas of the existing green space to incorporate new play areas, hardstanding and landscaping to improve biodiversity;
 - Demolition of the former clubhouse to the north of the site, to provide a cleared site for future development (potential community use); and
 - Repairs and demarcation of the existing car park to provide parking spaces for users of the public park.











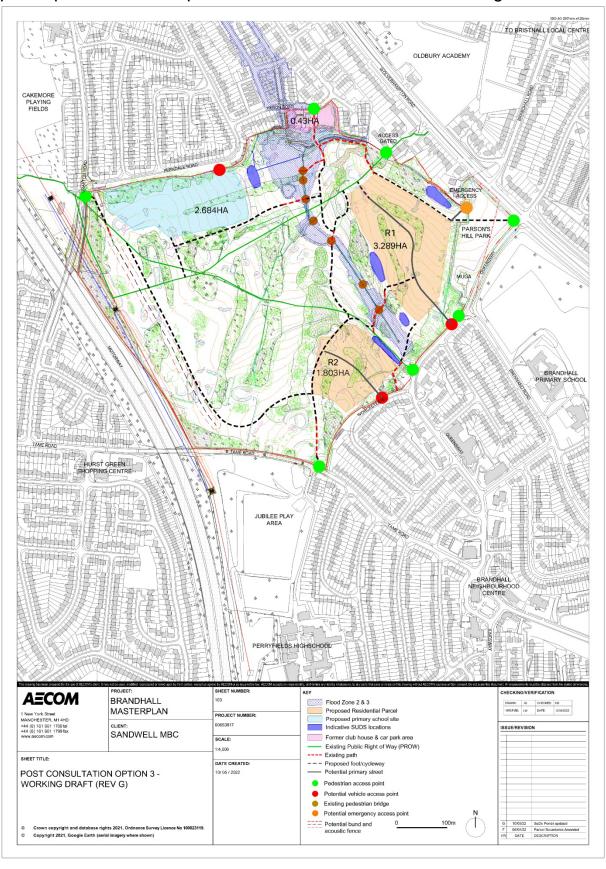








Figure 3: Option 3 Provision of land for a new primary school, a new public park and development of circa 190 residential dwellings





















4.145The indicative development outputs from Option 3 is shown in the tables below. It shows that Option 3 would deliver a new public park of circa 26.14-hecatres plus the retention of 1.47-hectare Parsons Hill Park.
2.68-hectares would be set aside for a new school. Circa 5.09-hectares would be set aside for residential use allowing for the delivery of circa 190 new homes of which 48 would be affordable.

| Area of Green Infrastructure / Open Space (Ha) | Area set aside for Education Use (Ha) | Area for Residential Use (Ha) | Former Club House & Existing Car Park (Ha) |
|--|---|---|---|
| 26.41 (new public park) | 2.68 | 5.09 plus associated infrastructure | 0.48 |
| 1.47 (Parsons Hill Park) | | | |

Indicative residential units:

| Parcel No. | Gross Parcel Area (Ha) | Average Density | Potential Number of units (rounded) | Potential Number of units OPTION 3 |
|---------------|------------------------------|--------------------|---|------------------------------------|
| R1 | 3.29 | 37 | 120 | 100 |
| R2 | 1.80 | 39 | 70 | 190 |

Indicative residential development mix:

| Dwelling Type | % of mix | Potential No. of units | Average Dwelling Size (Sq. M) | Average Dwelling Size (Sq. Ft) |
|---------------------------|----------|------------------------|-------------------------------------|-----------------------------------|
| Apartments (2 Bedroom) | 12.6% | 24 | 58 (plus 6 sqm balcony) | 625 |
| 2 Bedroom House | 17.9% | 34 | 75 | 807 |
| 3 Bedroom House | 57.9% | 110 | 95 | 1,020 |
| 4 Bedroom House | 11.6% | 22 | 120 | 1,290 |
| | Total | 190 | | |
| | | 48 | Affordable Housin | g (25%) |
| | | 142 | Market Housing (7 | 75%) |



















