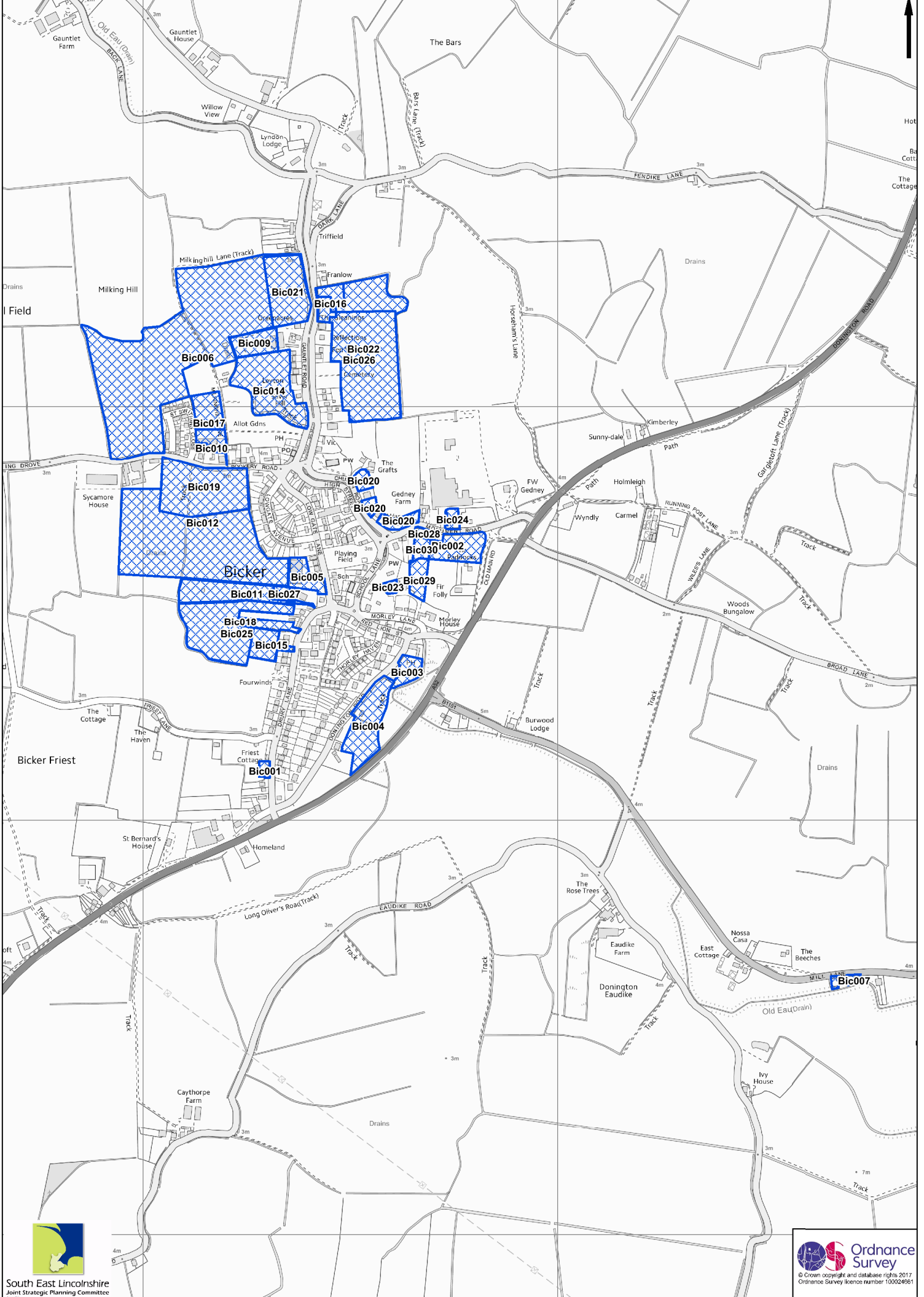


South East Lincolnshire Strategic Housing Land Availability Assessment - Bicker (April 2017)



Reference Bic001 **Settlement:** Bicker **Phase two SHLAA sites**

Address Land to the west of Drury Lane, Bicker

Site area (Hectares) 0.1 **Site capacity at 30 dph:** 3 **Site capacity at 25 dph:** 2 **Site capacity at 20 dph:** 2 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability **Is the site achievable?** Yes

Explanation Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be very low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).

