

# SHLAA

## Gilberdyke

---

|  |   |
|--|---|
| <b>UniqueID</b>  | Gilberdyke9                               |
| <b>Location</b>  | Land east of Hawthorn Walk                |
| <b>JSP Sub Area</b>  | Western                                   |
| <b>Reason Considered</b>   | Land bid 138 & 61 & 20                    |
| <b>Area (Ha)</b>   | 8.87                                      |
| <b>Gross Developable Area</b>                                    | 5.76                                      |
| <b>Capacity</b>  | 173                                       |
| <b>GF/PDL</b>  | Greenfield                                |
| <b>National/Regional Policy Restrictions</b>                     | None                                      |
| <b>Level of Flooding</b>   | Floodzone 3 on the whole site             |
| <b>Physical Limitations</b>                                      | None                                      |
| <b>Ownership Status</b>  | Owner willing to sell                     |
| <b>Can Availability and Suitability Constraints be Overcome?</b> | Flooding mitigation measures              |
| <b>Achievability Factors</b>                                     | Not in planning system                    |
| <b>Achievability and Cost Factors</b>                            | 5 years to be developed @60 dwellings p.a |
| <b>Overall Deliverability</b>                                    | Deliverable in 0-5 years                  |