

Reference	Fle013		Settlement:	G	iedney Dyke	I	Phase two SHLA	A sites $lacksquare$
Address	Land to the north of Ro	man Bar	nk, Gedney Dyk	e				
Site area (Hectares)	0.73 Site capacity at 30 dph:	22	Site capacity at 25 dph:	18	Site capacity at 20 dph:	15	Site capacity from planning	
Availability	Is the site available	?	Yes				permissions:	
Explanation	Although there is no pla	anning p	ermission or all	ocation, 1	there are no kno	own legal (or ownership pro	blems.
Achievability	Is the site achievab	le?	Yes					
Explanation	Good achievability. Valuallocated, there is a rea completed before year	sonable						
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			12 3				
Suitability	Is the site suitable?		No					
	ENVIRONMENTAL IMPA development would har relationship with the ex 170m in length. INFRASTRUCTURE - it w LOCATION - although it or adjacent to its existir SITE CHARACTERISTICS neighbour' uses, it is graTRANSPORT - it will not accessible by bicycle, or Unsuitable, due to confand poor location.	ve adver isting vil ill not le is access ng built-u - althoup ade 1 ag create on n foot or	se impacts upo lage is poor, an ad to the loss of sible to Gedney up area. If the site has less or exacerbate to by public trans	n the cha d it woul f, nor pla Dyke's e ittle intri- and is no raffic prol port.	racter and apped create a ribbo ce undue burde xisting services a nsic amenity val t previously dev blems, and servi	earance of n of devel ens on, exi- and faciliti ue and the eloped. ices & faci	the area - the si- opment of appro- sting infrastructu- ies, it is not locat ere are no nearb lities are potenti	te's eximately ire. ed within y 'bad ally
Classification	Unde	velop	able					
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	<u>2</u> 3a		No hazard Low hazard Danger for s Danger for a	nost		0m 0.2 0.5	Depth to 0.25m 5m to 0.50m 0m to 1.0m m to 2.0m 0m	

Reference	Fle014	Settlement:	Gedney Dyke	Phase two SHLAA sites
Address	Land to the north of Ro	oman Bank, Gedney Dyke		
Site area (Hectares)	0.7 Site capacity at 30 dph:	21 Site capacity at 25 dph:	18 Site capacity at 20 dph:	14 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		permissions
Explanation	Although there is no pla	anning permission or alloca	ition, there are no know	n legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation		sonable prospect that it w		osts are likely to be low. If it is med to begin in year 7, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		12 2	
Suitability	Is the site suitable	No		
Explanation	of no new allocations. ENVIRONMENTAL IMPA development would had relationship with the ex- INFRASTRUCTURE - it we LOCATION - it is accessive existing built-up area. SITE CHARACTERISTICS neighbour' uses, & it is TRANSPORT - although transport, the site's devaccess.	ACTS - although it will not he ve adverse impacts upon the vesting village is poor. vill not lead to the loss of, resible to Gedney Dyke's exist. - although the site has little not agricultural land. However, services & facilities are powelopment may create traff.	nave adverse impacts on the character and appear for place undue burdens ing services and facilities e intrinsic amenity value ever, it is not previously tentially accessible by bi- fic problems - it may be o	developed land.
Classification Flood risk Zone 2 Zone 3	1 2 3a	No hazard Low hazard Danger for son Danger for mo Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Fle022	Settlement:	Gedney Dyke	Phase two SHLAA sites
Address	Land to the north of Roma	n Bank, Gedney Dyke		
Site area (Hectares)	0.65 Site capacity at 30 dph:	20 Site capacity at 25 dph:	Site capacity at 20 dph:	13 Site capacity from planning
Availability	Is the site available?	Yes		permissions:
Explanation	Although there is no plann	ing permission or alloca	tion, there are no know	n legal or ownership problems.
