

Lower Quinton

Stratford-on-Avon District Council



A 4.9 acre former pastoral field adjoining a Warwickshire village.

The site on first glance was a logical location for development within the village but a number of technical hurdles had to be overcome, including the site being located near to a High Pressure Gas Pipeline and needing a complex drainage strategy.

Extensive technical work was undertaken to overcome these constraints. After effective and positive engagement with the council the scheme secured an officer recommendation for approval.



Number of Homes:

 **30**



Site Size:

4.89
Acres

Local Authority:



**Stratford on
Avon District
Council**



Purchaser:

**Cameron
Homes**



Difference between
highest and lowest bid:
%

36.0

Promotion Agreement
Exchanged:



**October
2014**



Planning Application
Submitted:

**April
2015**

Planning Permission
Granted:



**March
2016**

Sale Contracts
Exchanged:



**December
2016**



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The application was approved by the District's Planning Committee, however whilst finalising the S106 legal agreement the Local Authority considered there was a material change in circumstances and they could now demonstrate a five year housing land supply, so took this application back to committee.

Rosconn, who were represented by one of the Country's leading QC's, attended the District's Local Plan Examination ensuring the application was not unfairly prejudiced. The application was subsequently approved again at committee. After a period of marketing, Cameron Homes were chosen as the site purchaser and contracts were exchanged that year.



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