

Settlement: Gilberdyke

Approximate amount of dwellings proposed through the Preferred Approach Core Strategy to 2026: **170**

Total number of dwellings with planning permission (01/01/2010): **45**

Residual number of dwellings required: **125**

Approximate amount of land required for housing to 2026: **2.5-4.2** hectares

Site Ref/ Address/Area	Existing use	Why included	Potential use	Key Comments	Environmental Factors	Social Factors	Economic Factors	Deliverability
GIL1 Land to the rear of Manor Farm 6.05ha	Grass fields	Land bid 1194 SHLAA Gilberdyke1	Residential	No national/regional policy restrictions	Good quality agricultural land (grade 3) High flood risk area (Flood Zone 3) 100% Greenfield Potentially contaminated land in the southern half of the site.	Approximately half a mile to local services (across B1230) Extension of the settlement into the open countryside Access to site only available from an existing track or trough site GIL2	Access to the B1230 and approximately 3 miles from the A63/M62 Peripherally located to Gateway business park Approximately 1 mile from the train station Howden approximately 5 miles away.	Flood mitigation measures required No known ownership constraints Deliverable in 0-10 years. Potential access constraints
GIL2 Manor Farm 2.29ha	Disused Piggery, grass fields.	Land bid 1194, 54 SHLAA Gilberdyke2	Residential	No national/regional policy restrictions	Good quality agricultural land (grade 3) High flood risk area (Flood Zone 3) Approximately 95% Greenfield 5% Brownfield Potentially contaminated land	Close proximity to local services (across B1230) Redevelopment of dilapidated site.	Access to the B1230 and approximately 3 miles from the A63/M62 Peripherally located to Gateway business park Howden approximately 5 miles away. Approximately 1 mile from the train station	Flood mitigation measures required No known ownership constraints Deliverable in 0-5 years
GIL3 Land at Manor House 1.35ha	Farmhouses, large rear garden, grass fields	Land bid 1062, 1545, 251 SHLAA Gilberdyke18	Residential	No national/regional policy restrictions	Good quality agricultural land (grade 3) Low flood risk area (Flood Zone 1) Approximately 60% Greenfield 40% Brownfield	Less than 1 mile to local services (across B1230) Existing development on 3 sides Removal of farm buildings in one part of the site	Access to the B1230 and approximately 3 miles from the A63/M62 Peripherally located to Gateway business park Howden approximately 5 miles away.	No known ownership constraints No physical limitations or constraints Deliverable in 0-5 years

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GIL4 Land east of Sandholme Park 4.22ha	Agricultural land	Land bid 183, 566, 93 SHLAA Gilberdyke3	Residential	No national/regional policy restrictions	Potentially contaminated land Good quality agricultural land (grade 3) Low flood risk area in the northern half of the site, high risk (Flood Zone 3) for the southern half. 100% Greenfield	Close proximity to local services (across B1230) Existing development on 2 sides Extension of the settlement into the open countryside	Approximately 1 mile from the train station Access to the B1230 and approximately 2 and a half miles from the A63/M62 Peripherally located to Gateway business park Howden approximately 5 miles away. Approximately 1 mile from the train station	Flood mitigation measures required Currently accessed via a narrow track No known ownership constraints Deliverable in 0-5 years
GIL5 Land west of Thornton Dam Lane 4.61ha	Agricultural land	Land bid 270 SHLAA Gilberdyke4	Residential	No national/regional policy restrictions	Good quality agricultural land (grade 3) Western third of the site is in a low flood risk area, rest of the site is in a high risk area (Flood Zone 3) 100% Greenfield	Approximately half a mile to local services (across B1230) Extension of the settlement into the open countryside	Access to the B1230 and approximately 2 and a half miles from the A63/M62 Peripherally located to Gateway business park Howden approximately 5 miles away. Less than 1 mile to the train station	Flood mitigation measures required No known ownership constraints Deliverable in 0-5 years
GIL6 Land east of Thornton Dam Lane 7.69ha	Agricultural land, Farm buildings	Land bid 270 SHLAA Gilberdyke5	Residential	No national/regional policy restrictions	Good quality agricultural land (grade 3) Whole of site lies within a high flood risk area (Flood Zone 3) Approximately 95% Greenfield 5% Brownfield	Approximately half a mile to local services (across B1230) Extension of the settlement into the open countryside	Access to the B1230 and approximately 2 and a half miles from the A63/M62 Peripherally located to Gateway business park Howden approximately 5 and a half miles away.	Flood mitigation measures required No known ownership constraints Deliverable in 0-10years