4.146 Although option 3 proposes a limited element of residential development (including 25% affordable homes), it does not maximise the opportunity to significantly address the current housing need in Sandwell. As with Option 2, this option would provide opportunity to deliver a new school and create a new publicly accessible park (which would provide high quality open space and opportunities to enhance biodiversity). Given the significant size of the park, and the low carbon ambitions associated with the proposed school and residential development, there is opportunity to meet the sustainability and climate objectives set out in the masterplan principles. Whilst there were a number of people who welcomed the potential delivery of new affordable homes, the development of a school and also indicated that a smaller residential development may be acceptable, this option would not accord with the views of local people who would prefer to retain the entire site as green space, albeit one that is accessible.



















4.147OPTION 4: PROVISION OF LAND FOR A NEW PRIMARY SCHOOL, A NEW PUBLIC PARK, AND DEVELOPMENT OF CIRCA 360 RESIDENTIAL DWELLINGS.

As illustrated by Figure 4 below, Option 4 proposes the construction of a new two form entry primary school, circa 360 residential dwellings, the retention of Parson's Hill Park and the remainder of the site upgraded to provide a new public park.

4.148 Design Concept and response to technical considerations

4.149 Proposed New School

- 4.150As set out previously, feedback from public consultation and key stakeholders (on the previous options) indicated that the proposed new school would be best located to the north-western part of the site, as this would be closest to the existing catchment of the school, and avoid potential traffic associated with Wolverhampton Road and the adjacent Brandhall Primary School.
- 4.151 Therefore, this option again provides a 2.68Ha parcel to the south of Ferndale Road in the north-west corner of the site, with the potential vehicular access for the school located to the eastern end of the parcel to ensure sufficient distance is maintained from Grafton Road to reduce any potential impact of blocking back of traffic. As noted previously, further optioneering and discussions with the Local Highways Authority will be required to confirm the preferred access and drop-off arrangements.
- 4.152As before, the form and layout of the school buildings and external areas have not been determined, therefore, the potential impact on existing trees within the parcel cannot be confirmed. In addition, the potential size of impermeable areas has had to be assumed at this stage in order to provide an indicative drainage strategy for surface water. This has indicated that due to the topography of the site, a new drainage pond will be required to the western end of the parcel, together with a larger pond located to the east of the parcel within the new public park.
- 4.153Should this option progress, the design of the school should look to retain key existing trees (where possible) and mitigate against potential ecological impacts.



















4.154New Residential Development

- 4.155Building on Option 3, this option introduces further residential development onto the site, comprising:
 - R1 The largest of the parcels (3.29Ha) to the north-eastern edge of the site;
 - R2 A smaller parcel (1.80Ha) to the south-eastern edge of the site;
 - R3 Located to the west of R2 to the south of the site (2.12Ha); and
 - R4 A triangular parcel (1.87Ha) located to the west of the site.
- 4.156Feedback from key stakeholders (on the previous options) indicated that it would be preferable to have a consolidated area of parkland, rather than a series of linear corridors. Therefore, this option again wraps residential parcels around the proposed new park creating a substantial centralised park and helping to discourage anti-social behaviour by providing frontage and overlooking onto the green space.
- 4.157As per the Option 3, each of the parcels has been positioned to work with the rolling topography of the site, avoid existing utilities, retain existing PRoW's and to try to limit the amount of tree loss by retaining generous green corridors between the parcels helping to preserve important connections to other green spaces within the site. In addition, parcels R1 and R2 provide a generous stand-off from Brandhall Brook, avoiding areas within Flood Zones 2 and 3 and providing opportunities to open up some of the currently culverted elements. This also provides opportunity to introduce new sustainable drainage measures and new landscaping to aid habitat creation and boost biodiversity.
- 4.158 Due to the proximity of the motorway, initial noise modelling suggests that mitigation will be required in order to reduce sound levels across the site. Whilst further detailed studies will be required to confirm the optimum location, height and form of an acoustic barrier, Option 4 illustrates how an acoustic barrier (a combination of a landscaped bund and acoustic barrier) could be located to follow the highest points in the western part of the site. Not only would this potentially reduce sounds levels to the east, but the addition of a landscape bund would help to reduce the visual dominance of the motorway and potentially create a naturalised wildlife corridor to the west of the bund. As before, this is a useful placeholder solution, subject to further investigations, design development and discussions with National Highways.



