Assumed delivery rate Delivered in yrs 1-5:
Delivered in yrs 6-10: 2
Delivered in yrs 11-15:
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** Yes

Explanation The site is in scale with the 50 dwellings which the emerging Local Plan seeks to be developed in Bicker.
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, and its development will not have adverse impacts upon the character and appearance of the area.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Bicker's existing services & facilities, & is located partly within and partly adjacent to Bicker's built-up area.
SITE CHARACTERISTICS - the site has no particular amenity value, there are no nearby 'bad neighbour' uses, & it is not agricultural land. However, it is not previously developed land.
TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems.

Despite the issue with site characteristics, the site is considered suitable.

Classification **Developable (06-10)**

Flood risk	Zone 1	No hazard	No Depth
	Zone 2	Low hazard	0m to 0.25m
	Zone 3a	Danger for some	0.25m to 0.50m
	Zone 3b	Danger for most	0.50m to 1.0m
		Danger for all	1.0m to 2.0m
		>2.0m	

Reference Bic002 **Settlement:** Bicker **Phase two SHLAA sites**

Address Land to the south of Monument Road, Bicker

Site area (Hectares) 1.1 **Site capacity at 30 dph:** 33 **Site capacity at 25 dph:** 28 **Site capacity at 20 dph:** 22 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability **Is the site achievable?** Yes

Explanation Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 10).

Assumed delivery rate Delivered in yrs 1-5:
Delivered in yrs 6-10: 22
Delivered in yrs 11-15:
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation The site is in scale with the 50 dwellings which the emerging Local Plan seeks to be developed in Bicker.
ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - the site contributes greatly to the area's pleasant character, & its development would significantly undermine this character.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Bicker's existing services & facilities, & is located adjacent to Bicker's built-up area.
SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses. However, it is grade 1 agricultural land, is not previously developed land, and the site has considerable amenity value & contributes much to the area's character.
TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems.

Unsuitable, due to environmental impacts & site characteristics.

Classification **Undevelopable**

Flood risk	Zone 1	No hazard	No Depth
	Zone 2	Low hazard	0m to 0.25m
	Zone 3a	Danger for some	0.25m to 0.50m
	Zone 3b	Danger for most	0.50m to 1.0m
		Danger for all	1.0m to 2.0m
		>2.0m	

Reference Bic003 **Settlement:** Bicker **Phase two SHLAA sites**

Address Land to the east of Donington Road, Bicker

Site area (Hectares) 0.35 **Site capacity at 30 dph:** 10 **Site capacity at 25 dph:** 9 **Site capacity at 20 dph:** 7 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability **Is the site achievable?** Yes

Explanation Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10: 7
Delivered in yrs 11-15:
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation
The site is in scale with the 50 dwellings which the emerging Local Plan seeks to be developed in Bicker.
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural assets, and its development will not have adverse impacts upon the general character and appearance of the area. However, its development would have adverse impacts on built and heritage assets (a neighbouring listed building), and it is unlikely that these impacts could be prevented by careful design.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Bicker's existing services & facilities, & is located adjacent to Bicker's built-up area.
SITE CHARACTERISTICS - the site has no particular amenity value. However, it is grade 1 agricultural land, & is not previously developed. The site is sufficiently distant from the A52 as to be suitable for development, but boundary screening and acoustic vents to bedrooms facing the road may be required.
TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems.

Unsuitable, due to adverse environmental impacts.

Classification **Undevelopable**

Flood risk	Zone 1	No hazard	No Depth
	Zone 2	Low hazard	0m to 0.25m
	Zone 3a	Danger for some	0.25m to 0.50m
	Zone 3b	Danger for most	0.50m to 1.0m
		Danger for all	1.0m to 2.0m
		>2.0m	

Reference Bic004 **Settlement:** Bicker **Phase two SHLAA sites**

Address Land to the east of Donington Road, Bicker

Site area (Hectares) 1.35 **Site capacity at 30 dph:** 40 **Site capacity at 25 dph:** 34 **Site capacity at 20 dph:** 27 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability **Is the site achievable?** Yes

