

3 Beverley and Central Sub Area

Brandesburton: BDN-C

Land at Field House, Stockwell Lane



Site Description

BDN-C is a small site that is partly in use as a haulage yard in a village location. It provides an opportunity for residential development on a predominantly greenfield site, though a number of outbuildings stand in the north western corner. The site is enclosed by residential development to the east and west with New Road to the south providing access to the A165. Brandesburton has direct transport links to the coast and nearby towns of Beverley, Driffeld and Hull.

Size

0.68 Hectares

Indicative Capacity

14 dwellings (20% Affordable = 2.8)

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

The current use of the site as a haulage yard may present a risk of contamination and a Land Contamination Assessment must be completed. The presence of an in filled dyke on site could potentially be contaminated however it is likely this could be remediated. A pedestrian access to Stockwell Lane to the west of the site must be provided to ensure a link between new development and the village centre. The site is well integrated with the existing residential development and once developed will improve the appearance and character of the area.

Anticipated Timescales for Delivery

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

Landowner contact details

Mr. Geoffrey Dalton

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

Nearest schools

Primary:

Brandesburton Primary School (*Good, Jan 12*)

Leven Primary School (*Good, Dec 15*)

Secondary:

Hornsea School and Language College (*Good, Apr 16*)

Beverley High School (*Good, Apr 15*)
(*latest Ofsted inspection results in brackets*)

Average House Prices (Jan – Jun 2016)

East Wolds and Coastal Ward:

2 bed house: £125,532

3 bed house: £171,169

4 bed house: £244,815

Source: Hometrack 2016