- 4.159As set out previously, parcel R1 is situated overlooking Parson's Hill Park and Brandhall Brook, and it is anticipated that future development would be outward facing to provide positive frontage onto these spaces rather than back gardens. With its access potentially taken from Queensway, it is envisaged that the primary street would run through the centre of the parcel providing an attractive tree lined character, which also reduces vehicle dominance on the surrounding parkland. The parcel steps back from the existing SLINC to the northern end of the site and the tree to the eastern edge (near Parson's Hill Park) which is assessed to have high bat roost potential. If required, there may be potential to provide an additional emergency access onto Brandhall Lane.
- 4.160As before, Parcel R2 is a smaller parcel positioned to the south-west, overlooking Brandhall Brook and the new public park. It is envisaged that future development would again be outward facing to positively address these open spaces. The parcel looks to step back from Worcester Road and the junction with Queensway in order to retain the existing hedgerow and also avoid areas associated with the former site of Brand Hall and the former Chapel Site. It should be noted that there is potential for ridge and furrow to be present across the site and further surveys will be required to confirm potentially sensitive areas.
- 4.161 Parcel R3 is located to the west of Parcel R3 and east of Parcel R4. As the central parcel on the tranche of land to the west of the Brandhall Brook, it is envisaged that the main access for this parcel will be taken from the south at Tame Road, with a primary street passing centrally through the parcel before connecting east and west to the parcels R2 and R4, respectively. If required, an additional emergency access could be provided from Worcester Road. Given the parcels being encompassed by surrounding parkland, it will be essential for future development to be outward facing and provide overlooking onto surrounding green spaces. Development has been deliberately set back from the southern end of the site in order to maintain continuous green corridors (aiding the movement of wildlife) across the site and also to step back from potentially sensitive archaeological areas. This will also help to create a positive parkland setting for the development which could respond positively through the utilisation of strong frontage and architecture to help provide a clear sense of place. It is noted that Parcel R3 inloudes two trees which are noted as having high bat roost potential and a number of other trees which have moderate potential. At this stage the detailed layout of the development has not been confirmed and, therefore, should this option progress it may be desirable to incorporate



















- small local green spaces into the design so that any sensitive trees can be retained and protected.
- 4.162Located to the west of Parcel R3, Parcel R4 will need to positively address any acoustic barrier (in this case envisaged to be an acoustic barrier atop a landscaped bund). Within this parcel there is opportunity for the most westerly row of development to form a secondary acoustic barrier, protecting lower density development and gardens to the east by utilising a higher density of development, with minimal gaps between buildings.
- 4.163It is anticipated that surface water run-off from new development would be attenuated within the site through the use of swales, bio-retention, larger basins and ponds within the green space outside of the development parcels. These would be sized based on greenfield run-off rates and located outside of the flood zone. It is envisaged that any flood mitigation will be landscaped and designed to provide new habitat.
- 4.164Pedestrian and cycle routes within the parcels will link to those within the proposed park and create a neighbourhood, providing convenient routes to local amenities, facilities, adjacent communities and transport links, whilst also providing opportunities for leisure and wellbeing.

