

7 Holderness and Southern Coastal Sub Area

Hornsea: HOR-H

Land South of Potters Way



Site Description

HOR-H is a greenfield site located to the south of the Hornsea Freeport complex at the southern end of the town. It presents an opportunity for a reasonably sized housing development along the main coastal route (B1242). The site is bound by existing development on three sides with open countryside extending to the west.

Size

1.12 Hectares

Indicative Capacity

107 dwellings (15% affordable = 16.05)

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 western boundary is required to help soften the impact of development on the surrounding area. Due to the large size of the allocation a Transport Assessment will be required. Additionally, as the site is large than 1 hectare in size and Foss Dike runs across north east corner, a Flood Risk Assessment will 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

Mr Richard Topham
Topham Larard
139-141 Kingston Road
Willerby
East Riding of Yorkshire
HU10 6AL

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



Aerial view of HOR-H
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Street view of HOR-H from Potters Way
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