



**Bicker**  
Minor Service Centre

- Proposed Settlement Boundary
- Local Employment Site
- Specific Occupier Site
- New Specific Occupier Site
- Potential Housing Site
- Housing Commitment
- Recreational Open Space
- Green Infrastructure

## **Identifying potential housing sites in Bicker**

**The Requirement** - the emerging Local Plan seeks the development of approximately 50 dwellings at Bicker between 2011 and 2036.

**Completions** - 0 new homes were built in Bicker 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 1 dwelling in Bicker, and there is no evidence to suggest that this planning permission will not be implemented during the Plan period.

**Residual requirement** - thus, the identification of land to accommodate approximately 49 dwellings is required.

**Education** – the County Education Department has commented that there is a lack of local capacity at primary and secondary level but that, at secondary level, there may be some ability to expand.

**Flood risk** – the Environment Agency has made the following comments:

- All sites are Flood Zone 1, and there are no flood risk issues to mitigate
- No mitigation required

Anglian Water has commented that the capacity of the surface water network has major constraints, and that all developments should seek to reduce flood risk and incorporate Sustainable Drainage Systems (SuDS). They indicate that surface water may not be discharged to the public foul sewerage network, and that no new surface water flow will be permitted to discharge to the combined network.

**Sewage Treatment** – The Environment Agency has commented that the Swineshead Water Recycling Centre (Sewage Treatment Works) has capacity for 907 houses, and that there is also a Local Authority Sewage Treatment Works. Anglian Water has commented that the Water Recycling Centre has capacity available to serve the proposed growth, and that the foul sewerage network has capacity to accommodate most sites but that enhancements to the capacity of the network may be necessary to accommodate the development of one site.

**Water Supply** – Anglian Water has commented that water resources and the water supply network are adequate to serve the proposed growth.

### ***Developable sites***

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

- do not have a residential planning permission (or are not subject to a Committee resolution to grant permission);

- are assessed as developable, or are undevelopable only as a consequence of availability issues; and
- will deliver 10 or more dwellings

	Flood Zone	Flood Hazard (2115)	Flood depth (2115)	Capacity	Notes
Bic004	1	No hazard	No hazard	27	<ul style="list-style-type: none"> <li>• <b>low flood risk</b></li> <li>• although the visual impacts of developing this grass field would be acceptable, it is arguable that extending the village onto the eastern side of Donington Road is unnecessary</li> <li>• boundary screening and acoustic vents to bedrooms facing the road may be required as a consequence of proximity to the A52</li> <li>• site layout would need to take account of a water main which crosses the site</li> <li>• <b>no developer involved</b></li> </ul>
Bic005	1	No hazard	No hazard	10	<ul style="list-style-type: none"> <li>• <b>low flood risk</b></li> <li>• <b>the redevelopment of these disused commercial buildings and yard would not harm the area's character</b></li> <li>• redevelopment would involve the loss of employment land, although its scale means that this is unlikely to have adverse economic effects</li> <li>• a contaminated land investigation would be required, &amp; the costs of clearing the site may impact upon the viability of redevelopment</li> <li>• <b>no developer involved</b></li> </ul>
Bic014	1	No hazard	No hazard	40	<ul style="list-style-type: none"> <li>• <b>low flood risk</b></li> <li>• this pasture and domestic garden could be developed with limited visual impacts, although there are trees on its Gauntlet Road frontage, and the site is partly within the Bicker Conservation Area</li> <li>• the site is adjacent to an engineering business, &amp; a noise assessment will be required to assess the extent of the mitigation required.</li> <li>• Its development would potentially deliver 80% of the village's needs in a single site</li> <li>• may require enhancement to the foul sewerage network</li> <li>• site layout would need to take account of</li> </ul>



					<ul style="list-style-type: none"> <li>a water main which crosses the site</li> <li>no developer involved</li> </ul>
Bic015	1	No hazard	No hazard	10	<ul style="list-style-type: none"> <li>low flood risk</li> <li>this site is part of a larger agricultural field located to the rear of existing dwellings, and could be developed without harming the area's character</li> <li>no developer involved</li> </ul>
Bic017	1	No hazard	No hazard	18	<ul style="list-style-type: none"> <li>low flood risk</li> <li>this site is well contained by 'village' uses, with existing residential development on two sides and allotments on a third, and could be developed without harming the area's character</li> <li>although the development of the site would involve the loss of 0.24 hectares of allocated employment land, this is unlikely to have adverse economic effects</li> <li>no developer involved</li> </ul>
Bic019	1	No hazard	No hazard	48	<ul style="list-style-type: none"> <li>low flood risk</li> <li>this site is part of a larger agricultural field and is visually prominent &amp; has a countryside appearance. However, although its development will alter the area's character, its relationship to the existing village is adequate (with dwellings to its north &amp; east, &amp; agricultural buildings to its west)</li> <li>its development would potentially meet the entire village's needs in a single site</li> <li>no developer involved</li> </ul>
Bic020	1	No hazard	No hazard	11	<ul style="list-style-type: none"> <li>low flood risk</li> <li>the site is included within Bicker's built-up area boundary in the adopted Boston Borough Local Plan</li> <li>although it is a visually prominent site, its development would consolidate the village's built-up area, rather than extend it into the countryside</li> <li>it would create 'ribbon development' - a form of development that is normally avoided</li> <li>although the site is partly within the Conservation Area, it is likely that adverse impacts could be prevented by careful design and layout</li> <li>the owner of the site has not confirmed</li> </ul>

					<div>that it will be available for development</div> <ul style="list-style-type: none"><li>no developer involved</li></ul>
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