

# **SOUTH EAST LINCOLNSHIRE LOCAL PLAN: HOUSING PAPER – BICKER (JUNE 2016)**

## **1 BICKER'S PLACE IN THE SPATIAL STRATEGY**

- 1.1 Policy 2 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified Bicker as a 'Minor Service Centre'.
- 1.2 **Comments received** - No comments were received concerning Bicker's place in the Spatial Strategy.
- 1.3 **Conclusions on Bicker's place in the Spatial Strategy** - Given that no challenge has been made to Bicker's place in the Spatial Strategy, it is considered that it should remain as a 'Minor Service Centre'.

## **2 BICKER'S HOUSING REQUIREMENTS**

- 2.1 Policy 12 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified that housing allocations should be made in Bicker to provide for 50 dwellings between 1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2036.
- 2.2 **Comments received** - the following comments were received concerning Bicker's housing requirements:
  - 1. because Bicker has a good level of facilities, it should be allocated more than 50 new homes (to accommodate current immigration increases and the need for better integration of immigrants);
  - 2. taking account of Bicker's scale, character, infrastructure and heritage, growth of 50 properties is likely to be manageable; and
  - 3. the local infrastructure (schools, doctors, hospital, dentists, local roads, shops, bus services, and sewers) cannot accommodate the demand that will be generated by an additional 50 dwellings.
- 2.3 **Responses to the above comments:**
  - 1. the scale of housing growth proposed for Bicker took account of the most up-to-date information on migration rates;
  - 2. the support for Bicker's proposed housing requirement of 50 dwellings is welcomed; and
  - 3. the Local Plan will have to demonstrate how arising infrastructure needs will be met.

- 2.4 **Conclusions on Bicker's housing requirements** - It is not considered that the comments made by consultees justify a change to Bicker's housing requirements, and consequently it is considered that the Local Plan should continue to seek to identify housing allocations in Bicker to provide for 50 dwellings between 1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2036.

### **3 BICKER'S RESIDUAL REQUIREMENTS**

- 3.1 **Completions** - Between 1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2016, 0 new dwellings were built in Bicker.
- 3.2 **Commitments** - As at 31<sup>st</sup> March 2016, planning permission was outstanding for the construction of 1 dwelling in Bicker, and there is no evidence to suggest that this permission will not be implemented during the Plan period.
- 3.3 **Residual requirement** - Given the above figures, the identification of land to accommodate approximately 49 dwellings is required. (50 – 0 – 1 = 49)

### **4 INFRASTRUCTURE**

- 4.1 **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.
- 4.2 **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; and
  - no mitigation required.
- 4.3 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.
- 4.4 **Sewage Treatment** – The Environment Agency has commented that the
- 4.5 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.
- 4.6 **Water Supply** – Anglian Water has commented that water resources and the water supply network are adequate to serve the proposed growth.
- 4.7 **Health** - The CCGs have commented that currently there is some capacity at the local GP surgeries to accommodate additional patients, however County wide there is an increasing shortage of GPs, nurses and other healthcare staff which could affect future capacity should demand increase.

## 5 BICKER SITE OPTIONS

- 5.1 Inset Map 11 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified seven 'Potential Housing Sites', Bic004, Bic005, Bic014, Bic015, Bic017, Bic019 and Bic020.

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- 5.2 **Comments received** - The following comments were made on site ***Bic004*** (***Land to the east of Donington Road, Bicker***):

1. one respondent argued that development on this site would harm the appearance of the village from the A52, whilst another argued that the A52 represents a logical and defensible barrier to Bicker's growth;
2. locally, dwellings are currently low density only, and the introduction of 27 dwellings on Bic004 would be 'cramming' in the extreme;
3. the site has historically been used as a salt pan and as a refuse dump, and is unstable ground that is unsuitable for development; and
4. noise pollution from the A52 would be unacceptable.

