

Affordable Housing Development Programme

2023 -24

CASE STUDIES

2

'Compton Locks', Station Road, Fenny Compton



Part A

Scheme Profile

Summary :	<ul style="list-style-type: none"> • Example of a large-scale brownfield regeneration scheme in a rural setting. Involved redevelopment of a former industrial site with a Registered Provider 'land-led' 100% affordable housing scheme. • Provides a total of 100 homes: comprising a mix of bungalows, maisonettes and houses for sale and rent. 50% built to higher standards of accessibility.
Context :	<ul style="list-style-type: none"> • Former industrial land and buildings, requiring extensive clearance and remediation works (undertaken by Homes England). • Rural setting, to north-eastern side of Fenny Compton village. Good access to local facilities and services. Location close to railway and canal. • Elevated land south of site adjacent to Ironstone Hills Special Landscape Area.
Description :	<ul style="list-style-type: none"> • Site served by new estate road, with single vehicular access point from Station Road. • Site layout reflects significant levels differences across site. This has also influenced position of central landscape belt across the site. • Development benefits from centrally-located play area. • Strong coherent estate character. • Site of a previous failed missed-tenure market-led housing scheme by a private-sector house-builder.
Developer :	Orbit Group
Date of practical completion :	Phased delivery during 2023-24 & 2024-25.
Affordable housing yield :	100%
Planning status :	<ul style="list-style-type: none"> • Unallocated brownfield site, comprising two sites ('A' & 'B') for planning purposes. • Outline planning permissions granted in 2014 for Site A and in 2019 for Site B. • Reserved matters approvals granted for both sites in March 2022. • S106 Agreements apply, securing delivery of affordable housing and prioritising allocation or sale to households with local connections to Fenny Compton.
Planning reference(s) :	13/02734/OUT & 17/03277/REM (Site A); 18/01097/OUT & 20/02701/REM (Site B).
Neighbourhood Plan :	Fenny Compton
Site area / density :	Both planning sites combined: 5.28 ha / 18.94 dph
Affordable housing stock :	<ul style="list-style-type: none"> • Both planning sites: 4 x 1B2P maisonettes; 4 x 2B4P bungalows; 52 x 2B4P houses; 36 x 3B5P houses & 4 x 4B7P houses.
Affordable housing tenure profile :	<ul style="list-style-type: none"> • Both planning sites: 50 x Social Rent & 50 x Shared Ownership units.
Funding :	Registered Provider own funds and Homes England grant.

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www.stratford.gov.uk

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Part B

Illustrative Photographs



Site clearance prior to re-development



'The Padstow' 3 bedroom detached house



3 bed detached house & 2 x 2 bed semi-detached houses



Typical interior – 3 bed semi-detached house

