

Case Study: Residential Sector

In 2013 Richborough Estates was contracted to promote a 10 acre greenfield site for residential development, in accordance with Warwick District Council's New Local Plan. The site was classified as pasture land and therefore was subject to a strict set of development requirements, in accordance with the needs of sustainable development within the area. Due to the location of the site, the local market area and the site's strong transportation links, the Richborough Estates team was confident that development in this location could be justified.

- A public consultation was held with the local community in order to address their concerns over loss of countryside, levels of affordable housing and the impact of the development on local amenities
- Assessing the site's natural wildlife allowed for preservation and enhancement where possible
- As part of the development, the Richborough Estates team created a number of pedestrian routes in and out of the site so that local residents could access the local town of Whitnash

- Planning permission for 94 residential units
- 40% affordable housing pepper potted throughout the development to create a balanced integrated community
- A financial contribution allowed improvements to be made to existing local public open spaces and the local school
- The biodiversity of the site was enhanced with the creation of new wildlife corridors
- The creation of a new access route and pedestrian footpaths to connect the development to existing routes
- The site was sold to Bovis Homes in 2013



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Whitnash Warwickshire

Key Benefits

- 94 residential units and affordable housing
- Improvements to public open spaces
- Investment in the local school
- Increased biodiversity
- Creation of new vehicle and pedestrian access routes

Leamington and
Country Golf Club

Golf Lane