Explanation Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10: 24
Delivered in yrs 11-15: 3
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** Yes

Explanation
The site is in scale with the 50 dwellings which the emerging Local Plan seeks to be developed in Bicker.
ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets, and its development will not have adverse impacts upon the character and appearance of the area - it is contained by strong physical features, & does not have a countryside character.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Bicker's existing services & facilities, & is located adjacent to Bicker's built-up area.
SITE CHARACTERISTICS - the site has no intrinsic amenity value. However, it is grade 1 agricultural land, & is not previously developed. The site is sufficiently distant from the A52 as to be suitable for development, but boundary screening and acoustic vents to bedrooms facing the road may be required.
TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems - the Highway Authority has commented that the carriageway of Donington Road is suitable with a long frontage within which a suitable access could easily be formed. A frontage footway and associated drainage would be required along Donington Road. Access to the A52 would not be acceptable.

Despite the issues with site characteristics, the site is considered suitable.

Classification **Developable (11-15)**

Flood risk	Zone 1	No hazard	No Depth
	Zone 2	Low hazard	0m to 0.25m
	Zone 3a	Danger for some	0.25m to 0.50m
	Zone 3b	Danger for most	0.50m to 1.0m
		Danger for all	1.0m to 2.0m >2.0m

Reference	Bic005	Settlement:	Bicker	Phase two SHLAA sites <input type="checkbox"/>					
Address	Land to the west of Low Gate Lane, Bicker								
Site area (Hectares)	0.48	Site capacity at 30 dph:	14	Site capacity at 25 dph:	12	Site capacity at 20 dph:	10	Site capacity from planning permissions:	<input type="checkbox"/>
Availability	Is the site available?		Yes						
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems. The site is offered for sale (Brown & Co.).								
Achievability	Is the site achievable?		Yes						
Explanation	Good achievability. Values are moderate, but opening-up infrastructure costs are likely to be moderate (including site clearance and possible decontamination). Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed, although commencement may be delayed by the need for clearance/decontamination. Development is assumed to begin in year 9, and be completed before year 15).								
Assumed delivery rate	Delivered in yrs 1-5:								
	Delivered in yrs 6-10:		6						
	Delivered in yrs 11-15:		4						
	Delivered in yrs 16-20:								
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		Yes						
Explanation	<p>The site is in scale with the 50 dwellings which the emerging Local Plan seeks to be developed in Bicker.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets, and its redevelopment will not have adverse impacts upon the character and appearance of the area.</p> <p>INFRASTRUCTURE - although it will not place undue burdens on existing infrastructure, the site was previously in use (but not allocated) as employment land. However, the Employment Land Technical Paper (Aug 2015) concludes that its attractiveness to some B-uses is probably limited and that, given the level of existing, operational employment uses in & adjacent to the village, this site should not be allocated for employment use.</p> <p>LOCATION - it is accessible to Bicker's existing services & facilities, & is located adjacent to Bicker's built-up area.</p> <p>SITE CHARACTERISTICS - the site has no intrinsic amenity value, it is not agricultural land, and is previously developed. Although there are no nearby 'bad neighbour' uses, a contaminated land investigation would be required, as the site was last in industrial use.</p> <p>TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems - the Highway Authority has commented 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 development in highway terms.</p> <p>Despite the issues with infrastructure and site characteristics, the site is considered suitable.</p>								
Classification	Developable (11-15)								
Flood risk	Zone 1		No hazard			No Depth			
	Zone 2		Low hazard			0m to 0.25m			
	Zone 3a		Danger for some			0.25m to 0.50m			
	Zone 3b		Danger for most			0.50m to 1.0m			
			Danger for all			1.0m to 2.0m			
						>2.0m			

Reference **Bic006** **Settlement:** Bicker **Phase two SHLAA sites**

Address Land to the north of Milkinghill Lane, Bicker

Site area (Hectares) 11.64 **Site capacity at 30 dph:** 349 **Site capacity at 25 dph:** 291 **Site capacity at 20 dph:** 233 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability **Is the site achievable?** Yes

Explanation Moderate achievability. Values are moderate and opening-up infrastructure costs are likely to be relatively low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 20).

