

Flamborough: FLA-C

Hartendale Farm, West Street



Site Description

FLA-C is a small greenfield site located at the southern end of Flamborough. The site is well related to the existing form of the village and is bound by residential development to the north and east and agricultural land to the south and west. Church Lane defines the southern boundary of the site.

Size

0.44 Hectares

Indicative Capacity

10 dwellings

(Below affordable housing threshold – subject to floorspace)

Type of Housing

The site is suitable for a mix of house types. There is a demand for all sizes of properties within the sub area with a particular shortage of small flats, larger (3+ bedroom) semi-detached houses and bungalows.

Delivery Considerations

To integrate development into the surrounding area additional landscaping is required to the western and southern boundaries. A Land Contamination Assessment is required to investigate the risk of contamination from former farm buildings on site. The site lies adjacent to the Flamborough Conservation Area; while no significant impact from development is expected, a Heritage Statement will also be required. The site is within a low risk flood area (Flood Zone I) but surface water issues will need to be considered.

Anticipated Timescales for Delivery

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

Landowner contact details

Ms Jane Kay

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

Nearest schools

Primary:

Flamborough CofE Primary School (*Good, May 16*)

Martongate Primary School (*Good, Dec 15*)

Secondary:

Headlands School (*Requires Improvement, Jan 16*)

Bridlington School (*Good, Jun 13*)

(latest Ofsted inspection results in brackets)

Average House Prices (Jan – Jun 2016):

Bridlington North Ward:

2 bed house: £126, 873

3 bed house: £161, 193

4 bed house: £199,575

Source: Hometrack 2016