Achievability	Is the site achievable	Yes		
Explanation	l	costs are likely. If it is all	ocated, there is a reasor	re costs are likely to be very low, nable prospect that it would be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		12 1	
Suitability	Is the site suitable?	No		
	development would have a relationship with the existi 170m in length. INFRASTRUCTURE - it will r LOCATION - although it is a or adjacent to its existing be SITE CHARACTERISTICS - all neighbour' uses, it is grade TRANSPORT - it is unlikely accessible by bicycle, on for	adverse impacts upon the ng village is poor, and it not lead to the loss of, not lead to Gedney Dy will-up area. though the site has little 1 agricultural land, and to create or exacerbate of or by public transportant.	ne character and appears would create a ribbon of or place undue burdens ke's existing services and e intrinsic amenity value is not previously develot traffic problems, and set.	d facilities, it is not located within and there are no nearby 'bad
Classification	Undeve	lopable		
Flood risk Zone Zone	e 2 e 3a	No hazard Low hazard Danger for som Danger for mos Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Ged003	Settlement:	Gedney Dyke	Phase two SHLAA sites
Address	Land to the east of Eng	ine Dyke, Gedney Dyke		
Site area (Hectares)	0.51 Site capacity at 30 dph:	15 Site capacity at 25 dph:	13 Site capacity at 20 dph:	10 Site capacity from planning
Availability	Is the site available	Yes		permissions:
Explanation	Although there is no pl	anning permission or allo	ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieval	Yes		
Explanation	although flood mitigati		allocated, there is a reas	sture costs are likely to be very low, sonable prospect that it would be .0).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		10	
Suitability	Is the site suitable	? No		
Explanation	of no new allocations. ENVIRONMENTAL IMPA development would have ribbon development wisual impact and perce INFRASTRUCTURE - it was LOCATION - it is access existing built-up area. SITE CHARACTERISTICS neighbour' uses, it is grand TRANSPORT - it will not accessible by bicycle, or	ACTS - although it will no ove adverse impacts upon hich would (in relation to eived extent of the built-uvill not lead to the loss of ible to Gedney Dyke's existence although the site has literade 1 agricultural land, at create or exacerbate transfoot or by public transports.	t have adverse impacts of the character and appear the number of dwelling up area. To nor place undue burde isting services and facility tale intrinsic amenity valued is not previously devention of the control of the control of the control of the characteristics.	g Local Plan seeks the identification on natural or heritage assets, its earance of the area - it would create its delivered) greatly increase the ons on, existing infrastructure. ies, & is located adjacent to its ue and there are no nearby 'bad eloped. ces & facilities are potentially and adverse environmental impacts.
Classification	Unde	evelopable		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for so Danger for n Danger for a	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

	Ged004	Settlement:	Gedney Dyke	Phase two SHLAA sites
Address	Land to the north of N	Main Street, Gedney Dyke		
Site area (Hectares)	1.19 Site capacity at 30 dph:	36 Site capacity at 25 dph:	30 Site capacity at 20 dph:	24 Site capacity from planning
Availability	Is the site availab	Yes		permissions:
Explanation	Although there is no p	planning permission or alloc	ation, there are no know	n legal or ownership problems.
Achievability	Is the site achieva	able?		
Explanation		e is a reasonable prospect th		re costs are likely to be very low. (assumed to begin in year 8, and
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25	5: 0	24	
Suitability	Is the site suitable	e? No		
Explanation	of no new allocations. ENVIRONMENTAL IMI development would of INFRASTRUCTURE - it LOCATION - it is access existing built-up area. SITE CHARACTERISTIC neighbour' uses, it is a TRANSPORT - it will no accessible by bicycle,	PACTS - it will not have advenot have advenot have adverse impacts up consolidate the village's builwill not lead to the loss of, saible to Gedney Dyke's exist.	erse impacts on natural open the character and apple-up area, rather than ext nor place undue burdens ting services and facilities le intrinsic amenity valued is not previously develofic problems, and service ort.	pearance of the area - the site's sending into the countryside. on, existing infrastructure. s, & is located adjacent to its and there are no nearby 'bad oped.