Assumed delivery rate

Delivered in yrs 1-5:	
Delivered in yrs 6-10:	50
Delivered in yrs 11-15:	125
Delivered in yrs 16-20:	58
Delivered in yrs 21-25:	

Suitability **Is the site suitable?** No

Explanation

The site is not in scale with the 50 dwellings which the emerging Local Plan seeks to be developed in Bicker.

ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural assets. Although the site's development could have adverse impacts on heritage assets (a nearby listed building), any such impacts could be prevented by careful layout and design. However, the site's scale and poor relationship to the existing village means that its development would have adverse impacts upon the character and appearance of the area.

INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.

LOCATION - it is accessible to Bicker's existing services & facilities, & is located adjacent to Bicker's built-up area.

SITE CHARACTERISTICS - the site has no intrinsic amenity value & there are no nearby 'bad neighbour' uses. However, it is grade 1 agricultural land, and is not previously developed.

TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems.

Unsuitable, due to its scale and adverse environmental impacts.

Classification **Undevelopable**

Flood risk	Zone 1	No hazard	No Depth
	Zone 2	Low hazard	0m to 0.25m
	Zone 3a	Danger for some	0.25m to 0.50m
	Zone3b	Danger for most	0.50m to 1.0m
		Danger for all	1.0m to 2.0m
		>2.0m	

Reference	Bic007	Settlement:	Bicker	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the south of Mill Lane, Bicker			
Site area (Hectares)	0.13 Site capacity at 30 dph:	4 Site capacity at 25 dph:	3 Site capacity at 20 dph:	3 Site capacity from planning permissions:
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		3	
	Delivered in yrs 11-15:			
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 50 dwellings which the emerging Local Plan seeks to be developed in Bicker.</p> <p>ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - the site is unrelated to the village, & its development would intensify development in an area where building is currently scattered, and which has a countryside character.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - the site is relatively inaccessible to Bicker's existing services and facilities & is not located within or adjacent to Bicker's existing built-up area;</p> <p>SITE CHARACTERISTICS - the site has no intrinsic amenity value, there are no nearby 'bad neighbour' uses & it is not agricultural land. However, the site is not previously developed.</p> <p>TRANSPORT - although it will not create or exacerbate traffic problems, & services & facilities are potentially accessible on foot, & by bicycle, the site is unlikely to be accessible by public transport.</p> <p>Unsuitable, due to adverse environmental impacts, poor location and transport issues.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference Bic009 **Settlement:** Bicker **Phase two SHLAA sites**

Address Bridge Farm, Cemetery Road, Bicker

Site area (Hectares) 0.58 **Site capacity at 30 dph:** 17 **Site capacity at 25 dph:** 14 **Site capacity at 20 dph:** 12 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability **Is the site achievable?** Yes

Explanation Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be moderate (including site clearance & possible decontamination). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).

Assumed delivery rate Delivered in yrs 1-5:
Delivered in yrs 6-10: 12
Delivered in yrs 11-15:
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation The site is in scale with the 50 dwellings which the emerging Local Plan seeks to be developed in Bicker. ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural assets, and its development will not have adverse impacts upon the general character and appearance of the area. Although the site's development could have adverse impacts on a historic asset (a nearby listed building), any such impacts could be prevented by careful layout and design. INFRASTRUCTURE - although the site's development will not place undue burdens on existing infrastructure, 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. LOCATION - it is accessible to Bicker's existing services & facilities, & is located adjacent to Bicker's built-up area. SITE CHARACTERISTICS - the site has no intrinsic amenity value, is not agricultural land, & is previously developed land. Neighbouring land is allocated for 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. TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport. However, the site does not abut a highway, and vehicular access cannot be provided. Unsuitable, due to site characteristics, infrastructure issues and transport issues.

