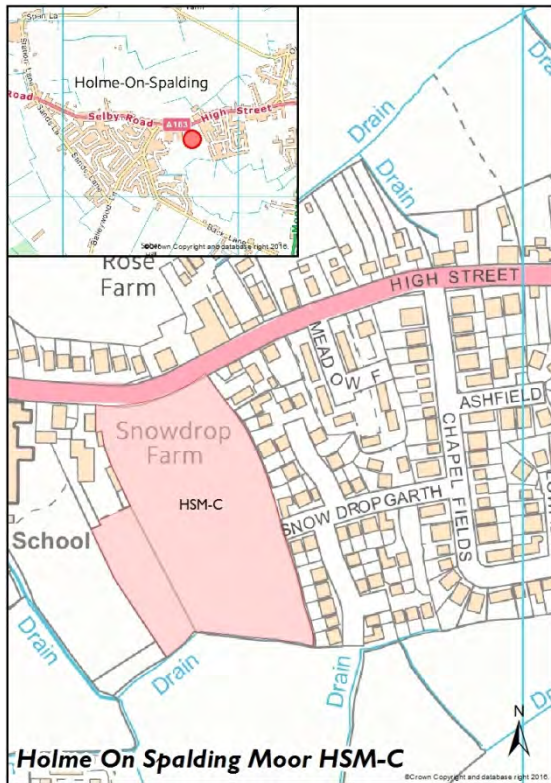


Holme on Spalding Moor: HSM-C

Land West of Snowdrop Garth



Site Description

HSM-C is a greenfield site in the centre of Holme on Spalding Moor that offers the opportunity for infill residential development. The site is bound by existing development on three sides in a central location. Located east of the local primary school and its playing fields, and west of Snowdrop Garth, the northern edge of the site is defined by the A163 High Street providing good access to local shops and amenities.

Size

2.30 Hectares

Indicative Capacity

59 dwellings (25% affordable = 14.75)

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

Proposals must have frontage development along High Street to fit in with development along this route. The existing Public Right of Way along the eastern boundary should be enhanced and maintained, and a drop-off/pick-up point will need to be provided on High Street to help better manage school traffic. A Land Contamination Assessment is required to determine the risk of contamination from a former farm to the north east of the site. Due to the size of the site a Flood Risk Assessment and Transport Statement are also required, though the site is in a low flood risk area (Flood Zone 1).

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:

Holme-upon-Spalding Moor Primary School (Good, Jul 15)

Market Weighton Infant School (Outstanding, Dec 11)

Secondary:

Market Weighton School (Requires Improvement, Jun 16)

Howden School (Good, Mar 16)

(latest Ofsted inspection results in brackets)

Average House Prices (Jan – Jun 2016):

Howdenshire Ward:

2 bed house: £146,781

3 bed house: £170,888

4 bed house: £297,117

Source: Hometrack 2016