4.165 New Public Park

- 4.166As set out previously, the design of the proposed new park has not been determined at this stage and could be influenced by local public consultation to understand what facilities / characteristics would be popular. For the purposes of providing high level costs, it has been envisaged that the new park could comprise:
 - The creation of new accessible pedestrian and cycle routes through the park, (complementing the existing PRoW) providing improved access to the surrounding locality and the proposed new school, whilst also creating circular routes to improve amenity and encourage healthy living;
 - Installing new benches, litter bins and pedestrian gates, to encourage people to use the site and discourage anti-social behaviour;
 - Making the site safe by filling in existing bunkers and ensuring that potential dangers around the site are protected / fenced;
 - Upgrading areas of the existing green space to incorporate new play areas, hardstanding and landscaping to improve biodiversity;



















- Demolition of the former clubhouse to the north of the site, to provide a cleared site for future development (potential community use); and
- Repairs and demarcation of the existing car park to provide parking spaces for users of the public park.











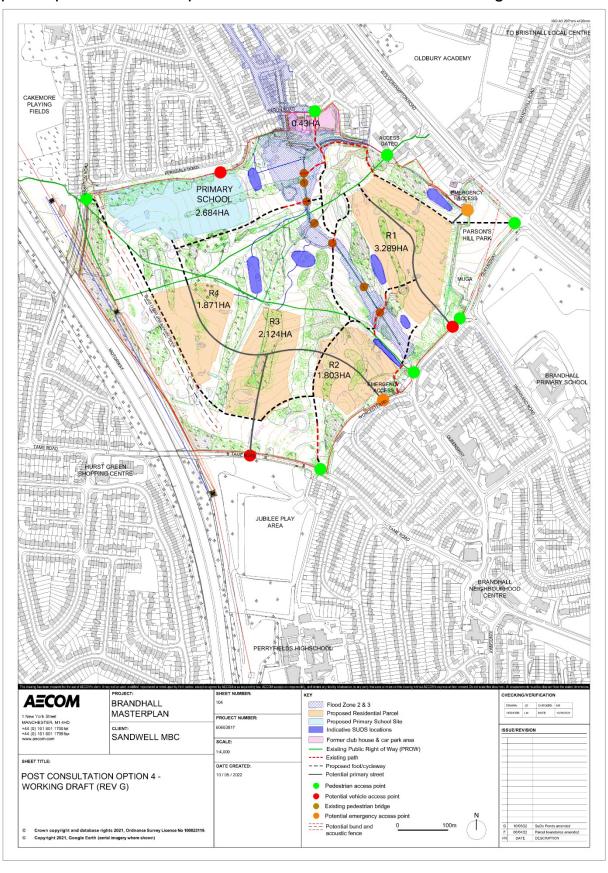








Figure 4: Option 4 - Provision of land for a new primary school, a new public park and development of circa 360 residential dwellings





















4.167The indicative development outputs from Option 4 are illustrated in the tables below. They show that Option 4 would deliver a new public park of circa 21.92-hecatres plus the retention of 1.47-hectare Parsons Hill Park. 2.68-hectares would be set aside for a new school. Circa 9.09-hectares would be set aside for residential use allowing for the delivery of circa 360 new homes of which 90 would be affordable.

| Area of Green Infrastructure / Open Space (Ha) | Area set aside for Education Use (Ha) | Area for Residential Use (Ha) | Former Club House & Existing Car Park (Ha) |
|--|---|---|---|
| 21.92 (new public park) 1.47 (Parsons Hill Park) | 2.68 | 9.09Ha plus associated infrastructure | 0.48 |

Indicative residential units:

| Parcel No. | Gross Parcel Area (Ha) | Average Density | Potential Number of units (rounded) | Potential Number of units OPTION 4 |
|---------------|---------------------------------|--------------------|--|------------------------------------|
| R1 | 3.29 | 37 | 120 | |
| R2 | 1.80 | 39 | 70 | 260 |
| R3 | 2.12 | 40 | 85 | 360 |
| R4 | 1.87 | 45 | 85 | |

