



Reference	Fle013	Settlement:	Gedney Dyke	Phase two SHLAA sites <input type="checkbox"/>					
Address	Land to the north of Roman Bank, Gedney Dyke								
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 permissions:	<input type="checkbox"/>
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 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 15).								
Assumed delivery rate	Delivered in yrs 1-5:								
	Delivered in yrs 6-10:		12						
	Delivered in yrs 11-15:		3						
	Delivered in yrs 16-20:								
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		No						
Explanation	<p>The site would create an extension to Gedney Dyke, 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's relationship with the existing village is poor, and it would create a ribbon of development of approximately 170m in length.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - although it is accessible to Gedney Dyke's existing services and facilities, it is not located within or 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 grade 1 agricultural land, and is not previously developed.</p> <p>TRANSPORT - it will not create or exacerbate traffic problems, and services & 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, adverse environmental impacts, and poor location.</p>								
Classification	Undevelopable								
Flood risk	Zone 1 <input type="checkbox"/>		No hazard				No Depth		
	Zone 2 <input type="checkbox"/>		Low hazard				0m to 0.25m		
	Zone 3a <input type="checkbox"/>		Danger for some				0.25m to 0.50m		
	Zone 3b <input type="checkbox"/>		Danger for most				0.50m to 1.0m		
			Danger for all				1.0m to 2.0m		
							>2.0m		

Reference	Fle014	Settlement:	Gedney Dyke	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north of Roman 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		
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 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 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 12 Delivered in yrs 11-15: 2 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site would create an extension to Gedney Dyke, 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's relationship with the existing village is poor.</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 Dyke's existing services and facilities, & is located adjacent to its existing built-up area.</p> <p>SITE CHARACTERISTICS - although the site has little intrinsic amenity value, there are no nearby 'bad neighbour' uses, & it is not agricultural land. However, it is not previously developed land.</p> <p>TRANSPORT - although services & facilities are potentially accessible by bicycle, on foot or by public transport, the site's development may create traffic problems - it may be difficult to identify a safe vehicular access.</p> <p>Unsuitable, due to conflict with the emerging Plan's locational strategy, and adverse environmental impacts.</p>			
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	

Reference **Fle022** **Settlement:** Gedney Dyke **Phase two SHLAA sites**

Address Land to the north of Roman Bank, Gedney Dyke

Site area (Hectares) 0.65 **Site capacity at 30 dph:** 20 **Site capacity at 25 dph:** 16 **Site capacity at 20 dph:** 13 **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, 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 15).

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10: 12
Delivered in yrs 11-15: 1
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 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 - the site's relationship with the existing village is poor, and it would create a ribbon of development of approximately 170m in length.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - although it is accessible to Gedney Dyke'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**

Flood risk	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	Ged003	Settlement:	Gedney Dyke	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the east of Engine 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 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, 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:		10	
	Delivered in yrs 11-15:			
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site would create an extension to Gedney Dyke, 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 - it would create 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.</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 Dyke's existing services and facilities, & 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 grade 1 agricultural land, and is not previously developed.</p> <p>TRANSPORT - it will not create or exacerbate traffic problems, and services & 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>			
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	Ged004	Settlement:	Gedney Dyke	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north of 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 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 8, and be completed before year 10).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		24	
	Delivered in yrs 11-15:			
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site would create an extension to Gedney Dyke, where the emerging Local Plan seeks the identification of no new allocations.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, & its development would not have adverse impacts upon the character and appearance of the area - the site's development would consolidate the village's built-up area, rather than extending 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 Dyke's existing services and facilities, & 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 grade 1 agricultural land, and is not previously developed.</p> <p>TRANSPORT - it will not create or exacerbate traffic problems, and services & 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.</p>			
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	

Reference	Ged005	Settlement:	Gedney Dyke	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north of Roman 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		
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, 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 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 12 Delivered in yrs 11-15: 2 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site would create an extension to Gedney Dyke, 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 - 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.</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 Dyke's existing services and facilities, & 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 grade 1 agricultural land, and is not previously developed. Furthermore, part of the site has formerly been used as landfill, and there may be contamination issues.</p> <p>TRANSPORT - it will not create or exacerbate traffic problems, and services & 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>			
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 **Ged008** **Settlement:** Gedney Dyke **Phase two SHLAA sites**

Address Land to the east of Engine Dyke, Gedney Dyke

Site area (Hectares) 2.74 **Site capacity at 30 dph:** 82 **Site capacity at 25 dph:** 68 **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 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 is poorly related to, and out-of-scale with, the existing village and its development would greatly increase the perceived extent of the settlement's 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**

Flood risk	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 **Ged012** **Settlement:** Gedney Dyke **Phase two SHLAA sites**

Address Land to the west of Engine Dyke, Gedney Dyke

Site area (Hectares) 0.52 **Site capacity at 30 dph:** 16 **Site capacity at 25 dph:** 13 **Site capacity at 20 dph:** 10 **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, 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: 1
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 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**

Flood risk	Zone 1	No hazard	No Depth
	Zone 2	Low hazard	0m to 0.25m
	Zone 3a	Danger for some	0.25m to 0.50m
	Zone3b	Danger for most	0.50m to 1.0m
		Danger for all	1.0m to 2.0m
		>2.0m	

Reference	Ged030	Settlement:	Gedney Dyke	Phase two SHLAA sites <input checked="" type="checkbox"/>
Address	Land to the north of Main Street, Gedney Dyke			
Site area (Hectares)	0.29 Site capacity at 30 dph:	9 Site capacity at 25 dph:	7 Site capacity at 20 dph:	6 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, 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:		6	
	Delivered in yrs 11-15:			
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site would create an extension to Gedney Dyke, where the emerging Local Plan seeks the identification of no new allocations.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, & its development would not have adverse impacts upon the character and appearance of the area - the site's development would consolidate the village's built-up area, rather than extending 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 Dyke's existing services and facilities, & 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 grade 1 agricultural land, and is not previously developed.</p> <p>TRANSPORT - it is unlikely to create or exacerbate traffic problems, and services & 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.</p>			
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	Ged031	Settlement:	Gedney Dyke	Phase two SHLAA sites <input checked="" type="checkbox"/>					
Address	Land to the north of Roman 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:	<input type="text"/>
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, 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 15).								
Assumed delivery rate	Delivered in yrs 1-5:								
	Delivered in yrs 6-10:		12						
	Delivered in yrs 11-15:		3						
	Delivered in yrs 16-20:								
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		No						
Explanation	<p>The site would create an extension to Gedney Dyke, 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 - it would create ribbon development into the countryside which would (in relation to the number of dwellings delivered) increase the visual impact and perceived extent of the built-up area.</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 Dyke's existing services and facilities, & 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 grade 1 agricultural land, and is not previously developed. Furthermore, part of the site has formerly been used as landfill, and there may be contamination issues.</p> <p>TRANSPORT - it is unlikely to create or exacerbate traffic problems, and services & 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>								
Classification	Undevelopable								
Flood risk	Zone 1		No hazard			No Depth			
	Zone 2		Low hazard			0m to 0.25m			
	Zone 3a		Danger for some			0.25m to 0.50m			
	Zone3b		Danger for most			0.50m to 1.0m			
			Danger for all			1.0m to 2.0m			
						>2.0m			