

6 Goole and Humberhead Levels Sub Area

Snaith: SNA-C

Land South of South Parkway



Site Description

SNA-C is a greenfield site located on the southern edge of the town of Snaith. It presents the opportunity for housing development on a site well related to the main built up area of the town. SNA-C is bound by residential development to the north and west and open countryside to the south.

Size

1.58 Hectares

Indicative Capacity

20 - 50 dwellings (dependent on layout)
(20% affordable = 4 - 10)

Housing Type

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

Delivery Considerations

The site has outline planning permission granted for residential development (ref: 16/02440/OUT). A Flood Risk Assessment was prepared when the outline application was submitted as the southern edge of the site lies in a high risk flood zone (Flood Zone 3a) where built development must be avoided. Additional landscaping is required to the southern boundary of the site to help soften the impact of development and integrate it into the surrounding area.

Anticipated timescales for delivery

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

Landowner contact details

Mr Adrian Senior

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

Nearest schools

Primary:

Snaith Primary School (*Good, May 12*)

Cowick Church of England VC Primary School (*Good, Jul 16*)

Secondary:

The Snaith School (*Good, 2011*)

Holy Family Catholic High School, Carlton (*Good, Jul 13*)

(latest Ofsted inspection results in brackets)

Average House Prices (Jan – Jun 2016):

Snaith, Airmyn, Rawcliffe and Marshland Ward:

2 bed house: £101,350

3 bed house: £161,826

4 bed house: £219,783

Source: *Hometrack 2016*

