



# Gedney Hill

## Minor Service Centre

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

## **Identifying potential housing sites in Gedney Hill**

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

**Completions** - Three new homes were built in Gedney Hill 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 six dwellings in Gedney Hill.

**Residual requirement** - thus, the identification of land to accommodate approximately 91 dwellings is required.

**Education** – the County Education Department has been consulted and has commented that Gedney Hill has some capacity at primary level but the secondary is at capacity and constrained.

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

- 2 sites in FZ3a but no hazard and no other obvious flood sources nearby.
- Allocation of Geh005 & Geh007 would need info to demonstrate that they pass the NPPF Exceptions Test.

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** – This is a Local Authority water recycling centre. The Local Authority data is:

Site Name	Total Number of properties connected	Consented discharge volume	Capacity cubic m	Present load
Hubert's Close	10	9.00	11.1	5.22
Highstock Lane	18	18.00	12.25	9.18
North Road	16	11.00	16.52	10.08
Lincoln's Avenue	20	5.45	12.25	11.16

Anglian Water has commented that there is no existing water recycling centre in viable range.

**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 2 of the 6 sites.

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

The South East Lincolnshire Strategic Housing Land Availability Assessment identifies the following sites at Gedney Hill 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
Geh003	1	No Hazard	No Hazard	67	<ul style="list-style-type: none"> <li>• <b>Lowest flood hazard</b></li> <li>• <b>Well related to the settlement pattern</b></li> <li>• <b>It is a large site that meets most of the village requirement</b></li> <li>• <b>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</b></li> <li>• <b>No developer involved</b></li> <li>• <b>No suitable waste recycling centre and thereby no foul sewage network</b></li> </ul>
Geh004	1	No Hazard	No Hazard	16	<ul style="list-style-type: none"> <li>• <b>Lowest flood hazard</b></li> <li>• <b>Well related to the settlement pattern</b></li> <li>• <b>Turning spaces for each plot would be required</b></li> <li>• <b>The mill is a listed building</b></li> <li>• <b>No developer involved</b></li> <li>• <b>No suitable waste recycling centre and thereby no foul sewage network</b></li> </ul>
Geh012	1	No Hazard	No Hazard	18	<ul style="list-style-type: none"> <li>• <b>Lowest flood hazard</b></li> <li>• <b>The site is behind frontage development on Hill Gate and High Stock Lane and is well related to the settlement</b></li> <li>• <b>Suitable if junction radii and visibility splays can be fitted in the opening between existing dwellings</b></li> <li>• <b>The site is close to the church, which is a listed building</b></li> <li>• <b>No developer involved</b></li> <li>• <b>No suitable waste recycling centre</b></li> </ul>

					and thereby no foul sewage network
Geh006	2	No Hazard	No Hazard	10	<ul style="list-style-type: none"> <li>• Low flood hazard</li> <li>• Behind existing dwellings</li> <li>• Has no frontage to, or connection with, the public highway</li> <li>• No developer involved</li> <li>• No suitable waste recycling centre and thereby no foul sewage network</li> </ul>
Geh005	3a	No Hazard	No Hazard	29	<ul style="list-style-type: none"> <li>• The site fronts High Stock Lane and is behind dwellings that front on to Station Road. It is well related to the settlement</li> <li>• A frontage footway, kerbing and road gullies are required</li> <li>• Worst flood hazard</li> <li>• No developer involved</li> <li>• No suitable waste recycling centre and thereby no foul sewage network</li> </ul>
Geh007	3a	No Hazard	No Hazard	17	<ul style="list-style-type: none"> <li>• Behind existing dwellings</li> <li>• Has no frontage to, or connection with, the public highway</li> <li>• Worst flood hazard</li> <li>• No developer involved</li> <li>• No suitable waste recycling centre and thereby no foul sewage network</li> </ul>

### **Options**

The inclusion of all the sites as potential options would seem appropriate, although they would collectively accommodate some 157 dwellings.