

Post_title: **11: Bicker**

South East Lincolnshire Local Plan 2011-2036 Draft for Consultation January 2016

ID1: 1428 comment_author: Mr D J Bowler

comment content:

I object to the proposed building in Bicker, especially the large development near Milkinghill Fields. Close to this area some totally inappropriate multi coloured prefabricated houses were built a few yeas ago and there should be no more development allowed in this area. Lack of schools- Bicker (private) Swineshead and Donington schools are full. No Drs in Bicker or Donington. Dr in Swineshead, which I am told is full. Boston hospital is overloaded, proven by waiting lists. A & E is grossly over loaded. No dentists in Bicker, Swineshead, Donington. No suitable roads for more traffic. More heavy agricultural traffic, grossly overloaded and speeding. More for the industrial developments by National Grid, Western Power, Tritton Knoll, Viking Link and Ecotricity. Total inadequate bus service. Inadequate shopping facilities and busy post office with only one working position. Land is part of Bicker flood plain and should not be built on, leading to increased flood risk. Waste of top grade agricultural land which should be used to feed growing population. Loss of allotments which should remain to encourage exercise and healthy exercise.

Officer Comment:

The objector argues that local infrastructure cannot accommodate the demand that will be generated by the development of an additional 50 dwellings in Bicker. The Local Plan will have to demonstrate how arising infrastructure needs will be met.

It is unclear whether the site-specific comments relate to site Bic014 or Bic017. However in both cases:

- the development of these sites will not exacerbate flood risk (they are within Flood Zone 1, flood hazard in 2115 is classified as 'no hazard', and flood depth in 2115 is classified as 'no hazard');
- the sites are classified entirely or predominantly 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;
- neither site is in use as allotments. Bic014 is in use as a pasture field and domestic garden, while the majority of site Bic017 is an agricultural field and the remainder contains commercial buildings.

However, although site Bic014 is considered to be developable, it is not considered to be one of the best potential housing sites in Bicker, and is therefore not proposed to be taken forward as a Preferred Housing Site. In contrast, site Bic017 is considered to be one of the best potential housing sites in Bicker, and is therefore proposed to be taken forward as a Preferred Housing Site.

Officer Recommendation:

No change to Bicker's housing requirements is necessary, but the Local Plan will have to demonstrate how arising infrastructure needs will be met.

Notwithstanding that the grounds of this objection to site Bic014 have been dismissed, it is considered that site Bic014 should not be taken forward as a Preferred Housing Site.

Site Bic017 should be taken forward as a Preferred Housing Site.

ID1: 1429 comment_author: Mr & Mrs A R Bourne

comment content:

Bic015 Water and sewerage cannot take what we already have or Anglian Water and Bates Environmental would not have to pump water out after nearly every storm and we have water from nearly one side of the road to the other every time it rains. The road to this proposed site would come upto our property and within 5 feet of our north facing window. This is also a blind exit getting out onto Drury Lane due to cottage 25 - 30 m on right of exit. Due to extra vehicles going to these properties, and will it still be entrance for field beyond, which we have to tolerate, what damage will be done to our bungalow with heavy traffic running along side it? If these buildings are built at the bottom of our garden what about our privacy and light. If these buildings will potentially go on one plot down Rookery Road, why on earth are you causing so much stress to everyone.

Officer Comment:

Anglian Water Services Ltd. has identified no issues with respect to this site's impacts upon the area's foul sewerage network capacity.

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.

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.

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.

It is unlikely that harm would be caused during construction to neighbouring dwellings, but these issues would apply equally to all alternative sites.

Officer Recommendation:

Site Bic015 should be taken forward as a Preferred Housing Site.

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ID1: 1430 comment_author: Mr & Mrs Spencer

comment content:

I have submitted a piece of land known as Plot 4, Sharpe's Paddock for a housing site. It is to the west of Morley Lodge. The site has been the subject of planning applications in 2000 and 2003.

Officer Comment:

This site has been registered as Bic023. 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. Nonetheless, it is located within Bicker's Settlement Boundary and, subject to any proposal according with the provisions of the Plan's relevant policies, it could potentially be developed.

Officer Recommendation:

Site Bic023 should not be taken forward as a Preferred Housing Site.

