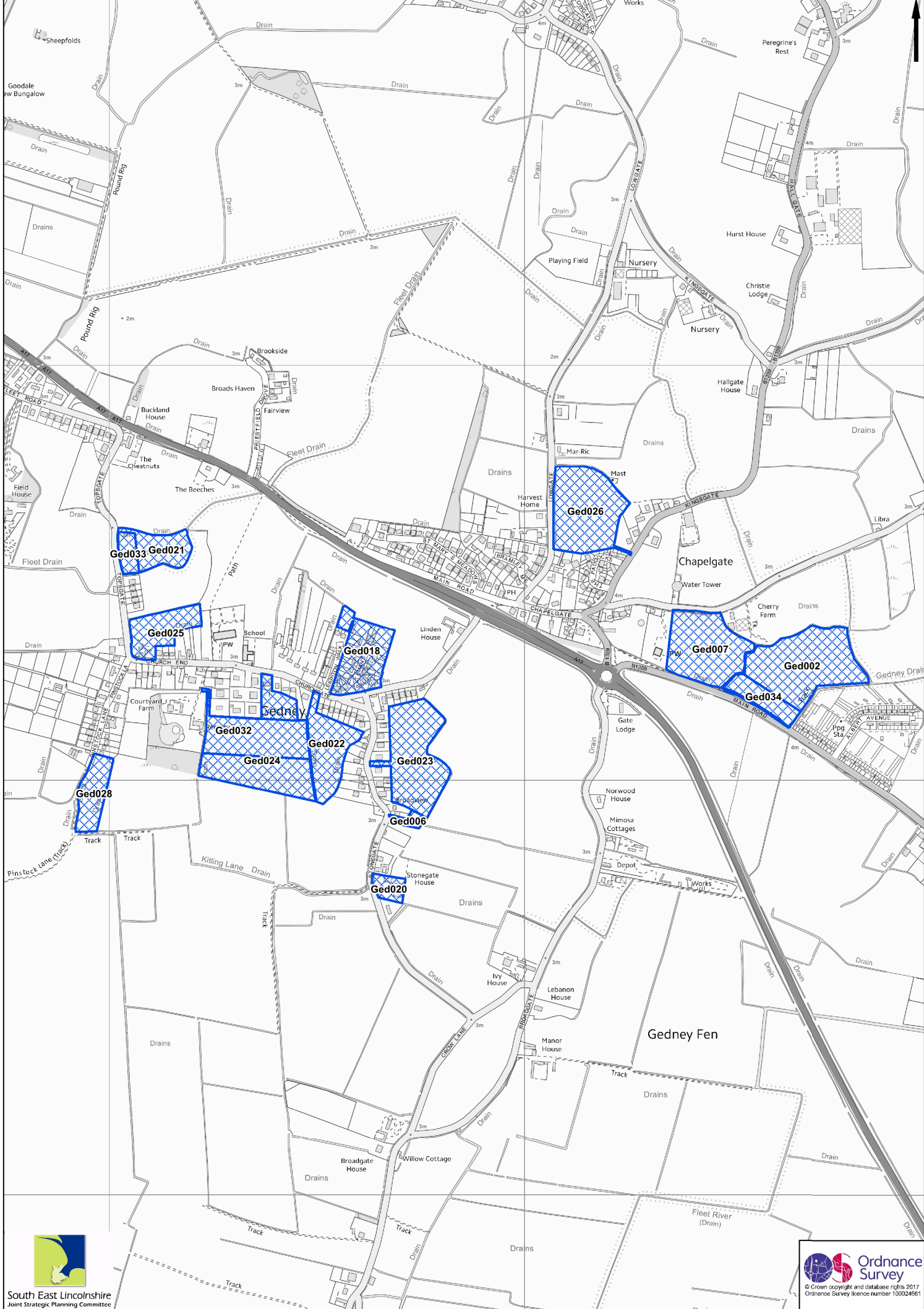


# South East Lincolnshire Strategic Housing Land Availability Assessment - Gedney Church End & Black Lion End (April 2017)



**Reference** Ged006 **Settlement:** Gedney Church End **Phase two SHLAA sites**

**Address** Land to the east of Stonegate, Gedney Church End

**Site area (Hectares)** 0.15 **Site capacity at 30 dph:** 4 **Site capacity at 25 dph:** 4 **Site capacity at 20 dph:** 3 **Site capacity from planning permissions:**

**Availability** **Is the site available?** Yes

**Explanation** Although there is no planning permission or allocation, there are no known legal or ownership problems.

**Achievability** **Is the site achievable?** Yes

**Explanation** Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be very low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).

