

6 Goole and Humberhead Levels Sub Area

Goole: GOO-B

Land North and West of West Parkside



Site Description

GOO-B is a large greenfield site located at the northern end of Goole and offers the opportunity for housing development. The site is adjacent to the M62 westbound carriageway and is bound by residential development to the south east. The site is easily accessible and in a convenient location with good transport links to Hull and the north of England.

Size:

5.89 Hectares

Indicative Capacity

155 dwellings (15% affordable = 23.25)

Housing Type

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

Delivery Considerations

A significant landscape buffer is required along the north-western boundaries to shield development from the M62 and to ensure residential amenity. Traffic noise from the M62 may require mitigation, and a Noise Impact Assessment will be required. Due to Goole's location on the River Ouse, the site lies in a moderate to high risk flood zone (Flood Zone 2 and Flood Zone 3a). A Flood Risk Assessment and appropriate mitigation measures are required. The size of the site triggers the need for a comprehensive Sustainable Drainage System (SuDS) and Transport Assessment. Policy GOO-B states access to West Parkside must also be improved.

Anticipated timescales for delivery

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

Agent contact details

Mr James Stephenson
Stephenson & Son
York Auction Centre
Murton
York
YO19 5GF

Telephone: (01904) 489731

Email: jfs@stephenson.co.uk

Mr Paul Bielby
DarntonB3 Ltd.
The Coach House
Monk Fryston Hall
Monk Fryston, Leeds
LS25 5DU

Agent contact details continued

Telephone: (01977) 681001

Email: paul.bielby@darntonb3.com

Nearest schools

Primary:

Parkside Primary School (*Good, May 16*)

Boothferry Primary School (*Requires Improvement, Feb 14*)

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

