

WRCC Housing

Case study – Gwens Grove, Bearley

WRCC worked in partnership with Bearley Parish Council and Warwickshire Rural Housing Association (WRHA) to develop a rural housing scheme of 7 affordable houses, bungalows and maisonettes, on the edge of the village.

The need for affordable housing was first identified in 2001 in the village Parish Plan. However, it would take another twenty years and several false starts to bring local connection affordable homes to Bearley. An initial housing needs survey was undertaken in 2005, when 12 households were identified as needing alternative housing. And a further two surveys were undertaken, in 2012 and 2017, before the scheme came to fruition. The number of households on the local housing waiting list grew from 15 to 29 in this period.

Several sites were considered by WRCC and the parish council but it was eventually agreed that a scheme would be best suited to two small adjoining sites, namely a former Stratford on Avon District Council (SDC) play area and some old Orbit garages.

After lengthy discussions with various parties a Public Consultation was held in 2018 for the local community to see a detailed layout and elevations, ask questions, and make comments. A Planning Application was submitted in 2019 and approved by SDC in 2020.

WRHA worked with Orbit, Harper Group and New Meaning (a social enterprise enabling young people to earn an independent living) to complete these seven affordable homes in Summer 2022. The scheme was named after Gwen Smith in celebration of her life-long contribution to the Bearley community.

The homes were built using the Beattie Passivhaus system - an advanced low energy construction standard. Each super-insulated home has solar panels, and an air-source hot water and heating system helps to keep energy bills low.

These homes are the realisation of a 20-year dream for the village. They are provided at social rent (typically 60% of market rent) and are prioritised for people with a connection to the parish, enabling local people to stay in or return to Bearley.



WRCC Housing

Case study – Aspley Close, Broom

WRCC worked in partnership with Bidford on Avon Parish Council, Warwickshire Rural Housing Association (WRHA) and Linfoot Country Homes to develop this rural housing scheme of 12 affordable homes for local people on an unallocated greenfield Rural Exception Site on the edge of Broom village, part of Bidford on Avon parish.

This small-scale community-led rural scheme of 5 homes for affordable rent, 1 shared ownership property and 6 local market homes sought to answer a need identified from the smaller villages in Bidford on Avon parish.

An initial survey was conducted by WRHA early in 2005, with a subsequent survey being undertaken by WRCC in 2012. The Rural Housing Enabler identified a number of sites in and around Bidford on Avon but following investigations with Stratford on Avon District Council (SDC) and Warwickshire County Council they were subsequently discounted. A local landowner then approached Linfoot Country Homes with a site in Broom that would prove suitable for community-led rural affordable housing.

Bidford on Avon Parish Council was involved in the design of the proposed scheme, amongst others, and pre-application advice was sought from SDC Planning Department. A Public Consultation was held in Broom Village Hall in 2015 to give the local community a chance to view the design, layout and elevations, ask questions and leave comments.

The parish council subsequently confirmed its formal support for a planning application, and permission was granted in January 2017. Funding for the rent and shared ownership homes was obtained from Homes England, through the Affordable Homes Programme, and SDC, and development was completed in December 2017.

The affordable homes are constructed to Lifetime Homes standards and comprise two short terraces of three houses. A new access road was introduced from Bidford Road, with dedicated parking areas to avoid car parking dominating the street scene.

The homes are prioritised to people with a close connection to Broom, Marton and Marlcliff, in the first instance, and then to Bidford on Avon parish.



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WRCC Housing

Case study – Linfoot Oaks, Great Alne

WRCC worked in partnership with Great Alne Parish Council, Warwickshire Rural Housing Association (WRHA) and Linfoot Country Homes to develop this rural housing scheme of 17 affordable houses and bungalows on the edge of the village.

The Action Plan for the 2009 Great Alne Parish Plan identified that “Residents feel there is a need for low cost and open market housing in the Parish” and that the parish council should “Identify present level of affordable homes required for local people, and look to bring forward a scheme to meet level of homes identified.”

As a result, the parish council asked WRCC to undertake a Housing Needs Survey in 2010, which specifically considered the need for shared ownership and rented accommodation. Due to a change in Stratford on Avon District Council (SDC) policy WRCC undertook another survey in 2014 to identify the need for market homes.

Two potential sites were initially identified off Spernal Lane and the parish council were then approached with a third site, but after discussions only one site remained viable. Great Alne Parish Council were involved in the design of the proposed scheme on Spernal Lane and pre-application advice was sought from SDC. A Public Consultation was held early in 2016 for the local community to view the design and layout, ask questions, and leave comments.

