

Affordable Housing Development Programme

2021 - 22

CASE STUDIES

2

Bridle Meadows, Luddington



Part A

Scheme Profile

Summary :	Fixed Equity Sale scheme to provide a total of seven affordable homes, delivered as part of a market-led residential redevelopment scheme on a rural brownfield site.
Context :	<ul style="list-style-type: none"> Rural location, on edge of Luddington village, with attractive views across River Avon to south of site. Represents redevelopment scheme for former veterinary laboratory.
Description :	<ul style="list-style-type: none"> Affordable homes are well integrated within overall scheme, which comprises a total of 20 houses and bungalows. Residential development is set within two substantial areas of open space to north (facing open countryside) and south (facing River Avon). Single vehicular access utilises existing access point.
Developer :	Homes England / Cameron Homes
Date of practical completion :	From October 2021
Affordable housing yield :	35%
Planning status :	<ul style="list-style-type: none"> Unallocated rural brownfield site. Outline planning permission granted February 2019. Reserved matters approval granted November 2019. S106 Agreement (as amended) applies.
Planning reference(s) :	18/00940/OUT & 19/01750/REM
Neighbourhood Plan :	<i>Not applicable</i>
Site area / density :	4.50 ha / 4.44 dwellings per hectare
Affordable housing stock :	<ul style="list-style-type: none"> 2 x 2B3P bungalows 3 x 2B4P houses 2 x 3B5P houses
Affordable housing tenure profile :	All Fixed Equity Sale units, for sale or resale at a 40% discount to open market value
Funding :	Nil grant (cross-subsidy)

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Part B

Illustrative Photographs



Plots 1 - 3



Context



Plots 6 & 7 (2 bed bungalows)



Context

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Part C

Site Location Plan

