

GWENS GROVE STORY OF AFFORDABLE HOUSING IN BEARLEY SEPTEMBER 2001 – JULY 2022



**DR ARSLAN ERINMEZ
CHAIRMAN
BEARLEY PARISH COUNCIL
RURAL HOUSING BRIEFING
5 July 2022**



Bearley Green 1942



Grange Road

School Lane

Grange Road and School Lane 1942

Bearley Housing Development - History

- RAF Snitterfield Airfield Camp buildings in 1942;
- RAF abandons camp buildings in 1946;
- Buildings used by squatters, POW Camp, volunteer agricultural workers;
- Agricultural Holiday Camp in 1954;
- Rented Affordable Social Housing Grange Road and Oak Tree Close 1952;
- Last housing development of 55 houses Bearley Green in 1984;



Bearley Appraisal and Action Plan of 2000

- First village plan;
- Reflect the needs, concerns and hopes of residents;
- Household, business and youth questionnaires;
- Public Meetings;
- Plan issued September 2001;
- Action Plan item “affordable social/rented housing to enable residents who wished to stay in Bearley to maintain the social balance of the village”
- Housing need “5 houses rented from housing association”;



Housing and Play Area Needs Surveys

- Housing Needs Survey in 2005;
- Identified the need 12 houses of various types for rent from a housing association;
- Play Areas and Housing Needs Survey 2007;
- Sought preferences on locations to meet the established housing and play area needs;
- Identified existing Lower Play Area and largely unused adjacent garages as preferred sites;
- Landowners consent obtained from Stratford-on-Avon District Council (SDC) and Orbit;



Landowner consent

- The landowner of the lower play area Stratford-on-Avon District Council conditionally approved the scheme;
- another play area would have to be made available;
- Orbit, the owner of the largely unused adjacent garages also indicated its consent;
- Parish Council purchased 1.5 acres of ex Bearley County Junior School land on May 2011;
- Play Areas Association formed;
- New play area Bearley Park opened in June 2013 by Stratford MP Nadhim Zahawi;



2012 Village Plan and SHLAA

- Housing Needs Survey (HNS) for the 2012 Village Plan;
- HNS 3 x 2 bedroom houses rented from a Housing Association;
- Liaison with SDC and Orbit;
- Parish Council registers the “SDC-owned Old Play Area” and the “Orbit-owned Garages” in the Strategic Housing Land Availability Assessment Review 2012 of Stratford-on-Avon District Council;
- Development would now be subject to obtaining the necessary planning approvals;
- Action Plan item “Pursue the construction of affordable housing in lower play area and Orbit Garages”;



Neighbourhood Development Plan

- Housing Needs Survey May 2017;
- Need identified:
 - 1 x 2 bed house rented from Housing Association;
 - 15 households with a Bearley address registered on the local authority housing waiting list, known as Home Choice Plus;
 - May 2019 Home Choice Plus waiting list now 21 households;



Neighbourhood Development Plan – Oct 2021

- Policies permitting housing at infill, brownfield, proven local needs and rural exception development;
- an element of market housing may be included within a rural exception scheme to facilitate the delivery of affordable homes;
- A Section 106 legal agreement will secure delivery of the homes in accordance with their intended purpose;
- homes are first offered to people with a local connection to the parish of Bearley;
- Compliance with District Council's cascade system in allocation;
- Requirements identified by Housing Needs Survey;



Gwens Grove

- first multiple housing development in the village since 1984;
- Achieved by using two small brownfield sites;
- Delivered 7 homes of mixed tenure;
- Positive effect on the community as an enabler for local people;
- Opportunity to upsize and/or downsize;
- Enabling younger people to live closer to family and workplaces;
- Grateful thanks to WRCC Rural Housing Enabler for the support;
- Thanks to WRHA for ironing out resident concerns during build;
- All homes offered and accepted with connection to Bearley;
- Wishing many happy years to the newcomers;

