

Aldbrough: ALD-D

Land to the North of Queensmead



Site Description

ALD-D is a greenfield site that is well related to the main built up area of the village, presenting an opportunity for a housing development. Located east of Hornsea Road in the south of the village, the site benefits from easy access to the Holderness Coast and the City of Hull. The site is bound by existing development on all sides and lies adjacent to the Conservation Area.

Size

1.12 Hectares

Indicative Capacity

27 dwellings (15% affordable = 4.05)

Type of Housing

Site is suitable for a mix of housing with a particular demand for smaller (1 and 2 bedroom) houses in the sub area.

Delivery Considerations

The site is situated in a low risk flood area (Flood Zone 1) but due to its size, proposals will require a Flood Risk Assessment. A Heritage Statement will also be required as the site lies adjacent to the Conservation Area. Policy ALD-D states that existing trees on site should be retained where possible and a Tree Survey should also be undertaken.

Anticipated Timescales for Delivery

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

Landowner contact details

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

Nearest Schools

Primary:

Aldbrough Primary School (*Good, Feb 12*)

Sproatley Endowed Church of England VC School (*Good, May 16*)

Secondary:

South Holderness Technology College (*Requires Improvement, Jan 16*)

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

(latest Ofsted inspection results in brackets)

Average House Prices (Jan – Jun 2016):

Mid Holderness Ward:

2 bed house: £120,316

3 bed house: £158,121

4 bed house: £258,513

Source: Hometrack 2016