Indicative residential development mix:

| Dwelling Type | % of mix | No. of units Affordable 25%, Market 75%,) | Average Dwelling Size (Sq M) | Average Dwelling Size (Sq Ft) |
|------------------------|----------|--|------------------------------------|-------------------------------------|
| Apartments (2 Bedroom) | 16.7% | 60 | 58 (plus 6 sqm balcony) | 625 |
| 2 Bedroom House | 23.3% | 84 | 75 | 807 |
| 3 Bedroom House | 47.5% | 171 | 95 | 1,020 |
| 4 Bedroom House | 12.5% | 45 | 120 | 1,290 |
| | Total | 360 90 270 | Affordable Ho | O (, |



















- 4.168Although this option provides less residential development than the initial options which were taken to public consultation in November 2021, it provides opportunity to address the current housing need in Sandwell and provide 25% affordable homes. As with previous options, Option 4 would provide opportunity to deliver a new school and create a new publicly accessible park (which would provide high quality open space and opportunities to enhance biodiversity). Despite the level of residential development, there is still opportunity to deliver a substantial new public park which would be significantly larger than the space envisaged in the original concept options consulted upon in 2019.
- 4.169 Given the significant size of the park, and the low carbon ambitions associated with the proposed school and residential development, there is opportunity to support the sustainability and climate objectives set out within the masterplan principles. Whilst there were a number of people who welcomed the potential delivery of new affordable homes and the development of a school, a large number of responses indicated that the site should remain undeveloped, but with increased accessibility.

4.170SITE OF LOCAL IMPORTANCE FOR NATURE CONSERVATION

- 4.171There is an existing Site of Local Importance for Nature Conservation (SLINC) in the north-east corner of the Brandhall Site which is designated due to its local geological importance – an outcrop of a calcareous conglomerate in a former gravel pit. Its location is identified in Appendix L. This existing SLINC area is retained as green space across all of the development options for the Brandhall site.
- 4.172The wider Brandhall site is included in the Draft Black Country Plan as a potential future housing allocation. As part of the Black Country Plan process the Council are reviewing those sites proposed for new land-use allocations for their ecological and geological value. Given the development options being prepared for the Brandhall site a review of this site was prioritised within the programme.
- 4.173 Sandwell Council commissioned the Birmingham and Black Country Wildlife Trust (BBCWT) to assess the entire Brandhall site for its



















- ecological and geological importance and provide a Local Site Assessment Report (Appendix M).
- 4.174Sites of Local Importance for Nature Conservation (SLINCs) are nonstatutory designated sites of borough importance and designated by the Local Authority. SLINCs do not receive statutory protection but are protected in line with local policy.
- 4.175The general process is the Local Site Assessment Report, once received from the BBCWT, is submitted by the Council to the Local Sites Partnership (LSP) for the report to be endorsed. The LSP is a group that consists of the four Black Country Authorities, Birmingham City Council, Birmingham and the Black Country Wildlife Trust, EcoRecord, Geodiversity, Natural England, The Environment Agency and botanists. The LSP is responsible for endorsing the findings of the Site Assessment Report and where designation is recommended, putting them forward for designation by the appropriate Local Authorities. In Sandwell, this is achieved through a resolution of the Cabinet. Cabinet has the power to determine whether or not to approve the designation of the site as a SLINC. If approved the site is designated immediately and the relevant policies of the local plan apply.
- 4.176Sites of Local Importance for Nature Conservation (SLINC) are designations applied to sites that are considered locally important in relation to their ecological or geological value. These sites do not meet the criteria to be considered Sites of Importance for Nature Conservation (SINC) but are still important in the locality.
- 4.177A Site of Local Importance for Nature Conservation (SLINC) designation, unlike Sites of Importance for Nature Conservation (SINC) designations, is not a 'hard constraint'. This means that development on a SLINC is permissible subject to the strategic benefits outweighing the impact on the SLINC and appropriate mitigation measures being implemented. Policy ENV1 of the extant Black Country Core Strategy states the following;

Development within the Black Country will safeguard nature conservation, inside and outside its boundaries by ensuring that:

• Development is not permitted where it would harm internationally (Special Areas of Conservation), nationally (Sites of Special Scientific Interest and National Nature Reserves) or regionally (Local Nature Reserve and Sites of Importance for Nature



















Conservation) designated nature conservation sites;

- Locally designated nature conservation sites (Sites of Local Importance for Nature Conservation), important habitats and geological features are protected from development proposals which could negatively impact upon them;
- The movement of wildlife within the Black Country and its adjoining areas, through both linear habitats (e.g. wildlife corridors) and the wider urban matrix (e.g. stepping stone sites) is not impeded by development:
- Species which are legally protected, in decline, are rare within the Black Country or which are covered by national, regional or local Biodiversity Action Plans will not be harmed by development.

