

6 Goole and Humberhead Levels Sub Area

Goole: GOO-H

Land South of 14-50 Manor Road



Site Description

GOO-H is a large greenfield site located in Old Goole, south of the port and west of the River Ouse. The site offers the opportunity for a housing development that will round off the existing built development in Old Goole. GOO-H is surrounded by existing residential development and allotments on three sides with views across open countryside and agricultural land to the south. A short drive away from the M62, town centre and train station; a range of services and facilities are easily accessible.

Size

5.57 Hectares

Indicative Capacity

146 dwellings (15% affordable = 21.9)

Housing Type

There is a demand for smaller (1 or 2 bedroom) properties in the sub area.

Delivery Considerations

The site lies in a flood zone of moderate risk (Flood Zone 2) with a significant flood hazard area to the south and around the northern boundary where built development must be avoided. Policy GOO-H explains that flood mitigation measures and appropriate building design must be considered. The size of the allocation triggers the need for a comprehensive Sustainable Drainage System (SuDS) and Transport Assessment. A proportion of the site lies within a Health and Safety Executive (HSE) Consultation Zone where built development must also be avoided. These constraints have been factored into the dwelling capacity assumptions.

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:

Marshlands Primary School (*Good, Jul 16*)

Boothferry Primary School (*Requires Improvement, Feb 14*)

Secondary:

Goole High School (*Requires Improvement, Dec 15*)

Howden School (*Good, Mar 16*)

(latest Ofsted inspection results in brackets)

Average House Prices (Jan – Jun 2016):

Goole South Ward:

2 bed house: £86,739

3 bed house: £111,913

4 bed house: £126,850

Goole North Ward:

2 bed house: £96,825

3 bed house: £132, 931

4 bed house: £223,450

Source: Hometrack 2016