**Assumed delivery rate** Delivered in yrs 1-5:  
Delivered in yrs 6-10: 3  
Delivered in yrs 11-15:  
Delivered in yrs 16-20  
Delivered in yrs 21-25:

**Suitability** **Is the site suitable?** Yes

**Explanation** The site is within the proposed settlement boundary for Gedney Church End where development can be permitted.  
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.  
INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure such as open space, green infrastructure or community facilities.  
LOCATION - it is located within or adjacent to Gedney Church End's existing built-up area (defined settlement limit).  
SITE CHARACTERISTICS - the site is to the rear of dwellings and probably on former railway land and maybe contaminated.  
TRANSPORT - the site is accessible to existing facilities and services in Gedney Church End on foot and by bicycle and public transport to further afield.  
Consequently, the site is considered suitable.

**Classification** **Developable (06-10)**

**Flood risk** Zone 1  
Zone 2  
Zone 3a  
Zone 3b

No hazard  
Low hazard  
Danger for some  
Danger for most  
Danger for all

No Depth  
0m to 0.25m  
0.25m to 0.50m  
0.50m to 1.0m  
1.0m to 2.0m  
>2.0m

**Reference** **Ged018** **Settlement:** Gedney Church End **Phase two SHLAA sites**

**Address** Bateman's Close, Gedney Church End

**Site area (Hectares)** 1.96 **Site capacity at 30 dph:** 59 **Site capacity at 25 dph:** 49 **Site capacity at 20 dph:** 39 **Site capacity from planning permissions:**

**Availability** **Is the site available?** **Yes**

**Explanation** There is no planning permission or allocation, and not all the properties are owned by the Council. However, the area of land beyond the frontage houses is all owned by the Council and could be redeveloped as a whole.

**Achievability** **Is the site achievable?** **No**

**Explanation** Poor achievability. Values are relatively high, but opening-up infrastructure costs are likely to be high owing to the need for demolition. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15). But it does not require allocation in the Local Plan to achieve this because a development boundary for the village would include this site owing to it being built up and not countryside.

**Assumed delivery rate**  
**Delivered in yrs 1-5:**  
**Delivered in yrs 6-10:** 24  
**Delivered in yrs 11-15:** 15  
**Delivered in yrs 16-20:**  
**Delivered in yrs 21-25:**

**Suitability** **Is the site suitable?** **Yes**

**Explanation** The site is within the proposed settlement boundary for Gedney Church End where development can be permitted.  
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.  
INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure such as open space, green infrastructure or community facilities.  
LOCATION - it is located within or adjacent to Gedney Church End's existing built-up area (defined settlement limit).  
SITE CHARACTERISTICS - the site is a post war "Airey House" Council estate built at about 15 to the hectare.  
TRANSPORT- the site is accessible to existing facilities and services in Gedney Church End on foot and by bicycle and public transport to further afield. There would be no highways issues if it is intended to demolish and reconstruct the existing dwellings.  
Consequently, the site is considered suitable

**Classification** **Undevelopable**

<b>Flood risk</b>	Zone 1	No hazard	No Depth
	Zone 2	Low hazard	0m to 0.25m
	Zone 3a	Danger for some	0.25m to 0.50m
	Zone 3b	Danger for most	0.50m to 1.0m
		Danger for all	1.0m to 2.0m
			>2.0m

**Reference** **Ged020** **Settlement:** Gedney Church End **Phase two SHLAA sites**

**Address** Stonegate Farmyard, Stonegate, Gedney, Spalding, PE12 0BY

**Site area (Hectares)** 0.4 **Site capacity at 30 dph:** 12 **Site capacity at 25 dph:** 10 **Site capacity at 20 dph:** 8 **Site capacity from planning permissions:**

**Availability** **Is the site available?**  Yes

**Explanation** Although there is no planning permission or allocation, there are no known legal or ownership problems.

**Achievability** **Is the site achievable?**  Yes

**Explanation** Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be very low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).

**Assumed delivery rate** Delivered in yrs 1-5:  
Delivered in yrs 6-10: 8  
Delivered in yrs 11-15:  
Delivered in yrs 16-20  
Delivered in yrs 21-25:

**Suitability** **Is the site suitable?**  Yes

**Explanation** The site is within the proposed settlement boundary for Gedney Church End where development can be permitted.  
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.  
INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure such as open space, green infrastructure or community facilities.  
LOCATION - it is located within or adjacent to Gedney Church End's existing built-up area (defined settlement limit).  
SITE CHARACTERISTICS - the site is a farm yard with mostly modern farm buildings. There are mature trees to the road side and the southern boundary. There is a filled pond just to the north of the site.  
TRANSPORT - the site is accessible to existing facilities and services in Gedney Church End on foot (although this is not good) and by bicycle and public transport to further afield. The site maybe suitable for one plot.  
Consequently, the site is considered suitable.

