



Part A

Scheme Profile

Summary :	Third and final phase of a Warwickshire Rural Housing Association estate development in a village edge location, comprising in all 19 homes. Community-led 'Local Need' scheme comprising (in this phase) 5 homes, enabled via an 'in kind' off-site developer obligation.
Context :	<ul style="list-style-type: none"> • Discrete location comprising final parcel of undeveloped land at the rear (southern) end of an existing residential estate: the most recent element of which comprised a scheme of four houses completed in 2010. • Location within Cotswold Fringe Special Landscape Area. • Location adjacent Stretton-on-Fosse Conservation Area and Scheduled Ancient Monument. • General character of village is very varied with different ages and styles of housing and significant changes in topography. • Scheme promoted in response to need identified in a local housing needs survey.
Description :	<ul style="list-style-type: none"> • A good example of a small-scale community-led housing scheme, reflecting the willingness of the local community to countenance continued organic growth of an existing estate to resolve an identified local housing need. • Vehicular access obtained via extension of existing estate road. • Scheme also entailed diversion of public footpath across site.
Developer :	Warwickshire Rural Housing Association / Stonewater / Grevayne Properties Ltd
Date of practical completion :	July 2019
Affordable housing yield :	100%
Planning status :	<ul style="list-style-type: none"> • 'Local Need' scheme on unallocated site. • Planning permission granted December 2015. • S106 Agreement applies, securing delivery of affordable housing and prioritising occupancy of all homes to households with a local connection to Stretton-on-Fosse parish.
Planning reference(s) :	13/00770/FUL (but see also S106 Agreement in connection with 11/02803/FUL)
Neighbourhood Plan :	n/a
Site area / density :	0.23 ha / 21.74 dph (net)
Affordable housing stock :	<ul style="list-style-type: none"> • 1 x detached 2 bed 3 person bungalow; 2 x pairs of 1 x 2 bed 4 person and 1 x 3 bed 5 person houses. • All homes built to Lifetime Homes Standard.
Affordable housing tenure profile :	All Social Rent
Funding :	Housing association own funds

Affordable Housing Development Programme

2019 – 20

CASE STUDIES



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Phase 3, Harolds Orchard, Stretton-on-Fosse

Part B

Illustrative Photographs



Approach to Harolds Orchard from village centre



Houses



Bungalow



Houses

