



## Introduction

Hello and welcome to our public consultation for the former Brandhall Golf Course, which is shown in the plan opposite. Following Cabinet's decision to close the golf course in May 2020, we are now moving forward to develop a masterplan that will guide the future development of Brandhall Village - a new high quality and sustainable community.



We have appointed AECOM to prepare the masterplan for Brandhall Village which could deliver:

- A large public park
- Space for a new primary school
- Routes to walk and cycle
- New areas for wildlife and
- New homes for local people

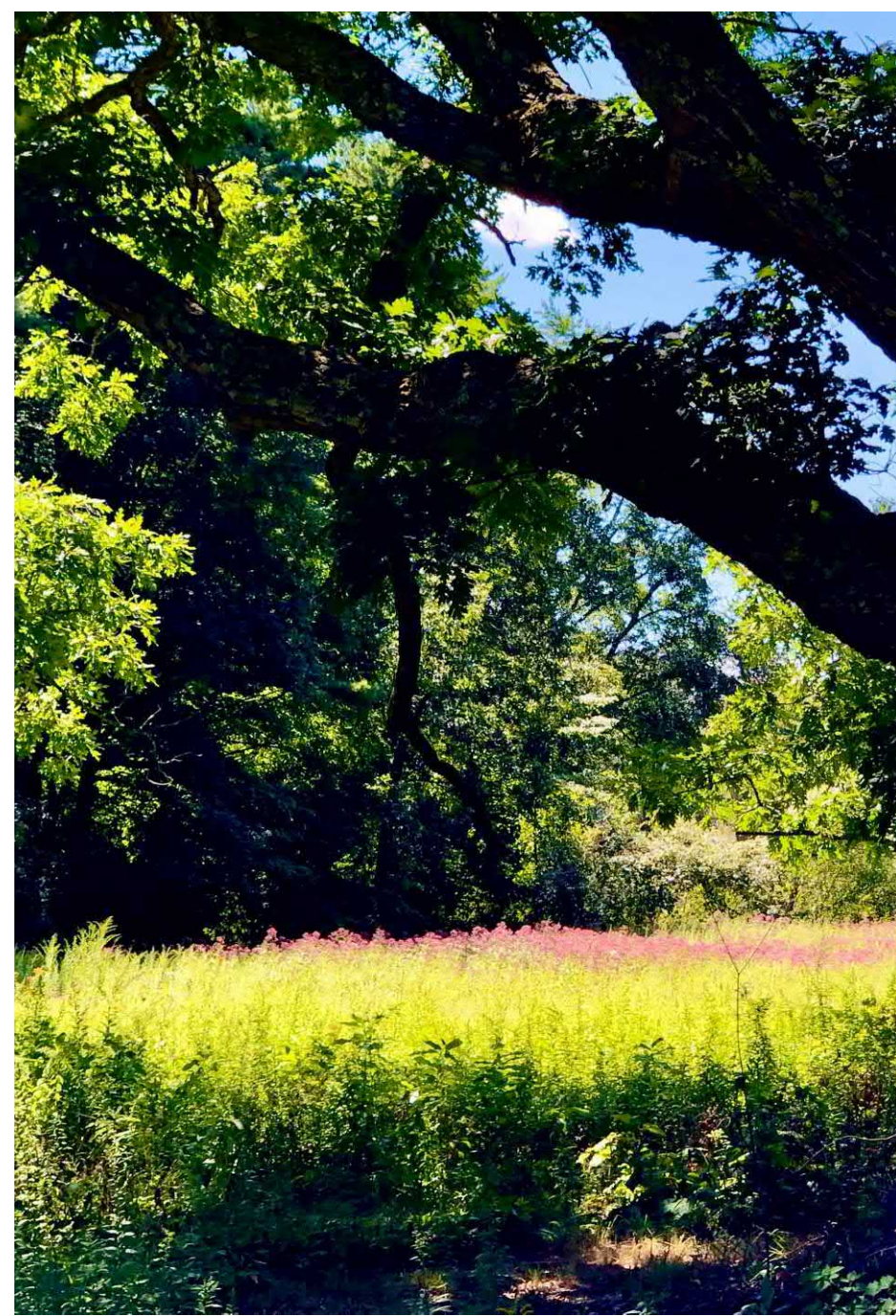
The masterplan will set out a clear vision for Brandhall Village, and ensure that as future development comes forward it aligns with the agreed development principles.

We are at the early stages of developing the masterplan and the purpose of this consultation is to share our ambitions, draft vision and masterplan options.

This consultation offers you an opportunity to share your views and influence the masterplan development.



