

Keyte Gardens, Wootton Wawen – case study

Summary:

A community led 'local need' Passivhaus scheme comprising fourteen homes to meet identified local need in Wootton Wawen.

Detail:

- This was a previously unallocated greenfield site in a sensitive, elevated, edge-of village setting.
- The site is located within the West Midlands Green Belt and the Arden Special Landscape Area.
- The scheme was promoted in response to a need identified in a local housing needs survey undertaken by WRCC and reflects aspirations in the parish Neighbourhood Development Plan.
- The homes are specifically for people with a local connection to the village either through family or work, and a S106 Agreement applies local occupancy restrictions to the homes.
- All homes have achieved Passivhaus certification. Innovative components, such as highly insulated windows and air source heat pumps, are used in Passivhaus buildings. The aim is to achieve a 70% reduction in the amount of energy required for space heating and cooling whilst also creating excellent indoor air quality.
- This is an excellent example of a small-scale rural housing scheme that involved the local community throughout the process. WRCC organised a number of drop-in consultation events for the local community to ask questions and leave comments.
- The site is accessed via a new road off the A3400 which runs through Wootton Wawen to nearby Henley in Arden.
- A new island refuge was installed to provide safe pedestrian access to the footpath on the far side of the main road.
- The site features substantial structural landscaping as well as retention of existing hedgerow.
- A green space and courtyard parking area provide a focal point, which are both overlooked by the majority of the homes.
- This scheme is the first of its kind in Warwickshire to achieve *Passivhaus* certification (indicating a very high standard of energy efficiency resulting in significantly lower fuel bills for residents).
- The high proportion of bungalows reflects a particular local need.
- The scheme is for 100% affordable housing and comprises 7 x 2 bed bungalows, 6 x 2 bed houses & 1 x 3 bed house.
- Ten of the bungalows and houses are for affordable rent and 2 houses are shared ownership.
- WRHA used its own funds and received funding from Homes England, through the Affordable Homes Programme, and Stratford on Avon District Council.
- Planning permission was granted in November 2016 and it was completed in July 2018.
- The site was officially opened by HRH Princess Anne (a longstanding advocate of affordable rural housing) in September 2018.
- This innovative development won the 'Best Green Scheme' category of the 24housing Awards 2018.

