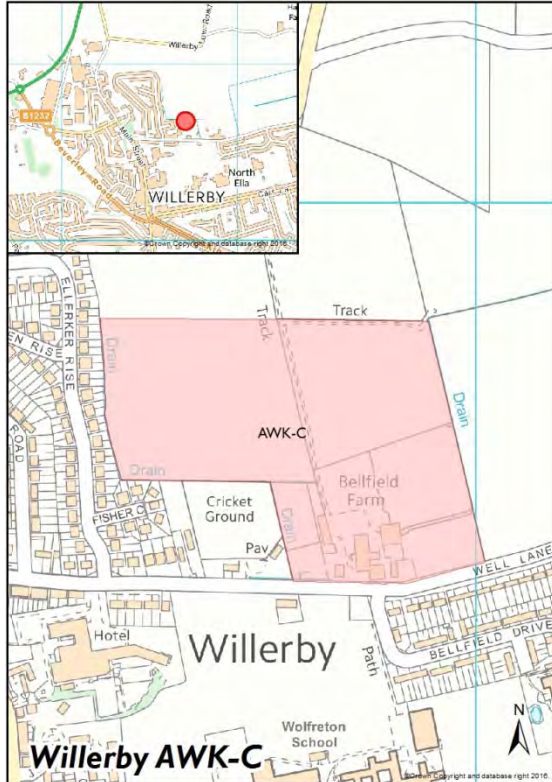


3 Beverley and Central Sub Area

Anlaby Willerby Kirk Ella: AWK-C

Land North of Well Lane, Willerby



Site Description

AWK-C is a relatively large housing allocation located on the northern edge of Willerby. The site relates well to the existing development on the western and southern boundaries and benefits from views of open countryside to the north and east. It is a greenfield site and conveniently located in close proximity to the newly redeveloped Wolfreton School and Sixth Form College to the south. AWK-C lies in a popular residential area and has good access to local services, facilities and road networks to Hull and Beverley.

Size

9.49 Hectares

Indicative Capacity

249 dwellings (25% Affordable = 62.25)

Type of Housing

Site is suitable for a mix of house types, with smaller properties (1 and 2 bedroom) being a particular need in the area.

Delivery Considerations

The site is larger than one hectare and lies in Flood Zone 1 (low probability) therefore a Flood Risk Assessment will be required. Due to the large capacity of the site a Transport Assessment and comprehensive Sustainable Drainage System (SuDS) will also be required. Policy AWK-C states additional landscaping should be planted to the north and east to help integrate development into the surrounding landscape. The allocation is located in a groundwater protection zone (SPZI) and requires a Hydrogeological Risk Assessment.

Anticipated Timescales for Delivery

There is a working farm on site so a developer will need to negotiate a way forward with the landowner. Notwithstanding this, the site has no significant constraints and should be deliverable within the next 5 years.

Agent contact details

Mr Mark Caley
Leonards
512 Holderness Road
Hull
HU9 3DS

Telephone: (01482) 375212

Nearest schools

Primary:

Willerby Carr Lane (*Good, Jul 12*)

Springhead Primary School (*Outstanding, Feb 12*)

Secondary:

Wolfeaton School and Sixth Form College (*Good, Nov 13*)

(latest Ofsted inspection results in brackets)

Average House Prices (Jan – Jun 2016):

Tranby Ward:

2 bed house: £147,000

3 bed house: £175,747

4 bed house: £284,017

Willerby and Kirk Ella Ward:

2 bed house: £145,162

3 bed house: £194,137

4 bed house: £308,974

Source: Hometrack 2016

