

Affordable Housing Development Programme

2022 – 23

CASE STUDIES

3

Haddon Fields ('Barcheston Reach'), Shipston-on-Stour



Part A

Scheme Profile

Summary :	Mixed-tenure community-led housing scheme comprising a total of 18 homes, of which 6 were sold under Fixed Equity arrangements.
Context :	<ul style="list-style-type: none">• Edge of town location, adjacent to recent larger housing schemes to the north (comprising predominately two-storey houses).• Sloping greenfield site within Stour Valley, forming prominent 'gateway' site on southern approaches to the market town of Shipston-on-Stour.
Description :	<ul style="list-style-type: none">• Mixed tenure scheme on site allocated for this purpose in Neighbourhood Plan.• Overall estate comprises 9 open market, 3 local market and 6 affordable homes.• New vehicular access from London Road.• Housing comprises mix of detached and semi-detached two-storey dwellings facing onto central spine road and turning head.• Open space package includes the gifting of 2.3 hectares of land adjacent to the site to the Town Council to enable new pedestrian access to the River Stour.
Developer :	Linfoot Homes
Date of practical completion :	October 2022
Affordable housing yield :	33%
Planning status :	<ul style="list-style-type: none">• Neighbourhood Plan allocation.• Planning permission granted August 2019.• S106 Agreement applies, securing restrictions on sale and occupancy of local market and Fixed Equity homes and prioritising sales to households with local connections.
Planning reference(s) :	17/02741/FUL
Neighbourhood Plan :	Shipston-on-Stour
Site area / density :	1.34 ha / 13.4 dwellings per hectare
Affordable housing stock :	4 x 2 bed houses; 2 x 3 bed houses
Affordable housing tenure profile :	All affordable homes sold directly by the developer under Fixed Equity arrangements, ensuring permanent minimum 40% discount to open market value.
Funding :	Self-financing

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Part B

Illustrative Photographs



General view looking east



General view looking west



Fixed Equity Sale houses



Context – adjacent development to north