**Classification** **Developable (06-10)**

**Flood risk** Zone 1  
Zone 2  
 Zone 3a  
Zone 3b

No hazard  
 Low hazard  
Danger for some  
Danger for most  
Danger for all

No Depth  
 0m to 0.25m  
0.25m to 0.50m  
0.50m to 1.0m  
1.0m to 2.0m  
>2.0m

**Reference** **Ged021** **Settlement:** Gedney Church End **Phase two SHLAA sites**

**Address** Land to the east of Topsgate, Gedney Church End

**Site area (Hectares)** 1.47 **Site capacity at 30 dph:** 44 **Site capacity at 25 dph:** 37 **Site capacity at 20 dph:** 29 **Site capacity from planning permissions:**

**Availability** **Is the site available?** Yes

**Explanation** Although there is no planning permission or allocation, there are no known legal or ownership problems.

**Achievability** **Is the site achievable?** Yes

**Explanation** Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be low, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).

**Assumed delivery rate**  
Delivered in yrs 1-5:  
Delivered in yrs 6-10: 24  
Delivered in yrs 11-15: 5  
Delivered in yrs 16-20  
Delivered in yrs 21-25:

**Suitability** **Is the site suitable?** No

**Explanation**  
The site would create an extension to Gedney Church End, where the emerging Local Plan seeks the identification of no new allocations.  
ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or heritage assets.  
INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.  
LOCATION - It is accessible to Gedney Church End's existing services and facilities and adjacent Gedney Church End's existing built-up area (defined settlement limit);  
SITE CHARACTERISTICS - The site is highly visible and poorly related to the existing built-up area, because it is depth development beyond frontage development. Its development, individually and collectively with adjacent sites, would greatly increase the perceived extent of Gedney Church End and Fleet Hargate's built-up area and would harm the area's character and begin to join Fleet Hargate and Gedney Church End together.  
TRANSPORT - Services and facilities are potentially accessible by bicycle and public transport but is far out of either settlement and it has inadequate pedestrian access.  
Consequently, the site is considered unsuitable.

**Classification** **Undevelopable**

<b>Flood risk</b>	Zone 1	No hazard	No Depth
	Zone 2	Low hazard	0m to 0.25m
	Zone 3a	Danger for some	0.25m to 0.50m
	Zone 3b	Danger for most	0.50m to 1.0m
		Danger for all	1.0m to 2.0m
			>2.0m

**Reference** **Ged022** **Settlement:** Gedney Church End **Phase two SHLAA sites**

**Address** Land to the south of Churchgate

**Site area (Hectares)** 1.75 **Site capacity at 30 dph:** 52 **Site capacity at 25 dph:** 44 **Site capacity at 20 dph:** 35 **Site capacity from planning permissions:**

**Availability** **Is the site available?**  Yes

**Explanation** Although there is no planning permission or allocation, there are no known legal or ownership problems.

**Achievability** **Is the site achievable?**  Yes

**Explanation** Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be low, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).

**Assumed delivery rate**  
Delivered in yrs 1-5:  
Delivered in yrs 6-10: 24  
Delivered in yrs 11-15: 11  
Delivered in yrs 16-20  
Delivered in yrs 21-25:

**Suitability** **Is the site suitable?**  No

**Explanation** The site would create an extension to Gedney Church End, where the emerging Local Plan seeks the identification of no new allocations.  
ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or heritage assets.  
INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.  
LOCATION - It is accessible to Gedney Church End's existing services and facilities and adjacent Gedney Church End's existing built-up area (defined settlement limit);  
SITE CHARACTERISTICS - The site is a small agricultural field behind existing development that fronts Churchgate and Stonegate. When viewed from the south some of the existing dwellings are screened with hedges, and some are more visible (those in Churchgate Mews). Owing to the site being tapered the southern boundary is quite short and consequently the impact of the site is reduced. A former railway line ran to the south of the site.  
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. The access appears wide enough to accommodate the required carriageway, footways, junction radii and visibility splays. There is no footway on the south side of Churchgate but there is one on the northside.  
Consequently, the site is considered unsuitable owing to emerging planning policy.

