



Summary :	<ul style="list-style-type: none"> <li>• First phase of larger market-led ("S106") residential development scheme on southern edge of Wellesbourne village</li> <li>• Comprises 34 affordable homes for general needs, within parcel comprising a total of 79 homes.</li> </ul>
Context :	<ul style="list-style-type: none"> <li>• Greenfield site, previously in agricultural use.</li> <li>• Located approximately one mile to south of village centre and immediately to south of recent residential estate (also a developer-led "S106" site). Open countryside to south.</li> <li>• Outline permission granted for up to 350 homes across wider site, of which 123 homes secured as affordable.</li> <li>• Remainder of site (parcels west of Ettington Road and east of this site, respectively) subsequently developed.</li> </ul>
Description :	<ul style="list-style-type: none"> <li>• Affordable homes on this phase set within mixed tenure residential estate and distributed in clusters of up to 8 units.</li> <li>• Part of phased development comprising a total of 223 homes, split across two land parcels, east and west of Ettington Road respectively.</li> <li>• Single vehicular access point to this phase from new roundabout off Ettington Road. Separate pedestrian/cycle access point also located on northern boundary of site.</li> <li>• All affordable homes located no more than approximately 250 metres from play facilities and good pedestrian/cycle links to other open spaces within site.</li> </ul>
Developer :	Fortis Living / Persimmon Homes
Date of practical completion :	June 2018 – March 2019 (this phase only)
Affordable housing yield :	35% (overall)
Planning status :	<ul style="list-style-type: none"> <li>• Unallocated 'windfall' site.</li> <li>• Outline permission granted October 2015.</li> <li>• Reserved matters approval granted January 2017.</li> <li>• S106 Agreement applies, securing delivery of affordable housing and prioritising its allocation to households with a local connection to Wellesbourne parish.</li> </ul>
Planning reference(s) :	15/00596/OUT; 16/01946/REM
Neighbourhood Plan :	Wellesbourne and Walton
Site area / density :	22.80 ha ( <i>whole site</i> ) / 15.35 dph ( <i>gross – whole site</i> )
Affordable housing stock :	4 x 1 bed 2 person flats; 1 x 1 bed 2 person flat over garage; 13 x 2 bed houses; 12 x 3 bed houses; 4 x 4 bed houses (this phase only)
Affordable housing tenure profile :	29 x flats and houses for Social Rent; 5 x houses for Shared Ownership sale (this phase only)
Funding :	Housing association own funding (non-grant scheme)



*Context – existing housing to north of site (also providing off-road pedestrian/cycle access point to site)*



*View west towards Pickard Place, also showing part of perimeter footpath network*



*Typical interior street scene – Anslow Road*



*Social Rent houses – Anslow Road*