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ID1:

1431

comment_author:

D B Burgess (Lieutenant Colonel R

comment content:

INTRODUCTION Bicker is a small, and in some cases dispersed settlement, where development proposals should be considered very carefully: infilling could ruin the character of the village while estate development would overwhelm it. There is, however, a National requirement to build more dwellings to cater for the ever increasing population and a need to build affordable homes. The latest plan for Bicker identifies that the village is capable of sustaining a build of 70 dwellings. Certainly the real estate is available for such a venture but that needs to be measured against the current infrastructure, what that infrastructure is capable of supporting, the general character of the village and the diverse architecture therein. The village has a conservation area which should be protected from modern development. It is important when considering planning applications that the Planning Authority take into account the form, size and character of adjoining developments. Properties should be of similar design, size and character and should not by reason of their size and prominent siting appear highly conspicuous within the local scene to the detriment of the visual amenity of the area, especially in the conservation area and other parts of the village. Reference A states in all cases that services and facilities are potentially accessible by foot or bicycle or public transport. What Reference A fails to address is; what facilities? and what services? CURRENT SITUATION Bicker is a small village with a housing stock of about 420 properties. Properties range from modern bungalows, modern houses and in the conservation area a mix of older style properties with diverse architecture. Bicker has a small post office and general

Officer Comment:

The support for Bicker's proposed housing requirement of 50 dwellings is welcome.

The support for the identification of site Bic002 as undevelopable is welcome.

The support for the identification of site Bic003 as undevelopable is welcome.

It is not agreed that site Bic004'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. sites with lesser visual impacts can be identified). The assumption has been made that site Bic004 would accommodate 27 dwellings is 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. However, although site Bic004 is considered to be developable, it is not considered to be one of the best potential housing sites in Bicker, and is therefore not proposed to be taken forward as a Preferred Housing Site.

The sensitivity of site Bic020 is accepted - it is partly within the Conservation Area, and northern parts are in close proximity to the grade 1 listed church. It would develop the remaining open space around the church and close off views from the Conservation Area into the countryside, with possible harmful impacts on both heritage assets. Consequently, site Bic020 is considered

Officer Recommendation:

No change to Bicker's housing requirements is necessary, but the Local Plan will have to demonstrate how arising infrastructure needs will be met.

Site Bic002 should not be taken forward as a Preferred Housing Site.

Site Bic003 should not be taken forward as a Preferred Housing Site.

Site Bic004 should not be taken forward as a Preferred Housing Site.

Site Bic020 should not be taken forward as a Preferred Option Housing Allocation.

store, a village hall, a bowling green a children's play park and a sports pitch. The village also hosts an independent fee paying preparatory school and early years which attracts children from a wide area of south Lincolnshire. There is no provision for local authority education in the village. There is a methodist chapel and a parish church and a thriving pub/restaurant in the Red Lion which is a listed building. Within the Parish there are some cottage industries. Larger concerns include a transport company and a food processing plant on the edge of the village. Transport, at the moment, is adequate but the situation could alter in view of Government financial cuts to Councils and the knock on effect this has on local services, in this case bus services. SELLP PROPOSALS SELLP identifies the areas in the parish of Bicker which are capable of supporting future development. On the SELLP map these areas are identified and numbered BIC 001 through to BIC 022. The SELLP appraisal of the 22 sites identifies a short list of 9 sites where future development could be possible. The appraisal quantifies the number of properties capable of being built on these 9 sites as being 173 but the scale of the emerging Local Plan sets out a maximum figure of 70, most of which would be built in two separate tranches. SITE PROPOSAL COMMENTS It is extremely important that Bicker retains its character and appearance as a village. The frontage of the village which sits adjacent to the A52 should be kept as it is without attempting any infilling or new builds. This frontage next to the A52 includes BIC 002, BIC 003 and BIC 004. SELLP does not recommend BIC 002 and BIC 003 as being suitable for new dwellings, this is strongly supported as dwellings on either site would have an impact on the character and appearance of the area, especially in the case of BIC 003 which lies just to the North of a listed building

to be undevelopable, and is therefore not proposed to be taken forward as a Preferred Housing Site.

