

# Affordable Housing Development Programme

2020 - 21

## CASE STUDIES

1

### Birnum Mews (Tiddington Fields), Tiddington



#### Part A

#### Scheme Profile

Summary :	'Land led' mixed tenure development scheme providing a total of 60 homes, of which 56 are affordable (General Needs) and the remaining 4 for open market sale. Comprises a mix of houses and bungalows.
Context :	<ul style="list-style-type: none"> <li>Abutted by established suburban residential development to north and west but with open countryside to east and south.</li> <li>Location on edge of Category 1 Local Service Village, with easy access to nearby primary school, recreational facilities and local shops.</li> </ul>
Description :	<ul style="list-style-type: none"> <li>Estate layout involves strong urban design concept, with housing grouped to focus on three areas of public open space distributed within the site.</li> <li>Two play areas have been provided as an integral feature of two of the open spaces.</li> <li>Vehicular access taken from end of existing estate road (Oak Tree Close) with additional pedestrian access points at northern and southern end of site.</li> <li>Public footpath runs along eastern edge of site and is reflected in layout and connecting with village centre.</li> </ul>
Developer :	L&Q
Date of practical completion :	October 2020 to June 2021
Affordable housing yield :	93% (includes additional open market 'conversions' outside scope of S106 Agreement)
Planning status :	<ul style="list-style-type: none"> <li>Greenfield site allocation in Stratford-upon-Avon Neighbourhood Plan.</li> <li>Outline planning permission granted February 2016.</li> <li>Reserved matters approval granted November 2018.</li> <li>S106 Agreement (as amended) applies, prioritising allocation of homes to households with a local connection to Stratford-upon-Avon parish.</li> </ul>
Planning reference(s) :	15/02057/OUT & 18/01964/REM
Site area / density :	3.02 ha / 19.87 dwellings per hectare
Neighbourhood Plan :	Stratford-upon-Avon
Affordable housing stock :	<ul style="list-style-type: none"> <li>Rent: 4 x 1B2P houses; 3 x 2B3P bungalows; 4 x 2B4P houses; 4 x 3B5P houses; 1 x 4B6P house.</li> <li>Shared Ownership: 4 x 1B2P houses; 2 x 2B4P houses; 17 x 3B5P houses; 7 x 4B8P houses.</li> </ul>
Affordable housing tenure profile :	16 x Social Rent (29%); 30 x Shared Ownership (54%)
Funding :	Nil grant cross-subsidy, apart from Homes England grant for open market 'conversions'

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Part B

Illustrative Photographs



*Claude Eliot Way*



*Oak Road*



*Bungalows*



*Scarrots Street*

