



## Part A

## Scheme Profile

Summary :	Mixed-tenure community-led 'Local Need' housing scheme, comprising a total of 17 homes (of which 7 affordable and 10 local market) in an attractive rural setting.
Context :	<ul style="list-style-type: none"> <li>Greenfield site on northern edge of Great Alne village, located within walking distance of local amenities including primary school and village hall.</li> <li>Location within West Midlands Green Belt and Arden Special Landscape Area.</li> <li>Scheme responds to a housing need for both affordable and local market homes identified in a local housing needs survey.</li> </ul>
Description :	<ul style="list-style-type: none"> <li>Site formed part of larger arable field, but size and shape affected in part by location of water main easement.</li> <li>Mix of houses and bungalows.</li> <li>All but one home served from new access road off Sernal Lane. Majority of homes focus on new central green, with remainder fronting Sernal Lane.</li> <li>Structural landscaping belt and central area of amenity open space provided as an integral part of scheme.</li> </ul>
Developer :	Warwickshire Rural Housing Association / Orbit Group / Linfoot Country Homes Ltd
Date of practical completion :	August 2019
Affordable housing yield :	41% (overall scheme)
Planning status :	<ul style="list-style-type: none"> <li>'Local Need' scheme on unallocated site.</li> <li>Planning permission granted September 2017.</li> <li>S106 Agreement applies local occupancy restrictions to all homes (market and affordable), and prioritising allocation of affordable homes to households with a local connection to Great Alne.</li> </ul>
Planning reference(s) :	16/03610/FUL
Site area / density :	1.12 ha / 15.18 dwellings per hectare ( <i>whole site</i> )
Neighbourhood Plan :	Great Alne
Affordable housing stock :	2 x 2 bed bungalows; 2 x 2 bed houses; 2 x 3 bed houses; 1 x 4 bed house
Affordable housing tenure profile :	All General Needs homes for Affordable Rent
Funding :	Housing association own funds and Homes England and District Council grant

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Part B

Illustrative Photographs



*Context – Nightingale Close*



*Site prior to development*



*Frontage to Sernal Lane*



*Local market houses*



**Affordable Housing Development Programme Case Studies:  
Linfoot Oaks, off Sernal Lane, Great Alne |**

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