

Affordable Housing Development Programme

2023 - 24

CASE STUDIES

1

'The Willows', Warwick Road, Kineton



Part A

Scheme Profile

Summary :	Mixed tenure, market-led ('S106') housing scheme comprising a total of 78 dwellings (of which 27 are affordable) in a rural setting, together with substantial areas of public open space.
Context :	<ul style="list-style-type: none"> Greenfield site, located on western edge of Kineton: a village enjoying Main Rural Centre status in the Core Strategy (2016). Significant design challenges presented by irregular shape of site and topographical issues. Only one vehicular access point feasible, from Warwick Road. Former railway cutting forms south-eastern boundary to the site.
Description :	<ul style="list-style-type: none"> Access point from Warwick Road and irregular, elongated, nature of the site dictate its essential development form: comprising a central spine road (Admiral Cowan Road, onto which 73% of dwellings on the estate directly face) serving short cul-de-sacs and private driveways giving access to the remaining dwellings; all set within well-landscaped perimeters. Perimeter of site (especially that facing open countryside to the north-west) provides substantial areas of structural landscaping and open space. Open space provision totals 5.23 ha – 66% of total site area, with good pedestrian links. Affordable housing set within context of market housing portfolio comprising range of 2 to 5 bedroom properties. Predominately two-storey dwellings; no bungalows.
Developer :	Morris Homes / Bromford
Date of practical completion :	June 2022 to April 2023
Affordable housing yield :	35%
Planning status :	<ul style="list-style-type: none"> Outline planning permission granted November 2016. Reserved matters approval granted October 2018. S106 Agreement applies, amongst other things securing delivery of the required affordable housing, regulating their tenure and occupancy and prioritising occupancy by households with local connections.
Planning reference(s) :	15/03101/OUT & 17/03010/REM
Neighbourhood Plan :	Kineton
Site area / density :	7.96 ha / 9.8 dwellings per hectare
Affordable housing stock :	2 x 1 bed maisonettes; 2 x 1 bed houses; 11 x 2 bed houses & 12 x 3 bed houses
Affordable housing tenure profile :	16 x Social Rent units (59%); 5 x Affordable Rent units (19%) & 6 x Shared Ownership units (22%)
Funding :	Registered Provider own funds without public subsidy

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Part B

Illustrative Photographs



Site and surroundings prior to development



1 bed houses and maisonettes



2 & 3 bedroom houses



Landscaped open space and pedestrian route

