

Post_title: **12: Bicker**

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

ID1: 230 comment_author: Terry Sykes

comment content:

On now inspecting the Land Availability Assessment for bicker (July 2016) I note that potential housing development area reference Bic029 and Bic030 have now been shown, it is therefore with particular reference that I would like to draw to your attention to the positive points in including area Bic029 in the final Local Plan:

- a. This area could be served via an existing private roadway that intersects Morley Lane, of which was originally designed to accommodate up to at least five family dwellings and now only serves one dwelling.
- b. No additional access is required onto Morley Lane.
- c. Main sewers already exist within the private drive area.
- d. Visual impact from Morley Lane would be negligible owing to such development being screened via the existing dwellings and sundry farm out-buildings.
- e. Peninsular development would be avoided owing to such location.
- f. Visual impact on Morley House (Grade 11 listed) would be minimal owing to the adjoining new timber framed building, retention of the existing grass paddocks leading from the rear of Morley House to Monument Road and the existing mature trees.
- g. The visual street scene within the village would not be effected.
- h. Such proposed area could accommodate 3-4 dwellings (naturally depending on size).
- i. Dwellings could be provided within the village cluster centre without having any adverse effect on traffic, particularly with being located nearer to the A52.
- j. Small well planned groups of dwellings fit much

Officer Comment:

The SHLAA classifies site Bic029 as developable but, because it could accommodate only 7 dwellings, it is too small to be identified as a Housing Allocation.

Officer Recommendation:

At a density of 20 dwellings to the hectare, site Bic029 could be expected to deliver 7 new homes and, since the 'minimum size' for allocated housing sites in the South East Lincolnshire Local Plan is 10 dwellings, it was considered too small to be translated into a Preferred Housing Site in the Public Consultation on Preferred Sites for Development (July 2016). The above consultation response does not raise any issues that suggest that the previous approach taken to this site was inappropriate. It is therefore considered that site Bic029 should not be taken forward as a 'Housing Allocation'.

better within such a village, particularly considering the design and architectural form of the immediate surrounding dwellings.

k. There appears to be no flood risk issues on this area of land.

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

ID1: 231 comment_author: Michelle Chapman

comment content:

I endorse the identification of site Bic017 as a Potential Housing Site in Bicker and the conclusion on the South East Lincs Local Plan Team that it should be taken forward as a Preferred Housing Site.

1. Bicker represents a sustainable location for new development, being a settlement with a good range of services and employment opportunities.
2. New residential development will assist in maintaining the existing services in the village.
3. The site does not include any space given over for allotment use or any other community space which would encourage a healthy lifestyle or enrich the lives of the local community.
4. Of prominent notice within the site there is an area of commercial buildings which have not provided any employment opportunities or service to the local community for over ten years. This is essentially a vacant brownfield site that is highly suited for development and there are no known technical reasons why it could not come forward within the plan period & assist the planning authority in achieving their five-year housing land supply.
5. There is no known contamination on the site.
6. There is existing highways access to the site through Milkinghill Lane and the added option for extending access via St Swithins Close.
7. The area currently consumed by commercial buildings is flanked on three sides by residential areas. The commercial buildings are not in character with the area in which they sit and are highly visible to all surrounding residents who could reasonably consider these commercial buildings to be unsightly.
8. In the immediate vicinity to the site there are

Officer Comment:

The support is welcomed.

Officer Recommendation:

It is not considered that this comment calls into question the site's suitability for allocation. Consequently, it is considered that site Bic017 should be taken forward as a 'Housing Allocation'.

residences of varying size and nature which encourages a mix of families, retirees & young people. The addition of homes onto site BIC017 would further encourage a mixture of homes in size and stature, adding value and maintaining diversity within the village.

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

ID1:

232

comment_author:

Mr Nick Grace (Grace Machin Plan

comment_content:

The principal purpose of this representation is to justify that 'Land East of Donington Road. Bicker' Site Ref: Bic004 - is 'suitable, available and deliverable for residential development' and should be an allocated housing site in the emerging Local Plan for SE Lincs.

