



## Part A

## Scheme Profile

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 immediately to south of recent residential estate (also a developer-led “S106” site). Open countryside to south.</li> <li>• Located approximately one mile to south of village centre.</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 currently under development or planning approvals applied for.</li> </ul>
Description :	<ul style="list-style-type: none"> <li>• Affordable homes on this phase set within mixed tenure residential estate, with affordable homes distributed in clusters of up to 8 units.</li> <li>• Phased development: first phase 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 roundabout off Ettington Road. Separate pedestrian/cycle access point also located to north of site.</li> <li>• Affordable homes located no more than approximately 250 metres from open space facilities.</li> <li>• S106 Agreement prioritises allocation to residents with a local connection to Wellesbourne in the first instance.</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 :	Unallocated ‘windfall’ site. Outline permission granted October 2015. Reserved matters approval granted January 2017.
Planning reference(s) :	15/00596/OUT; 16/01946/REM
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)



Part B

Illustrative Photographs



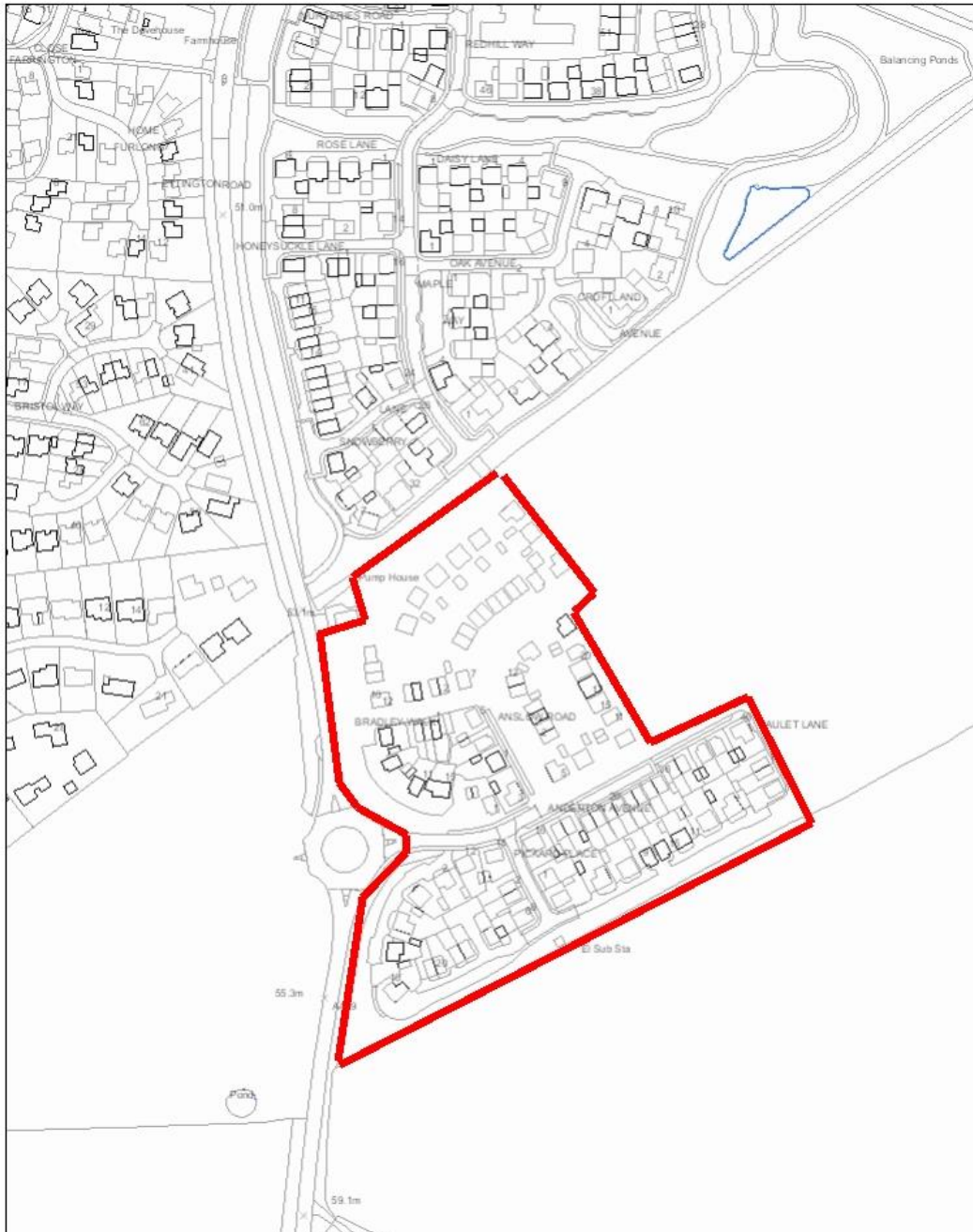
*Frontage view of 2 & 3 bed houses*



*Context – existing housing to north of site*



*Typical interior street scene – Anslow Road*



Legend  
**Affordable Housing Development Programme Case Studies 2018-19**  
**No. 4 : Land off Ettington Road, Wellesbourne |**

Scale 1:2,500  
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