

South East Lincolnshire Strategic Housing Land Availability Assessment - Gedney Hill (April 2017)



Reference Geh001 **Settlement:** Gedney Hill **Phase two SHLAA sites**

Address Land to the east of North Road, Gedney Hill

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. If it was released by its owners, 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?** Yes

Explanation The site is in scale with the 120 dwellings which the emerging Local Plan seeks to be developed in Gedney Hill.
ENVIRONMENTAL IMPACTS - It is unlikely to 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 Hill's existing services and facilities and is located within Gedney Hill's existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - The site formerly had grain drier buildings upon it. It is located behind a dwelling fronting north Road and beside another. It is an appropriate site, which could be included within the development boundary, rather than been allocated, owing to it delivering a small number of houses.
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport although the form of the access is unclear.
Consequently, the site is considered suitable.

Classification **Developable (06-10)**

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 Geh002 **Settlement:** Gedney Hill **Phase two SHLAA sites**

Address Land to the west of West Drove, Gedney Hill

Site area (Hectares) 1.1 **Site capacity at 30 dph:** 33 **Site capacity at 25 dph:** 28 **Site capacity at 20 dph:** 22 **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. 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: 22
Delivered in yrs 11-15:
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation The site is in scale with the 120 dwellings which the emerging Local Plan seeks to be developed in Gedney Hill.
ENVIRONMENTAL IMPACTS - It is unlikely to 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 Hill's existing services and facilities and is located within Gedney Hill's existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - The site is opposite an existing ribbon of development and its development would reinforce this. It relates poorly to the existing village. It would change the area's character because it reinforces the development in this location, on land which is currently agricultural and open. Part of the site is filled land and maybe contaminated.
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. It is accessed by a narrow single tracked road, which would require significant improvement.
Consequently, the site is considered unsuitable.

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	Geh003	Settlement:	Gedney Hill	Phase two SHLAA sites <input type="checkbox"/>					
Address	Land to the west of Hillgate, Gedney Hill								
Site area (Hectares)	3.34	Site capacity at 30 dph:	100	Site capacity at 25 dph:	84	Site capacity at 20 dph:	67	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	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low. The water and sewerage networks require improvements and the secondary school requires extending by 300 places. If it is allocated, there is a reasonable prospect that it would be developed but owing to the improvements to the water and sewerage networks it is assumed to begin in year 10, and be completed before year 15).								
Assumed delivery rate	Delivered in yrs 1-5:								
	Delivered in yrs 6-10:		25						
	Delivered in yrs 11-15:		42						
	Delivered in yrs 16-20:								
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		Yes						
Explanation	<p>The site is in scale with the 120 dwellings which the emerging Local Plan seeks to be developed in Gedney Hill.</p> <p>ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on built assets. The County Archaeologist has advised the site is in a significant Iron Age Romano British landscape and further information may be required dependant on the development. The Conservation Officer advises there may be a minor affect on on the church which does not require mitigation although maintaining a landscaped frontage would soften the development. There are eight mature trees along the road side which are covered by a TPO and could be affected by the access and the visibility splay.</p> <p>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.</p> <p>LOCATION - It is accessible to Gedney Hill's existing services and facilities and is located within Gedney Hill's existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is bounded on two sides by existing development and is well located in the centre of the village.</p> <p>TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport.</p> <p>Consequently, the site is considered suitable.</p>								
Classification	Developable (11-15)								
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	Geh004	Settlement:	Gedney Hill	Phase two SHLAA sites <input type="checkbox"/>					
Address	Land to the north of Mill Lane, Gedney Hill								
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:	<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 likely to be very low. The water and sewerage networks require improvements and the secondary school requires extending by 300 places. If it is allocated, there is a reasonable prospect that it would be developed but owing to the improvements to the water and sewerage networks it is 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:		9						
	Delivered in yrs 11-15:		7						
	Delivered in yrs 16-20:								
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		Yes						
Explanation	<p>The site is in scale with the 120 dwellings which the emerging Local Plan seeks to be developed in Gedney Hill.</p> <p>ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural or built assets. Gedney Hill Mill is located to the west of the site. There is a building between the mill and the site which forms its immediate setting. The site does not extend behind the curtilage of the mill. The impact on the heritage asset at this location is minor.</p> <p>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.</p> <p>LOCATION - It is accessible to Gedney Hill's existing services and facilities and is located within Gedney Hill's existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is in front of Millfield nurseries and currently has polytunnels upon it and glasshouses behind. The front boundary is hedged. It is close to Geh002 but fits in better with the surrounding area and is served by a better road.</p> <p>TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. Turning spaces within each plot would be required.</p> <p>Consequently, the site is considered suitable.</p>								
Classification	Developable (11-15)								
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 Geh005 **Settlement:** Gedney Hill **Phase two SHLAA sites**