Above image: Existing aerial of the former Brandhall Golf Course



## What benefits will Brandhall Village bring to the Local Community?

We understand that this is a very important site for the local community. Our key priority is to make sure the masterplan responds positively to your concerns, priorities and aspirations for the site. We believe that the development of Brandhall Village has the potential to bring significant benefits to local people, including:

- **Creating significant new public open space** - As a former golf course, the site is not fully accessible to the public. This means local people are not able to use this green space as they would other local parks. Creating the first major new public park in Sandwell's 47-year history will provide opportunity to incorporate new facilities, play areas and natural green spaces which local people can enjoy. This will require significant investment and by developing part of the site, we can deliver and maintain the park and its facilities.
- **Ensuring education provision** - Causeway Green Primary School is aging and recent flooding issues have caused significant disruption to education. There is opportunity to deliver a brand new primary school at Brandhall Village which will replace the existing school and provide new learning facilities.
- **Creating new routes that promote active**

**travel** - The majority of the site is not accessible, with just two existing rights of way providing access across the site (east-west). Development of Brandhall Village will provide opportunity to integrate new fully accessible connections which will help promote walking, running and cycling.

• **Enhancing habitats for wildlife** - We understand that the site provides an important home for wildlife, which are enjoyed by local people. By preparing a masterplan, we can understand and protect important habitats and mitigate any potential impacts - through the enhancement and creation of new habitats.

• **Delivering much needed homes for local people** - Sandwell's housing need is 27,873 homes to be built by 2039 (Government's Housing Need Calculation). Sandwell has sites - including brownfield - which can deliver 9,498 (Draft Black Country Plan), meaning there is a shortfall of 18,375 homes.

Brandhall Village could accommodate much needed new homes with a minimum of 25% of these being affordable homes. The redevelopment of the site provides an opportunity to improve housing options for local people.



Above images: Example images showing the types of spaces that Brandhall Village may include