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Site Ref/ Address/Area	Existing use	Why included	Potential use	Key Comments	Environmental Factors	Social Factors	Economic Factors	Deliverability
GIL7 Land at the White Horse pub 0.83ha	Public House, Car Park, Grass field.	Land bid 656 SHLAA Gilberdyke6	Residential	No national/regional policy restrictions	Good quality agricultural land (grade 3) Whole of site lies within a high risk flood area (Flood Zone 3) Approximately 50% Greenfield 50% Brownfield	Approximately half a mile to local services (across B1230) Removal of pub from the village Site is detached from the built up area of the village.	Less than 1 mile to the train station Access to the B1230 and approximately 2 miles from the A63/M62 Peripherally located to Gateway business park Howden approximately 5 and half miles away. Less than 1 mile to the train station	Flood mitigation measures required No known ownership constraints Deliverable in 0-5 years
GIL8 Land to the west of Cheapsides Lane 2.95ha	Houses, Grassland	Land bid 259 SHLAA Gilberdyke7	Residential	No national/regional policy restrictions	Good quality agricultural land (grade 3) Central part of the site has a low flood risk area, the rest of the site is in high risk flood area (Flood Zone 3) Approximately 60% Greenfield 40% Brownfield	Approximately half a mile to local services Infill of land between dwellings Site is detached from main built up area of the village	Access to the B1230 and approximately 2 miles from the A63/M62 Peripherally located to Gateway business park Howden approximately 5 and a half miles away Less than 1 mile to the train station	Flood mitigation measures required No known ownership constraints Deliverable in 0-5 years
GIL9 Land north of Scalby Lane 2.14ha	Agricultural land	Land bid 138;20.61 SHLAA Gilberdyke8	Residential	No national/regional policy restrictions	Good quality agricultural land (grade 3) Whole of site lies within a high risk flood area (Flood Zone 3) 100% Greenfield	Close proximity to local services Extension of the settlement into the open countryside – well defined urban edge	Access to the B1230 and approximately 2 and a half miles from the A63/M62 Less than 1 mile to Gateway business park Howden approximately 5 and a half miles away Less than 1 mile to the train station	Flood mitigation measures required No known ownership constraints Deliverable in 0-5 years

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Site Ref/ Address/Area	Existing use	Why included	Potential use	Key Comments	Environmental Factors	Social Factors	Economic Factors	Deliverability
GIL10 Land east of Laburnum Walk 7.71ha	Agricultural land	Land bid 138,20,61 SHLAA Gilberdyke9	Residential	No national/regional policy restrictions	Good quality agricultural land (grade 3) Whole of site lies within a high risk flood area (Flood Zone 3) 100% Greenfield	Close proximity to local services Extension of the settlement into the open countryside - well defined urban edge Public Right of Way along western edge of site	Access to the B1230 and approximately 2 and a half miles from the A63/M62 Less than 1 mile to Gateway business park Howden approximately 5 and a half miles away. Less than 1 mile to the train station	Flood mitigation measures required No known ownership constraints Deliverable in 0-10 years
GIL11 Land East of Hawthorn Way 9.21ha	Agricultural land	Land bid 138, 20, 61 SHLAA Gilberdyke10	Residential	No national/regional policy restrictions	Good quality agricultural land (grade 3) Whole of site lies within a high risk flood area (Flood Zone 3) 100% Greenfield	Close proximity to local services Extension of the settlement into the open countryside - well defined urban edge Public Right of Way along western edge of site	Access to the B1230 and approximately 2 and a half miles from the A63/M62 Less than 1 mile to Gateway business park Howden approximately 5 and a half miles away. Less than 1 mile to the train station Potential for pedestrian link to the rail station	Flood mitigation measures required No known ownership constraints No existing access, access can be only be obtained once GIL10 has been built out Noise mitigation measures may be required Deliverable in 0-10 years
GIL12 Land west of Station Road 0.77ha	Overgrown grassland	Land bid 1291, 532 SHLAA Gilberdyke11 Existing housing allocation	Residential	No national/regional policy restrictions Existing housing allocation (SI5c) in Local Plan	Good quality agricultural land (grade 3) Whole of site lies within a high risk flood area (Flood Zone 3) Approximately 80%	Close proximity to local services Within current development limits Infill of settlement	Access to the B1230 and approximately 3 miles from the A63/M62 Less than 1 mile to Gateway business park Howden approximately 5	Flood mitigation measures required No known ownership constraints Noise mitigation measures may be required