whose presence and status would be damaged by any new build in the immediate vicinity. Similarly the SELLP proposal does recommend BIC 004 as being suitable for a build of 27 dwellings (24 in years 6-10 and 3 delivered in years 11-15). The proposal for BIC 004 states that the development will not have adverse impacts on the character and appearance of the area but this is not supported. The frontage of Donington road is a low density building area and the recommendation that 27 dwellings could be erected on the site is cramming in the extreme. Furthermore any form of building on this site would seriously affect the presentation of the village as viewed from the A52. Finally with regard to BIC 004 it is understood that the site was once used as a refuse dump and that was the reason given to the author of this letter why no building had ever taken place on BIC 004. The recommendation is, therefore, that the forward edge of the building line (FEBL) under the old villages plan should remain as it is, in this case along the line of Donington Road. There is a strong comment to make about BIC 020 as being suitable for a build of 11 dwellings. BIC 20 lies opposite the village war memorial and directly opposite a large slice of the conservation area. The proposal, if adopted, would enable dwellings to be built up to the boundary of the church. Dwellings on this site would seriously affect the character and appearance of the area and the recommendation as being suitable for dwellings should be rejected. There are no further comments to make on the remainder of the site proposals both recommended and not recommended all of which, with the exception of the comments made on sites BIC 002, 003, 004 and BIC 020, are accepted. SUMMARY It is paramount that the village environment is maintained in Bicker. The recommendation that Bicker is suitable for a build of 70 dwellings without reinforcing the

infrastructure is pushing the boundaries in such a small village and that 50 properties is more manageable. The character and appearance of the village must be maintained. New builds should be sited carefully and not give the impression of overcrowding. High density developments should not be built in low density housing areas. Dwellings should not be erected overlooking the conservation area (see BIC 020) nor should they be erected next to listed buildings (see BIC 003). Building adjacent to the A52 as is recommended in BIC 004 is unsound as there is a query over the suitability of the ground; the volume of properties recommended is too dense for the area; the character of the village would be adversely affected; noise pollution at peak periods on the adjacent A52 would be high and the type of properties envisaged would not blend in with the architecture of the area. Developers should be encouraged to landscape areas as part of any planning application. Landscaping should include the planting of trees in some numbers; a small copse of coniferous (not leylandii) and deciduous such as copper beech would be ideal. Village roads are quite narrow and some widening, reinforcement, resurfacing and new street lighting would be required. Finally, consideration should be given to providing improvement grants to village shops in the whole of the SELLP area and for the development of recreational areas. The views expressed in this letter are personal and do not reflect the views of the Parish Council.

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ID1: 1432 comment_author: Mrs M Tibbetts

comment_content:

The Drury Lane site by 'Harwin' is not suitable. The road would cause disturbance to people either side and opposite where there are old peoples bungalows, for lights out of site. When there is an onslaught of heavy rain Anglian Water and Bates Environmental are pumping out at the end of Drury Lane for hours. I am aware of Gov planning etc and saying Bicker has no building done. The alternative sight at Rookery Road would keep it on one site and would create the lesser impact. However I do know primary schools are full, secondary too and we have no Doctors, School etc to substantiate such a big influx of extra housing. We are already losing village values without a big influx of social housing etc. Drury Lane in the past have had Bicker PC stop HGVs using this road, so extra housing would cause an impact too. It causes upset and stress to people who are already have ill health.

Officer Comment:

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.

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.

The objector argues that local infrastructure cannot accommodate the demand that will be generated by the development of an additional 50 dwellings in Bicker. The Local Plan will have to demonstrate how arising infrastructure needs will be met.

Officer Recommendation:

No change to Bicker's housing requirements is necessary, but the Local Plan will have to demonstrate how arising infrastructure needs will be met.

Site Bic015 should be taken forward as a Preferred Housing Site.

ID1: 1433 comment_author: Geoffrey Collins & Co

comment_content:

To facilitate the future development of Bic001, we would like to see the settlement boundary re drawn to incorporate all of the curtilage of Friest Cottage, Drury Lane, Bicker as shown on our land registry plan.

Officer Comment:

Agreed.

Officer Recommendation:

Amend the Settlement Boundary to include the entire curtilage to Friest Cottage, Drury Lane.

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ID1: 1434 comment_author: Simon Breeze

comment_content:

In order to redevelop the site Bic001 and Freist Cottage we would like to see the settlement boundary re drawn to incorporate the complete curtilage of Freist Cottage. Our aim is to redevelop the cottage in keeping and build a new property on Bic001.

Officer Comment:

Agreed.

Officer Recommendation:

Amend the Settlement Boundary to include the entire curtilage to Friest Cottage, Drury Lane.