We SUPPORT its allocation as a housing site to meet the housing needs of Boston Borough & SE Lincs now and during the lifetime of this emerging Local Plan and OBJECT to its omission from this 'Preferred Sites' consultation.

Furthermore the land will continue to be promoted for housing in future consultations and we would like to reserve our right to appear in front of an independently appointed Planning Inspector to support why we consider this to be a 'sustainable site' for new housing development in Bicker.

Background

My client is the freehold owner of the land (Site Bic004) and has been promoting the site for development since 2001 - some 15 years ago.

We consider the site to be a sustainable location for housing which will assist Boston Borough & South Holland in achieving a 5 year supply of housing which it is currently unable to do.

We consider it important to highlight that the site is NOT at risk from flooding, has good access from the A52 and Donington Road and no known impediments to development.

Furthermore, my client has had housebuilder interest in the site but wishes to seek an allocation for housing through the Local Plan process before

Officer Comment:

Housing Numbers in Bicker - The consultee is incorrect in their assertion that the Plan's housing provisions for Bicker result in an 11 dwelling shortfall. The trajectory at the end of the 'Housing Paper – Bicker (July 2016)' identifies that the three Preferred Housing Sites together with three other developable SHLAA sites are assumed to deliver 47 dwellings (3 short of the 'target'). Secondly, the identification of housing sites is not an 'exact science', and it is not agreed that a very modest (i.e. 6%) under-provision in a given settlement would compromise the Local Plan's strategy, nor conflict with national planning policy – the Plan's overall housing provisions comfortably meet the objectively assessed housing needs. Furthermore, the Plan's assumptions on site capacities are conservative (assuming 20/hectare) and, in practice, it is likely that the Plan's provisions for Bicker will deliver at least 50 dwellings, given that densities are likely to exceed this assumption. Lastly, it is not agreed that national guidance requires the addition of a 20% buffer.

Site Bic004 - It is agreed that site Bic004 is suitable, available and achievable, and that it has many of the other positive attributes described by the consultee. This is reflected in the fact that it was put forward as a 'Potential Housing Site' in the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (including site options for development) January 2016. However, the Housing Paper – Bicker (July 2016) concluded that the site should not be taken forward as a 'Preferred Housing Site' because:
- The Sustainability Appraisal (SA) (January 2016) gave the site the worst score of the six 'Potential Housing

Officer Recommendation:

It is not considered that the comment made by the consultee justifies 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 1st April 2011 and 31st March 2036.

The SHLAA classifies site Bic004 as being developable, and it was put forward as a 'Potential Housing Site' in the January 2016 consultation. However, it was not considered to be one of the best of the potential sites in Bicker, and consequently it was not put forward as a 'Preferred Housing Site' in the July 2016 consultation. This objection does not raise any issues that suggest that the previous approach taken to this site was inappropriate. It is therefore considered that site Bic004 should not be taken forward as a 'Housing Allocation'.

It is not considered that this comment calls into question site Bic005's suitability for allocation. Consequently, it is considered that site Bic005 should be taken forward as a 'Housing Allocation'.

It is not considered that this comment calls into question site Bic015's suitability for allocation. Consequently, it is considered that site Bic015 should be taken forward as a 'Housing Allocation'.

It is not considered that this comment calls into question site Bic017's suitability for allocation. Consequently, it is considered that site Bic017 should be taken forward as a 'Housing Allocation'.

disposing of the site in the 'open market'.

Therefore, we would ask that any LPA future reference to the site is as having 'developer interest'.

Housing Numbers

The LPA have identified that 50 dwellings should be allocated for development in this Local Plan to 2036.

With a residual requirement of 49 dwellings by the LPA's own admission the 'preferred' housing sites in this consultation exercise will only deliver 38 dwellings.

This identifies a shortfall of 11 dwellings.