Address Land to the south of Highstock Lane, Gedney Hill

Site area (Hectares) 1.45 **Site capacity at 30 dph:** 44 **Site capacity at 25 dph:** 36 **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 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 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?** Yes

Explanation
The site is in scale with the 120 dwellings which the emerging Local Plan seeks to be developed in Gedney Hill.
ENVIRONMENTAL IMPACTS - It is unlikely to 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 Hill's existing services and facilities and is located within Gedney Hill's existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - The site is opposite recent development and is between an isolated dwelling and a group of six new dwellings and one in larger grounds. These give the site a suitable context.
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. However, a frontage footway, kerbing and road gullies are required.
Consequently, the site is considered suitable.

Classification **Developable (11-15)**

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 Geh006 **Settlement:** Gedney Hill **Phase two SHLAA sites**

Address Land to the west of Sycamore View, Gedney Hill

Site area (Hectares) 0.49 **Site capacity at 30 dph:** 15 **Site capacity at 25 dph:** 12 **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 moderate, 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: 10
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 in scale with the 120 dwellings which the emerging Local Plan seeks to be developed in Gedney Hill.
ENVIRONMENTAL IMPACTS - It is unlikely to 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 Hill's existing services and facilities and is located within Gedney Hill's existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - The site is behind a recent development of detached dwellings with a large gap left to access this site. At present the site does not have any frontage or connection to a public highway. The depth of the site is similar to the existing scheme and corresponds with the curtilage of an adjacent dwelling. The site only uses part of the width of the field, which may restrict how the site is developed.
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport.
Consequently, the site is considered suitable.

Classification **Developable (06-10)**

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 Danger for all	0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference Geh007 **Settlement:** Gedney Hill **Phase two SHLAA sites**

Address Land to the west of Sycamore View, Gedney Hill

Site area (Hectares) 0.83 **Site capacity at 30 dph:** 25 **Site capacity at 25 dph:** 21 **Site capacity at 20 dph:** 17 **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: 5
Delivered in yrs 16-20:
Delivered in yrs 21-25:

Suitability **Is the site suitable?** Yes

Explanation
The site is in scale with the 120 dwellings which the emerging Local Plan seeks to be developed in Gedney Hill.
ENVIRONMENTAL IMPACTS - It is unlikely to 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 Hill's existing services and facilities and is located within Gedney Hill's existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - The site is behind a recent development of detached dwellings with a large gap left to access this site. At present the site does not have any frontage or connection to a public highway. The depth of the site is similar to the existing scheme and corresponds with the curtilage of an adjacent dwelling. The site is wider than Geh006, using the full width of the field.
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport.
Consequently, the site is considered suitable.

Classification **Developable (11-15)**

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

Geh008

Settlement:

Gedney Hill

Phase two SHLAA sites

Address

Land to the west of Sycamore View, Gedney Hill

Site area (Hectares)

3.01	Site capacity at 30 dph:	90	Site capacity at 25 dph:	75	Site capacity at 20 dph:	60	Site capacity from planning permissions:	<input type="checkbox"/>
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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 moderate, and opening-up infrastructure costs are likely to be relatively low. 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 is in scale with the 120 dwellings which the emerging Local Plan seeks to be developed in Gedney Hill.