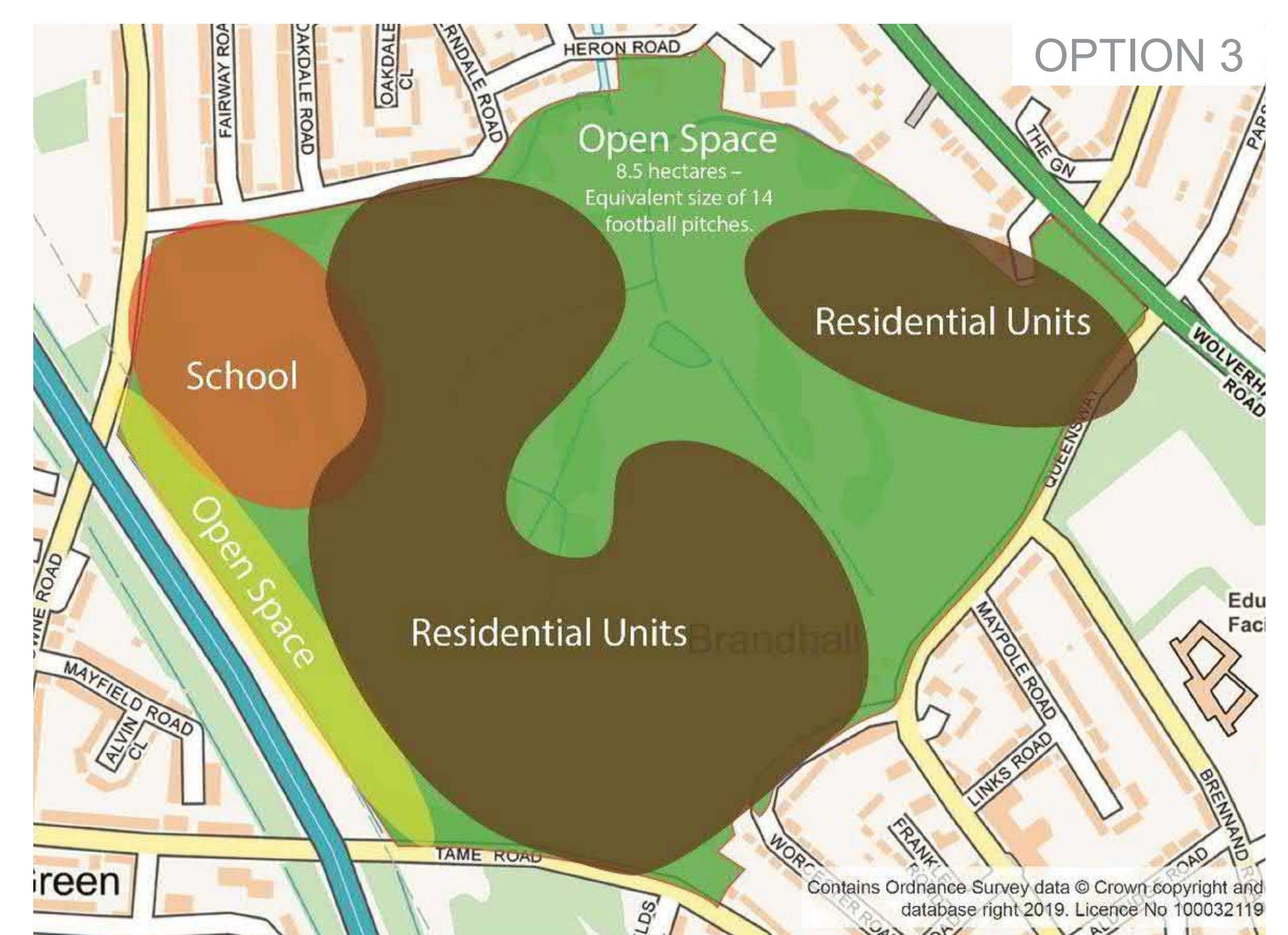
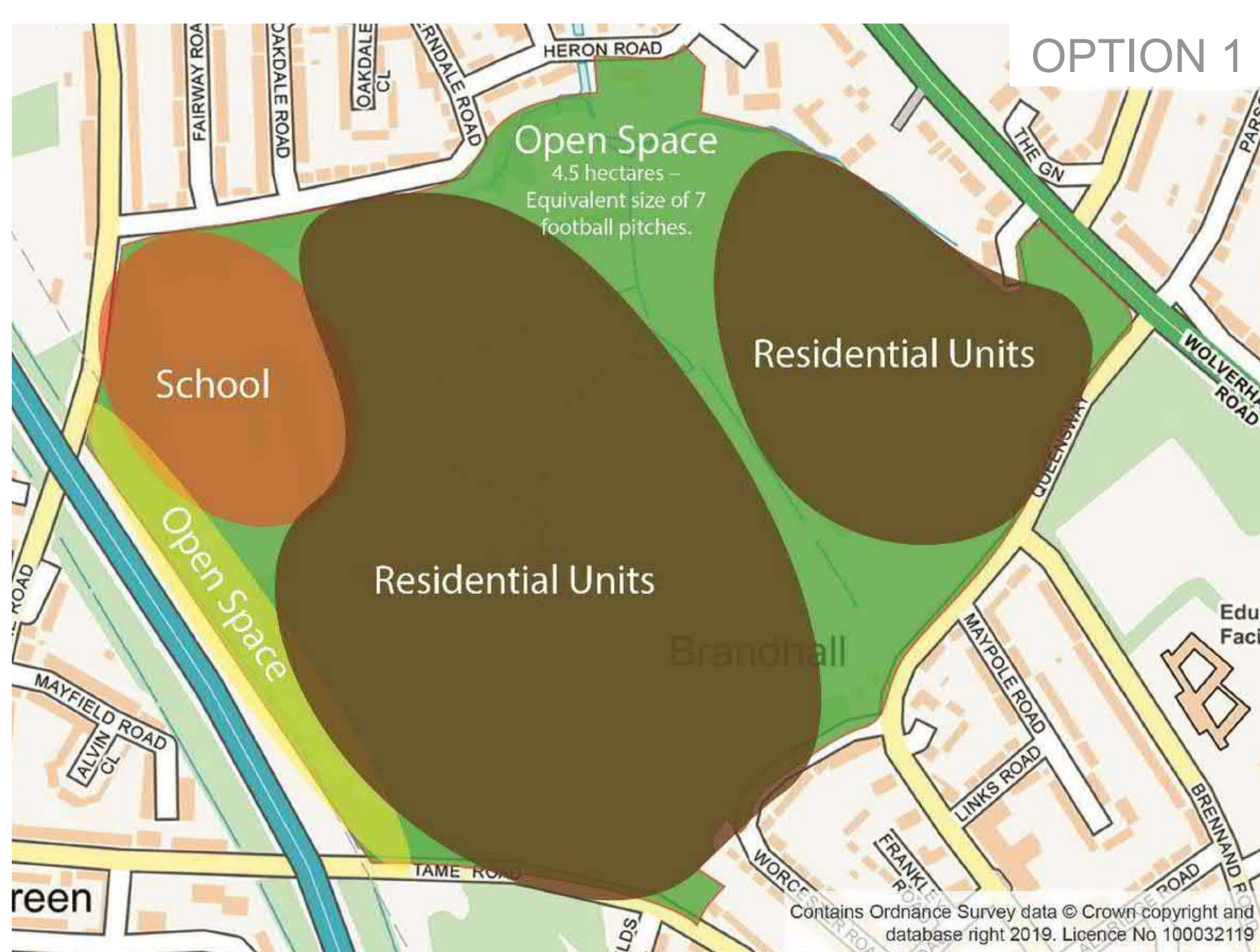
## Building on the previous 2019 consultation

In 2019, we carried out a consultation to seek the views of local people on the types of future uses that may be appropriate for the site.

The majority of people said it was important to have a local park (89.5%), good educational facilities (77%) and good quality housing (63.8%).

Three Options were put forward for comment (as shown below) and 84.3% of people preferred Option 3 - which had the largest amount of open space (8.5 hectares).

The new masterplan will therefore be based upon the general principles of Option 3 and recognise the importance of open space.