Classification **Undevelopable**

Flood risk	Zone 1	No hazard	No Depth
	Zone 2	Low hazard	0m to 0.25m
	Zone 3a	Danger for some	0.25m to 0.50m
	Zone 3b	Danger for most	0.50m to 1.0m
		Danger for all	1.0m to 2.0m
		>2.0m	

Reference	Bic010	Settlement:	Bicker	Phase two SHLAA sites <input type="checkbox"/>
Address	Land between Milkinghill Lane and St Swithins Close, Bicker			
Site area (Hectares)	0.33 Site capacity at 30 dph:	10 Site capacity at 25 dph:	8 Site capacity at 20 dph:	7 Site capacity from planning permissions:
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be moderate (including site clearance). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		7	
	Delivered in yrs 11-15:			
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	Yes		
Explanation	<p>The site is in scale with the 50 dwellings which the emerging Local Plan seeks to be developed in Bicker.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets and, although the site's northern boundary does not relate to any feature on the site or on neighbouring land and is therefore arbitrary, the site's development would cause little harm to the area's character;</p> <p>INFRASTRUCTURE - although it will not place undue burdens on existing infrastructure, part of the site is allocated as employment land. However, the Employment Land Technical Paper (Aug 2015) concludes that its attractiveness to some B-uses is probably limited and that, given the level of existing, operational employment uses in & adjacent to the village, this site should not be allocated for employment use.</p> <p>LOCATION - it is accessible to Bicker's existing services & facilities, & is located partly within and partly adjacent to Bicker's built-up area.</p> <p>SITE CHARACTERISTICS - the site has no particular amenity value, there are no nearby 'bad neighbour' uses, it is not agricultural land, and is previously developed.</p> <p>TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems.</p> <p>Despite the issue with environmental impacts & infrastructure, the site is considered suitable.</p>			
Classification	Developable (06-10)			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference **Bic011** **Settlement:** Bicker **Phase two SHLAA sites**

Address Land to the west of Drury Lane, Bicker.

Site area (Hectares) 1.24 **Site capacity at 30 dph:** 37 **Site capacity at 25 dph:** 31 **Site capacity at 20 dph:** 25 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability **Is the site achievable?** Yes

Explanation Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).

Assumed delivery rate

Delivered in yrs 1-5:	
Delivered in yrs 6-10:	24
Delivered in yrs 11-15:	1
Delivered in yrs 16-20:	
Delivered in yrs 21-25:	

Suitability **Is the site suitable?** No

Explanation

The site is in scale with the 50 dwellings which the emerging Local Plan seeks to be developed in Bicker.

ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, and its development will not have adverse impacts upon the general character and appearance of the area - few public views of the site are available.

INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.

LOCATION - it is accessible to Bicker's existing services & facilities, & is located partly within and partly adjacent to Bicker's built-up area.

SITE CHARACTERISTICS - the site has no intrinsic amenity value and is not agricultural land. However, it is not previously developed land, & land to its north-east was last in industrial use (although it is currently unused (see site Bic005)), and therefore there is the potential for 'bad neighbour' impacts upon amenities.

TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport. However, it does not appear that a satisfactory vehicular access can be provided.

Unsuitable, due to transport issues.

Classification **Undevelopable**

Flood risk

Zone 1	No hazard	No Depth
Zone 2	Low hazard	0m to 0.25m
Zone 3a	Danger for some	0.25m to 0.50m
Zone 3b	Danger for most	0.50m to 1.0m
	Danger for all	1.0m to 2.0m
		>2.0m

Reference Bic012 **Settlement:** Bicker **Phase two SHLAA sites**

Address Land to the south of Rookery Road, Bicker

Site area (Hectares) 8.61 **Site capacity at 30 dph:** 258 **Site capacity at 25 dph:** 215 **Site capacity at 20 dph:** 172 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability **Is the site achievable?** Yes

Explanation Moderate achievability. Values are moderate and opening-up infrastructure costs are likely to be relatively low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10: 50
Delivered in yrs 11-15: 122
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation
The site is not in scale with the 50 dwellings which the emerging Local Plan seeks to be developed in Bicker.
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets. However, the site's scale means that its development would have adverse impacts upon the character and appearance of the area - it would dominate the existing settlement & would be unlikely to integrate successfully into the village's built form.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Bicker's existing services & facilities, & is located adjacent to Bicker's built-up area.
SITE CHARACTERISTICS - the site has no intrinsic amenity value. However, it is grade 1 agricultural land, is not previously developed and land to its east was last in industrial use (although it is currently unused (see site Bic005)), and therefore there is the potential for 'bad neighbour' impacts upon amenities.
TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems.

Unsuitable, due to its scale and adverse environmental impacts.