ENVIRONMENTAL IMPACTS - It is unlikely to 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 Hill's existing services and facilities and is located within Gedney Hill's existing built-up area (defined settlement limit);

SITE CHARACTERISTICS - The site is behind a recent development of detached dwellings with a large gap left to access this site. At present the site does not have any frontage or connection to a public highway. The depth of the site results in the site relating poorly to the existing built-up area, and its development would harm the area's character. There is a large area of undeveloped land between here and Geh003, which should be developed first.

TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport.

Consequently, the site is considered unsuitable.

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	Geh009	Settlement:	Gedney Hill	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the east of Station Road, Gedney Hill			
Site area (Hectares)	1.82 Site capacity at 30 dph:	55 Site capacity at 25 dph:	46 Site capacity at 20 dph:	36 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 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: 12 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 120 dwellings which the emerging Local Plan seeks to be developed in Gedney Hill.</p> <p>ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural, built or heritage assets.</p> <p>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.</p> <p>LOCATION - It is accessible to Gedney Hill's existing services and facilities and is located adjacent Gedney Hill's existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is behind a recent development of detached dwellings and a pair of frontage bungalows. The position of the site towards the edge of the settlement and the depth of the site results in the site relating poorly to the existing built-up area, and its development would harm the area's character</p> <p>TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. The access would be likely to require the demolition of the existing bungalow. There is a connecting footway.</p> <p>Consequently, the site is considered unsuitable.</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 Geh010 **Settlement:** Gedney Hill **Phase two SHLAA sites**

Address Land to the east of Mole Drove, Gedney Hill

Site area (Hectares) 0.17 **Site capacity at 30 dph:** 5 **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. Two owners, but they are working together.

Achievability **Is the site achievable?** Yes

Explanation Good achievability. Values are moderate, 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?** No

Explanation
The site is in scale with the 120 dwellings which the emerging Local Plan seeks to be developed in Gedney Hill.
ENVIRONMENTAL IMPACTS - It is unlikely to 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 not as accessible to Gedney Hill's existing services and facilities as other sites and is not located within Gedney Hill's existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - The site is unrelated to the village, and its development would intensify an existing group of buildings in the countryside, to the detriment of the area's character.
TRANSPORT - Services and facilities are potentially accessible by bicycle, but not by foot, owing to no footways and poor road. There is no public transport.
Consequently, the site is considered unsuitable.

Classification **Undevelopable**

Flood risk
Zone 1 No hazard
Zone 2 Low hazard
Zone 3a Danger for some
Zone 3b 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 Geh011 **Settlement:** Gedney Hill **Phase two SHLAA sites**

Address Land between North Drove and West Drove, Gedney Hill.

Site area (Hectares) 1.33 **Site capacity at 30 dph:** 40 **Site capacity at 25 dph:** 33 **Site capacity at 20 dph:** 27 **Site capacity from planning permissions:**

Availability **Is the site available?** No

Explanation The owners are not all identified and their intentions for the land are unknown. Land assembly could be difficult and protracted.

Achievability **Is the site achievable?** Yes

Explanation Good achievability. Values are moderate, 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 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 is in scale with the 120 dwellings which the emerging Local Plan seeks to be developed in Gedney Hill.

ENVIRONMENTAL IMPACTS - It is unlikely to 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 not accessible to Gedney Hill's existing services and facilities as other sites and is not located within Gedney Hill's existing built-up area (defined settlement limit);

SITE CHARACTERISTICS - The site is unrelated to the village, and its development would intensify an existing group of buildings in the countryside, to the detriment of the area's character. Part of the site is affected by a sewage treatment plant and maybe contaminated.

TRANSPORT - Services and facilities are potentially accessible by bicycle, but not by foot and public transport. The development would increase traffic on a poor highway.

Consequently, the site is considered unsuitable.