The logic of the settlement boundary being able to deliver a further 6 units through windfall sites is considered to be wholly inconsistent with National Planning Policy.

We consider that the Planning Authority must identify sites alone which will meet the MINIMUM allocation of houses in Bicker.

We consider in light of the Local Authorities lack of 5 year supply the level of housing in Bicker should be 49 new dwellings plus 20% which would equate to 59 new housing.

On the basis that the allocations currently account for just 38 new homes by allocating site Bic004 for up to 27 new homes this would ensure that an appropriate level of housing in Bicker is delivered over the next 20 years.

However, if this approach is not accepted or favoured by the Local Planning Authority and ultimately dismissed by a Planning Inspector we consider that site Bic004 should be identified in preference to site Bic017 which is a productive area of farmland (unlike Bic004) and for the reasons set out below.

Sites' in Bicker. In more detail, the January 2016 SA identified no positive (dark or light green) impacts and three negative (red or dark red) impacts. Whilst the July 2016 SA identified one positive impact, it identified three negative impacts and, in overall terms, continued to give site Bic004 the worst score of the six 'Potential Housing Sites' in Bicker. Although the consultee puts forward some criticisms of the SA's assessment of site Bic004, it is not considered that they substantively impact upon the SA's conclusions on the site;

- The visual impacts of the development of site Bic004 would be greater than those of alternative sites. It is considered that the impacts of site Bic004's development on the character and appearance of its surroundings would not be unacceptable (or it would not have been put forward as a 'Potential Housing Site'). However, the site is more visually exposed than some alternatives and, in comparative terms, it is considered that its impacts would be more severe than those put forward as 'Preferred Housing Sites; and

- Consultees had raised concerns that the site: would be exposed to unacceptable levels of noise from the A52; and is unstable land that has historically been used for salt extraction and as a refuse dump. However, the Borough Council's Environmental Health Officer commented that noise from the A52 could be satisfactorily mitigated, and the site does not feature on the Borough Council's Contaminated Land Register as unstable or filled land. Although these issues cannot be given great weight (given that available information does not suggest that they are insurmountable), such 'constraints' do not affect the sites put forward as 'Preferred Housing Sites'.

In conclusion, it is not disputed that site Bic004 would, in absolute terms, make an acceptable housing site. However, in comparative terms, it is considered that

Site Characteristics

Bic004

We contest the Sustainability Analysis for the following reasons:

There is absolutely no reason to think that any 'unforeseen problems' with delivery would result on this site.

Unlike some sites in Bicker which are currently employment sites this site could come forward at a faster pace and deliver units more quickly than any other site in a local Housing Trajectory assessment. This is a major positive for the site and should be identified as such by the LPA.

To reject a site on the basis that it could deliver circa 50% of the Housing Target is not justified and not a commercially informed view. This site is more likely to be delivered than Bico05 for example which will have significantly more issues / restraints to development than this site.

This site also has the capability to deliver a significant amount of public open space on site and the land owner has no objection to reducing the capacity of the site from 27 units to 20 units to ensure that this can be delivered.

This should be identified as another site 'positive'.

The noise impact of the A52 having a significantly worse impact on people's lives than for other sites in the village is also incorrect.

The A52 runs roughly south west to north east and so properties on the west side of the village are as equally affected by A52 'noise' due to the transfer of sound associated with the predominantly south westerly winds in this open part of Lincolnshire.

In terms of Local Services the LPA correctly state it: is within the ideal 1km walk of a local shop being approx. 840m from Bicker General Store and Post

better alternative sites have been identified in Bicker – i.e. The three 'Preferred Housing Sites'.

Site Bic005 - The SHLAA acknowledges that site Bic005 will require clearance and possible decontamination before it can be developed, and assumes that development will begin in 2018/19 and be completed by 2025/26. It is not agreed that these timescales are unrealistic but, even if the site does not deliver development on quite this timetable, the Plan's housing provisions for Bicker remain strongly 'loaded' towards the early years of the Plan period.

