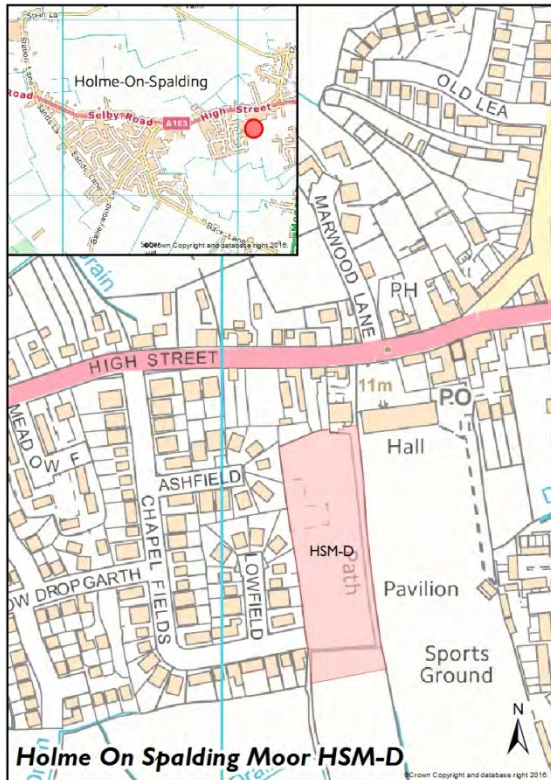


## Holme upon Spalding Moor: HSM-D

### Land East of Chapel Fields



### Site Description

HSM-D is a greenfield site that offers the opportunity for residential development in a location that is well related to the village centre. It is bound by development to the north and west and lies adjacent to the village hall and playing fields to the east. The site has an outlook over agricultural fields to the south.

### Size

1.07 Hectares

### Indicative Capacity

29 dwellings (25% affordable = 7.25)

### Type of Housing

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

### Delivery Considerations

The Public Right of Way along the eastern boundary and southern extent of the site needs to be incorporated within development or diverted appropriately. The site lies in a low risk flood zone but is larger than 1 Hectare which triggers the need for a Flood Risk Assessment.

### Anticipated Timescales for Delivery

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

### Landowner contact details

Mr Lance Oliver

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

### Nearest Schools

#### Primary:

Holme-upon-Spalding Moor Primary School (*Good, Jul 15*)

Market Weighton Infant School (*Outstanding, Dec 11*)

#### Secondary:

Market Weighton School (*Requires Improvement, Jun 16*)

Howden School (*Good, Mar 16*)

(latest Ofsted inspection results in brackets)

Average House Prices (Jan – Jun 2016):

Howdenshire Ward:

2 bed house: £146,781

3 bed house: £170,888

4 bed house: £297,117

Source: Hometrack 2016

