

Affordable Housing Development Programme

2022 – 23

CASE STUDIES

2

Land north of Campden Road, Shipston-on-Stour (‘Shepherd’s Gate’)



Part A

Scheme Profile

| | |
|--|---|
| Summary : | <ul style="list-style-type: none"> Open market purchase of remaining undeveloped parcel of former market led ‘S106’ site (wider site benefitting from a previous consent) to deliver a 100% affordable scheme. Development comprises a total of 65 dwellings, predominately houses. |
| Context : | <ul style="list-style-type: none"> Edge of town location, formerly demarcating western urban edge of Shipston-on-Stour, although site itself is now framed within a distinctly suburban context. Steeply sloping greenfield site, formerly in agricultural use. Residential development on remainder of site and separate surrounding sites north and south of Campden Road has delivered 483 homes in aggregate, of which a total of 213 are affordable. Nearby public open space and play area provided within wider site. |
| Description : | <ul style="list-style-type: none"> Elevated and sloping nature of the site presented significant design challenges. Adjacent balancing pond (to south-east of wider site) forms prominent visual feature framing views of the site itself from the south and east. Vehicular and pedestrian access taken mainly either directly from east side of Nason Way (also serving wider site) or from Hands Place (cul-de-sac accessed from Nason Way). Built form comprises predominately two-storey dwellings with on-plot parking. |
| Developer : | Orbit Group |
| Date of practical completion : | March – July 2023 |
| Affordable housing yield : | 100% |
| Planning status : | <ul style="list-style-type: none"> Unallocated ‘windfall’ site. Complex planning history. Appeal allowed and outline permission originally granted in February 2015 for mixed-use development of the wider site, although this permission subsequently lapsed. Planning permission granted March 2021. S106 Agreement (and associated Local Lettings Plan) applies, prioritising allocation of homes to households with a local connection. |
| Planning reference(s) : | 12/00403/OUT (<i>lapsed</i>) & 20/00343/FUL |
| Neighbourhood Plan : | Shipston-on-Stour |
| Site area /density : | 1.55 ha / 41.9 dwellings per hectare |
| Affordable housing stock : | 4 x 1 bed maisonettes; 2 x 2 bed bungalows; 19 x 2 bed houses; 36 x 3 bed houses & 4 x 4 bed houses |
| Affordable housing tenure profile : | 35 x Social Rent & 30 x Shared Ownership homes |
| Funding : | Registered Provider own funds and Homes England grant |

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Part B

Illustrative Photographs



Site prior to development (looking north)



Context



Balancing pond with site adjacent



General view towards junction with Hands Place

