

7 Holderness and Southern Coastal Sub Area

Hornsea: HOR-I

Land East of Rolston Road, South of Tansley Lane



Site Description

HOR-I is a greenfield site located at the southern end of the town along the main coastal route (B1242). It presents the opportunity for a reasonably sized housing development with the potential for a coastal outlook. The site is bound by existing development to the north, south and west with agricultural land to the east separating the site from the coastline.

Size

4.74 Hectares

Indicative Capacity

121 dwellings (15% affordable = 18.15)

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

Additional landscaping along the southern and eastern boundaries is required to help soften the impact of development on the surrounding area. Due to the size of the allocation a Transport Assessment, comprehensive Sustainable Drainage System (SuDS) and Flood Risk Assessment will also be required. The site is, however, predominantly situated in a low risk flood area (Flood Zone 1).

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:

Hornsea Burton Primary School (*Good, Dec 12*)

Hornsea Community Primary School (*Good, Jun 13*)

Secondary:

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

(latest Ofsted inspection results in brackets)

Average House Prices (Jan – Jun 2016):

North Holderness Ward:

2 bed house: £112,749

3 bed house: £135,192

4 bed house: £205,495

Source: Hometrack 2016