Above images: The original masterplanning options from the 2019 consultation

# 2

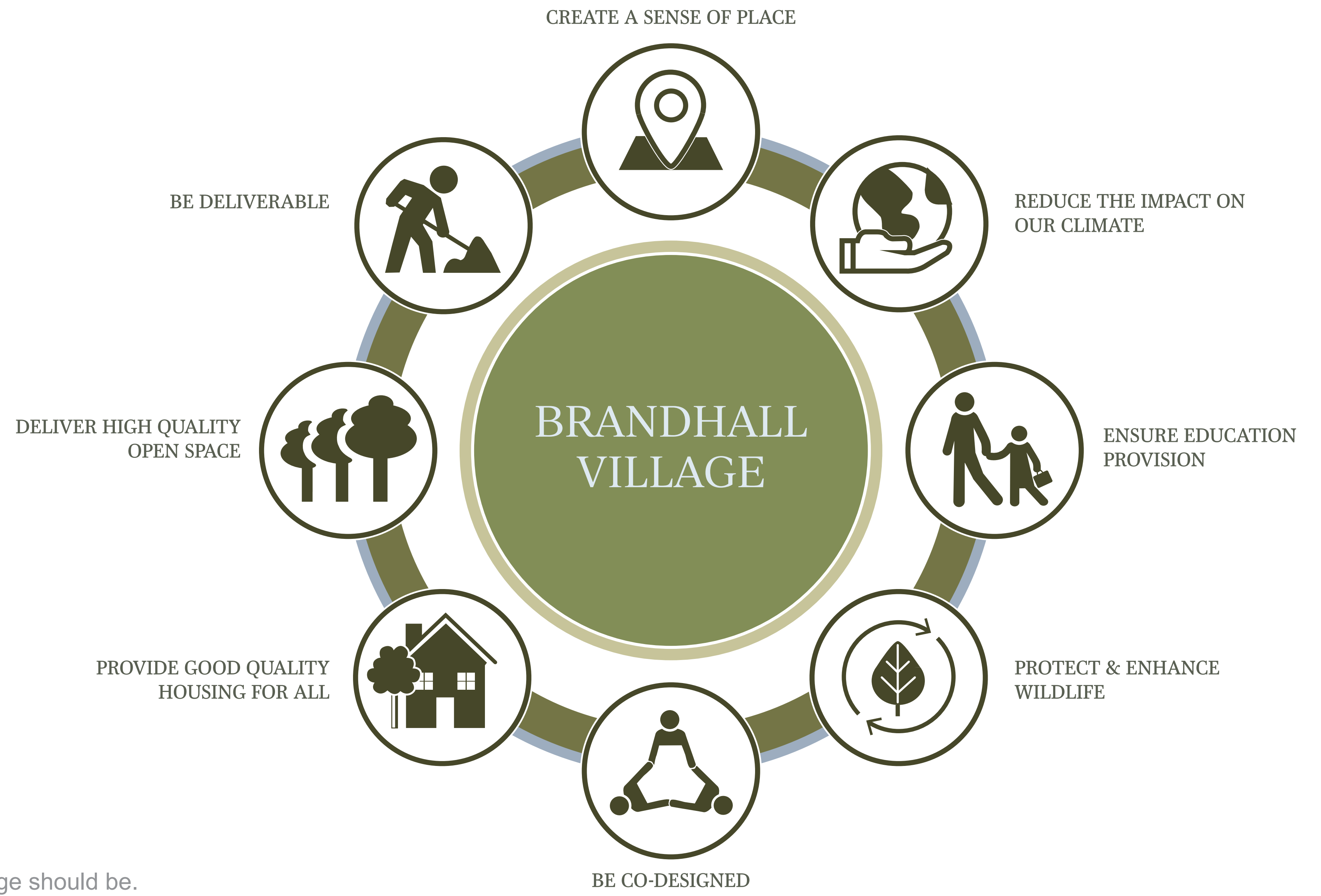


# Brandhall Village

## Our ambitions

We have set out a number of important principles which the masterplan will achieve. These principles set the level of ambition for Brandhall Village and will help to ensure that we set firm benchmarks for future development:

- 1. Create a sense of place** - where people want to live, grow and stay. People will be proud to live here.
- 2. Reduce the impact on our climate** - to a higher level than standard developments, ensuring energy efficiency and promoting active travel by walking and cycling.
- 3. Ensure education provision** - by setting aside land for a new primary school.
- 4. Enhance Wildlife** - making sure that wildlife and the environment is at the heart of our proposals.
- 5. Be co-designed** - with the local community and stakeholders to take account of your views.
- 6. Provide good quality housing for all** - that is also sustainable regardless of type and tenure.
- 7. Deliver high quality open space** - at the centre of the community.
- 8. Be deliverable** - We have 'Big Plans for a Great Place' and we will need to test the masterplan to ensure that it can be delivered.



## Our Draft Vision

Based on the above principles we have created a vision of what we think Brandhall Village should be. However, we want to ensure that this vision is shared and supported by local people at this early stage. Therefore your feedback on the draft vision is extremely important.

