

# Rose Cottage, Outhill

Stratford-on-Avon District Council

A REDUNDANT BROWNFIELD  
SITE SITUATED IN STRATFORD  
ON AVON DISTRICT IN THE  
GREEN BELT

**Number of Plots:**

5

**Number of Land owners:**

1

**Option Agreement Exchanged:**

October 2014

**Planning Application Submitted:**

April 2015

**Planning Permission Granted:**

August 2016

**Option Agreements Exercised:**

October 2016

The vision: Turn  
an unloved vacant  
light industrial site  
into a court yard  
development with  
private lake



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## We get results

An initial application was submitted in April 2015 for 9 homes. This was refused by the local authority, primarily on Locational Sustainability and Design Grounds. A revised scheme for 5 homes (with the adjoining house retained) was submitted in November 2015 and refused in December 2015. Issues related to its locational sustainability and tree shading. We swiftly appealed with detailed information on how our view differed from the council on these points. The Inspector agreed and the appeal was allowed in August 2016.



  
The layout was carefully considered to reflect the sites rural location



A high quality courtyard development of 4 x three bedroom and 1 x four bedroom homes.