Adequate information must be submitted with planning applications for proposals which may affect any designated site or any important habitat, species or geological feature to ensure that the likely impacts of the proposal can be fully assessed. Without this there will be a presumption against granting permission. Where, exceptionally, the strategic benefits of a development clearly outweigh the importance of a local nature conservation site, species, habitat or geological feature, damage must be minimised. Any remaining impacts, including any reduction in area, must be fully mitigated. Compensation accepted will only be in exceptional circumstances. A mitigation strategy must accompany relevant planning applications.

Current designated nature conservation sites including Local Nature Reserves will be carried forward from existing Proposals Maps, subject to additions and changes arising from further studies. Local Authorities will look to designate additional nature conservation sites as necessary in conjunction with the Local Sites Partnership and consequently sites may receive new, or increased, protection over the Plan period.

All appropriate development should positively contribute to the natural environment of the Black Country by:

- Extending nature conservation sites;
- Improving wildlife movement; and/or
- Restoring or creating habitats / geological features which actively contribute to the implementation of Biodiversity Action Plans (BAPs) and/or Geodiversity Action Plans (GAPs) at a





















national, regional or local level. Details of how improvements (which are appropriate to the location and scale) will contribute to the natural environment, and their ongoing management for the benefit of biodiversity and geodiversity will be expected to accompany planning applications. Local authorities will provide additional guidance on this in Local Development Documents.

- 4.178The BBCWT Local Site Assessment Report (Appendix M) recommends that the Brandhall Site (excluding Parsons Park) is allocated as a Site of Local Importance for Nature Conservation. The BBCWT are not required to consider strategic need of local communities for housing or educational infrastructure as part of its assessment – it is solely focused on ecology assessment.
- 4.179The Preliminary Ecological Appraisal Report commissioned by the council (Appendix F) recommends potential mitigations and improvements to the Brandhall site that could be made to mitigate the impact of development and improve the quality and diversity of the remaining habitats on the site.
- 4.180Cabinet are required to determine whether to designate the Brandhall site as a SLINC in line with the recommendation of the LSP. This would designate the entire site, including areas suggested for development in options 2, 3, and 4 as a SLINC. Any future planning application would need to demonstrate appropriate justification for development and mitigate any impact on the SLINC in accordance with planning policy. Cabinet could determine to partially designate the site as a SLINC excluding any development land in option 2, 3, or 4, given the strategic needs of the Council to deliver housing and new educational facilities. The remainder of the site would be become a SLINC and would be subject to relevant planning policy. Cabinet could also decide not to designate any of the Brandhall site as a SLINC.

5 Alternative Options

5.1 The options for consideration are set out above.

6 Implications

| Resources: | Option 1b, 2, 3, and 4 requires additional revenue for |
|------------|--|
| | park maintenance and capital funding to deliver the |
| | option (based on the high-level viability work carried |



















out to date). The source of this funding has not been identified and further work is required to determine potential funding sources in line with recommendation 1.2.

It is proposed to use £2.5m of 80% Main Fund CIL funding to support the delivery of the school in option 2, 3 and 4 in line with recommendation 1.5.

In August 2020, £380,000 revenue funding was allocated via the (internal) Land Regeneration Fund (£250,000) and the Housing Revenue Account (£130,000) to enable the delivery of a masterplan for the Brandhall site and submit a planning application.