Classification	Und	developable		
Zoi	ne 1 ne 2 ne 3a	No hazard Low hazard Danger for sor Danger for mo		No Depth 0m to 0.25m 0.25m to 0.50m

Reference	Ged005	Settlement:	Gedney Dyke	Phase two SHLAA sites
Address	Land to the north of Ro	man Bank, Gedney Dyke		
Site area (Hectares)	0.7 Site capacity at 30 dph:	21 Site capacity at 25 dph:	18 Site capacity at 20 dph:	14 Site capacity from planning
Availability	Is the site available	Yes Yes		permissions:
Explanation	Although there is no pla	anning permission or alloca	ation, there are no know	vn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	although flood mitigation		located, there is a reaso	ure costs are likely to be very low, onable prospect that it would be).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		12 2	
Suitability	Is the site suitable?	No		
Explanation	of no new allocations. ENVIRONMENTAL IMPA development would har ribbon development whimpact and perceived e INFRASTRUCTURE - it w LOCATION - it is accessi existing built-up area. SITE CHARACTERISTICS neighbour' uses, it is grasite has formerlt been utansport - it will not accessible by bicycle, or	ACTS - although it will not have adverse impacts upon the late of the built-up area. It is to Gedney Dyke's exist although the site has littled ade 1 agricultural land, and used as landfill, and there reate or exacerbate traffin foot or by public transpo	nave adverse impacts or the character and appea the number of dwellings for place undue burdent ing services and facilitie e intrinsic amenity value d is not previously devel may be contamination is ic problems, and service rt.	Local Plan seeks the identification In natural or heritage assets, its rance of the area - it would create delivered) increase the visual Is on, existing infrastructure. Is, & is located adjacent to its It and there are no nearby 'bad oped. Furthermore, part of the issues. It is a facilities are potentially Indiadverse environmental impacts.
Classification	Unde	velopable	1	
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for son Danger for mo 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

Land to the east of Engine Dyke, Gedney Dyke Site area (Hectares) 2.74 Site capacity 82 Site capacity at 20 dph: from plant at 20 dph: Is the site available? Explanation Although there is no planning permission or allocation, there are no known legal or ownersh Moderate achievable? Explanation Moderate achievablity. Values are relatively high, and opening-up infrastructure costs are lift moderate, although flood mitigation costs are likely. If it is allocated, there is a reasonable proposed in year 9, and be completed before year 15).	ning ns: nip problems. kely to be
Availability Is the site available? Explanation Achievability Is the site achievable? Yes Achievability Is the site achievable? Yes Moderate achievability. Values are relatively high, and opening-up infrastructure costs are lift moderate, although flood mitigation costs are likely. If it is allocated, there is a reasonable process.	ning ns: nip problems. kely to be
Availability Explanation Although there is no planning permission or allocation, there are no known legal or ownersh Listhe site available? Yes Achievability Is the site achievable? Explanation Moderate achievability. Values are relatively high, and opening-up infrastructure costs are likely. If it is allocated, there is a reasonable process.	nip problems.
Achievability Is the site achievable? Explanation Moderate achievability. Values are relatively high, and opening-up infrastructure costs are likely. If it is allocated, there is a reasonable position.	kely to be
Explanation Moderate achievability. Values are relatively high, and opening-up infrastructure costs are lile moderate, although flood mitigation costs are likely. If it is allocated, there is a reasonable position.	
moderate, although flood mitigation costs are likely. If it is allocated, there is a reasonable p	
Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:	
Suitability	
The site would create an extension to Gedney Dyke, where the emerging Local Plan seeks the of no new allocations. ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage development would have adverse impacts upon the character and appearance of the area - related to, and out-of-scale with, the existing village and its development would greatly increperceived extent of the settlement's built-up area. INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrast LOCATION - it is accessible to Gedney Dyke's existing services and facilities, & is located adjacexisting built-up area. SITE CHARACTERISTICS - although the site has little intrinsic amenity value and there are not 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 possible by bicycle, on foot or by public transport. Unsuitable, due to conflict with the emerging Plan's locational strategy, and adverse environ	te assets, its it is poorly ease the structure. In order to its its nearby 'bad
Classification Undevelopable	
Zone 1 Zone 2 Zone 3a Zone3b No hazard Low hazard Danger for some Danger for most Danger for all No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Land to the west of Engine Dyke, Gedney Dyke	Reference	Ged012	Settlement:	Gedney Dyke	Phase two SHLAA sites
Availability Is the site available? Ves	Address	Land to the west of Eng	ine Dyke, Gedney Dyke		
Athough there is no planning permission or allocation, there are no known legal or ownership problems. Achievability Is the site achievable? Explanation Good achievability. Values are relatively high, 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 1-15: Delivered in yrs 1-20: Delivered in yrs 1-15: Delive	Site area (Hectares)				
Sood achievability Sood achievability, Values are relatively high, 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	Availability	Is the site available	? Yes		permissions:
Good achievability, Values are relatively high, 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	Explanation	Although there is no pla	nning permission or alloca	ation, there are no know	vn legal or ownership problems.
