

Affordable Housing Development Programme

2020 - 21

CASE STUDIES

2

'Chapel View', London Road, Shipston-on-Stour



Part A

Scheme Profile

Summary :	'Land led' mixed tenure development scheme providing a total of 55 homes, of which 19 are affordable and the remaining 36 for open market sale.
Context :	<ul style="list-style-type: none"> Greenfield site. Sensitive edge-of-town location, with extensive views eastwards and southwards towards open countryside, including the Stour Valley. Sloping site resulting in significant levels differences between properties. Adjacent <i>Angela's Meadow</i> development (26 affordable homes by Warwickshire Rural Housing Association, completed 2010) to north, and <i>Barcheston Reach</i> development to south (mixed tenure scheme by Linfoot Homes, completed 2023).
Description :	<ul style="list-style-type: none"> Mixed tenure development of predominately two storey houses, although also including some bungalows and two storey block of maisonettes. Includes 1 x five bedroom house, to meet a specific need. Vehicular access from London Road, although site layout also makes provision for pedestrian access to adjacent residential estates to north and south. Area of on-site open space abuts larger area of open space and play area within adjacent <i>Angela's Meadow</i> development.
Developer :	Orbit Group
Date of practical completion :	First completions: March 2020. Final completions: April 2022.
Affordable housing yield :	35%
Planning status :	<ul style="list-style-type: none"> Unallocated greenfield site adjacent Built Up Area Boundary. Outline planning permission granted on appeal October 2015. Reserved matters approval granted March 2017. S106 Agreement (as amended) applies, securing delivery of affordable housing and prioritising allocation of affordable homes to households with a local connection to Shipston-on-Stour.
Planning reference(s) :	13/02360/OUT & 16/02703/REM
Neighbourhood Plan :	Shipston-on-Stour
Site area / density :	2.52 ha / 21.83 dwellings per hectare
Affordable housing stock :	General needs scheme comprising: 4 x 1B2P maisonettes; 2 x 2B3P bungalows; 6 x 2B4P houses; 3 x 3B5P houses; 3B6P houses and 1 x 5B9P house.
Affordable housing tenure profile :	15 x Social Rent and 4 x Shared Ownership properties
Funding :	Nil grant, internally-funded cross-subsidy

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Part B

Illustrative Photographs



2 & 3 bedroom affordable houses



3 bedroom affordable houses



View looking eastwards




View towards London Road



Legend

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