

3 Beverley and Central Sub Area

Anlaby Willerby Kirk Ella: AWK-F

Former Camp, Beverley Road, Anlaby



Site Description

Situated to the south of Anlaby, AWK-F is allocated for new residential development. It is a greenfield site located on a former army camp with some ground level features that have now blended into the natural landscape. The site lies in a popular residential area, well related to the existing village with good access to local services and facilities. The site is bound by residential development to the north and east, a private school to the west and open agricultural land to the south - this provides a natural open gap between Anlaby and Hessle. Beverley Road (B1231) provides an accessible route to Anlaby and Hessle. The site is also adjacent to Hull Collegiate (independent school).

Size

9.18 Hectares

Indicative Capacity

169 dwellings (25% Affordable = 42.25)

Type of Housing

The site is suitable for a mix of house types, with smaller properties (1 and 2 bedroom) being a particular need in the area. Policy AWK-F also requires extra care housing on site to help meet the needs of older people in the area.

Delivery Considerations

The site is located within a Groundwater Source Protection Zone I (inner zone) and a Hydrogeological Risk Assessment is required. It lies within a low risk flood area (Flood Zone I) but due to the size of the site a Flood Risk Assessment is required along with a comprehensive Sustainable Drainage System (SuDS) and Transport Assessment. Additional planting must be provided along the southern boundary to help soften the impact of development on the surrounding area. An in filled ditch on the eastern boundary may be a risk of contamination and a Land Contamination Assessment will be required. The indicative dwelling capacity allows for the retention of existing trees on site and a Tree Survey must be completed.

Anticipated Timescales for Delivery

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

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Nearest schools

Primary:

Anlaby Primary School (*Good, Mar 14*)
 Springhead Primary School (*Outstanding, Feb 12*)

Secondary:

Wolfreton School and Sixth Form College
 (*Good, Nov 13*)
 Hessle High School (*Good, Jan 15*)
 (*latest Ofsted inspection results in brackets*)

Average House Prices (Jan – Jun 2016):

Tranby Ward:

2 bed house: £147,000
 3 bed house: £175,747
 4 bed house: £284,017

Willerby and Kirk Ella Ward:

2 bed house: £145,162
 3 bed house: £194,137
 4 bed house: £308,974

Source: Hometrack 2016



Aerial view of AWK-F
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