

April 2024

Affordable Housing Coming Soon 2024-2025

Affordable housing due for completion by 31st March 2025.

The Full Pitcher – Ledbury P/A194182F Registered Provider – Connexus Housing Group

A 100% affordable housing development delivering 93 properties with a mixture of 1, 2 & 3 bed houses and bungalows, 29 Affordable Rent 32 Rent to Buy and 32 Shared Ownership properties.

Phase 1 delivered 33 properties
Phase 2 will deliver the remaining 60 properties

11 x 2 bed Rent to buy	14 x 2 bed Shared Ownership	6 x 1 bed Affordable Rent
9 x 3 bed Rent to buy	16 x 3 bed Shared Ownership	4 x 3 bed Affordable Rent

The development is subject to a Section 106 and local connection.

Anticipated completion for phase 2 is from May 24 – June 24



Holmer Trading Estate – Hereford P/A201838RM Registered Provider – Stonewater Housing

The first 100% affordable housing modular build scheme for Herefordshire. Discussions with Ilke homes will enable the modular homes to be delivered to a high sustainability standard. A mixture of 1, 2, 3 and 4 bed properties, 74 affordable rent and 46 shared ownership.

6 x 1 Bed Affordable Rent	20 x 2 Bed Shared Ownership
32 x 2 Bed Affordable Rent	26 x 3 Bed Shared Ownership
28 x 3 Bed Affordable Rent	
8 x 4 Bed Affordable Rent	

Anticipated completion March 2024



Land East of Brook Lane, Bosbury P/A211480/F

Low cost market/Discounted Market – Cotswold Oak

A planning gain scheme of 21 units delivering 8 affordable low cost market properties

Phase 1 delivered 4 Low Cost Market

Phase 2 will deliver a further 4 Discounted Market Units

2 x 2 beds @ 20% discount of open market

2 x 3 beds @ 20% discount of open market



The development is subject to a Section 106 and local connection.

Anticipated completion March 2025

Land off Rosemary Lane, Leintwardine P/A190161/RM

Private Developer – Fletcher Homes

A medium sized planning gain development on the edge of Leintwardine delivering 27 open market and 18 affordable properties. Phase 1 delivered 3 affordable.

3 x 2 Bed- Low Cost Market (discounted by 30%)

2 x 3 Bed – Low Cost Market (discounted by 35%)

3 x 2 Bed – Shared Equity (20% below open market value)

7 x 3 Bed – Shared Equity (20% below open market value)

The development is subject to a Section 106 and local connection.

Anticipated completion August 2024



Land at Madley Road, Clehonger P/A193878/RM

Registered Provider – Stonewater Housing

A 100% affordable housing scheme located on the northern edge of Clehonger delivering 90 properties of Affordable Rent and Shared Ownership. Grant funded by Homes England.

6 x 1 Bed – Affordable Rent

13 x 2 Bed - Shared Ownership

14 x 2 Bed – Affordable Rent

19 x 3 Bed - Shared Ownership

30 x 3 Bed - Affordable Rent

8 x 4 Bed - Affordable Rent



The development is subject to a Section 106 and local connection.

Anticipated completion June 2024

The Oval, Hereford, P230849/F

Registered Provider – Connexus Housing Group

A small development of 4 bungalows that have been commissioned specifically for clients in need of level access accommodation and registered on the Accessible Homes Register. The council have allocated the land to Connexus and provided grant funding to enable the development to commence.

- 1 x 2 bed bungalow – Affordable Rent
- 2 x 3 bed bungalow – Affordable Rent
- 1 x 5 bed bungalow – Affordable Rent

The site is subject to a S106 and will be let through direct nominations via the Accessible Homes Register



Land @ Faraday Road, Madley P/A192703RM

Private Developer - Bell Homes

A development of 27 properties, of which 9 are affordable home ownership. The Affordable Houses are a mix of 2 and 3 bedroom and are being offered for sale with a 30% discount off the open market value.

- 2 x 2 bedroom First Homes
- 4 x 2 bedroom Low Cost Market
- 3 x 3 bedroom Low Cost Market

The development is subject to a Section 106 and local connection
Anticipated completion June 2024



Orchard House, Credenhill P/A 211291/RM

Private Developer - Citizen Housing

This new development sits within the parish of Credenhill and consists of 69 houses including 23 Affordable Housing. A mix of 2,3 and 4 bed accommodation as follows:

- 3 x 2 bed houses Social Rent
- 2 x 2 bed bungalows Social Rent
- 5 x 3 bed houses Social Rent
- 2 x 4 bed houses Social Rent
- 5 x 2 Bed Houses Shared Ownership
- 6 x 3 Bed Houses Shared Ownership

The development is subject to a S106 and local connection.
Anticipated completion is August 2024



Land to the West of Hildersley, Ross-on-Wye

P/A 210374/RM

Private Developer – Barratt David Wilson Homes

Planning permission granted March 2022 for 210 new homes, 84 affordable housing, 126 open market Delivered in phases with the first phase being managed by Two Rivers Housing.

Phase 3

2 x 2 bed Social Rent

3 x 3 bed Social Rent

Anticipated delivery June 2024

Phase 4a

2 x 3 bed Social Rent 2 x bed Shared Ownership

Anticipated delivery June 2024



Land East Canon Pyon Rd, Hereford

P210123/RM

Taylor Wimpey/Connexus

Granted planning permission in September 2021 for 94 properties including 31 affordable properties. A mix of 1, 2 and 3 bedroom houses, and bungalows for people who require level access accommodation, including a 5 bedroom bungalow. 23 units delivered to date.



2 x 2 bed house Social Rent 2 x 2 bed house Shared Ownership
4 x 3 bed house Shared Ownership

The development is subject to a S106 and local connection.
Anticipated completion August 2024

Land South Wheatsheaf Fromes Hill, Bishops

Frome P/A 150473/F

Private Developer – Bell Homes

The site is located off the A4103 on land to the rear of The Wheatsheaf Inn, Fromes Hill. The site consists of 20 units including 7 low cost market properties.

The site is subject to a S106 with local connection to the parish of Bishop Frome.

The affordable housing consists of:

4 x 2 beds with a discount of 32% off OMV

3 x 3 beds with a discount of 35% off OMV

Anticipated completion date March 2025



Land to the South of Woodville Grove

Sutton St Nicholas P/A 193293/F

Private Developer – Bell Homes

Planning permission granted in August 2023 for 24 properties, 8 to be delivered as low cost market housing.

The affordable housing will consist of

4 x 2 beds with a discount of 32% off OMV

4 x 3 beds with a discount of 35% off OMV

The site is subject to a S106 with local connection to the parish of Sutton St Nicholas

Anticipated completion date March 2025



Middleton Avenue Ross-on-Wye

P193478/F

Registered Provider - Platform Housing

This development of 44 affordable homes was granted planning permission in June 2021. It is a mix of 1,2 and 3 bedroom units. Included is a one bedroom bungalow.

There is also a two bedroom bungalow for an identified client on the Accessible Home Register.

The tenure mix is Affordable Rent and Shared Ownership.

Affordable Rent:

- 2 x 1 bed flat
- 1 x 1 bed bungalow
- 2 x 2 bed flat
- 6 x 2 bed house
- 1 x 2 bed bungalow
- 4 x 3 bed house
- 1 x 4 bed house

Shared Ownership

- 9 x 2 bed house
- 16 x 3 bed house
- 2 x 4 bed house



There is a local connection to Ross on Wye for the rented units.

Anticipated completion June 2024