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		(S15c) in Local Plan			Greenfield 20% Brownfield		and a half miles away. Close proximity to the train station	required Deliverable in 0-5 years
GIL13 Land west of Clementhorpe Lane 1.29ha	Agricultural land	Land bid 175 SHLAA Gilberdyke12	Residential	No national/regional policy restrictions	Good quality agricultural land (grade 3) Whole of site lies within a high risk flood area (Flood Zone 3) 100% Greenfield	Less than half a mile to local services Extension of the settlement into the open countryside	Access to the B1230 and approximately 3 miles from the A63/M62 Less than 1 mile to Gateway business park Howden approximately 5 miles away. Less than half a mile to the train station	Flood mitigation measures required No known ownership constraints Noise mitigation measures may be required Deliverable in 0-5 years
GIL14 Land North of Bennetland Lane 4.4hHa	Agricultural land	Land bid 175 SHLAA Gilberdyke13	Residential	No national/regional policy restrictions	Good quality agricultural land (grade 3) Whole of site lies within a high risk flood area Flood Zone 3) 100% Greenfield	Close proximity to local services Extension of the settlement into the open countryside	Access to the B1230 and approximately 3 miles from the A63/M62 Less than half a mile to Gateway business park Howden approximately 5 miles away. Less than 1 mile to the train station	Flood mitigation measures required No known ownership constraints Noise mitigation measures may be required Deliverable in 0-5 years
GIL15 Land West of Clementhorpe Road 0.7ha	Dwelling, Garden, Wooded land	Land bid 1076 SHLAA Gilberdyke14	Residential	No national/regional policy restrictions	Whole of site lies within a high risk flood area (Flood Zone 3) Approximately 60% Greenfield 40% Brownfield Loss of garden area and trees, medium sensitivity.	Close proximity to local services Removal of dilapidated dwelling Eastern part of site could form an infill development	Access to the B1230 and approximately 3 miles from the A63, M62 Less than half a mile to Gateway business park Howden approximately 5 miles away.	Flood mitigation measures required No known ownership constraints Deliverable in 0-5 years

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GIL16 Land west of Gateway Business Park 1.14ha	Agricultural land	Land bid 194	Employment	No national/regional policy restrictions	Good quality agricultural land (grade 3) Whole of site lies within a high risk flood area (Flood Zone 3) 100% Greenfield	Peripheral to local services Extension of industrial estate into the open countryside – industrial estate currently on eastern side of Staddlethorpe Broad Lane	Less than 1 mile to the train station Access to the B1230 and approximately 3 and a half miles from the A63/M62 Opposite Gateway business park Howden approximately 5 miles away Less than half a mile to the train station	Flood mitigation measures required No known ownership constraints Deliverable in 0-5 years
GIL17 Land east of Station Road 0.18ha	Garden Land	Remaining part of existing housing allocation (S15c) in Local Plan	Residential	No national/regional policy restrictions Remaining part of existing housing allocation (S15c) in Local Plan	Whole of site lies within a high risk flood area (Flood Zone 3) 100% Greenfield	Close proximity to local services Surrounded by development on all sides – within current development limits Involves development of gardens	Access to the B1230 and approximately 3 miles from the A63/M62 Close to Gateway business park Howden approximately 5 and half miles away Close proximity to the train station	Flood mitigation measures required No known ownership constraints Deliverable in 0-5 years Noise mitigation measures may be required
GIL18 Sunnymead, Sandholme Road 0.62ha	Dwelling, yard and pond	Land bid 1600	Residential	No national/regional policy restrictions	Low flood risk area (Flood Zone 1) Approximately 50% Greenfield 50% Brownfield Good quality agricultural land (grade 3)	Peripheral to local services Extension of the settlement into the open countryside	Access to the B1230 and approximately 3 miles from the A63, M62 Peripherally located to Gateway business park Howden approximately 5 miles away Approximately 1 mile from	No known ownership constraints No physical limitations or constraints Deliverable in 0-5 years

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							the train station	

Existing Planning Commitments

Residential

A. Land south of Rockall, Main Road SHLAA ref: Gilberdyke 15 – Remaining capacity: 17 dwellings

Employment

B. Group 4 Court Services, Broad Lane Permission granted for erection of 3 buildings containing 18 industrial units.