Site Bic015 - Although site Bic004 is not in active agricultural use, both Bic004 and Bic015 are greenfield sites and are of 'best and most versatile' quality. Thus, it is not accepted that Bic004 is sequentially preferable to Bic015 in this regard. Whilst one could describe site Bic015 as 'backland' development, it is considered that it can be developed without significant adverse impacts upon existing neighbouring dwellings. Limited public views into site Bic015 are available, whilst site Bic004 is visible from both the A52 and Donington Road. Whilst site Bic015 has attracted objections from neighbours, so did site Bic004 when it was identified as a 'Potential Housing Site'. Thus, it is not agreed that site Bic004 is a more suitable potential allocation than Bic015.

Site Bic017 - Whilst part of site Bic017 is previously-developed, it is correct that the majority is best and most versatile agricultural land, but this is equally true of all other greenfield options in and around Bicker. It is accepted that it would be preferable to allocate only previously-developed sites, but such sites are not available in sufficient numbers to meet Bicker's housing

Office. If the site were designed with legible and safe access and egress for pedestrians, cyclists as well as vehicles, it would have a positive effect upon promoting sustainable travel options and ensuring that they are available to residents throughout the site particularly for local journeys and everyday shopping needs.

The LPA's assessment of proximity to Bus Stops is incorrect. The nearest bus stop is significantly less than 330m from the northernmost point of the site. The School 'Pick Up Bus' is from the Red Lion PH very close to the site and another stop can be found on the southern end of Drury Lane which is less than 330m from the southernmost point of the site. A walking tour of the Village identifies this and we would wish this to be undertaken by a Planning Inspector with a 'Services & Amenities Plan' with walking distances that my client is seeking to commission.

Taking into account that the LPA identify that the development of the site is not likely to have an adverse impact on the character & appearance of the area and is adjacent to the existing built up area AND is contained by STRONG physical features with Donington Road to the North West and the A52 to the South East, we see no strong justification or reason(s) why the site has now been discounted.

The LPA state that the sustainability appraisal has the worst score with no positive green impacts.

However, this is factually incorrect as it has a green (positive) impact (Point 11 re: Flood Risk).

The Red Impacts are 2, 5, 8 & 9.

However, this site could deliver a new area of open space and all existing village facilities and amenities are within an easy walking distance.

needs. The Highway Authority does not share the consultee's concerns regarding the traffic implications of site Bic017's development.

In terms of education the site will have no greater impact than any other site in Bicker. The level of new houses in nearby Donington is likely to generate the need to invest and build new Primary School facilities which would be of benefit and use to those living in Bicker.

This site would most definitely have LESS impact on the loss of productive agricultural land compared with Site Bic017.

My clients land is and has for many years not been in productive agricultural use and is of a size which renders it unviable for such a use in future years. This is in stark contrast to Site Bic017 which is in agricultural use today.

Bic005:

We have no objection to the inclusion of this brownfield site as a housing allocation site within Bicker but consider that the rate of housing delivery on this site (photo provided by email) would be greater (i.e. Slower) than development on my clients land due to its accommodating an existing building/business operation, future site demolition / clearance and remediation works/costs in comparison to site Bico04 which has no impediments to the early delivery of housing.

Bic015:

This site is a Greenfield site which is also in active agricultural use unlike site Bico04 (photo provided by email).

The development of this land would constitute back land development and we do not consider that the

development of the land would have a less significant impact on the quality and character of the area (and townscape) when compared to site Bic004. If this is accepted and Objective 1 was green for Bic004 (as we believe it should be as it has only been marked to neutral as it has the capacity for early housing delivery for circa 50% of the total housing allocation in Bicker) this site is 'no better' than Site004. This site has also received local objections.

Bic017:

The site is located on the North Western Edge of Bicker and currently forms part of a much larger high grade field (the best & most versatile land) which is being actively cultivated for crops (photo provided by email).

This site would be principally accessed from Rookery Road and almost all the traffic would travel through the centre of the village to the A52 along either Drury Lane, Red Lion Street or Monument Road.

