



## 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"> <li>Rural location, on edge of one of two recognised Local Service Villages within Tredington Parish.</li> <li>4.5ha site, previously in agricultural use.</li> </ul>
Description :	<ul style="list-style-type: none"> <li>Vehicular access to site obtained at two points off Armscote Road. Good connectivity to village centre and associated facilities and services.</li> <li>Attractive views to/from surrounding countryside integrated within street scene.</li> <li>Substantial areas of structural landscaping and public open space provided, to assist assimilation of site in its rural setting.</li> <li>Affordable homes distributed in form of pairs of semi-detached houses, or short terraces of three homes.</li> <li>Rented homes all built to Lifetime Homes Standard.</li> <li>S106 Agreement prioritises occupancy of affordable homes to households with a local connection to Tredington Parish.</li> <li>S106 Agreement also covers provision, transfer and maintenance of: (1) open space and (2) sustainable drainage system within overall site.</li> </ul>
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 :	Unallocated "windfall" site. Outline permission granted August 2015. Reserved matters approval granted January 2017.
Planning reference(s) :	14/03181/OUT; 16/01583/REM
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)



Part B

Illustrative Photographs



*Approach (Hawkins Way, looking north)*



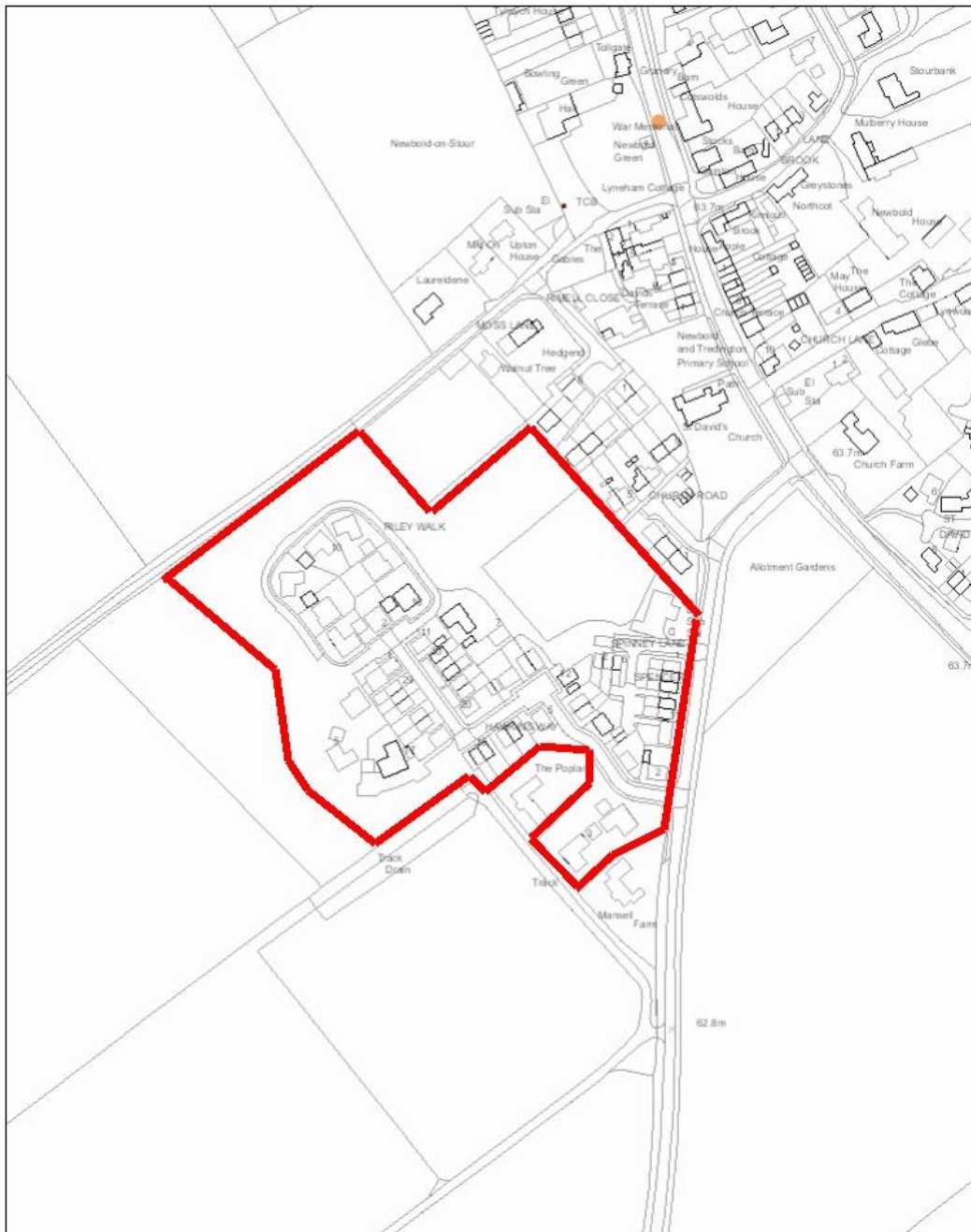
*Terrace of 2 x 1 bed houses and 1 x 2 bed house, Spinney Lane*



*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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