

Birch Hill

Aldridge

Ashberry



Frequently Asked Questions

www.avisonyoung.co.uk/birchhill

FAQs

1. What type of planning application will you be submitting?

We will be applying for outline planning permission. This means that we will be seeking approval to the principle of developing the land but not the detailed design of the proposals. If we are granted outline planning permission, we will make further applications to the Council for the approval of details such as the layout of the development, landscaping and the appearance of the proposed houses (known as Reserved Matters). The only detailed aspect of the proposals that we may wish to fix and obtain approval for via the outline application is the means of access to the site.

2. When will the application be submitted?

We are hoping to be in a position to submit the application around mid-September.

3. Will we get a chance to comment on it?

Yes. When the application is submitted, the Council will advertise the fact that they have received it and will invite local people to comment on the proposals. The Council is required to take into account any comments it receives when it determines the application.

In addition, any comments that we receive during this pre-application consultation stage will be recorded, considered and reported to the Council in a Statement of Community Engagement that will accompany the planning application.

4. Where are you proposing to build?

The site we are proposing to develop lies between Stonnall Road and Lazy Hill Road on the eastern edge of Aldridge.

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5. Why are you proposing to build in this location?

There are a number of important reasons. These include:

- Walsall has a very substantial need for new housing and it can't satisfy this within the urban areas. So it is necessary to look to greenfield sites like this one to deliver the homes that the area needs.
- This is a site that the Council itself identified as suitable for housing development when it was producing the Black Country Local Plan. The site was proposed to be allocated for development in that Plan before the Plan was withdrawn towards the end of 2022.
- The site is in a sustainable location; it is immediately adjacent to an existing community and is close to services and facilities.
- The site does not pose any major technical or environmental constraints and we can provide safe access to it, meaning that our proposals for the site are deliverable and can contribute to the Council's housing supply quickly.

6. How many houses are proposed?

We are proposing to deliver approximately 355 new homes on the site.

7. Will there be houses that local people can afford?

Yes. The development will contain a broad range of house types and sizes and 40% of the houses that we build will be 'affordable'; that is available via a Registered Provider of affordable homes to rent or own.

8. What will the houses look like?

At this point in the process, we can't say. The design of the proposed houses will be fixed later, at the Reserved Matters stage (i.e. after outline planning permission has been granted).

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9. Will the proposed houses overlook existing houses?

The precise details of the layout will be fixed later, at the Reserved Matters stage. But the layout will be designed to ensure that there are appropriate distances between existing and proposed homes, thus safeguarding privacy and amenity.

10. How much open space is proposed?

The proposals currently include 3.7ha of publicly accessible open spaces.

11. Will there be play spaces for local children?

Yes, we will be including a number of different play spaces located throughout the development so that they can be easily accessed.

12. How does your open space and play provision compare to what is required by the Council?

The play and open space provision within the development will significantly exceed the Council's adopted requirements.

13. Will existing residents be able to use the play spaces and open spaces within the development?

Yes, absolutely. All of the open spaces, play spaces, footpaths and cycleways will be available to existing residents as well as the residents of the development itself.

14. How will you protect the wildlife that is on site?

We have carried out extensive surveys of the site and the habitats and wildlife that it contains and we have designed, and will deliver the proposals in a way that not only protects the plants and animals that are on site currently but significantly enhances the environments they use and occupy. Overall, we will be delivering at least a 10% net gain in biodiversity on site.

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15. Why are there ponds shown within the development?

These are surface water attenuation basins. They are needed to manage and contain surface water flows during storm events. Although they are shown blue on the master-plan, they will not be permanently wet. Any water that gathers in the basins during storm events will gradually filter into the ground below the basins afterwards.

Having basins on site provides a number of benefits including to residents and land owners to the south of Stonnall Road who currently have surface water run off encroaching onto their properties during storms. All surface water will be contained on site post-development. In addition, the basins will be landscaped so that they become rich habitats for plants and animals.

16. How will the development impact on local schools and services such as Doctors and Dentists?

When the planning application is submitted, infrastructure providers such as the Local Education Authority, the NHS and the Local Highway Authority will assess the proposals and form a view on the impact that the development will likely have on existing infrastructure. If they consider it necessary for things to be done to mitigate the effects of the proposals, they will identify what these are and will require the development to fund or deliver necessary works.

17. Will you be improving local bus services?

We are looking at two ways of improving local bus connections; increasing the frequency of existing services and introducing a Demand Responsive service which would operate on a need driven basis. We will be discussing both with the Local Highway Authority and Operators before making a final decision on which would best work in this particular location.

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18. How will the traffic that is generated by the development be accommodated?

We have undertaken a detailed assessment of Stonnall Road to ensure that we can gain safe access to the site and we are satisfied that we can deliver appropriate points of access in line with the relevant design standards. In addition, we have conducted an analysis of how the local highway network is operating currently, including key junctions in the local area, and have assessed the impact that the proposed development will have on the network. The assessment indicates that it would be appropriate to propose some minor improvements to off site but that the proposals can be accommodated without causing any significant adverse effects.

19. Will the land be quarried before the houses are built?

We are not proposing to extract minerals from the site before we start building houses.