High Street, West Bromwich

CLIENT

Hartwell plc

LOCAL AUTHORITY

Sandwell Metropolitan Borough Council

SCHEME DESCRIPTION

124 unit residential scheme with High Street commercial units

SERVICES

Local Plan Representations and Examinations
s106 Negotiation

CASE STUDIES

Residential

Maximising density, securing flexible commercial uses and an innovative approach to planning obligations.

Car dealers Hartwell plc wanted to dispose of their site with the benefit of planning permission. We maximised the site's residential density through the local development plan process and this paved the way for a positive relationship with officers on the application.

A total of 124 residential units were secured and we were able to successfully dilute the Council's aspirations for a health centre and retail units by presenting evidence of the lack of need. Instead, we secured a wider ranging "flexible commercial" use for the High Street frontage units.

We also employed an innovative approach to planning contributions, whereby a 'scheme' of obligations, including affordable housing, was deferred by condition to the pre-implementation phase. Having entirely removed the requirement for a s106 Agreement, we secured a prompt decision and substantially reduced the client's exposure to additional legal costs.