Above image: The core principles for Brandhall Village

*Resilient & Sustainable* *Supporting Healthy Living*

A place which people are proud to call home, & be part of a vibrant & thriving community.

Woven around a beautiful & generous parkland setting, Brandhall Village aspires to be an exemplar for quality, healthy living & sustainability.

*A Community For All* *Distinct & Characterful*

*Attractive & Well Planned*

Above image: The Draft Vision for Brandhall Village

# 3



# Brandhall Village

## Design considerations

### Flood risk and drainage

- There are areas of the site currently at risk of flooding as shown in the plan below.
- There are two potential flood risk zones shown - Flood Zone 2 and Flood Zone 3. Areas in Flood Zone 3 have a higher risk of flooding.
- Generally, areas at risk of flooding are at the lower levels of the site, close to Brandhall Brook.
- New development will need to avoid existing flood zones and consider drainage - providing areas to store and manage water run-off.
- Drainage ponds could be designed to also provide benefits for wildlife.

### Habitats and wildlife

- Ecology and tree surveys have been carried out to identify important habitats and wildlife on site and to understand how we can protect them.
- The River Tame Wildlife Corridor crosses the site and acts as a movement route for wildlife.
- Belts of broadleaved semi-natural woodland are located throughout the site.
- There is a 'Site of Local Importance for Nature Conservation' within the site which should be protected and enhanced.
- There are opportunities to enhance existing habitats and create new ones.

### Utilities and easements

- The plan below sets out what utilities are present within the site, that the masterplan will need to respond to.
- A high pressure gas main and overhead power lines run along the western edge and a foul sewer runs along the watercourse and Parson's Hill Park to the east.
- Easements are areas that must be kept clear of development based on national guidelines.
- The masterplan will consider how close new development can be positioned to each of these features safely.



As a former golf course, much of the land is uneven and can be steep in places. There are also a large number of existing trees.



Western Boundary: Existing utilities will influence future development and we need to take account of noise and air quality issues near the M5.



Parson's Hill Park in the south east corner overlooks Wolverhampton Road and includes a multi use games area.

### The motorway (M5)

- The traffic on the M5 motorway generates noise and affects air-quality.
- We are carrying out studies to understand these issues in more detail and understand how they may affect new development.
- These studies will also consider what measures are needed to reduce the impact of noise and air quality on the site.

### Public access

- Two public rights of way currently cross the site in an east-west direction.
- The masterplan will consider whether these should be kept in the same place or if they should be diverted to follow a better path.
- The masterplan will look to increase accessibility and connections across the site for walking and cycling.

### Neighbouring homes

- There are existing homes around the north, south and eastern edges of the site.
- The majority of homes face the site across a residential street. These may have views towards the site that are partly screened by trees.
- The masterplan should look to retain and enhance boundary vegetation where possible, for wildlife and to maintain a green character.
- A few homes back onto the site and the masterplan will need to consider how to secure these sensitive edges.

### Site levels and heritage

- The plan to the right shows the existing site levels. There is a difference of approximately 30m from the highest to the lowest point.
- The masterplan will need to design development, paths and streets that work with the slopes.
- The changes in level, views and existing trees break up the site into areas which have different characters. This should also influence the layout of the development and new park positively.
- There is potential for archaeological assets to be present within the site and the masterplan will need respond sensitively in these locations.

Diagram showing the site levels



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# Brandhall Village

## Masterplan Option 1

At this stage, there are different ideas for what should be included in Brandhall Village and how to arrange these uses on the site.

The plan below is the first of four masterplan options which show a mixture of homes, open spaces and community facilities. These are suggested to provide a range of realistic ideas for the site and with your help, we can develop a preferred option to take forward.

### Creating a community

- Land for a new primary school could be located to the north-west of the site and accessed from Grafton Road.
- Opposite the school, there is opportunity to provide space for a few small shops / services at the centre of the community.
- A new community cafe could be provided on the site of the former clubhouse. This could become a popular meeting place and venue for the local community.

### Green spaces and wildlife areas

- Parsons Hill Park is retained and a new, large linear park is created along Brandhall Brook. There are opportunities to create play areas, new ponds and wetland areas.
- Wide green corridors long the east and west boundary provide natural areas for wildlife and to create nature trails.
- Woodland breaks up development and creates pleasant, green routes and spaces around site.

