

Affordable Housing Development Programme

2019 - 20

CASE STUDIES

1

Phase 3, Harolds Orchard, Stretton-on-Fosse



Part A

Scheme Profile

Summary :	Third and final phase of a Warwickshire Rural Housing Association estate development in a village edge location, comprising in all 19 homes. Community-led 'Local Need' scheme comprising (in this phase) 5 homes, enabled via an 'in kind' off-site developer obligation.
Context :	<ul style="list-style-type: none"> Discrete location comprising final parcel of undeveloped land at the rear (southern end of an existing residential estate: the most recent element of which comprised a scheme of four houses completed in 2010. Location within Cotswold Fringe Special Landscape Area. Location adjacent Stretton-on-Fosse Conservation Area and Scheduled Ancient Monument. General character of village is very varied with different ages and styles of housing and significant changes in topography. Scheme promoted in response to need identified in a local housing needs survey.
Description :	<ul style="list-style-type: none"> A good example of a small-scale community-led housing scheme, reflecting the willingness of the local community to countenance continued organic growth of an existing estate to resolve an identified local housing need. Vehicular access obtained via extension of existing estate road. Scheme also entailed diversion of public footpath across site. S106 Agreement applies local occupancy restrictions to all homes.
Developer :	Warwickshire Rural Housing Association / Stonewater / Grevayne Properties Ltd
Date of practical completion :	July 2019
Affordable housing yield :	100%
Planning status :	'Local Need' scheme on unallocated site. Planning permission granted December 2015.
Planning reference(s) :	13/00770/FUL (but see also S106 Agreement in connection with 11/02803/FUL)
Affordable housing stock :	<ul style="list-style-type: none"> 1 x detached 2 bed 3 person bungalow; 2 x pairs of 1 x 2 bed 4 person and 1 x 3 bed 5 person houses. All homes built to Lifetime Homes Standard.
Affordable housing tenure profile :	All Social Rent
Funding :	Housing association own funds

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Part B

Illustrative Photographs



Approach to Harolds Orchard from village centre



Houses



Bungalow



Houses

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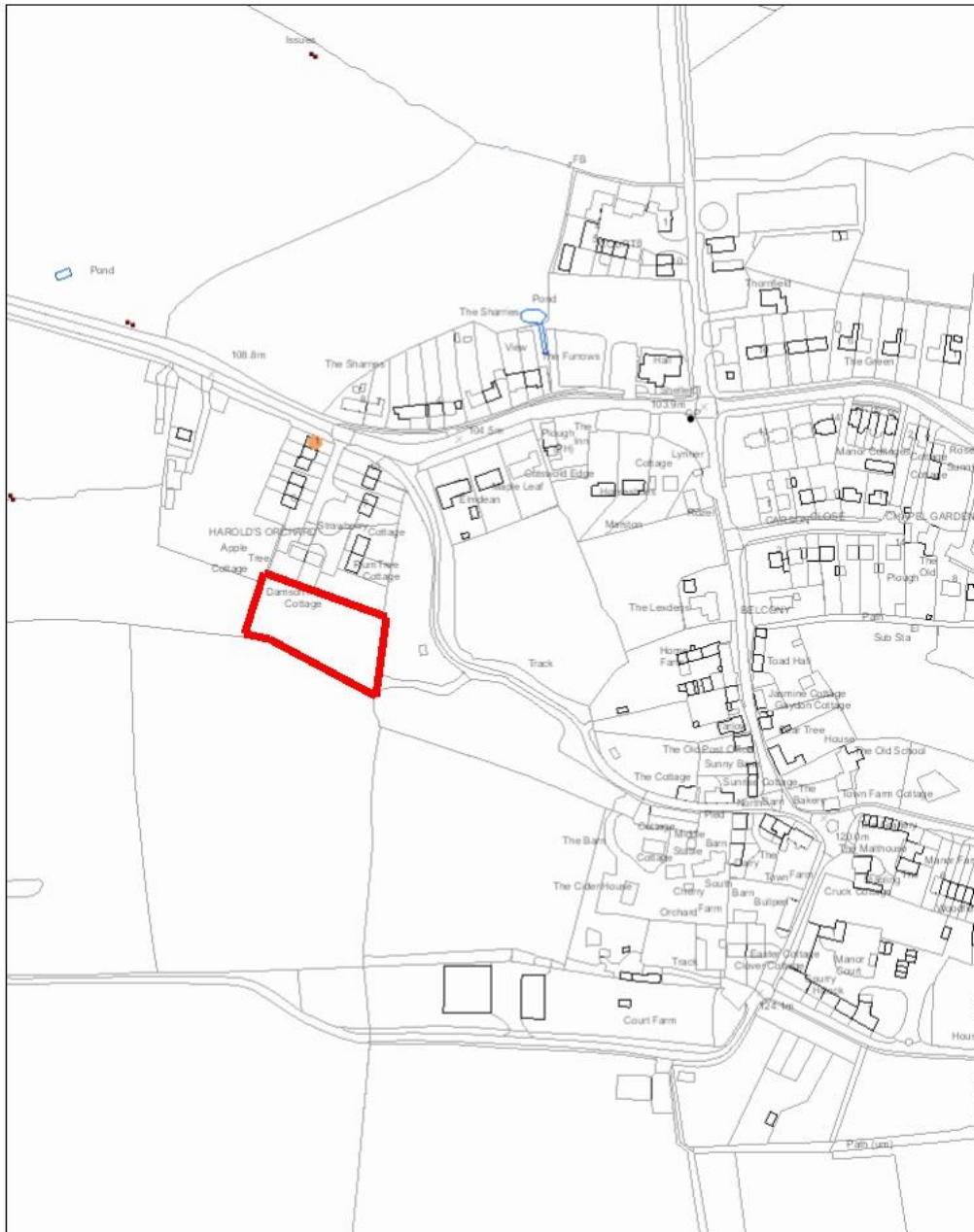


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Phase 3, Harolds Orchard, Stretton-on-Fosse

Part C

Site Location Plan



Legend

Affordable Housing Development Programme Case Studies 2019-20 No. 1 : Harolds Orchard, Stretton-on-Fosse |



Scale 1:2,500

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