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 Danger for all	0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Geh012	Settlement:	Gedney Hill	Phase two SHLAA sites <input type="checkbox"/>				
Address	Land to the east of Hillgate, Gedney Hill							
Site area (Hectares)	0.92	Site capacity at 30 dph:	28	Site capacity at 25 dph:	23	Site capacity at 20 dph:	18	Site capacity from planning permissions: <input type="checkbox"/>
Availability	Is the site available? <input checked="" type="checkbox"/> Yes							
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.							
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes							
Explanation	Good achievability. Values are moderate, 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 15).							
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 12 Delivered in yrs 11-15: 6 Delivered in yrs 16-20: Delivered in yrs 21-25:							
Suitability	Is the site suitable? <input checked="" type="checkbox"/> Yes							
Explanation	<p>The site is in scale with the 120 dwellings which the emerging Local Plan seeks to be developed in Gedney Hill.</p> <p>ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural or built assets. The church is a listed building and the site abuts the churchyard. There is potential for harm to the wider setting of the church. Any development proposal would need to be informed by a Heritage Impact Assessment which would need to assess its impact on the setting of the church and how the proposal would seek to address this.</p> <p>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.</p> <p>LOCATION - It is accessible to Gedney Hill's existing services and facilities and is adjacent Gedney Hill's existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is behind frontage development on Hill Gate and High Stock Lane. These give the site a suitable context. There is some filled land, most likely a dyke, to the south of the site.</p> <p>TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. It has an access from Hillgate, and another possible means of access from Highstock Lane, between some recently built bungalows, if suitable junction radii and visibility splays can be achieved. There is a footpath to the north, which runs alongside the church yard.</p> <p>Consequently, the site is considered suitable.</p>							
Classification	Developable (11-15)							
Flood risk	<input checked="" type="checkbox"/> Zone 1 <input type="checkbox"/> Zone 2 <input type="checkbox"/> Zone 3a <input type="checkbox"/> Zone 3b	<input checked="" type="checkbox"/> No hazard <input type="checkbox"/> Low hazard <input type="checkbox"/> Danger for some <input type="checkbox"/> Danger for most <input type="checkbox"/> Danger for all	<input checked="" type="checkbox"/> No Depth <input 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					

Reference	Geh013	Settlement:	Gedney Hill	Phase two SHLAA sites <input checked="" type="checkbox"/>
Address	Land to the west of Station Road, Gedney Hill			
Site area (Hectares)	0.14 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. 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	<p>The site is in scale with the 120 dwellings which the emerging Local Plan seeks to be developed in Gedney Hill.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets, and the site's development would not harm the appearance of the area - it would merely fill a small gap in an otherwise built-up frontage.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Gedney Hill's existing services and facilities and is partly within and partly adjacent to Gedney Hill's existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, & the site has little intrinsic amenity value. However, it is not previously developed land, and is grade 1 agricultural land.</p> <p>TRANSPORT - services and facilities are potentially accessible by foot, bicycle and public transport, and its development would be unlikely to create or exacerbate traffic problems</p> <p>The site is considered suitable, but is too small to be allocated as a housing site - a change to the settlement boundary may, however, be appropriate.</p>			
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	Geh014	Settlement:	Gedney Hill	Phase two SHLAA sites <input checked="" type="checkbox"/>
Address	Land to the west of West Drove South, Gedney Hill			
Site area (Hectares)	0.5 Site capacity at 30 dph:	15 Site capacity at 25 dph:	12 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 moderate, 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:		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 is in scale with the 120 dwellings which the emerging Local Plan seeks to be developed in Gedney Hill.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets but the site's development would harm the appearance of the area - it would create 130m of ribbon development which, whilst a characteristic form of development locally, is undesirable in that it would (in relation to the number of dwellings it would deliver) unacceptably increase the visual impact and perceived extent of the village's built-up area upon the surrounding countryside. Other options, in contrast, can consolidate the village's built-up area.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Gedney Hill's existing services and facilities and is adjacent to Gedney Hill's existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, & the site has little intrinsic amenity value. However, it is not previously developed land, and is grade 1 agricultural land.</p> <p>TRANSPORT - services and facilities are potentially accessible by foot, bicycle and public transport, and its development would be unlikely to create or exacerbate traffic problems</p> <p>Unsuitable, due to 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 Geh015 **Settlement:** Gedney Hill **Phase two SHLAA sites**