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). Delivered in yrs 1-5: Delivered in yrs 11-15: Delivered in yrs 11-15: Delivered in yrs 12-25: Suitability Is the site suitable? No The site would create an extension to Gedney Dyke, 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 create ribbon development would have adverse impacts upon the character and appearance of the area - it would create ribbon development which would (in relation to the number of dwellings delivered) increase the visual impact and perceived extent of the built-up area. INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure. LOCATION - it is accessible to Gedney Dyke's existing services and facilities, & is located 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, and adverse environmental impacts.	Achievability	Is the site achievab	Yes		
Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25: Suitability Is the site suitable? The site would create an extension to Gedney Dyke, 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 create ribbon development which would (in relation to the number of dwellings delivered) increase the visual impact and perceived extent of the built-up area. INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure. LOCATION - it is accessible to Gedney Dyke's existing services and facilities, & is located 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 willn 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, and adverse environmental impacts. Classification Undevelopable No hazard No Depth	Explanation	although flood mitigation	on costs are likely. If it is al	located, there is a reaso	onable prospect that it would be
The site would create an extension to Gedney Dyke, 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 create ribbon development which would (in relation to the number of dwellings delivered) increase the visual impact and perceived extent of the built-up area. INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure. LOCATION - it is accessible to Gedney Dyke's existing services and facilities, & is located 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, and adverse environmental impacts. Classification Undevelopable No hazard No Depth	Assumed delivery rate	Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20		1	
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 create ribbon development which would (in relation to the number of dwellings delivered) increase the visual impact and perceived extent of the built-up area. INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure. LOCATION - it is accessible to Gedney Dyke's existing services and facilities, & is located 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, and adverse environmental impacts. Classification Undevelopable No hazard No Depth	Suitability	Is the site suitable?	No		
Flood risk Zone 1 No hazard No Depth	Explanation	of no new allocations. ENVIRONMENTAL IMPA development would hav ribbon development wh impact and perceived e INFRASTRUCTURE - it w LOCATION - it is accessi existing built-up area. SITE CHARACTERISTICS neighbour' uses, it is gra TRANSPORT - it will not accessible by bicycle, or	ACTS - although it will not have adverse impacts upon the lich would (in relation to the loss of, relation of the loss of	nave adverse impacts or he character and appea he number of dwellings nor place undue burden ing services and facilitie e intrinsic amenity value d is not previously devel fic problems, and service rt.	n natural or heritage assets, its rance of the area - it would create delivered) increase the visual so, existing infrastructure. es, & is located adjacent to its e and there are no nearby 'bad oped. es & facilities are potentially
Flood risk	Classification	Unde	velopable		
Zone 2 Zone 3a Zone3b Danger for some Danger for all Danger for all 1.0m to 2.0m >2.0m	Zone 2 Zone 3	<u>2</u> 3a	Low hazard Danger for son Danger for mo		0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m

Land to the north of Ma	in Street, Gedney Dyke		
0.29 Site capacity at 30 dph:	9 Site capacity at 25 dph:	7 Site capacity at 20 dph:	6 Site capacity from planning
Is the site available	? Yes		permissions:
Although there is no pla	nning permission or alloca	ition, there are no known	n legal or ownership problems.