- 5.3 **Responses to the above comments:**

1. it is not agreed that the site's development would have unacceptable adverse visual impacts, but it is accepted that this site's visual impacts will be greater than some other Potential Housing Sites, and that extending the village to the eastern side of Donington Road may be unnecessary (i.e. that developable sites with lesser visual impacts are available);
2. 27 dwellings has been derived from an assumed density of 20/hectare, and it is not accepted that development at such a density would be incompatible with local character;
3. the site does not feature on the Borough Council's contaminated land register; and
4. the Borough Council's Environmental Health Officer comments that the site is sufficiently distant from the A52 to be suitable for development, but boundary screening and acoustic vents to bedrooms facing the road may be required.

- 5.4 **Conclusions on site Bic004** – It is considered that site Bic004 is not one of the more suitable Potential Housing Sites in Bicker, and that it should not be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal gives site Bic004 the worst score of the Potential Housing Sites in Bicker, with no positive (green) impacts, and three negative (red) impacts (for sustainability objectives 2,5 and 9) being recorded;
- it is accepted that this site's visual impacts will be greater than some others; and
- although the extent of people's concerns about ground stability and noise disturbance from the A52 are not supported by available information, these are still issues which do not affect alternative sites.

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5.5 **Comments received** - No comments were made on site ***Bic005 (Land to the west of Low Gate Lane, Bicker)***:

5.6 **Conclusions on site Bic005** – It is considered that site Bic005 is one of the more suitable Potential Housing Sites in Bicker, and that it should be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal gives site Bic005 the best score of any of Bicker's Potential Housing Sites, with four positive (green) impacts (for sustainability objectives 1, 8, 9 and 11), and two negative (red) impacts (for sustainability objectives 2 and 5) being recorded;
- no objections to the site's allocation were made; and
- the Highway Authority identifies that "this is an existing commercial site with a wide, good quality access and at the heart of the village. It would be suitable for residential in highway terms."

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5.7 **Comments received** - The following comments were made on site ***Bic014 (Land to the west of Gauntlet Road, Bicker)***:

1. the land is part of Bicker flood plain and should not be built on;
2. it is top quality agricultural land , which should be used to feed people;
3. it will result in the loss of allotments, which encourage healthy lifestyles; and
4. the site adjoins the Conservation Area to the south.

5.8 **Responses to the above comments:**

1. the site is within Flood Zone 1, flood hazard in 2115 is classified as 'no hazard', and flood depth in 2115 is classified as 'no hazard';

2. the site is classified as best and most versatile agricultural land, but this is equally true of all greenfield sites in and around Bicker. It is accepted that it is preferable to develop previously-developed sites, but such sites are not available in sufficient numbers to meet Bicker's housing needs;
3. the site is not in use as allotments – it is a pasture field and domestic garden. The allotments lie to the south and west of this site; and
4. 2.5% (0.05 hectares) of this site lie within the Bicker Conservation Area and, with careful layout, design and choice of materials it is considered that impacts are likely to be acceptable.

5.9 **Conclusions on site Bic014** - It is considered that site Bic014 is not one of the more suitable Potential Housing Sites in Bicker, and that it should not be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal gives site Bic014 the second-worst score of the Potential Housing Sites in Bicker, with only one positive (green) impact (for sustainability objective 8), and three negative (red) impacts (for sustainability objectives 2, 5 and 9) being recorded;
- although it is considered likely that the impacts of the site's development on the Conservation Area would be acceptable, this is still an issue which does not affect alternative sites; and
- the Highway Authority identifies that "whilst the site might be suitable for residential development", they have some concerns, namely that "the carriageway of Gauntlet Road between the site frontage and the Rookery Road/High Street junction is narrow and has no footways. More satisfactory vehicular and pedestrian access is available via the bridge over the Old Eau which is directly opposite the site frontage. Some additional road markings would be required here to clarify junction priority in the event that this site is developed." Although it appears that a satisfactory vehicular access could be provided to this site, arrangements for other, alternative sites will be more straight-forward.

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5.10 **Comments received** - The following comments were made on site ***Bic015 (Land to the west of Drury Lane, Bicker)***:

1. development will overload the local sewers;
2. development will worsen local surface water flooding;
3. development will impact on the amenities of neighbouring dwellings;

4. the access road will be unsafe because visibility to the right is restricted;
5. heavy vehicles passing close to existing dwellings will damage foundations; and
6. the land owners confirm that the site will be made available for development if it is allocated.

