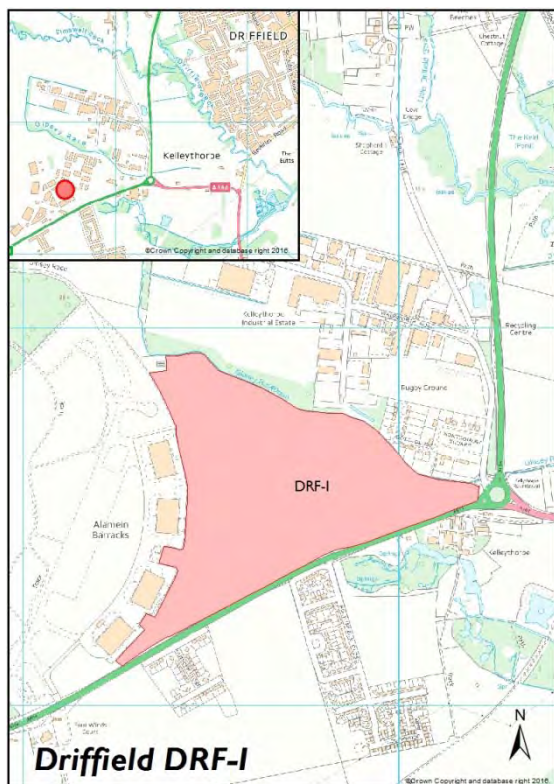


Driffield: DRF-I

Alamein Barracks



Site Description

DRF-I is a large brownfield site previously used by the Ministry of Defence. The site has been identified as a key area of growth for Driffield in the Local Plan and is closely linked to employment opportunities at Kelleythorpe to the north. The vast majority of the site is now vacant, except for a small part that the Army Reserve still occupies. DRF-I is not within the urban area of Driffield, however the site's semi-rural setting, relative proximity to the town and easy access makes it very attractive for housing development.

Size:

31.66 Hectares

Indicative Capacity

480 dwellings (25% Affordable = 120)

Type of Housing

The site is suitable for a mix of house types. There is a particular demand for smaller (1 and 2 bedroom) detached houses and bungalows in the sub area.

Delivery Considerations

Policy DRF-I states that the Army Reserve Barracks must be relocated appropriately. Existing buildings on site trigger the requirement for a Biodiversity Survey and Report. Accessibility to the town centre and industrial estate to the north must be improved by introducing cycle and pedestrian ways. Integration of existing public transport between the site and the town centre must be considered. An appropriate Land Contamination Assessment is required to investigate the risk of contamination from previous military uses. Additional landscaping is required along the northern and western boundaries and existing trees should be retained, a Tree Survey will therefore be required. Due to the large size of the allocation a comprehensive Sustainable Drainage System (SuDS) and Transport Assessment are also required. A proportion of the site lies in a high risk flood area (Flood Zone 3a) where built development must be avoided. A comprehensive Flood Risk Assessment is required. Surface water flood alleviation schemes may need to be provided. A Masterplan for the whole site needs to be prepared taking all considerations into account.

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):

Drifffield and Rural Ward:

2 bed house: £128, 388

3 bed house: £146, 525

4 bed house: £230, 047

Source: Hometrack 2016

Nearest schools

Primary:

Drifffield Church of England VC Infant School (Good, Nov 14)

Drifffield Junior School (Good, Dec 12)

Secondary:

Drifffield School and Sixth Form (Inadequate, Apr 16)

Longcroft School and Sixth Form College (Good, Apr 13)

(latest Ofsted inspection results in brackets)

