Affordable Housing Development Programme

2019 - 20

CASE STUDIES

2

Linfoot Oaks, off Spernal Lane, Great Alne



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 :	 Greenfield site on northern edge of Great Alne village, located within walking distance of local amenities including primary school and village hall.
	 Location within West Midlands Green Belt and Arden Special Landscape Area.
	 Scheme responds to a housing need for both affordable and local market homes identified in a local housing needs survey.
Description :	 Site formed part of larger arable field, but size and shape affected in part by location of water main easement.
	Mix of houses and bungalows.
	 All but one home served from new access road off Spernal Lane. Majority of homes focus on new central green, with remainder fronting Spernal Lane.
	 Structural landscaping belt and central area of amenity open space provided as an integral part of scheme.
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 :	'Local Need' scheme on unallocated site.
	Planning permission granted September 2017.
	 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.
Planning reference(s):	16/03610/FUL
Site area / density:	1.12 ha / 15.18 dwellings per hectare (whole site)
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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www.stratford.gov.uk

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Part B

Illustrative Photographs

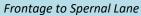




Context - Nightingale Close

Site prior to development







Local market houses

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