Resources are not in place to manage the delivery of the option 3 and 4 and therefore additional capacity will be required in line with recommendation 1.8. It is recommended that additional capacity is funded from reserves already identified within Regeneration and Growth to support capital projects.

Legal and Governance:

The Site is owned by Sandwell Council, and registered with the Land Registry under title number WM954576.

A title investigation has been undertaken, including a review of the Council's pre-registration deeds and documents, and part of the Site is affected by a Deed of Dedication, dated 15 July 1997 made between the Council (1) National Urban Forestry Unit (2) and The Millennium Commission (3) under which the Council covenants not for a period of 99 years to part with possession of the property affected by that Deed, without the consent of NUFU and the Commission, nor without such consent change the use of the land. The Deed of Dedication only affects part of the site, and includes a provision allowing the Council to dispose of the Site (after 25 years), provided replacement areas are dedicated by the Council.



















NUFU (or its successor body) and the Millennium Commission will therefore be consulted to confirm the replacement areas proposed by the Council are agreed.

The Site was previously subject to a lease to Sandwell Leisure Trust, pursuant to the overarching agreement between the Council and SLT. On 5 August 2021, a Deed of Variation was agreed with SLT, removing the Site from the agreement with SLT, and terminating the lease. The lease to SLT had not been registered with the Land Registry.

The Clubhouse, situated on part of the Site, was previously subject to a lease to the Brandhall Golf Club, however, the lease has expired, and property has been vacated by the Golf Club. Any rights pursuant to that lease have now expired, and the Council has exclusive possession of the Clubhouse.

Any change of use, or disposal of public open space is subject to certain legal restrictions, and will be followed, as necessary, at the relevant time.

Risk:

Should option 2, 3, or 4 be preferred a planning decision will be required this decision will sit with the council's planning committee. There is a risk that should planning permission be granted the application could be called in by the Secretary of State for determination.

The financial information contained in the report are estimates and therefore could be subject to change.

Further investigations are required (such as the Fungi report and an update to the PEAR) which could identify constraints not currently identified.



















| | Judicial Review of any decision of Cabinet could be pursued if the grounds for Judicial Review are met. |
|-----------------------|---|
| Equality: | The Brandhall site (other than Parsons Park) currently has restricted access, and other than two public rights of way, is not publicly accessible. The creation of a public park would ensure the open space is physically accessible for people with disabilities. |
| | The creation of a new replacement school provides the opportunity to improve the learning environment for children. The new site and building for a replacement primary school would be fully compliant and accessible to all users. |
| Health and Wellbeing: | The Brandhall site (other than Parsons Park) currently has restricted access, and other than two public rights of way, is not publicly accessible. Creating a new public park will support increased access and will include new facilities to encourage greater use of the greenspace. |
| | The area allocation in option 2, 3, and 4, of 2.68 Ha for a new school facility includes external space for dedicated playing field provision for team sports, which will offer the wider opportunity for community use. |
| Social Value | Construction jobs and apprenticeships will be created through any residential or new educational provision. There will also be secondary spend within the local economy. |

7. Appendices

Appendix A: 2019 High Level Indicative Options

Appendix B - Brandhall Village Consultation Boards November 2021

Appendix C – Brandhall Village Consultation Outcomes Report (April 2022)

Appendix D – Causeway Green Primary – Photographic Condition Assessment 24.05.2022

Appendix E – Brandhall Transport Summary Technical Note (May 2022)



















Appendix F – Brandhall Preliminary Ecological Appraisal Report (May 2021)

Appendix G – Brandhall Bat Survey Report (Feb 2022)

Appendix H - Brandhall Village Desk-Based Assessment (Archaeology) (June 2022)

Appendix I - Brandhall Flood Investigation Report (May 2022)

Appendix J – Brandhall Urban Village – Technical Note – Drainage Strategy (May 2022).

Appendix K – Brandhall Flood Investigation Report (May 2022).

Appendix L – Brandhall existing SLINC location

Appendix M – Brandhall Local Site Assessment Report

8. Background Papers

Cabinet reports

















