

6 Goole and Humberhead Levels Sub Area

Howden: HOW-B

Land West of Thorpe Road



Site Description

HOW-B is a brownfield site located on the north east edge of Howden, south of an area of commercial activity. The site is well related to the main body of the settlement. It is bound by existing development on the north, east and south, with the open countryside and agricultural fields lying to the west. HOW-B is ideally situated along the A614 and benefits from good access to junction 37 of the M62.

Size

1.11 Hectares

Indicative Capacity

30 dwellings (25% affordable = 7.5)

Housing Type

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

Delivery Considerations

A Biodiversity Survey and Report will be required if existing buildings on site are demolished. A Land Contamination Assessment will also be required to determine the potential risk of former and present uses on site. Policy HOW-B states that appropriate mitigation will be required to safeguard the amenity of residents from adjacent employment sites. The site requires a Flood Risk Assessment as it lies in a low risk flood zone but is large than 1 hectare in size.

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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Nearest schools

Primary:

Howden Church of England Infant School
(Good, Jun 16)

Howden Junior School (Good, Dec 12)

Secondary:

Howden School (Good, Mar 16)

Goole High School (Requires Improvement,
Dec 15)

(latest Ofsted inspection results in brackets)

Average House Prices (Jan – Jun 2016):

Howden Ward:

2 bed house: £125,700

3 bed house: £178,346

4 bed house: £257,700

Howdenshire Ward:

2 bed house: £146,781

3 bed house: £170,888

4 bed house: £297,117

Source: *Hometrack 2016*

