

6 Goole and Humberhead Levels Sub Area

Goole: GOO-C

Land West of Goole and District Hospital



Site Description

GOO-C is a large greenfield site located on the northern edge of Goole that offers the opportunity for housing development. The site is well related to the built form of the settlement, lying south east of the M62 and adjacent to Goole and District Hospital. Existing development bounds the site to the south and east with open countryside and the River Ouse to the north.

Size:

5.61 Hectares

Indicative Capacity

148 dwellings (15% affordable = 22.2)

Housing Type

There is a demand for smaller (1 or 2 bedroom) properties in the sub area.

Delivery Considerations

Additional landscaping is required to the northern and western boundaries to help integrate development into the surrounding area. The site lies in a high risk flood zone (Flood Zone 3a) and requires a Flood Risk Assessment. A significant flood hazard area has been identified to the south of the site and along the northern boundary and built development should be avoided here. The extent of flood risk should inform the layout of the development, potentially indicating the position of a comprehensive Sustainable Drainage Systems (SuDS), which is required. Due to the size of the allocation, a Transport Assessment will be required and a Biodiversity Survey and Report may need to be prepared due to the river's close proximity to the site.

Anticipated timescales for delivery

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

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Nearest schools

Primary:

Parkside Primary School (Good, May 16)
 St. Joseph’s Catholic Primary School
 (Requires Improvement, Nov 15)

Secondary:

Goole High School (Requires Improvement,

Dec 15)

Howden School (Good, Mar 16)
 (latest Ofsted inspection results in brackets)

Average House Prices (Jan – Jun 2016):

Goole South Ward:

2 bed house: £86,739
 3 bed house: £111,913
 4 bed house: £126,850

Goole North Ward:

2 bed house: £96,825
 3 bed house: £132,931
 4 bed house: £223,450

Source: Hometrack 2016