**Classification** **Undevelopable**

**Flood risk**  
Zone 1  
Zone 2  
**Zone 3a**  
Zone 3b

No hazard  
**Low hazard**  
Danger for some  
Danger for most  
Danger for all

No Depth  
**0m to 0.25m**  
0.25m to 0.50m  
0.50m to 1.0m  
1.0m to 2.0m  
>2.0m

**Reference** **Ged023** **Settlement:** Gedney Church End **Phase two SHLAA sites**

**Address** Land to the east of Stonegate

**Site area (Hectares)**  **Site capacity at 30 dph:**  **Site capacity at 25 dph:**  **Site capacity at 20 dph:**  **Site capacity from planning permissions:**

**Availability** **Is the site available?**  **Yes**

**Explanation** Although there is no planning permission or allocation, there are no known legal or ownership problems.

**Achievability** **Is the site achievable?**  **Yes**

**Explanation** Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be low, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).

**Assumed delivery rate**

Delivered in yrs 1-5:	
Delivered in yrs 6-10:	50
Delivered in yrs 11-15:	10
Delivered in yrs 16-20:	
Delivered in yrs 21-25:	

**Suitability** **Is the site suitable?**  **No**

**Explanation**

The site would create an extension to Gedney Church End, where the emerging Local Plan seeks the identification of no new allocations.

ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or heritage assets.

INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.

LOCATION - It is accessible to Gedney Church End's existing services and facilities and adjacent Gedney Church End's existing built-up area (defined settlement limit);

SITE CHARACTERISTICS - The site is behind frontage development on Stonegate and Churchgate. It will be visible from the A17 and when approaching the village on Churchgate, from the A17. The existing bungalows that front Stonegate are not too prominent. However, development would make the settlement more prominent in the landscape.

TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. A gap has been left in recent frontage development on Stonegate for an access to the site which access appears wide enough to accommodate the required carriageway, footways, junction radii and visibility splays. Visibility is satisfactory in both directions.

Consequently, the site is considered unsuitable owing to emerging planning policy and increased prominence of the settlement in the landscape.

**Classification** **Undevelopable**

<b>Flood risk</b>	Zone 1	No hazard	No Depth
	Zone 2	Low hazard	0m to 0.25m
	Zone 3a	Danger for some	0.25m to 0.50m
	Zone 3b	Danger for most Danger for all	0.50m to 1.0m 1.0m to 2.0m >2.0m

**Reference** Ged024 **Settlement:** Gedney Church End **Phase two SHLAA sites**

**Address** Land to the south of Churchgate Gedney Church End.

**Site area (Hectares)** 4.39 **Site capacity at 30 dph:** 132 **Site capacity at 25 dph:** 110 **Site capacity at 20 dph:** 88 **Site capacity from planning permissions:**

**Availability** **Is the site available?** Yes

**Explanation** Although there is no planning permission or allocation, there are no known legal or ownership problems.

**Achievability** **Is the site achievable?** Yes

**Explanation** Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be low, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).

**Assumed delivery rate**  
Delivered in yrs 1-5:  
Delivered in yrs 6-10: 50  
Delivered in yrs 11-15: 38  
Delivered in yrs 16-20  
Delivered in yrs 21-25:

**Suitability** **Is the site suitable?** No

**Explanation**  
The site would create an extension to Gedney Church End, where the emerging Local Plan seeks the identification of no new allocations.  
ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural or heritage assets, but its development would have adverse impacts upon the character and appearance of the area.  
INFRASTRUCTURE - It will not lead to the loss of, nor place undue burdens on, existing infrastructure.  
LOCATION - It is accessible to Gedney Church End's existing services and facilities and adjacent Gedney Church End's existing built-up area (defined settlement limit);  
SITE CHARACTERISTICS - The site is an agricultural field behind existing development that fronts Churchgate and Stonegate. Although the site has little intrinsic amenity value and there are no nearby 'bad neighbour' uses, most of the site is best and most versatile agricultural land, and is not previously developed. When viewed from the south some of the existing dwellings are screened with hedges, and some are more visible (those in Churchgate Mews). The site will be visible when viewed from the south, and make the settlement more prominent in the landscape. A former railway line ran to the south of the site.  
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. A vehicular access from Rectory Lane would not be appropriate because it is too narrow and is incapable of being improved. A pedestrian / cycle access would be appropriate to the Church, School and bus stops. The site would need to be developed via Ged022, but the combined area looks very large to be developed as a cul de sac with only one point of access.  
  
Consequently, the site is considered unsuitable owing to emerging planning policy, increased prominence in the landscape and highway issues.