ID1: 1435 comment_author: Mr W Schofield

comment_content:

Half of Freist Cottage's land is outside the settlement boundary. Could the settlement boundary be moved to encapsulate the whole plot. The site is within the established residential area close to the main road, so would not increase traffic through the village centre. It is not listed and is in a poor state of repair. The site is not in a flood risk area on the EA maps. The southern part of the site is already considered as developable in the land assessment published in January 2016. Therefore, we think it makes sense to utilise the site by moving the settlement boundary westwards to the western boundary to be able to develop the whole site.

Officer Comment:

Agreed

Officer Recommendation:

Amend the Settlement Boundary to include the entire curtilage to Friest Cottage, Drury Lane.

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ID1: 1436 comment_author: Longstaffs

comment content:

We note that the sites Bic006 and Bic021 have not been considered developable. We consider that the site Bic021, is more in keeping with the village development pattern than site Bic019, which has been suggested as a potential site. We would ask you to reconsider the evaluation.

Officer Comment:

The Strategic Housing Land Availability Assessment (SHLAA) identifies site Bic021 as undevelopable because it would have adverse environmental impacts. No evidence has been put forward that changes this view of the site.

The SHLAA identifies site Bic006 as undevelopable because it would deliver more dwellings than are needed to meet Bicker's housing needs, and because it would have adverse environmental impacts. No evidence has been put forward that changes this view of the site.

Officer Recommendation:

No change is necessary.

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ID1: 1437 comment_author: Mr & Mrs R Collison

comment content:

We attended the consultation at Donington and were informed that the pressure on local schools and doctors will be considered. We feel that these problems should be considered at this stage rather than building the houses and then dealing with any arising problems afterwards. Due to population increase we understand the need for more housing and hope that when selecting the best sites consideration will be given to minimising disruption to the village residents. Anglian Water says that the current services will cope with the extra houses. Is this correct as , in the past, we have seen their vehicles clearing out the sewerage pipes on many occasions, especially after heavy rain.

Officer Comment:

The objectors argue that local infrastructure cannot accommodate the demand that will be generated by the development of an additional 50 dwellings in Bicker. The Local Plan will have to demonstrate how arising infrastructure needs will be met.

Anglian Water Services Ltd. has identified no issues with respect to this site's impacts upon the area's foul sewerage network capacity.

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 apply throughout the Plan area.

Officer Recommendation:

No change to Bicker's housing requirements is necessary, but the Local Plan will have to demonstrate how arising infrastructure needs will be met.

ID1: 1438 comment_author: Mrs J McIntee

comment content:

Put forward a site to be considered as a housing site. It is located to the west of Pevletoft House, between it and the access road to GDM ingredients.

Officer Comment:

This site has been registered as Bic024. The Strategic Housing Land Availability Assessment (SHLAA) identifies this site as being undevelopable because it would have adverse environmental impacts, and is in a poor location.

Officer Recommendation:

Site Bic024 should not be taken forward as a Preferred Housing Site.

ID1:

1439

comment_author: G F Hall

comment content:

Blind spot- would take time and money to alter it and also cause some disruptions. Sewage - We think it is not up to any more the standard is not good enough. Heavy vehicles - We are concerned about our foundations and if they are passing being too near our border and fence. Privacy - What guarantee will there be? We are private people, also all the extra people will not be good for older people going about their daily life or children.

Officer Comment:

It is assumed that these objections relate to site Bic015.

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.

Anglian Water Services Ltd. has identified no issues with respect to this site’s impacts upon the area’s foul sewerage network capacity.

It is unlikely that harm would be caused during construction to neighbouring dwellings, but these issues would apply equally to all alternative sites.

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

Officer Recommendation:

Site Bic015 should be taken forward as a Preferred Housing Site.

ID1: 1440 comment_author: John T Kane

comment content:

Bic004 After the River Witham changed its course from the town of Bicker to the Boston area after the flood of 1014 AD, sometime after the area on your plan (BIC004) was dug out to become a salt pan, the sea which came up to the edge of the A52 was allowed to flood this area and as the water evaporated the remaining salt was raked up. In 1658 (as can be seen on the map at Pinchbeck steam Museum) the area around Mill Lane now connecting the A52 & A17 was drained. As this area Bic004 was now redundant it became a landfill site for ash from fires and cooking stoves and household rubbish. When a wooden barn was built on this site a number of holes were dug 1mx1mx1m deep and filled with concrete to support the frame. I took a look at these holes and was amazed to find under the surface was ash and a few medicine bottles plus an old fashioned stove. I was also told after the first World War some old farm m/c was buried here.

