

### Bubwith: BUB-B

#### Land North of 17-69 Northside



#### Site Description

BUB-B is a predominantly greenfield with a few agricultural buildings on the eastern part of the site. Located on the northern edge of Bubwith, the site is well related to the centre of the village and easily accessible from the A163.

#### Size

1.09 Hectares

#### Indicative Capacity

28 dwellings (25% affordable = 7)

#### 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

A Biodiversity Survey and Report will be required for the demolition of existing agricultural buildings. Due to the previous use of the site a Land Contamination Assessment will also be required. The site lies in Flood Zone I (low risk) but is larger than 1 hectare in size which triggers the need for a Flood Risk Assessment. Additional landscaping will be required to the northern and eastern boundaries to help soften the site's impact on the surrounding area.

#### Anticipated Timescales for Delivery

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

#### Landowner contact details

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

#### Nearest Schools

##### Primary:

Bubwith Community Primary School  
(*Outstanding, Mar 10*)

##### Secondary:

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



Aerial view of BUB-B  
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Street view of BUB-B from Main Street  
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