

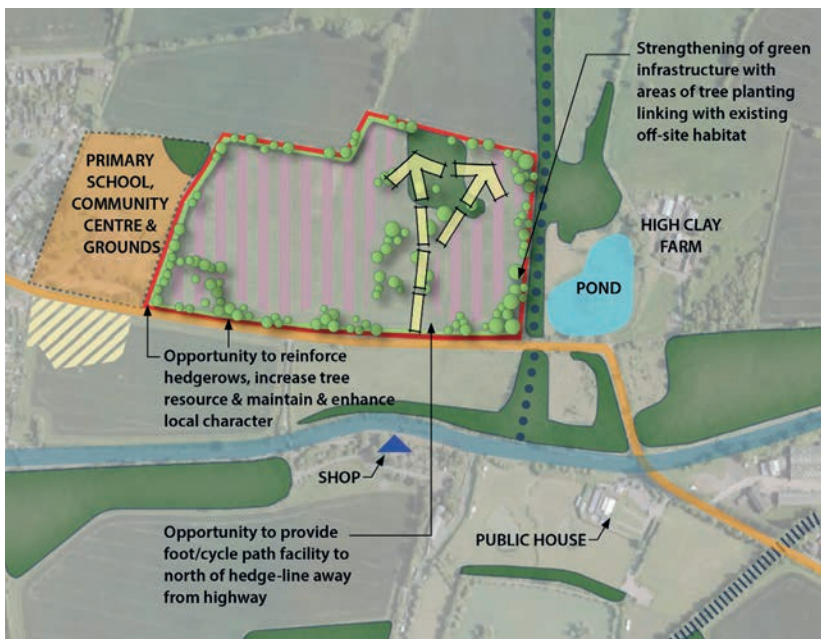
Long Itchington

Stratford-on-Avon District Council



The site consists of a single 20 acre arable field adjoining the Warwickshire village of Long Itchington.

Immediately following exchange of the agreement the Rosconn team began work on an outline planning application for the site, undertaking the various technical survey work, meeting the Parish Council and holding a public consultation event at the adjoining school.



Number of Homes:

150



Site Size:

20.7
Acres

Local Authority:



Stratford on Avon District Council



Purchaser:

Barratt David Wilson Homes



Difference between highest and lowest bid: %

29.3



Promotion Agreement Exchanged:

September 2013



Planning Application Submitted:

December 2013



Planning Permission Granted:

March 2015



Sale Contracts Exchanged:

August 2015

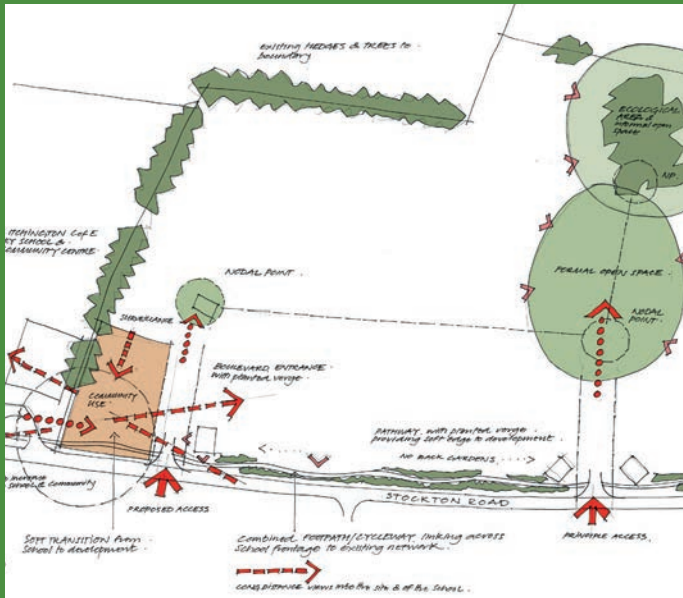


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Long Itchington

Stratford-on-Avon District Council



Central to the planning strategy on this site was the submission of two applications, one for 75 dwellings on part of the site, and 150 on the entirety.

The logic for 75 dwellings with careful nurturing stood a good chance at local level but the site as a whole could take more and there was a closing window of opportunity for when such a scheme would be acceptable in planning terms.

The 150 unit scheme was refused in March 2014 and the appeal was immediately lodged. The 75 unit scheme was granted planning consent by Stratford-on-Avon District Council in October 2014. With consent secured on part of the site, we proceeded to a Public Inquiry for the 150 unit scheme. The Inquiry took place in January 2015 and appeal was allowed in March. Following marketing of the site David Wilson Homes were selected as site purchaser and contracts were swiftly exchanged that August.



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