**Classification** **Undevelopable**

**Flood risk**  
Zone 1  
Zone 2  
Zone 3a  
Zone 3b

No hazard  
Low hazard  
Danger for some  
Danger for most  
Danger for all

No Depth  
0m to 0.25m  
0.25m to 0.50m  
0.50m to 1.0m  
1.0m to 2.0m  
>2.0m



**Reference** **Ged025** **Settlement:** Gedney Church End **Phase two SHLAA sites**

**Address** Land off Church End Gedney Spalding PE12 0BU

**Site area (Hectares)** 1.34 **Site capacity at 30 dph:** 40 **Site capacity at 25 dph:** 34 **Site capacity at 20 dph:** 27 **Site capacity from planning permissions:**

**Availability** **Is the site available?** **Yes**

**Explanation** Although there is no planning permission or allocation, there are no known legal or ownership problems.

**Achievability** **Is the site achievable?** **Yes**

**Explanation** Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be low, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).

**Assumed delivery rate**  
Delivered in yrs 1-5:  
Delivered in yrs 6-10: 24  
Delivered in yrs 11-15: 3  
Delivered in yrs 16-20  
Delivered in yrs 21-25:

**Suitability** **Is the site suitable?** **No**

**Explanation** The site would in part create an extension to Gedney Church End, where the emerging Local Plan seeks the identification of no new allocations. Part of the site is within the proposed settlement boundary for Gedney Church End where development can be permitted.  
ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural or built assets but may impact on heritage assets (the setting of the Listed Church).  
INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.  
LOCATION - It is accessible to Gedney Church End's existing services and facilities and within Gedney Church End's existing built-up area (defined settlement limit);  
SITE CHARACTERISTICS - The site is an agricultural field and garden behind existing development that fronts Churchgate. It would join five isolated dwellings to the main part of the village.  
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. However, visibility at an access onto Churchgate is compromised by the bend in the road. A junction onto Topsgate sufficiently distanced from the bend would be remote from the village. There are no footways to provide safe pedestrian access.  
Consequently, the site is considered unsuitable.

**Classification** **Undevelopable**

**Flood risk**  
Zone 1  
Zone 2  
**Zone 3a**  
Zone 3b

**No hazard**  
Low hazard  
Danger for some  
Danger for most  
Danger for all

**No Depth**  
0m to 0.25m  
0.25m to 0.50m  
0.50m to 1.0m  
1.0m to 2.0m  
>2.0m

<b>Reference</b>	<b>Ged028</b>	<b>Settlement:</b>	Gedney Church End	<b>Phase two SHLAA sites</b> <input checked="" type="checkbox"/>
<b>Address</b>	Land to the east of Pinstock Lane, Gedney Church End			
<b>Site area (Hectares)</b>	1.06	<b>Site capacity at 30 dph:</b>	32	<b>Site capacity at 25 dph:</b>
			26	<b>Site capacity at 20 dph:</b>
			21	<b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems. The site is owned by three individuals, but they are all represented by a single agent.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to moderate/high, including flood mitigation costs and costs for extending Pinstock Lane. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 10).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 21 <b>Delivered in yrs 11-15:</b> <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input type="checkbox"/> No			
<b>Explanation</b>	<p>The site would create an extension to Gedney Church End, where the emerging Local Plan seeks the identification of no new allocations.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - its development would create a significant visual intrusion into the countryside, and create pressure for further growth on the opposite side of Pinstock Lane which would have similarly adverse effects.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - it is accessible to Gedney Church End's existing services and facilities, &amp; is located adjacent to its existing built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - although the site has little intrinsic amenity value and there are no nearby 'bad neighbour' uses, it is best and most versatile agricultural land, and most of the site is not previously developed.</p> <p><b>TRANSPORT</b> - services &amp; facilities are potentially accessible by bicycle, on foot or by public transport. However, the site is currently served by an unmade track and, even the metalled parts of Pinstock Lane are relatively narrow. Consequently, the site's development may create or exacerbate traffic problems.</p> <p>Unsuitable, due to emerging planning policy and adverse environmental impacts.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1 Zone 2 <input checked="" type="checkbox"/> Zone 3a Zone 3b	<input type="checkbox"/> No hazard <input checked="" type="checkbox"/> Low hazard <input type="checkbox"/> Danger for some <input type="checkbox"/> Danger for most <input type="checkbox"/> Danger for all	<input type="checkbox"/> No Depth <input checked="" type="checkbox"/> 0m to 0.25m <input type="checkbox"/> 0.25m to 0.50m <input type="checkbox"/> 0.50m to 1.0m <input type="checkbox"/> 1.0m to 2.0m <input type="checkbox"/> >2.0m	

