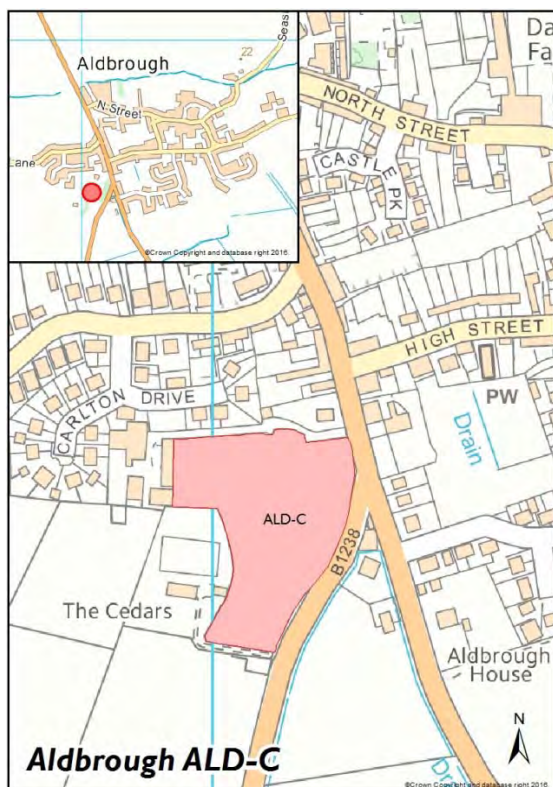


### Aldbrough: ALD-C

#### Land at Aldbrough Hall, Hornsea Road



#### Site Description

Located to the south west of Aldbrough, and within the Conservation Area, ALD-C is predominantly a greenfield site. The existing Aldbrough Hall is a modest residential building that sits within grounds that offer the opportunity for residential development in a parkland setting.

#### Size

1.48 Hectares

#### Indicative Capacity

17 dwellings (15% affordable = 2.55)

#### 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

Mature trees along the eastern boundary of the site are to be retained (protected by a Tree Preservation Order) and additional landscaping provided. A Tree Survey will be required. A Flood Risk Assessment is required as the site, although residing in a low risk flood zone, is larger than 1 Hectare.

#### 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