Address Land to the east of West Drove South, Gedney Hill

Site area (Hectares) 1.44 **Site capacity at 30 dph:** 43 **Site capacity at 25 dph:** 36 **Site capacity at 20 dph:** 29 **Site capacity from planning permissions:**

Availability **Is the site available?**

Explanation Although 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 moderate, and opening-up infrastructure costs are likely to be low. The water and sewerage networks require improvements and the secondary school requires extending by 300 places. If it is allocated, there is a reasonable prospect that it would be developed but owing to the improvements to the water and sewerage networks it is 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: 16
Delivered in yrs 11-15: 13
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?**

Explanation
The site is in scale with the 120 dwellings which the emerging Local Plan seeks to be developed in Gedney Hill.
ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets but the site's relationship to the existing village is unsatisfactory, with a large area of undeveloped land to its north separating it from the existing built-up area. If site Geh003 were developed first, this issue would be overcome.
INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Gedney Hill's existing services and facilities and is adjacent to Gedney Hill's existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, & the site has little intrinsic amenity value. However, it is not previously developed land, and is grade 1 agricultural land.
TRANSPORT - services and facilities are potentially accessible by foot, bicycle and public transport. Vehicular access would probably need to be provided via site Geh003. A public footpath runs along the northern boundary of the site.

Owing to Geh003 being put forward for development it is considered this site is suitable.

Classification **Developable (11-15)**

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	Geh016	Settlement:	Gedney Hill	Phase two SHLAA sites <input checked="" type="checkbox"/>					
Address	Land to the south of Highstock Lane, Gedney Hill								
Site area (Hectares)	0.41	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 moderate, and opening-up infrastructure costs are also likely to be moderate (including site clearance costs). Nonetheless, 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	<p>The site is in scale with the 120 dwellings which the emerging Local Plan seeks to be developed in Gedney Hill.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets but the site's relationship to the existing village is unsatisfactory, with a large area of undeveloped land to its west separating it from the existing built-up area. However, if it were developed together with site Geh005, this issue would be overcome.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Gedney Hill's existing services and facilities and is adjacent to Gedney Hill's existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, the site has little intrinsic amenity value, it is not agricultural land, and part of the site is previously developed.</p> <p>TRANSPORT - services and facilities are potentially accessible by foot, bicycle and public transport, and it is likely that the site could be developed without creating or exacerbating traffic problems.</p> <p>Considered in isolation, the site is unsuitable due to adverse environmental impacts. However, if it were developed in conjunction with site Geh005, these impacts would be overcome.</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			
	Zone 3b		Danger for most			0.50m to 1.0m			
			Danger for all			1.0m to 2.0m			
						>2.0m			

Reference Geh017 **Settlement:** Gedney Hill **Phase two SHLAA sites**

Address Land to the north of Mill Lane, Gedney Hill

Site area (Hectares) 2.31 **Site capacity at 30 dph:** 69 **Site capacity at 25 dph:** 58 **Site capacity at 20 dph:** 46 **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 likely to be very low. If it is released by its owners, 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: 22
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** Yes

Explanation
The site is in scale with the 120 dwellings which the emerging Local Plan seeks to be developed in Gedney Hill.
ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural or built assets. Development of the site could have adverse impacts (particularly on the setting) on the Grade II listed Gedney Hill Mill situated to the west of the site. However, any such impacts could be prevented by careful design and layout.
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 Hill's existing services and facilities and is located within Gedney Hill's existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - The site is Millfield nurseries and currently has polytunnels upon it and glasshouses behind. The front boundary is hedged. It is close to Geh002 but fits in better with the surrounding area and is served by a better road.
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport.
Consequently, the site is considered suitable.

Classification **Developable (11-15)**

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