Affordable Housing Development Programme

2019 - 20

CASE STUDIES

1

Phase 3, Harolds Orchard, Stretton-on-Fosse



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: 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: 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: 'Cocal 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: All Social Rent Funding: Housing association own funds		
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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

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Phase 3, Harolds Orchard, Stretton-on-Fosse



Part C Site Location Plan

