

Affordable Housing Development Programme

2017 – 18

CASE STUDIES

3 Mansell Farm, Armscote Road, Newbold-on-Stour



Part A

Scheme Profile

Summary :	Mixed-tenure market-led (“S106”) scheme on greenfield site adjacent to built-up area of village, comprising a total of 52 homes of which 18 are affordable.
Context :	<ul style="list-style-type: none"> Greenfield site, previously in agricultural use. Rural location, on edge of one of two recognised Local Service Villages within Tredington Parish. Within walking distance of village centre and associated local facilities and services.
Description :	<ul style="list-style-type: none"> Vehicular access to site obtained at two points off Armscote Road. Attractive views to/from surrounding countryside integrated within street scene. Substantial areas of structural landscaping and public open space provided, to assist assimilation of site in its rural setting. Affordable homes distributed in form of pairs of semi-detached houses, or short terraces of three homes. Rented homes all built to Lifetime Homes Standard.
Developer :	Fortis Living / Lioncourt Homes (<i>scheme known as “Church View”</i>)
Date of practical completion :	March – June 2018
Affordable housing yield :	35%
Planning status :	<ul style="list-style-type: none"> Unallocated “windfall” site. Outline permission granted August 2015. Reserved matters approval granted January 2017. S106 Agreement applies: <ol style="list-style-type: none"> Securing delivery of affordable housing and prioritising occupancy of affordable homes to households with a local connection to Tredington Parish. Securing provision, transfer and maintenance of open space and sustainable drainage system within overall site.
Planning reference(s) :	14/03181/OUT; 16/01583/REM
Neighbourhood Plan :	Tredington Parish
Site area / density :	4.52 ha / 11.06 dph (gross)
Affordable housing stock :	2 x 1 bed 2 person houses; 7 x 2 bed 4 person houses; 7 x 3 bed 5 person houses; 2 x 4 bed 6 person houses.
Affordable housing tenure profile :	14 x houses for Social Rent; 4 x houses for Shared Ownership sale.
Funding :	Housing association own funding (non-grant scheme)

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Part B

Illustrative Photographs



Approach (Hawkins Way, looking north)



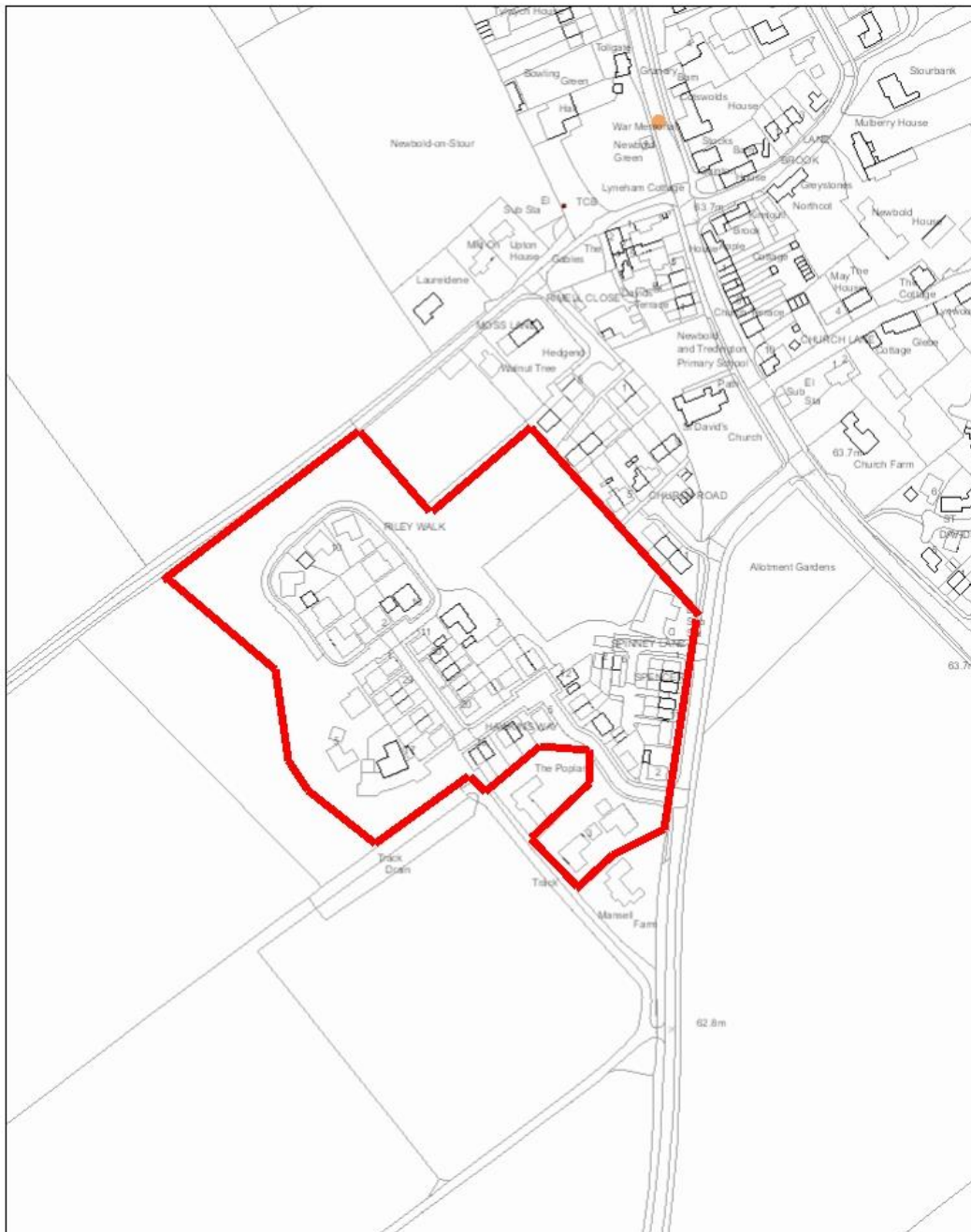
Terrace of 2 x 1 bed houses and 1 x 2 bed house, Spinney Lane



*Typical street scene, Hawkins Way
(semi-detached pair of 4 bed houses to left)*



Terrace of 3 x 3 bed houses, fronting Armscote Road



Legend

**Affordable Housing Development Programme Case Studies 2017-18
No. 3 : Mansell Farm, Newbold-on-Stour**



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