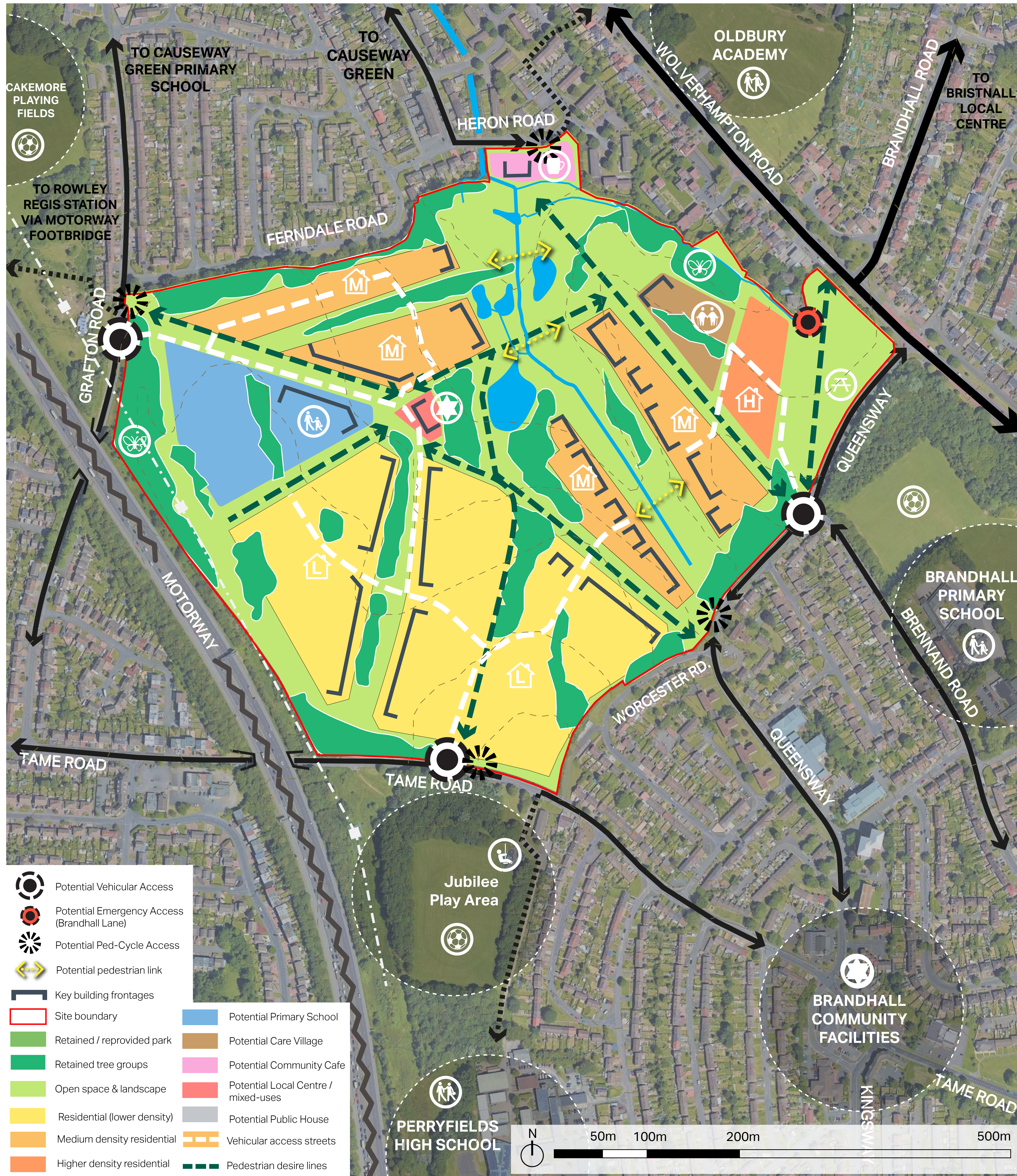
### Homes for all

- Housing of different densities (for example: apartments, town houses, detached and semi detached homes) are shown in different locations creating areas of different character.
- We have shown development facing onto the Brook and created a natural green corridor with housing overlooking. This will make it a safe green space for people to enjoy.
- This option suggests that a care for older people / assisted living could be provided to the east of the site, close to Parsons Park.

### Walking, cycling and access

- Three vehicle access points are suggested (Grafton Road, Tame Road and Queensway), plus an emergency access (Brandhall Lane).
- Pedestrian and cycle routes provide strong links to Brandhall community facilities, Brandhall Primary School, Perryfields High School, Jubilee Play Area and Oldbury Academy to encourage active travel.
- Routes across the site are based on the site levels and desire lines for pedestrians and cyclists to access the area.
- The main vehicular routes are largely located within development parcels to reduce vehicle dominance on the surrounding parkland. They also avoid crossing Brandhall Brook to prevent rat-running.

### How it might look...



Above image: Masterplan Option 1

Above images: Example pictures which show the types of uses and spaces Option 1 could include

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# Brandhall Village

## Masterplan Option 2

### Creating a community

- Community and local services are located to the east near Wolverhampton Road. This includes a small local centre with daily need shops and services which may benefit from passing trade as well as from residents.
- A community facility/cafe and community allotments could also be provided at this location, to promote a sense of community and allow people to grow their own food.
- Due to the proximity of Wolverhampton Road, there may also be potential to provide space for a new pub/micro-brewery here too.
- In this option, land for a new primary school is also provided to the east, close to the local facilities and accessed from Queensway.

