

7 Holderness and Southern Coastal Sub Area

Aldbrough: ALD-A

Land, North, West and South of the telephone exchange, Hornsea Road



Site Description

ALD-A is a greenfield site to the north west of Aldbrough within walking distance of the village centre. It is available for residential development. The south east corner of the site adjoins the Aldbrough Conservation Area, the eastern boundary is defined by the B1242. At the northern end, the Lambwath Stream provides a defined boundary.

Size

1.25 Hectares

Indicative Capacity

34 dwellings (15% affordable = 5.1)

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

A Heritage Statement is required as proposals should preserve and enhance the character and appearance of the nearby Conservation Area. Development on the main road should be road facing to complement existing development on the other side. The landscaped boundaries to the north and west of the site are to be retained and enhanced, where possible, in order to reduce the impact of development and help integrate it into the surrounding area. The northern area of the site is located in a high risk flood zone (Flood Zone 3a), therefore water compatible land use such as public open space should be provided here, and a Flood Risk Assessment is required.

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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Agent contact details continued

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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

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)