Classification **Undevelopable**

Flood risk	Zone 1	No hazard	No Depth
	Zone 2	Low hazard	0m to 0.25m
	Zone 3a	Danger for some	0.25m to 0.50m
	Zone3b	Danger for most	0.50m to 1.0m
		Danger for all	1.0m to 2.0m
		>2.0m	

Reference	Bic014	Settlement:	Bicker	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the west of Gauntlet Road, Bicker			
Site area (Hectares)	<input type="text" value="2"/> Site capacity at 30 dph:	<input type="text" value="60"/> Site capacity at 25 dph:	<input type="text" value="50"/> Site capacity at 20 dph:	<input type="text" value="40"/> Site capacity from planning permissions: <input type="text"/>
Availability	Is the site available? <input checked="" type="checkbox"/> Yes			
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes			
Explanation	Moderate achievability. Values are moderate and opening-up infrastructure costs are likely to be relatively low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8 and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 24 Delivered in yrs 11-15: 16 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input checked="" type="checkbox"/> Yes			
Explanation	<p>In scale with the 50 dwellings which the Plan seeks to be developed in Bicker, but would deliver 80% of requirements. Unforeseen delivery problems would impact on meeting needs.</p> <p>ENVIRONMENTAL IMPACTS - unlikely to have adverse impacts on natural assets, & would not harm the area's character. A small part of the site is within the CA, and it 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.</p> <p>INFRASTRUCTURE - will not lead to the loss of, or place undue burdens on, existing infrastructure.</p> <p>LOCATION - accessible to services, & located within/adjacent to the built-up area.</p> <p>SITE CHARACTERISTICS - has some amenity value, most is grade 1 agricultural land, & it is not previously developed. Land to its north is in use as an engineering business, and therefore a noise assessment will be required to assess the extent of the mitigation required.</p> <p>TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems - the Highway Authority has commented that this site might be suitable for residential development but the carriageway of Gauntlet Rd, between the site frontage and the Rookery Rd/High St 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.</p> <p>Despite the issue with environmental impacts & site characteristics, the site is considered suitable.</p>			
Classification	Developable (11-15)			
Flood risk	<input checked="" type="checkbox"/> Zone 1 <input type="checkbox"/> Zone 2 <input type="checkbox"/> Zone 3a <input type="checkbox"/> Zone 3b	<input checked="" type="checkbox"/> No hazard <input type="checkbox"/> Low hazard <input type="checkbox"/> Danger for some <input type="checkbox"/> Danger for most <input type="checkbox"/> Danger for all	<input checked="" type="checkbox"/> No Depth <input type="checkbox"/> 0m to 0.25m <input type="checkbox"/> 0.25m to 0.50m <input type="checkbox"/> 0.50m to 1.0m <input type="checkbox"/> 1.0m to 2.0m <input type="checkbox"/> >2.0m	

Reference **Bic015** **Settlement:** Bicker **Phase two SHLAA sites**

Address Land to the west of Drury Lane, Bicker

Site area (Hectares) 0.51 **Site capacity at 30 dph:** 15 **Site capacity at 25 dph:** 13 **Site capacity at 20 dph:** 10 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability **Is the site achievable?** Yes

Explanation Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low. If it is allocated, there is a reasonable prospect that it would be developed, although commencement may be delayed by the need for improvements to the water supply network. Development is assumed to begin in year 8, and to be completed before year 15.

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10: 9
Delivered in yrs 11-15: 1
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** Yes

Explanation
The site is in scale with the 50 dwellings which the emerging Local Plan seeks to be developed in Bicker.
ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets, & would not have adverse impacts upon the character and appearance of the area - there are few public views into the site.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Bicker's existing services & facilities, & is located partly within and partly adjacent to Bicker's built-up area.
SITE CHARACTERISTICS - the site has no intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, the site is grade 1 agricultural land, and it is not previously developed.
TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & any traffic issues appear soluble - the Highway Authority has commented 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 & visibility to the right would not meet the required standards without some realignment of the nearside edge of the carriageway. There is no footway on the site side of Drury Lane.

Despite the issue with site characteristics, the site is considered suitable.