5.11 **Responses to the above comments:**

1. Anglian Water Services Ltd. has identified no issues with respect to this site's impacts upon the area's foul sewerage network capacity;
2. Anglian Water Services Ltd. has identified issues with the surface water network capacity, and seeks any development to incorporate sustainable drainage systems and to adhere to the surface water management hierarchy outlined in Part H of the Building Regulations. However, such issues are not unique to site Bic015 – they apply equally to all alternative sites elsewhere in Bicker, and indeed throughout the Plan area;
3. it is inevitable that the development of this site will change the outlook of existing nearby dwellings. However, this is equally true of all alternative sites;
4. the Highway Authority identifies that “the carriageway of Drury Lane is wide enough to serve residential development on this site but the front boundary wall of the adjacent bungalow is right on the edge of the carriageway and therefore visibility to the right from the give way line of a junction here would not meet the required standards without some realignment of the nearside edge of the carriageway.” Thus, the issue identified with visibility to the right is soluble;
5. it is unlikely that harm would be caused during construction to neighbouring dwellings, but these issues would apply equally to all alternative sites; and
6. confirmation of availability is welcomed.

5.12 **Conclusions on site Bic015** - It is considered that site Bic015 is one of the more suitable Potential Housing Sites in Bicker, and that it should be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal gives site Bic015 the fourth-best score of Bicker's Potential Housing Sites, with three positive (green) impacts (for sustainability objectives 1, 8 and 11) and three negative (red) impacts (for sustainability objectives 2, 5 and 9) being recorded; and
- although the site attracted objections, none of the issues raised appear to be insoluble, or are particular to this site.

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5.13 **Comments received** - The following comments were made on site **Bic017** (***Land to the east of St Swithins Close, Bicker***):

1. the land is part of Bicker flood plain and should not be built on;
2. it is top quality agricultural land , which should be used to feed people;  
and
3. it will result in the loss of allotments, which encourage healthy lifestyles.

5.14 **Responses to the above comments:**

1. the site is within Flood Zone 1, flood hazard in 2115 is classified as 'no hazard', and flood depth in 2115 is classified as 'no hazard';
2. the site is classified as best and most versatile agricultural land, but this is equally true of all greenfield sites in and around Bicker. It is accepted that it is preferable to develop previously-developed sites, but such sites are not available in sufficient numbers to meet Bicker's housing needs;  
and
3. the site is not in use as allotments – the majority is an agricultural field, and the remainder accommodates commercial buildings. The allotments lie to the east of this site, on the opposite side of Milkinghill Lane.

5.15 **Conclusions on site Bic017** - It is considered that site Bic017 is one of the more suitable Potential Housing Sites in Bicker, and that it should be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal gives site Bic017 the second-best score of Bicker's Potential Housing Sites, with three positive (green) impacts being recorded (for sustainability objectives 1, 8, and 11), and only two negative (red) impacts (for sustainability objectives 5 and 9); and
- although the site attracted objections, none of the issues raised appear to be insoluble, or are particular to this site.

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5.16 **Comments received** - The following comments were made on site **Bic019** (***Land to the south of Rookery Road, Bicker***):

1. the land owner confirms that the site will be made available for development if it is allocated;
2. the site could meet the village's housing needs without harming the existing village centre; and

3. the land owner owns an access track from the A52 to Rookery Road, which could be used by construction traffic.

5.17 **Responses to the above comments:**

1. confirmation of availability is welcome;
2. the site is more visually prominent than the majority of the other Potential Housing Sites identified in Bicker. Although the site's relationship to the existing village is adequate (with dwellings to its north & east, & agricultural buildings to its west) and its visual impacts would be acceptable, it is considered that this site would have greater impacts upon the character and appearance of its surroundings than alternatives; and
3. the opportunity to direct construction traffic by an alternative route is advantageous.

5.18 **Conclusions on site Bic019** – It is considered that site Bic019 is not one of the more suitable Potential Housing Sites in Bicker, and that it should not be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal gives site Bic019 the second-worst score of the Potential Housing Sites in Bicker, with only one positive (green) impact (for sustainability objective 8), and three negative (red) impacts (for sustainability objectives 2, 5 and 9) being recorded); and
- this site would have greater impacts upon the character and appearance of its surroundings than alternatives.

