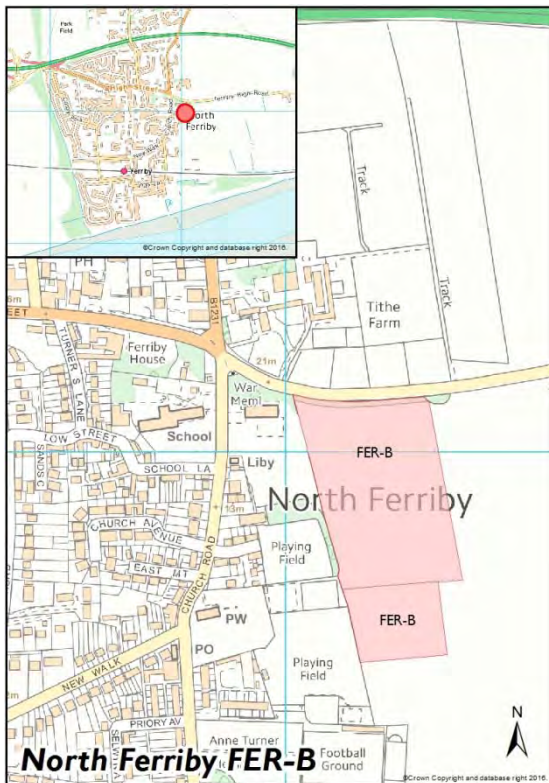


North Ferriby: FER-B

Land off Ferriby High Road



Site Description

The village of North Ferriby is conveniently located on the main strategic road and rail routes in and out of Hull. FER-B is an entirely greenfield site and lies to the east of this picturesque village. The allocation presents the opportunity for housing development and public open space. Existing residential development lies to the west and the site benefits from an open countryside aspect to the north, east and south with views to the Humber Estuary.

Size

5.36 Hectares

Indicative Capacity

113 dwellings (25% Affordable = 28.25)

Type of Housing

Site is suitable for a mix of house types, with smaller properties (1 and 2 bedroom) being a particular need in the area.

Delivery Considerations

Additional landscaping must be provided along the eastern and southern boundaries to help soften the impact of development on the surrounding area. Existing trees on site must be retained and will require a Tree Survey. The site lies in a low risk flood zone (Flood Zone 1), however due to its size a Flood Risk Assessment will be required. Proposals would also have to ensure run-off from Swanland Hill does not pose a risk to new development by means of a Foul and Surface Water Assessment. A comprehensive Sustainable Drainage System (SuDS) will also be required, along with a Transport Assessment. A pedestrian and/or cycle path linking FER-B to FER-C should be considered to improve access to village facilities for new residents. A proportion of the site has been allocated for open space due to a shortfall in the area. This presents an opportunity to integrate with existing provision and offer an alternative access point via Ferriby High Road. The site lies north of the SSSI Humber Estuary and is within 1km of a Local Wildlife Site therefore a Biodiversity Survey and Report is required.

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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Average House Prices (Jan – Jun 2016):

South Hunsley Ward:
 2 bed house: £206,036
 3 bed house: £217,351
 4 bed house: £368,771
 Source: Hometrack 2016

Nearest schools

Primary:

North Ferriby Church of England VC
 Primary School (*Good, Nov 12*)

Swanland Primary School (*Outstanding, Jun 13*)

Secondary:

South Hunsley School and Sixth Form
 College (*Outstanding, Jun 13*)

Hessle High School (*Good, Jan 15*)

(latest Ofsted inspection results in brackets)

