



# Gedney Church End

## Minor Service Centre

- Proposed Settlement Boundary
- Potential Housing Site
- Recreational Open Space
- Green Infrastructure



## **Identifying potential housing sites in Gedney Church End**

***The Requirement*** - the emerging Local Plan seeks the development of approximately 100 dwellings at Gedney Church End between 2011 and 2036.

***Completions*** - Three new homes were built in Gedney Parish between 1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2015.

***Commitments*** – as at 31<sup>st</sup> March 2015, planning permission was outstanding for the construction of eight dwellings in Gedney Parish.

***Residual requirement*** - thus, the identification of land to accommodate approximately 89 dwellings is required.

***Education*** – the County Education Department has been consulted and has commented that Gedney Church End has very little capacity at primary level and a constrained site. The secondary school is full but may have some ability to expand.

***Flood Risk***– the Environment Agency has been consulted in relation to the submitted sites for Gedney Church End and has made the following comments:

- Allocations in area of Low Hazard would need to ensure that finished floor levels are raised by 300mm.
- Flood Risk Mitigation Policy to ensure 'safe' development.

Anglian Water has commented that the surface water network capacity has major constraints and all sites should seek to reduce flood risk and incorporate Sustainable Drainage Systems.

***Sewage Treatment*** – the Environment Agency has commented that Sutton Bridge water recycling centre has capacity for 3780 dwellings. Anglian Water has commented that the water recycling centre has capacity for all the sites and the foul sewage network would require upgrading for 2 of the 4 sites.

***Water Supply*** – Anglian Water has commented that there is adequate water capacity to meet the proposed development but the supply network would require upgrading for all sites.

### ***Deliverable and developable sites***

The South East Lincolnshire Strategic Housing Land Availability Assessment identifies the following sites at Gedney Church End which:

- Do not have a residential planning permission (or are not subject to a Committee resolution to grant permission);
- Are assessed as deliverable or developable, or are undevelopable only as a consequence of availability issues; and
- Will deliver 10 or more dwellings.

### Sequentially preferable sites

Site	Flood Zone	Flood Hazard (2115)	Flood depth (2115)	Capacity	Notes
Ged023	3a	Low Hazard	0m to 0.25m	60	<ul style="list-style-type: none"> <li>• <b>Lowest flood depth</b></li> <li>• <b>Waste water has sufficient capacity for this site</b></li> <li>• <b>Suitable vehicular access</b></li> <li>• <b>Foul sewage network requires upgrading for this site</b></li> <li>• <b>Although partially screened by existing development it is visible when approaching the village from the A17</b></li> <li>• <b>No developer involved</b></li> </ul>
Ged024	3a	Low Hazard	0m to 0.25m	88	<ul style="list-style-type: none"> <li>• <b>Lowest flood depth</b></li> <li>• <b>Is screened by existing development</b></li> <li>• <b>Waste water has sufficient capacity for this site</b></li> <li>• <b>Foul sewage network requires upgrading for this site</b></li> <li>• <b>A big site that provides most of the village's requirement and in combination with Ged022 is large for one means of access.</b></li> <li>• <b>No developer involved</b></li> </ul>
Ged025	3a	Low Hazard	0m to 0.25m	27	<ul style="list-style-type: none"> <li>• <b>Lowest flood depth</b></li> <li>• <b>Links existing development and ties isolated dwellings into the village</b></li> <li>• <b>The waste water and foul sewage network have capacity for this site</b></li> <li>• <b>There are access visibility issues and a footway requirement</b></li> <li>• <b>No developer involved</b></li> </ul>
Ged022	3a	Low Hazard	0.25m to 0.50m	35	<ul style="list-style-type: none"> <li>• <b>Tapering site that is well screened by existing development</b></li> <li>• <b>The waste water and foul sewage network have capacity for this site</b></li> <li>• <b>Suitable vehicular access</b></li> <li>• <b>Slightly worse flood depth</b></li> <li>• <b>Water mains cross site</b></li> <li>• <b>No developer involved</b></li> </ul>

### Options

The inclusion of all the sites as potential options would seem appropriate, although they would collectively accommodate some 210 dwellings.