

Affordable Housing Development Programme

2017 - 18

CASE STUDIES

2

Aspley Close, Broom (Bidford-on-Avon Parish)



Part A

Scheme Profile

Summary :	Mixed-tenure community-led 'Local Need' housing scheme, comprising a total of 12 homes (of which 6 affordable and 6 for local market sale).
Context :	<ul style="list-style-type: none"> Greenfield site on edge of Broom village. Scheme promoted in response to need identified in a local housing needs survey.
Description :	<ul style="list-style-type: none"> Site previously in agricultural use. Scheme includes associated drainage attenuation pond and open space. Affordable homes comprise two short terraces of three houses each, with dedicated parking areas to avoid car parking dominating street scene. New highway access from Bidford Road. Overall site layout has been influenced, in part, by need to accommodate existing high voltage overhead power line. All affordable homes constructed to Lifetime Homes Standard.
Developer :	Warwickshire Rural Housing Association / Linfoot Country Homes
Date of practical completion :	December 2017
Affordable housing yield :	50% (overall scheme)
Planning status :	<ul style="list-style-type: none"> 'Local Need' scheme on unallocated greenfield site. Planning permission granted January 2017. S106 Agreement applies, securing delivery of 6 x affordable homes and local occupancy restrictions to all homes (market and affordable).
Planning reference(s) :	16/01302/FUL
Neighbourhood Plan :	Bidford-on-Avon
Site area / density :	0.9 ha / 13.33 dwellings per hectare (<i>whole site</i>)
Affordable housing stock :	6 x 2 bedroom houses
Affordable housing tenure profile :	5 x houses for Affordable Rent; 1 x house for Shared Ownership sale.
Funding :	<ul style="list-style-type: none"> Housing association own funding plus Homes England and SDC grant. Scheme formed part of SDC Rural Housing Programme 2015.

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Bidford Road, Broom (Bidford-on-Avon Parish)

Part B

Illustrative Photographs



Affordable houses – front elevations



Affordable houses – rear elevations



Context



Rear outlook

