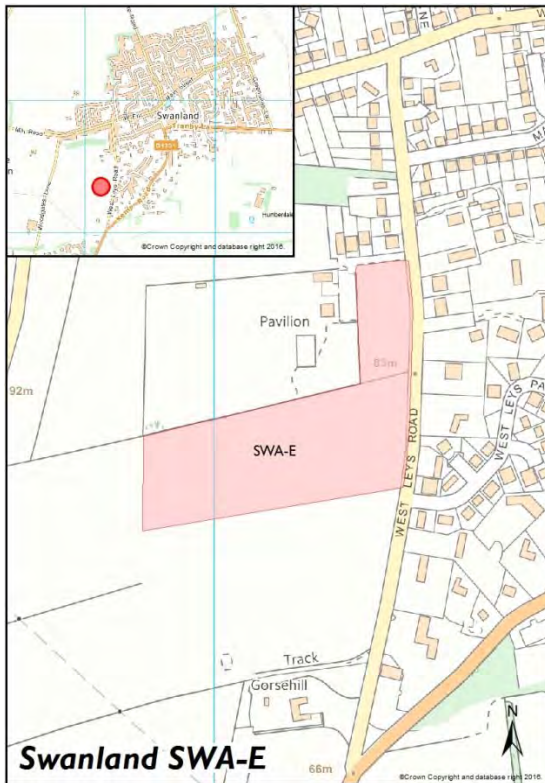


## 3 Beverley and Central Sub Area

### Swanland: SWA-E

#### Land West of West Leys Road



#### Site Description

This greenfield site is located on the south-western edge of the popular village of Swanland, south of the playing field. Located to the west of West Leys Road, the site lies north of the open gap that separates Swanland from the village of North Ferriby to the south. The site benefits from an open countryside aspect to the south and west.

#### Size

4.44 Hectares

#### Indicative Capacity

62 dwellings (25% Affordable = 15.5)

#### Type of Housing

Site is suitable for a mix of house types, with smaller properties (1 and 2 bedroom) being a particular need in the area.

#### Delivery Considerations

To integrate development into the surrounding area additional landscaping is required to the western and southern boundaries. Policy SWA-E states development on site should provide additional car parking spaces to support the existing provision at the playing fields to the north. This will help alleviate parking and access restrictions within this part of the village. Due to the size of the site, a comprehensive Sustainable Drainage Scheme (SuDS) and Transport Statement is required. The site lies in a low risk flood zone, however due to its large area a Flood Risk Assessment is also required.

#### Anticipated Timescales for Delivery

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

#### Agent contact details

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Nearest schools

Primary:

Swanland Primary School (*Outstanding, Jun 13*)

North Ferriby Church of England VC Primary School (*Good, Nov 12*)

Secondary:

South Hunsley School and Sixth Form College (*Outstanding, Jun 13*)

Hessle High School and Peshurst Primary (*Good, Jan 15*)

(latest Ofsted inspection results in brackets)

Average House Prices (Jan – Jun 2016):

South Hunsley Ward:

2 bed house: £206,036

3 bed house: £217,351

4 bed house: £368,771

Source: Hometrack 2016