### Green spaces and wildlife areas

- A large new park is provided, which follows the brook and creates an open space at the centre of the site.
- The green spaces in Option 2 are more concentrated to the centre of the site, with additional green corridors running north-south through the site, linking to Jubilee park and play area.
- Generous green corridors to the eastern, northern and western boundaries are protected and enhanced creating areas for wildlife.
- The former clubhouse is demolished and incorporated into the new park as a play area.

- Parsons Hill Park and its facilities are relocated within the new central park.

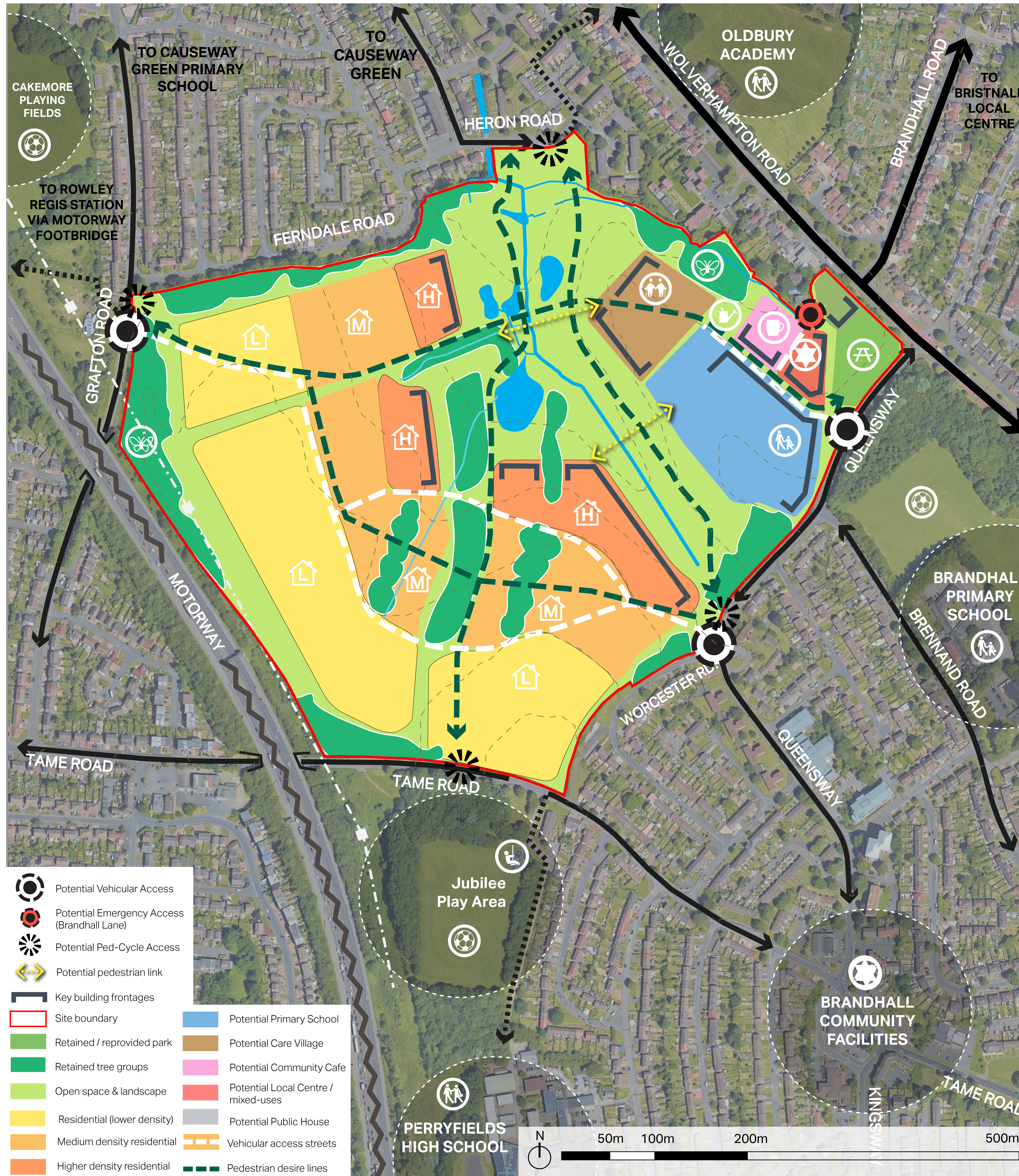
### Homes for all

- In this option, homes are mostly located to the south and west of the site.
- The density of new homes reduces to the western and southern edges, whilst higher density development is located along the edge of the new park, providing a defined edge and overlooking.
- Care for older people / assisted living could be provided to the east, with views over the Brook, close to the community facilities.