For existing residents of the Village this would have a significantly greater impact on vehicular movements and pedestrian safety than developing Site Bic004 which would have very little impact on the village centre due to its proximity to the A52.

Conclusions

1. Bicker is classified as a 'Minor Service Centre' and as a sustainable settlement identified for future growth. We support a MINIMUM of 50 houses being identified for Bicker and consider that this figure should be increased to 59.

2. Site Bic004 is situated close to a school, local employment sites, public house, bus stops, local school bus pick up points, hairdresser, Post Office / Local Shop and the primary shopping area and capable of delivering UP TO 27 dwellings.
3. My client would be happy to reduce the site capacity to 20 dwellings to ensure a large area of public open space was provided 'on site' to the wider benefit of the local community.
4. We are now seeking to prepare an illustrative masterplan which will be produced to support the allocation and will be presented to both the LPA and Planning Inspector prior to the 'Hearing Sessions'. Not only will it identify the site capacity and two potential phases of development with public open space but also the proximity and extent of local services which support our view that it is a highly sustainable site.
5. We consider that this site should be allocated for housing in preference SiteBicO17.
6. On behalf of my client who is the freehold landowner of Site Bico04 we trust that this representation letter very clearly supports the allocation of this land for housing within the emerging Local Plan for South East Lincolnshire/ Boston Borough.
7. My client is seeking to dispose of the site quickly on 'allocation' which will assist in the essential need to deliver and 'boost housing delivery' both nationally and at the local level.

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

ID1: 233 comment_author: Mr & Mrs R Collison

comment_content:

Bic015 - Land to the west of Drury Lane, Bicker.

The owners of the land (Bic015) always use the gap between the bungalows named "Harwin" and "Manhattan" to get access to the large field beyond with their modern, very large and heavy agricultural vehicles and they grow different crops each year.

Presumably the Council will have to take this point, about access to the larger agricultural field, into consideration when deciding on the number of houses that might be built here, if this land is adopted as a definite site for housing.

Officer Comment:

Focus Consultants (on behalf of the site's owners) indicate that "the proposed development shall be accessed and egressed via a road constructed to an adoptable specification. This road shall run through the proposed development to the rear of the site where an access will be maintained to the remainder of the arable field beyond. The nature of specification and layout of the road will be more than sufficient to take agricultural traffic, with the frequency of use being very low. It is our client's intention that eventually the field to the rear will become grazing for livestock and therefore, omitting the need for large agricultural vehicles".

Officer Recommendation:

It is not considered that this comment calls into question the site's suitability for allocation. Consequently, it is considered that site Bic015 should be taken forward as a 'Housing Allocation'

ID1: 234 comment_author: Heritage Trust of Lincolnshire

comment_content:

I have no objections to the proposals put forward on archaeological grounds.

It is likely that all sites in Bicker would require archaeological intervention/survey prior to a planning application being submitted, in line with the NPPF.

This advice is subject to change depending on the level of information available (for example, new information may come to light).

Officer Comment:

The comments are noted.

Officer Recommendation:

It is not considered that this comment calls into question the sites' suitability for allocation. Consequently, it is considered that sites Bic005, Bic015 and Bic017 should be taken forward as 'Housing Allocations'.

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

ID1: 235 comment_author: Anglian Water

comment_content:

A number of the proposed housing allocations in this area are expected to require improvements to the existing water supply and/or foul sewerage network to enable development to come forward on these sites. Please refer to the enclosed spreadsheet for detailed comments relating to these sites.

Officer Comment:

The comments are noted, and the Infrastructure Delivery Plan that will accompany the Local Plan will need to identify when and how the necessary enhancements to the water supply and foul sewerage networks will take place.

Officer Recommendation:

It is not considered that this comment calls into question the sites' suitability for allocation. Consequently, it is considered that sites Bic005, Bic015 and Bic017 should be taken forward as 'Housing Allocations'.