<b>Reference</b>	<b>Ged032</b>	<b>Settlement:</b>	Gedney Church End	<b>Phase two SHLAA sites</b> <input checked="" type="checkbox"/>
<b>Address</b>	Land to the south of Churchgate, Gedney Church End			
<b>Site area (Hectares)</b>	2.94 <b>Site capacity at 30 dph:</b>	88 <b>Site capacity at 25 dph:</b>	74 <b>Site capacity at 20 dph:</b>	59 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>No</b>		
<b>Explanation</b>	The site is in two ownerships, and one of the owners has not directly indicated that their land is available for development. However, the owners of the more southerly parcel of land report that the owners of the northern parcel "may well be prepared to see" their land developed.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be moderate (including flood mitigation costs & the costs of demolishing a dwelling). Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 50 <b>Delivered in yrs 11-15:</b> 9 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>No</b>		
<b>Explanation</b>	<p>The site would in part create an extension to Gedney Church End, where the emerging Local Plan seeks the identification of no new allocations. Part of the site is within the proposed settlement boundary for Gedney Church End where development can be permitted.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, but its development would have adverse impacts upon the character and appearance of the area - it has a more acceptable relationship to the existing village than Ged024 owing to its reduced depth.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION -It is accessible to Gedney Church End's existing services and facilities and adjacent Gedney Church End's existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is an agricultural field behind existing development that fronts Churchgate and Stonegate. Although the site has little intrinsic amenity value and there are no nearby 'bad neighbour' uses, most of the site is best and most versatile agricultural land, and is not previously developed. When viewed from the south some of the existing dwellings are screened with hedges, and some are more visible (those in Churchgate Mews). The site will be visible when viewed from the south, but maybe less prominent in the landscape than Ged024. A former railway line ran to the south of the site.</p> <p>TRANSPORT - services &amp; facilities are potentially accessible by bicycle, on foot or by public transport, &amp; the Highway Authority comments that if Carric Lodge were demolished, it would provide an opening wide enough to accommodate a new adoptable estate road junction &amp; there appears to be sufficient highway land to be able to provide the required visibility splays. There is no existing village footway on this side of Churchgate but the lightly trafficked nature of the road would mean that it would be safe for residents of the suggested development to cross to the existing footway on the opposite side of this road. There are existing street lights along this road.</p> <p>Consequently the site is considered to be unsuitable owing to emerging planning policy.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1 Zone 2 <b>Zone 3a</b> Zone3b	No hazard <b>Low hazard</b> Danger for some Danger for most Danger for all	No Depth <b>0m to 0.25m</b> 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

**Reference** Ged033 **Settlement:** Gedney Church End **Phase two SHLAA sites**

**Address** Land to the east of Topsgate, Gedney Church End

**Site area (Hectares)** 0.42 **Site capacity at 30 dph:** 13 **Site capacity at 25 dph:** 10 **Site capacity at 20 dph:** 8 **Site capacity from planning permissions:**

**Availability** **Is the site available?** Yes

**Explanation** Although there is no planning permission or allocation, there are no known legal or ownership problems.

**Achievability** **Is the site achievable?** Yes

**Explanation** Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be low, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).

**Assumed delivery rate** Delivered in yrs 1-5:  
Delivered in yrs 6-10: 8  
Delivered in yrs 11-15:  
Delivered in yrs 16-20:  
Delivered in yrs 21-25:

**Suitability** **Is the site suitable?** No

**Explanation** The site would create an extension to Gedney Church End, where the emerging Local Plan seeks the identification of no new allocations.  
ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural, built or heritage assets, the site's development would have adverse impacts upon the character and appearance of the area - it would create 100m of ribbon development which would (in relation to the number of dwellings delivered) greatly increase the visual impact and perceived extent of the built-up area. Furthermore, the site's development would erode the physical separation of Gedney Church End and Fleet Hargate.  
INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure.  
LOCATION - it is accessible to Gedney Church End's existing services and facilities, and is located adjacent to Gedney Church End's existing built-up area (defined settlement limit)  
SITE CHARACTERISTICS - the site has little intrinsic amenity value, there are no nearby 'bad neighbour' uses. However, the land is not previously developed, and is best and most versatile agricultural land.  
TRANSPORT - its development would be unlikely to create or exacerbate traffic problems, and services & facilities are potentially accessible by bicycle, on foot or by public transport.  
  
Unsuitable, due to adverse environmental impacts.

