

From: Lieutenant Colonel (Ret'd) D B Burgess



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Dear Elaine Henton,

COMMENTS ON PROPOSED MAIN MODIFICATIONS TO SELLP FOR BICKER 2018

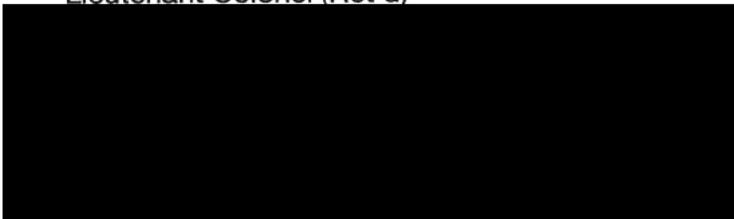
Thank you for the opportunity to comment on the above proposal for Bicker.

As you are aware the site for comment BIC 004 was not recommended under the previous SELLP proposal. I am, indeed, astonished that it is being reconsidered following the granting of outline planning permission for a build of 40 new homes in the Rookery Road area of Bicker. The granting of planning permission on Rookery Road followed an earlier decision by Boston Borough Council to refuse permission based on the sustainability of the area. The decision by the Planning Inspectorate to rule in favour of the Appellant was, in my opinion, seriously flawed as the facilities in the village are minimal and not able to cope with an increase in the housing stock. I am surprised that the decision of the Planning Inspectorate was not challenge on the grounds of its irrationality by Boston Borough Council.

Under the original proposals for Bicker about 50 properties were to be built but the village required an increase in amenities and facilities to support the increase. The proposed main modification to reserve BIC 004 for 27 properties puts further pressure on the village infrastructure and should not even be considered as the Rookery Road complex has somewhat superseded the requirements set out in SELLP for Bicker. Additionally, I wish to point out that the proposal to build 27 properties in a low density housing area will totally spoil the street scene and the image of the village. The west side of Donington Road has 20 properties built along its whole length, the proposal for 27 properties in BIC 004 crams dwellings into a third of the area.

I understand the National urge to increase the housing stock in the UK but it needs to be conducted in a well structured manner and under the umbrella of good quality local amenities, without which social and economic problems are likely to arise. Finally, Bicker does not have the local amenities to support an increase to the village housing stock and , therefore, the proposal set out for BIC 004 to be incorporated in the main modification plan should be discounted.

Kind Regards,
David Burgess
Lieutenant Colonel (Ret'd)





JOINT COMMITTEE RESPONSE FORM

REP: MM21

PMM REF: PMM012

This matter was discussed at the Examination Hearings, and the Joint Committee's detailed views are set out in its response to Q1 of the Inspector's Additional Questions on Housing Allocations in the Minor Service Centres (Matter 9), which can be seen in the Examination Hearing Statements.

To summarise, the Joint Committee considered that Housing Allocation Bic005 was unlikely to be available for redevelopment for housing. Without Bic005 (and taking account of completions in Bicker since 1st April 2011 and commitments as at 31st October 2017) the Plan's provisions would deliver only 28 dwellings, compared to a target for 50. Consequently, the Joint Committee considered that a replacement Housing Allocation would be required and, following the consideration of four options, concluded that site Bic004 should be allocated.

The objector puts forward three points to argue that the allocation of site Bic004 is unsound, namely that:

1. the granting of planning permission for the construction of 40 dwellings at Rookery Road, Bicker has fulfilled the target for 50 dwellings;
2. the development of 27 dwellings on site Bic004 would harm the character of the area; and
3. Bicker lacks the necessary infrastructure to accommodate the development of site Bic004.

The Joint Committee does not agree that the allocation of Bic004 is unsound:

1. the objector is correct that outline planning permission was granted at appeal on 15th May 2018 for the development of up to 40 dwellings at land off St Swithins Close, Bicker (reference B/16/0463). The site of this planning permission includes the majority of Housing Allocation Bic017, with only sufficient land to accommodate approximately 4 dwellings excluded. In addition, full planning permission was granted on 27th June 2018 for the erection of 2 dwellings at land adjacent to Ye Olde Red Lion Public House (reference B/18/0144). These permissions, together with Housing Allocation Bic015 and the remainder of Bic017 would provide for 56 dwellings - i.e. the Bicker target of 50 dwellings can theoretically be met without the allocation of Bic004. However, the Joint Committee considers that a modest 'surplus' provides choice and flexibility, and increases the chances of the target being met;
2. the Joint Committee considers that the development of site Bic004 will not have significant adverse effects upon the area's character – the site is contained by strong physical features, & does not have a countryside character, and its development at a density of approximately 20 dwellings/hectare would not conflict with the established local character; and
3. if site Bic004 is allocated, the provisions of the Local Plan and permission B/16/0463 would amount to 80 dwellings. The Joint Committee considers that the South East Lincolnshire Infrastructure Delivery Plan (CD/LP/023) and other evidence submitted to the Examination demonstrate that development of this scale will not overload local infrastructure.

