

Wilberfoss: WIL-C

Land South of Willow Park Road



Site Description

WIL-C is a brownfield site that is currently used as an agricultural machinery depot that offers the opportunity for residential development. The site is bound by existing housing development to the north and west and development here would help to round off the village. The southern boundary of the site is defined by the A1079 which offers fantastic transport links to major employment areas.

Size

1.52 Hectares

Indicative Capacity

21 dwellings (25% affordable = 5.25)

Type of Housing

The site is suitable for a mix of housing with a particular demand for smaller (1 and 2 bedroom) properties in the sub area.

Delivery Considerations

A significant landscaping buffer is required to shield new development from the A1079 and to ensure residential amenity. A Land Contamination Assessment is required to determine the potential risk of contamination from the current use as an agricultural machinery depot. Proposals will need to consider the impact on the highway network capacity and a Transport Statement is required. Additionally, there should be no net increase in vehicular movements from the site onto the A1079. The removal of buildings on site would trigger the need for a Biodiversity Survey and Report.

Anticipated Timescales for Delivery

The site has no significant constraints and should be deliverable within the next 5 years.

Landowner Contact Details

Mr Richard Vaughan

Contact Forward Planning for further information ([Appendix C](#))

Nearest Schools

Primary:

Wilberfoss Church of England VC Primary School (*Outstanding, Mar 12*)

St Martin’s Church of England Voluntary Aided Primary School, Fangfoss (*Good, Dec 14*)

Secondary:

Woldgate School and Sixth Form College (*Good, Jun 15*)

Archbishop Holgate’s School, A Church of England Academy (*Outstanding, Feb 12*)

(latest Ofsted inspection results in brackets)

Average House Prices (Jan – Jun 2016):

Pocklington Provincial Ward:

2 bed house: £169,876

3 bed house: £201,500

4 bed house: £293, 979

Source: Hometrack 2016