Classification **Developable (11-15)**

Flood risk	Zone 1	No hazard	No Depth
	Zone 2	Low hazard	0m to 0.25m
	Zone 3a	Danger for some	0.25m to 0.50m
	Zone 3b	Danger for most	0.50m to 1.0m
		Danger for all	1.0m to 2.0m
		>2.0m	

Reference **Bic016** **Settlement:** Bicker **Phase two SHLAA sites**

Address Land to the east of Cemetery Road, Bicker

Site area (Hectares) 0.47 **Site capacity at 30 dph:** 14 **Site capacity at 25 dph:** 12 **Site capacity at 20 dph:** 9 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability **Is the site achievable?** Yes

Explanation Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).

Assumed delivery rate Delivered in yrs 1-5:
Delivered in yrs 6-10: 9
Delivered in yrs 11-15:
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation The site is in scale with the 50 dwellings which the emerging Local Plan seeks to be developed in Bicker. ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, the site's development would have adverse impacts upon the character and appearance of the area - it would extend ribbon development northwards along Cemetery Road and, although this extension of ribbon development would be relatively modest and the severity of the effects would be relatively low, alternative sites can consolidate the built-up area with lesser impacts. INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure. LOCATION - it is accessible to Bicker's existing services & facilities, & is located adjacent to Bicker's built-up area. SITE CHARACTERISTICS - the site has no particular amenity value, & there are no nearby 'bad neighbour' uses. However, it is grade1 agricultural land, and is not previously developed. TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems. Unsuitable, due to adverse environmental impacts.

Classification **Undevelopable**

Flood risk Zone 1
Zone 2
Zone 3a
Zone 3b

No hazard
Low hazard
Danger for some
Danger for most
Danger for all

No Depth
0m to 0.25m
0.25m to 0.50m
0.50m to 1.0m
1.0m to 2.0m
>2.0m

Reference **Bic017** **Settlement:** Bicker **Phase two SHLAA sites**

Address Land to the east of St Swithins Close, Bicker

Site area (Hectares) 0.91 **Site capacity at 30 dph:** 27 **Site capacity at 25 dph:** 23 **Site capacity at 20 dph:** 18 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

Explanation The site is in two separate ownerships, and both have indicated that their land is available for development.

Achievability **Is the site achievable?** Yes

Explanation Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be moderate (including some site clearance costs). Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed, although commencement may be delayed by the need for improvements to the sewerage network. Development is assumed to begin in year 8, and to be completed before year 15).

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10: 9
Delivered in yrs 11-15: 9
Delivered in yrs 16-20:
Delivered in yrs 21-25:

Suitability **Is the site suitable?** Yes

Explanation
The site is in scale with the 50 dwellings which the emerging Local Plan seeks to be developed in Bicker.
ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets, & would not have adverse impacts upon the character and appearance of the area - the site is well-contained by 'village' uses, with residential development to two sides and allotments to one.
INFRASTRUCTURE - although it will not place undue burdens on existing infrastructure, part of the site is allocated as employment land. However, the Employment Land Technical Paper (Aug 2015) concludes that its attractiveness to some B-uses is probably limited and that, given the level of existing, operational employment uses in & adjacent to the village, this site should not be allocated for employment use.
LOCATION - it is accessible to Bicker's existing services & facilities, & is located adjacent to Bicker's built-up area.
SITE CHARACTERISTICS - the site has no intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, the majority of the site is grade 1 agricultural land, and it is not previously developed.
TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems - the Highway Authority has commented that access from St Swithins Close would be acceptable. The verge between the carriageway and the site has been adopted as Public Highway. A frontage footway would be required to be provided.

Despite the issue with infrastructure and site characteristics, the site is considered suitable.

Classification **Developable (11-15)**

Flood risk	Zone 1	No hazard	No Depth
	Zone 2	Low hazard	0m to 0.25m
	Zone 3a	Danger for some	0.25m to 0.50m
	Zone3b	Danger for most	0.50m to 1.0m
		Danger for all	1.0m to 2.0m
		>2.0m	

Reference **Bic018** **Settlement:** Bicker **Phase two SHLAA sites**

Address Land to the west of Drury Lane, Bicker

Site area (Hectares) 4.41 **Site capacity at 30 dph:** 132 **Site capacity at 25 dph:** 110 **Site capacity at 20 dph:** 88 **Site capacity from planning permissions:**

Availability **Is the site available?** No

Explanation The site appears to be in 4 separate ownerships. One owner has not been identified. The intentions of 2 owners for their land are unknown.

