



Reference Ged027 **Settlement:** Gedney Drive End **Phase two SHLAA sites**

Address Land to the south of Main Road, Gedney Drive 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 moderate, and opening-up infrastructure costs are likely to be very 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: 3
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 add to Gedney Drive 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, & nor would its development have adverse impacts upon the character and appearance of the area - the site is a small gap in an otherwise built-up frontage.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Gedney Drive End's existing services and facilities, & is located partly within and partly adjacent to its existing built-up area.
SITE CHARACTERISTICS - the site has little intrinsic amenity value, there are no nearby 'bad neighbour' uses, & it is not agricultural land. However, the land is not previously developed.
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 conflict with the emerging Plan's locational strategy.

Classification **Undevelopable**

Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	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
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Reference **Ged029** **Settlement:** Gedney Drive End **Phase two SHLAA sites**

Address Land to the north of Marsh Road, Gedney Drive End

Site area (Hectares) 0.19 **Site capacity at 30 dph:** 6 **Site capacity at 25 dph:** 5 **Site capacity at 20 dph:** 4 **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 moderate, and opening-up infrastructure costs are likely to be very 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: 4
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 Drive 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 - it would intensify ribbon development (in itself an undesirable form of development), would extend the village's built-up area into the countryside, and would intensify pressure for further similar developments elsewhere.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Gedney Drive End's existing services and facilities, & is located adjacent to its existing built-up area.
SITE CHARACTERISTICS - the site has little intrinsic amenity value, & there are no nearby 'bad neighbour' uses. However, it is best and most versatile agricultural land, and is not previously developed.
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 conflict with the emerging Plan's locational strategy, and adverse environmental impacts.

Classification **Undevelopable**

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