### Walking, cycling and access

- Three vehicle access points are provided (Grafton Road and two on Queensway), plus an emergency access (Brandhall Lane).
- Pedestrian / cycle connections link to the Brandhall community facilities, Jubilee Play Area, Brandhall Primary School, Perryfields High School and Oldbury Academy, encouraging active travel.
- Routes across the site are set out based on site levels and desire lines for pedestrians and cyclists to access the area.
- Main vehicular routes are located within development parcels to reduce vehicle dominance on the surrounding parkland. They also avoid crossing Brandhall Brook to prevent rat-running.

### How it might look...



Above image: Masterplan Option 2

Above images: Example pictures which show the types of uses and spaces Option 2 could include

# 6



# Brandhall Village

## Masterplan Option 3

### Creating a community

- A community cafe/ facility is provided at the centre of the site, within the new park, providing a meeting place for the community.
- Land for a new school is provided next to the community facility on the eastern end of the site.

### Green spaces and wildlife areas

- A significant new central park is created which incorporates Brandhall Brook and large belts of existing woodland.
- The former clubhouse is demolished and replaced with new parkland and play area.
- Wide green corridors separate new development, retain tree belts and create attractive cycleways and footpaths.
- This option provides opportunity to create a trail around the edge of the site incorporating wildlife areas, which could include a trim trail to promote exercise and a nature trail to promote learning.
- Parsons Hill Park is maintained in its current location and linked to the new central park.

### Homes for all

- In this option, homes wrap around the new central park, with higher density development placed to overlook the brook and

provide a defined edge to the park to ensure it is safe and overlooked.

- There is opportunity to integrate a care for older people / assisted living facility to the south east of the site, close to the new park and a short walk to the existing facilities at Brandhall.
- New homes will overlook green spaces helping to ensure overlooking and prevent anti-social behaviour.

### Walking, cycling and access

- Three vehicle access points are provided (Grafton Road, Tame Road and Queensway), plus an additional emergency access (off Brandhall Lane).
- Pedestrian and cycle connections link to Wolverhampton Road, Brandhall Primary School, Jubilee Play Area, Brandhall community facilities, Perryfields High School and Oldbury Academy encouraging active travel.
- This option, maintains the alignment of the existing public rights of way by incorporating them into the new park and green corridors.
- Main vehicular routes are located within development parcels to reduce vehicle dominance on the surrounding parkland. They also avoid crossing Brandhall Brook to prevent rat-running.

### How it might look...



Above image: Masterplan Option 3

Above images: Example pictures which show the types of uses and spaces Option 3 could include



## Masterplan Option 4

### Creating a community

- Community facilities in this option are located to the centre and north of the site.
- There is potential to create a small local centre, with daily shops and services located at the centre of the new community.
- Land for a new primary school is located to the south of the site and would be accessed from Tame Road.
- Although the site is fairly sloping, there may opportunity to provide some new sports pitches. These are shown to the west of the school in this option.

### Green spaces and wildlife areas

- Rather than a consolidated central green space, this option provides a series of wide linear parks incorporating Brandhall Brook, existing woodland belts and natural boundaries to the west and east. This will create a series of linked green spaces rather than a single large open space.
- The option extends parkland to the northern boundary and assumes that the former club house would be demolished. There is opportunity to provide a new community orchard.
- Within this option, Parson's Hill Park is redeveloped and replacement facilities provided within the parkland, potentially on the site of the former clubhouse.

### Homes for all

- Residential uses are distributed throughout the site, with higher density development (like apartments) located adjacent to Queensway.
- Densities of other areas - from medium (like town houses) to lower density development (like detached and semi-detached), with lower densities located towards the western and southern edges.
- Care for older people / assisted living could be provided to the east, with views over the Brook, close to the new local centre.

### Walking, cycling and access

- There is opportunity to provide a circular walking route around the perimeter of the site, within a natural landscape setting which could incorporate a foraging trail and natural play areas.
- Pedestrian and cycle access points provide good links to Brandhall Primary School, Wolverhampton Road and Perryfields High School, Jubilee Play Area and Brandhall community facilities.
- Three vehicle access points are provided (Grafton Road, Queensway and Tame Road) plus a further emergency access point on Brandhall Lane.
- Main vehicular routes are located largely within development parcels to reduce vehicle dominance on the surrounding parkland. They also avoid crossing Brandhall Brook to prevent rat-running.

### How it might look...



Above image: Masterplan Option 4

Above images: Example pictures which show the types of uses and spaces Option 4 could include



## Next steps

The diagram below provides an understanding of what the next steps are and when they are planned to happen.



## How to comment

We would welcome your views on what you have seen and heard in this public consultation to help shape the development of the masterplan.

Feedback forms are available at:  
Brandhall Library  
Tame Road, Oldbury  
B68 0JT  
to complete and leave in the box provided

Alternatively post the questionnaire to:  
Directorate of  
Regeneration and Growth,  
Sandwell Council, Council  
House, Oldbury B69 3DE

Go online and visit our virtual consultation and complete a feedback form:  
[www.sandwell.gov.uk/brandhall](http://www.sandwell.gov.uk/brandhall)

Please return any comments by  
**Sunday 28th November 2021**