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5.19 **Comments received** - The following comments were made on site ***Bic020 (Land to the east of Church Road and north of Monument Road, Bicker)***:

1. it is a sensitive site (opposite the village war memorial, within the Conservation Area, and close to the Grade 1 listed Church), and its development would harm the character and appearance of the area.

5.20 **Response to the above comment:**

1. the sensitivity of the site is accepted. With careful layout, design and choice of materials it is likely that impacts would be acceptable, but this is an issue which does not affect alternative sites.

5.21 **Conclusions on site Bic020** – It is considered that site Bic020 is not one of the more suitable Potential Housing Sites in Bicker, and that it should not be taken forward as a Preferred Housing Site:



- the Sustainability Appraisal gives site Bic020 the second-best score of Bicker's Potential Housing Sites, with 3 positive (green) impacts being recorded (for sustainability objectives 1, 8, and 11), and two negative (red) impacts (for sustainability objectives 5 and 9); however
- although it is considered likely that the impacts of the site's development on the Conservation Area and nearby listed building would be acceptable, this is still an issue which does not affect alternative sites; and
- furthermore, the owner of the site has not come forward to identify that their land would be released for development in the event of it being allocated. In these circumstances, it cannot be considered as a developable site.

## **6 NEW SITES**

6.1 The following five new sites were put forward for consideration as Potential Housing Sites:

- Bic023 - Sharpe's Paddock, off Morley Lane, Bicker. The Strategic Housing Land Availability Assessment (SHLAA) identifies this site as developable but, because it could accommodate only 2 dwellings, it is too small to be identified as a Housing Allocation;
- Bic024 - Land to the north of Monument Road, Bicker. The SHLAA identifies this site as being undevelopable because it would have adverse environmental impacts, and is in a poor location;
- Bic025 - Land to the west of Drury Lane, Bicker. The SHLAA identifies this site as being undevelopable because it would deliver more dwellings than are required to meet Bicker's housing needs;
- Bic026 - Land to the east of Cemetery Road, Bicker. The SHLAA identifies this site as being undevelopable because it would deliver more dwellings than are needed to meet Bicker's housing needs, and would have adverse environmental impacts; and
- Bic027 - Land to the rear of Madeira Lodge, Drury Lane, Bicker. The SHLAA identifies this site as developable but, because it could accommodate only 4 dwellings, it is too small to be identified as a Housing Allocation.

## 7 PREFERRED OPTIONS HOUSING ALLOCATIONS AND TRAJECTORY

- 7.1 The following sites are taken forward as Preferred Housing Sites: Bic005; Bic015; and Bic017. These three sites have a combined capacity of 38 dwellings, which falls short of the residual requirement of 49 dwellings. However, the Settlement Boundary offers three additional opportunities, which whilst too small in size to be Housing Allocations, are nonetheless assessed as developable by the SHLAA – sites Bic001, Bic023, and Bic027. When the capacity of these sites is added, the total provision is for 46 dwellings, which is acceptably close to the residual requirement.
- 7.2 These allocations and other development opportunities provide the following trajectory for Bicker. [The capacity of the allocated sites assumes that they will be developed at a density of 20 dwellings to the hectare. In practice, some sites are likely to accommodate a higher density.]

	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Years 21-25	Years 26+	<b>TOTAL</b>
Completions	0	-	-	-	-	-	<b>0</b>
Commitments	-	1	0	0	0	0	<b>1</b>
Bic005	0	10	0	0	0	0	<b>10</b>
Bic015	0	10	0	0	0	0	<b>10</b>
Bic017	0	12	6	0	0	0	<b>18</b>
Bic001	0	2	0	0	0	0	<b>2</b>
Bic023	0	2	0	0	0	0	<b>2</b>
Bic027	0	4	0	0	0	0	<b>4</b>
<b>TOTAL</b>	<b>0</b>	<b>41</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>47</b>

Milkinghill Field

Preferred Sites for Development

Inset Map No 12

**Bicker**

Minor Service Centre

Scale 1:5,000 @A3



South East Lincolnshire  
Joint Strategic Planning Committee