A Planning Application was submitted in November 2016, planning was granted in 2017 and a ‘start on site’ event was held with partners during Rural Housing Week in 2017. Grant funding was provided by SDC and the Homes and Communities Agency.

All but one home is served from a new access road off Spernal Lane, and the majority of the homes focus on a new central green with the remainder fronting Spernal Lane.

The homes are prioritised for people with a connection to Great Alne parish.



WRCC Housing

Case study – Hereburgh Way, Harbury

WRCC worked in partnership with Harbury Parish Council and Warwickshire Rural Housing Association (WRHA) to develop a rural housing scheme of 22 homes for local people, being a mix of 13 affordable homes and 9 local market homes. The location of the new homes is a Rural Exception Site adjacent to the village boundary.

In 2004 WRCC was approached by Harbury Parish Council which was concerned with the lack of homes for local people in the village.

After WRCC carried out a Housing Needs Survey in August 2004 to identify the local need for affordable housing, a Site Mapping Exercise in 2005 identified a number of possible development sites. Following investigations with Stratford on Avon District Council (SDC) Planners and Warwickshire County Council Highways, several of the potential sites were discounted.

After detailed discussions with various parties, including Harbury Parish Council, to finalise the scheme on the most suitable site, a Public Consultation was held in May 2009 for residents to see a detailed layout and elevations, ask questions, and make comments.

A Planning Application was submitted by WRHA in October 2009 and approved by SDC in January 2010.

After funding was provided by the Homes and Communities Agency (HCA) and SDC, the building contractor, Linfoot Homes, started on site in March 2010.

Allocation and occupation of the new affordable homes took place during February and March 2011.

All of the homes were prioritised to people with a close connection to Harbury.



WRCC Housing

Case study – Ridgley Way, Harbury

Following the success of Phase 1, WRCC worked in partnership with Harbury Parish Council and Warwickshire Rural Housing Association (WRHA) to develop a Phase 2 rural housing scheme of 27 homes for local people in Harbury, being a mix of 10 affordable homes and 17 local market homes. The location of the new homes was an extension to Hereburgh Way, the original Rural Exception Site adjacent to the village.

In 2011 WRCC was approached by Harbury Parish Council as they wanted to identify the local housing need in order to help shape Phase 2 of the development, which had already received outline planning permission.

After WRCC carried out a Housing Needs Survey in November 2011 to identify the local need for affordable housing, detailed discussions with various partners, including Harbury Parish Council and Stratford on Avon District Council (SDC) Planners, took place to finalise the layout, size, type and tenure of homes in Phase 2.

A Public Consultation was held in March 2012 for residents to see a detailed layout and elevations, ask questions, and make comments.

As outline planning permission had already been granted, the final details of the scheme were approved by SDC by way of planning conditions.

As funding from the Homes and Communities Agency (HCA) was not available the scheme was funded using cross-subsidy from the local market homes.

The building contractor, Linfoot Homes, started on site in Spring 2013.

Allocation and occupation of the new affordable homes took place during October and November 2014, and all of the homes were prioritised to people with a close connection to Harbury.



WRCC Housing

Case study – Keyte Gardens, Wootton Wawen

WRCC worked in partnership with Wootton Wawen Parish Council and Warwickshire Rural Housing Association (WRHA) to develop a rural housing scheme of 14 affordable homes for local people on a Rural Exception Site in a sensitive, elevated, edge-of village setting.

This small-scale community-led rural Passivhaus scheme of 12 homes to rent and 2 shared ownership homes, reflects a Neighbourhood Plan aspiration.

WRCC carried out a Housing Needs Survey in 2010 on behalf of the parish council as a result of the 2010 Wootton Wawen Parish Plan. A Site Mapping Exercise in 2011 identified a number of possible development sites. Following investigations with Stratford on Avon District Council (SDC) Planners and Warwickshire County Council Highways several of the potential sites were subsequently discounted.

After detailed discussions with various parties, including Wootton Wawen Parish Council, a Public Consultation was held in October 2013 to gauge local views on the two remaining sites, and the site off the A3400 Stratford Road emerged as the favourite.

Two further consultations in January 2015 gave the local community an opportunity to comment on the site layout. The parish council subsequently confirmed its formal support for a planning application, which was submitted and approved during 2016. Funding was obtained from Homes England, through the Affordable Homes Programme, and Stratford on Avon District Council, and work started on site late in 2017.

The site was officially opened by HRH Princess Anne (a longstanding advocate of affordable rural housing) in September 2018, and this innovative development won the 'Best Green Scheme' category of the 24housing Awards 2018

All of the homes were prioritised to people with a close connection to Wootton Wawen.