Officer Comment:

This site is not identified as filled land on the Borough Council's contaminated land register. However, although site Bic004 is considered to be developable, it is not considered to be one of the best potential housing sites in Bicker, and is therefore not proposed to be taken forward as a Preferred Housing Site.

Officer Recommendation:

Notwithstanding that claims regarding the stability of the site cannot be confirmed, site Bic004 should not be taken forward as a Preferred Housing Site.

ID1: 1441 comment_author: Historic England

comment content:

Bic014 adjoins the Conservation Area to the south. Concerns are raised that Site Bic 20 may impact upon the setting of the Grade I Listed Church of St Swithin, which, as a site split into three sections, could infill important remaining open space surrounding the church.

Officer Comment:

Just 2.5% (0.0hectares) of site Bic014 lie within the Bicker Conservation Area (CA), but the site provides visual separation between the CA and newer development to the north. There is the potential for harm to the setting of the CA, & any development proposal would need to be informed by a Heritage Impact Assessment, addressing impacts on the historic townscape & the preservation and enhancement of the CA. Although site Bic014 is considered to be developable, it is not considered to be one of the best potential housing sites in Bicker, and is therefore not proposed to be taken forward as a Preferred Housing Site.

The sensitivity of site Bic020 is accepted - it is partly within the Conservation Area, and northern parts are in close proximity to the grade 1 listed church. It would develop the remaining open space around the church and close off views from the Conservation Area into the countryside, with possible harmful impacts on both heritage assets. Consequently, site Bic020 is considered to be undevelopable, and is therefore not proposed to be taken forward as a Preferred Housing Site.

Officer Recommendation:

Site Bic014 should not be taken forward as a Preferred Housing Site.

Site Bic020 should not be taken forward as a Preferred Housing Site.

ID1: 1442 comment_author: Mr J Burton

comment content:

It was good to meet you at Swineshead Village Hall whilst viewing the South East Lincolnshire Local Plan for Bicker and I was pleased to see you have included part of my land (BIC019) as a potential housing estate. I agree with the notes that the site could offer Bicker its entire needs in one area without altering the aspects to the established centre of the village. As a matter of interest, I also own the access track that was put in across my land to service the wind farm and runs directly from the A52 to Rookery Road, just west of site BIC019. Should my site be chosen to accommodate the needs of Bicker then potentially all construction traffic could use this route rather than the narrow village roads. When we spoke I did mention the farm buildings and the courtyard layout near to site BIC019 and I would in the future look to convert the buildings to light industrial units retaining their traditional farm styling for starter businesses at a low rental which I hope would offer local residents business and employment prospects plus helping compliment the growth of the village. If needed I have a developer and architect that I have used previously and I am sure they would be happy to work alongside yourselves at the Planning Office to create a bright future for Bicker.

Officer Comment:

Confirmation of the site's availability is welcome, and the opportunity to direct construction traffic by an alternative route is advantageous.

However, this 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. Consequently, it is considered that it should not be taken forward as a Preferred Housing Site.

Officer Recommendation:

Site Bic019 should not be taken forward as a Preferred Housing Site.

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ID1:	1443	comment_author:	Clive Wicks Associates		
comment_content:	has resubmitted Bic003 and part of Bic011 for consideration	Officer Comment:	This site has been registered as Bic027. The Strategic Housing Land Availability Assessment (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. Nonetheless, it is located within Bicker's Settlement Boundary and, subject to any proposal according with the provisions of the Plan's relevant policies, it could potentially be developed.	Officer Recommendation:	Site Bic027 should not be taken forward as a Preferred Housing Site.

ID1:	1444	comment_author:	Brown & Co		
comment_content:	<p>We support development in Bicker, in particular Bic015, and can confirm that the land owners are happy to make the land available for development if allocated.</p> <p>They also own additional land behind Bic015.</p> <p>They also own land fronting Gauntlet Road that extends behind the cemetery.</p>	Officer Comment:	<p>The confirmation of the availability of site Bic015 is welcome.</p> <p>The land behind site Bic015 has been registered as Bic025. The Strategic Housing Land Availability Assessment identifies this site as being undevelopable because it would deliver more dwellings than are required to meet Bicker's housing needs</p> <p>The land off Gauntlet Road has been registered as Bic026. 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</p>	Officer Recommendation:	<p>Site Bic015 should be taken forward as a Preferred Housing Site.</p> <p>Site Bic025 should not be taken forward as a Preferred Housing Site.</p> <p>Site Bic026 should not be taken forward as a Preferred Housing Site.</p>

ID1:

1445

comment_author: Pygott & Crone

comment content:

The proposed development curtilage excludes the area of land identified as site Bic003 within the South East Lincolnshire Strategic Housing Land Availability Assessment.