**Classification** Undevelopable

<b>Flood risk</b>	Zone 1	No hazard	No Depth
	Zone 2	Low hazard	0m to 0.25m
	Zone 3a	Danger for some	0.25m to 0.50m
	Zone 3b	Danger for most	0.50m to 1.0m
		Danger for all	1.0m to 2.0m
		>2.0m	

**Reference** Ged002 **Settlement:** Gedney Black Lion En **Phase two SHLAA sites**

**Address** Land to the north of Main Road, Gedney Black Lion End

**Site area (Hectares)** 4.47 **Site capacity at 30 dph:** 134 **Site capacity at 25 dph:** 112 **Site capacity at 20 dph:** 89 **Site capacity from planning permissions:**

**Availability** **Is the site available?** Yes

**Explanation** Although there is no planning permission or allocation, there are no known legal or ownership problems.

**Achievability** **Is the site achievable?** Yes

**Explanation** Moderate achievability. Values are relatively high, and opening-up infrastructure costs are likely to be moderate, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).

**Assumed delivery rate**  
Delivered in yrs 1-5:  
Delivered in yrs 6-10: 50  
Delivered in yrs 11-15: 39  
Delivered in yrs 16-20:  
Delivered in yrs 21-25:

**Suitability** **Is the site suitable?** No

**Explanation**  
The site would create an extension to Gedney Black Lion End, where the emerging Local Plan seeks the identification of no new allocations.  
ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - the site is isolated from the village's main built-up area, and development in this location would be unrelated to the existing settlement. As such it would create a new and incongruous group of dwellings in the countryside.  
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.  
LOCATION - although it is accessible to Gedney Black Lion End's existing services and facilities, it is not located within or adjacent to its existing built-up area.  
SITE CHARACTERISTICS - although the site has little intrinsic amenity value and there are no nearby 'bad neighbour' uses, it is grade 1 agricultural land, and is not previously developed.  
TRANSPORT - it will not create or exacerbate traffic problems, and services & facilities are potentially accessible by bicycle, on foot or by public transport.  
  
Unsuitable, due to conflict with the emerging Plan's locational strategy, adverse environmental impacts, and poor location.

**Classification** **Undevelopable**

<b>Flood risk</b>	Zone 1	No hazard	No Depth
	Zone 2	Low hazard	0m to 0.25m
	Zone 3a	Danger for some	0.25m to 0.50m
	Zone 3b	Danger for most	0.50m to 1.0m
		Danger for all	1.0m to 2.0m
		>2.0m	

**Reference** **Ged007** **Settlement:** Gedney Black Lion En **Phase two SHLAA sites**

**Address** Land to the north of Main Road, Gedney Black Lion End

**Site area (Hectares)** 2.77 **Site capacity at 30 dph:** 83 **Site capacity at 25 dph:** 69 **Site capacity at 20 dph:** 55 **Site capacity from planning permissions:**

**Availability** **Is the site available?** Yes

**Explanation** Although there is no planning permission or allocation, there are no known legal or ownership problems.

**Achievability** **Is the site achievable?** Yes

**Explanation** Moderate achievability. Values are relatively high, and opening-up infrastructure costs are likely to be moderate, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).

**Assumed delivery rate**  
Delivered in yrs 1-5:  
Delivered in yrs 6-10: 50  
Delivered in yrs 11-15: 5  
Delivered in yrs 16-20  
Delivered in yrs 21-25:

**Suitability** **Is the site suitable?** No

**Explanation**  
The site would create an extension to Gedney Black Lion End, where the emerging Local Plan seeks the identification of no new allocations.  
ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - the site is poorly related to the village's existing built-up area, and its development would create an incongruous group of dwellings in the countryside.  
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.  
LOCATION - although it is accessible to Gedney Black Lion End's existing services and facilities, it is not located within or adjacent to its existing built-up area.  
SITE CHARACTERISTICS - although the site has little intrinsic amenity value and there are no nearby 'bad neighbour' uses, it is grade 1 agricultural land, and is not previously developed.  
TRANSPORT - it will not create or exacerbate traffic problems, and services & facilities are potentially accessible by bicycle, on foot or by public transport.  
  
Unsuitable, due to conflict with the emerging Plan's locational strategy, adverse environmental impacts, and poor location.