Is the site achievable	Yes		
although flood mitigatio	n costs are likely. If it is all	located, there is a reasor	nable prospect that it would be
Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		6	
Is the site suitable?	No		
of no new allocations. ENVIRONMENTAL IMPA development would not development would con INFRASTRUCTURE - it wi LOCATION - it is accessit existing built-up area. SITE CHARACTERISTICS - neighbour' uses, it is gra TRANSPORT - it is unlike accessible by bicycle, on	CTS - it will not have adve have adverse impacts upous policiate the village's builtill not lead to the loss of, note to Gedney Dyke's existing although the site has little 1 agricultural land, and ly to create or exacerbate foot or by public transport	rse impacts on natural or on the character and app -up area, rather than ext for place undue burdens ing services and facilities e intrinsic amenity value d is not previously develo traffic problems, and ser	r heritage assets, & its learance of the area - the site's learance of the countryside. learance of the area - the site's learance of the area - the site's learance of the area - the site's learance of the
Unde	velopable		
Cone 1 Cone 2 Cone 3a Cone3b			No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m
	Is the site available Although there is no pla Is the site achievab Good achievability. Valual although flood mitigation developed (assumed to Delivered in yrs 1-5: Delivered in yrs 1-15: Delivered in yrs 16-20 Delivered in yrs 16-20 Delivered in yrs 21-25: Is the site suitable? The site would create are of no new allocations. ENVIRONMENTAL IMPA development would not development would con INFRASTRUCTURE - it will LOCATION - it is accessive existing built-up area. SITE CHARACTERISTICS - neighbour' uses, it is grant TRANSPORT - it is unlike accessible by bicycle, on Unsuitable, due to confluence of the site	O.29 Site capacity at 25 dph: Is the site available? Although there is no planning permission or allocal lathough flood mitigation costs are likely. If it is all developed (assumed to begin in year 7, and be completed in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25: Is the site suitable? The site would create an extension to Gedney Dykof no new allocations. ENVIRONMENTAL IMPACTS - it will not have advedevelopment would not have adverse impacts upedevelopment would consolidate the village's built INFRASTRUCTURE - it will not lead to the loss of, r LOCATION - it is accessible to Gedney Dyke's exist existing built-up area. SITE CHARACTERISTICS - although the site has little neighbour' uses, it is grade 1 agricultural land, and TRANSPORT - it is unlikely to create or exacerbate accessible by bicycle, on foot or by public transpounds. Unsuitable, due to conflict with the emerging Pland one 2 Danger for son Danger for mo	0.29 Site capacity at 30 dph: at 25 dph: at 20 dph: Is the site available? Although there is no planning permission or allocation, there are no known at 30 dph: at 20 dph: Is the site achievable? Sood achievability. Values are relatively high, and opening-up infrastructural through flood mitigation costs are likely. If it is allocated, there is a reasor developed (assumed to begin in year 7, and be completed before year 10). Delivered in yrs 1-5: Delivered in yrs 6-10: 6 Delivered in yrs 11-15: Delivered in yrs 11-15: Delivered in yrs 21-25: Is the site suitable? The site would create an extension to Gedney Dyke, where the emerging L of no new allocations. ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or development would not have adverse impacts upon the character and app development would consolidate the village's built-up area, rather than ext INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens LOCATION - it is accessible to Gedney Dyke's existing services and facilities existing built-up area. SITE CHARACTERISTICS - although the site has little intrinsic amenity value neighbour' uses, it is grade 1 agricultural land, and is not previously develor TRANSPORT - it is unlikely to create or exacerbate traffic problems, and services and facilities of the province of the previously develor than accessible by bicycle, on foot or by public transport. Unsuitable, due to conflict with the emerging Plan's locational strategy. Undevelopable One 1 Low hazard Low hazard Danger for some Danger for some Danger for some Danger for most

Reference	Ged031	Settlement:	Gedney Dyke	Phase two SHLAA sites
Address	Land to the north of Ro	man Bank, Gedney Dyke		
Site area (Hectares)	0.76 Site capacity at 30 dph:	23 Site capacity at 25 dph:	19 Site capacity at 20 dph:	15 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		permissions.
Explanation	Although there is no pla	anning permission or alloc	ation, there are no knov	vn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	although flood mitigation	· -	llocated, there is a reaso	ure costs are likely to be very low, onable prospect that it would be i).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		12 3	
Suitability	Is the site suitable?	No		
	development would ha ribbon development intincrease the visual impa INFRASTRUCTURE - it w LOCATION - it is accessive existing built-up area. SITE CHARACTERISTICS neighbour' uses, it is gratice has formerly been accessible by bicycle, or	ve adverse impacts upon to the countryside which eact and perceived extent of the loss of, ble to Gedney Dyke's existant although the site has little ade 1 agricultural land, aroused as landfill, and there ely to create or exacerbatin foot or by public transports	the character and appea would (in relation to the of the built-up area. nor place undue burden ting services and facilitied the intrinsic amenity valued is not previously devel may be contamination is the traffic problems, and sort.	n natural or heritage assets, its rance of the area - it would create number of dwellings delivered) s on, existing infrastructure. es, & is located adjacent to its e and there are no nearby 'bad loped. Furthermore, part of the ssues. ervices & facilities are potentially and adverse environmental impacts.
Classification Zone 1 Zone 2 Zone 3 Zone 3	e B	No hazard Low hazard Danger for so Danger for m Danger for all	ost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m