

Affordable Housing Development Programme

2022 – 23

CASE STUDIES

4

Willow Close, Bidford-on-Avon



Part A

Scheme Profile

Summary :	Redevelopment of vacant 'brownfield' site (formerly in industrial use) to provide a mixed-tenure scheme comprising 50 homes, delivered as a 100% affordable 'off the shelf' purchase.
Context :	<ul style="list-style-type: none">• Site formerly in employment use (vacant since at least 2009), located at junction of Waterloo Road and Wellington Road, within built-up area of Bidford-on-Avon.• Predominately modern suburban residential setting, although significant industrial and commercial uses located to north and immediately adjacent east of site.
Description :	<ul style="list-style-type: none">• Scheme comprises two-storey buildings, grouped (with exception of maisonette block) either as semi-detached houses or short terraces of three or four houses.• Centrally-located area of public open space forms an important visual and practical feature.• Predominately on-plot parking, served either from new estate road or directly from Wellington Road.
Developer :	Countryside / Midland Heart
Date of practical completion :	December 2022
Affordable housing yield :	100%
Planning status :	<ul style="list-style-type: none">• Appeal allowed and planning permission granted August 2021.• Unilateral Undertaking applies, including requirements for all housing to be 'affordable' and for open space provision. Associated requirement for Local Lettings Plan.
Planning reference(s) :	19/00731/FUL
Neighbourhood Plan :	Bidford-on-Avon
Site area / density :	1.14 ha / 43.9 dwellings per hectare
Affordable housing stock :	10 x 1 bed maisonettes; 21 x 2 bed houses; 17 x 3 bed houses & 2 x 4 bed houses
Affordable housing tenure profile :	11 homes for Social Rent; 17 homes for Affordable Rent & 20 homes for Shared Ownership sale
Funding :	Registered Provider own funds supported by Homes England grant

This and other Case Studies are available to view/download from:

www.stratford.gov.uk

Affordable Housing Development Programme

2022 – 23

CASE STUDIES

4

Willow Close, Bidford-on-Avon



Part B

Illustrative Photographs



Feature open space within centre of scheme



Housing facing Waterloo Road



Example of relationship between new housing and adjacent industrial/commercial uses



View of scheme looking east along new estate road

Affordable Housing Development Programme

2022 – 23

CASE STUDIES



4

Willow Close, Bidford-on-Avon

Part C

Site Location Plan



Affordable Housing Development Programme Case Studies Willow Close, Bidford-on-Avon

Scale 1:1,250
© Crown copyright and database rights 2011 onwards
Ordnance Survey 100024287