Objection: Development curtilages within the emerging Local Plan should be amended to include areas of land with potential for development but which do not meet the criteria for the minimum number of dwellings as prescribed for within the SHLAA (ie sites of less than 10 dwellings). Amendment of Inset Map 11 would allow a future planning application to be assessed on its design merits and would prevent a refusal of planning permission on policy grounds as a result of the land's arbitrary exclusion from the development curtilage. Bic003 was identified previously as being suitable for the development of up to 7 dwellings but has been reconsidered as unsuitable due to its adverse environmental impacts as a result of its proximity to a Listed Building. Objection: The List Entry Summary for the Listed Building refers to architectural details to the front and gable ends of the building but notes no details to the rear of the building which comprises a car park and out offices. Bic003 is situated to the rear of the building and is excluded from the extent of the proposed Conservation Area which includes the Listed Building. In our opinion the potential impact on a Listed Building of this nature and for a site of this size should be assessed as part of a detailed design proposal and not as a Local Plan (SHLAA) consideration. Any potential adverse impact could be mitigated through appropriate design which could serve to enhance the setting of the Listed Building in preference to an area of redundant

Officer Comment:

The Strategic Housing Land Availability Assessment (SHLAA) identifies site Bic003 as undevelopable because it would have adverse impacts on built and historic assets (a neighbouring listed building), and it is considered unlikely that these impacts could be prevented by careful design. No evidence has been put forward that changes this view of the site.

The purpose of the Settlement Boundary is to define where particular Local Plan policies apply - in effect, it defines where the Countryside ends and where the village starts. Site Bic003 has a countryside character, and it would be inappropriate for it to be included within the Settlement Boundary.

It is not agreed that the A52 would make a logical and defensible boundary to Bicker's eastward growth. There is a considerable amount of undeveloped land between the village and the A52, the development of which would have unacceptable adverse visual impacts.

Officer Recommendation:

Site Bic003 should not be taken forward as a Preferred Housing Site.

Site Bic003 should not be included within the Settlement Boundary.

Land between Bicker's existing built-up area and the A52 should not be allocated as a Preferred Housing Site.

former farmland.

SHLAA: Bic004 - The notes attached to the assessment indicate that development of the land to the east of Donington Road, Bicker is unnecessary. Objection: The A52 provides a logical and defensible barrier to the extension of development into the countryside. Whilst we do not support the inclusion of this specific proposed allocation, we believe the possibility of development to the east of Donington Road, Bicker should not be excluded.

ID1:	1446	comment_author:	Mr Matthew Sheldon
comment content:	Officer Comment:	Officer Recommendation:	
<p>Bic009: As owner of this proposed site I would like to oppose the decision that it has been classed undevelopable. The explanation given that the site is required to meet the village employment requirements isn't the case as I run my own business from the site & I do not employ any staff and another employment site in the village has been classed developable (Bic005). If the site was developed for residential use then I would not operate my business from the site & therefore solve any issues with noise for this site and the adjoining land that has been classed developable (Bic014). The Listed building at the front of the property is nearer existing residential dwellings than the proposed site for development. Any access to the land could be gained by joining it onto the Bic014 if this was developed or by a roadway through the front of the property (Bridge Farm) to Gauntlet Road.</p>	<p>The Strategic Housing Land Availability Assessment (SHLAA) identifies site Bic009 as undevelopable because:</p> <ul style="list-style-type: none">-the Employment Land Technical Paper (Jan 2016) concludes that the site should be allocated as a Village Employment Site. Consequently, the site is expected to be required to meet the village's employment needs, & its residential redevelopment would potentially have adverse economic impacts;- land immediately to the site's east is in industrial use, and therefore there is the potential for 'bad neighbour' impacts upon amenities - a noise assessment would be required to assess the extent of the mitigation required. A contaminated land investigation would be required, as the site is currently in industrial use; and- the site does not abut a highway, and vehicular access cannot be provided. <p>No evidence has been put forward that changes this view of the site.</p>	<p>Site Bic009 should not be taken forward as a Preferred Housing Site.</p>	