**Classification** **Undevelopable**

<b>Flood risk</b>	Zone 1 Zone 2 <b>Zone 3a</b> Zone 3b	No hazard Low hazard <b>Danger for some</b> <b>Danger for most</b> Danger for all	No Depth 0m to 0.25m <b>0.25m to 0.50m</b> <b>0.50m to 1.0m</b> 1.0m to 2.0m >2.0m
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<b>Reference</b>	<b>Ged026</b>	<b>Settlement:</b>	Gedney Black Lion En	<b>Phase two SHLAA sites</b> <input checked="" type="checkbox"/>					
<b>Address</b>	Land off King's Gate, Gedney Black Lion End								
<b>Site area (Hectares)</b>	3.05	<b>Site capacity at 30 dph:</b>	92	<b>Site capacity at 25 dph:</b>	76	<b>Site capacity at 20 dph:</b>	61	<b>Site capacity from planning permissions:</b>	<input type="text"/>
<b>Availability</b>	<b>Is the site available?</b>		<b>Yes</b>						
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
<b>Achievability</b>	<b>Is the site achievable?</b>		<b>Yes</b>						
<b>Explanation</b>	Moderate achievability. Values are relatively high, and opening-up infrastructure costs are likely to be moderate, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).								
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>								
	<b>Delivered in yrs 6-10:</b>		50						
	<b>Delivered in yrs 11-15:</b>		11						
	<b>Delivered in yrs 16-20:</b>								
	<b>Delivered in yrs 21-25:</b>								
<b>Suitability</b>	<b>Is the site suitable?</b>		<b>No</b>						
<b>Explanation</b>	<p>The site would create an extension to Gedney Black Lion End, where the emerging Local Plan seeks the identification of no new allocations.</p> <p>ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - the site is out of scale with the existing village, and its development would create a significant visual intrusion into the countryside.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Gedney Black Lion End's existing services and facilities, &amp; is located adjacent to its existing built-up area.</p> <p>SITE CHARACTERISTICS - although the site has little intrinsic amenity value and there are no nearby 'bad neighbour' uses, it is best and most versatile agricultural land, and is not previously developed.</p> <p>TRANSPORT - it is unlikely to create or exacerbate traffic problems, and services &amp; facilities are potentially accessible by bicycle, on foot or by public transport.</p> <p>Unsuitable, due to conflict with the emerging Plan's locational strategy, and adverse environmental impacts.</p>								
<b>Classification</b>	<b>Undevelopable</b>								
<b>Flood risk</b>	Zone 1		No hazard			No Depth			
	Zone 2		Low hazard			0m to 0.25m			
	Zone 3a		Danger for some			0.25m to 0.50m			
	Zone 3b		Danger for most			0.50m to 1.0m			
			Danger for all			1.0m to 2.0m			
						>2.0m			

**Reference** **Ged034** **Settlement:** Gedney Black Lion En **Phase two SHLAA sites**

**Address** Land to the north of Main Road, Long Sutton

**Site area (Hectares)** 0.82 **Site capacity at 30 dph:** 25 **Site capacity at 25 dph:** 20 **Site capacity at 20 dph:** 16 **Site capacity from planning permissions:**

**Availability** **Is the site available?** Yes

**Explanation** Although there is no planning permission or allocation, there are no known legal or ownership problems.

**Achievability** **Is the site achievable?** Yes

**Explanation** Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be low, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 10).

**Assumed delivery rate** Delivered in yrs 1-5:  
Delivered in yrs 6-10: 16  
Delivered in yrs 11-15:  
Delivered in yrs 16-20  
Delivered in yrs 21-25:

**Suitability** **Is the site suitable?** No

**Explanation** The site would create an extension to Gedney Black Lion End, where the emerging Local Plan seeks the identification of no new allocations.  
ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - the site is poorly related to the village's existing built-up area, and its development would create an incongruous group of dwellings in the countryside.  
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.  
LOCATION - although it is accessible to Gedney Black Lion End's existing services and facilities, it is not located within or adjacent to its existing built-up area.  
SITE CHARACTERISTICS - although the site has little intrinsic amenity value and there are no nearby 'bad neighbour' uses, it is grade 1 agricultural land, and is not previously developed.  
TRANSPORT - it is unlikely to create or exacerbate traffic problems, and services & facilities are potentially accessible by bicycle, on foot or by public transport.  
  
Unsuitable, due to conflict with the emerging Plan's locational strategy, adverse environmental impacts, and poor location.

**Classification** **Undevelopable**

<b>Flood risk</b>	Zone 1	No hazard	No Depth
	Zone 2	Low hazard	0m to 0.25m
	Zone 3a	Danger for some	0.25m to 0.50m
	Zone 3b	Danger for most	0.50m to 1.0m
		Danger for all	1.0m to 2.0m
			>2.0m