Achievability **Is the site achievable?** Yes

Explanation Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10: 50
Delivered in yrs 11-15: 38
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation The site is not in scale with the 50 dwellings which the emerging Local Plan seeks to be developed in Bicker. ENVIRONMENTAL IMPACTS - it would not have adverse impacts on natural or heritage assets, & would not have adverse impacts upon the character and appearance of the area - few public views are available into the site. INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure. LOCATION - it is accessible to Bicker's existing services & facilities, & is located adjacent to Bicker's built-up area. SITE CHARACTERISTICS - the site has little intrinsic amenity value. However, the majority of the site is grade 1 agricultural land, it is not previously developed, & land to its north-east was last in industrial use (although it is currently unused (see site Bic005)), and therefore there is the potential for 'bad neighbour' impacts upon amenities. TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems. Unsuitable, due to its scale (conflict with the Plan's locational strategy).

Classification **Undevelopable**

Flood risk	Zone 1	No hazard	No Depth
	Zone 2	Low hazard	0m to 0.25m
	Zone 3a	Danger for some	0.25m to 0.50m
	Zone3b	Danger for most	0.50m to 1.0m
		Danger for all	1.0m to 2.0m >2.0m

Reference **Bic019** **Settlement:** Bicker **Phase two SHLAA sites**

Address Land to the south of Rookery Road, Bicker

Site area (Hectares) 2.42 **Site capacity at 30 dph:** 73 **Site capacity at 25 dph:** 60 **Site capacity at 20 dph:** 48 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability **Is the site achievable?** Yes

Explanation Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10: 24
Delivered in yrs 11-15: 24
Delivered in yrs 16-20:
Delivered in yrs 21-25:

Suitability **Is the site suitable?** Yes

Explanation
The site is in scale with the 50 dwellings which the emerging Local Plan seeks to be developed in Bicker, but would potentially deliver all of the village's requirements in a single site. Any unforeseen problems with delivery would impact on meeting needs.
ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets. Whilst the site has a countryside appearance & its development would inevitably change the area's character, its relationship to the existing village is adequate (with dwellings to its north & east, & agricultural buildings to its west) and its impacts would be acceptable.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to existing services, & is located adjacent to the built-up area.
SITE CHARACTERISTICS - the site has little intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, it is grade 1 agricultural land, and it is not previously developed.
TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems - there is a line of trees along the site frontage that would presumably need to be retained for their amenity value. A footway could be provided to the rear of these trees but the Highway Authority would not necessarily wish to take over responsibility for the future maintenance of those trees. Any new estate road junction should ideally be sited at the eastern end of the frontage onto Rookery Road as the road becomes less good towards the west. Some large frontage plots directly onto Rookery Road and, with turning facilities within the plots, would probably be more palatable to the residents of the existing properties on the north side of the road.

Despite the issue with environmental impacts and site characteristics, the site is considered suitable.

Classification **Developable (11-15)**

Flood risk	Zone 1	No hazard	No Depth
	Zone 2	Low hazard	0m to 0.25m
	Zone 3a	Danger for some	0.25m to 0.50m
	Zone 3b	Danger for most	0.50m to 1.0m
		Danger for all	1.0m to 2.0m
		>2.0m	

Reference **Bic020** **Settlement:** Bicker **Phase two SHLAA sites**

Address Land to the east of Church Road and north of Monument Road, Bicker

Site area (Hectares) 0.55 **Site capacity at 30 dph:** 16 **Site capacity at 25 dph:** 14 **Site capacity at 20 dph:** 11 **Site capacity from planning permissions:**

Availability **Is the site available?** **No**

Explanation The owner's intentions for their land are unknown.

Achievability **Is the site achievable?** **Yes**

Explanation Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be very low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).

Assumed delivery rate Delivered in yrs 1-5:
Delivered in yrs 6-10: 11
Delivered in yrs 11-15:
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** **No**

Explanation The site is in scale with the 50 dwellings which the emerging Local Plan seeks to be developed in Bicker. ENVIRONMENTAL IMPACTS - unlikely to have adverse impacts on natural assets, & would consolidate the built-up area, rather than extend it into the countryside. Partly within the CA and northern parts are in close proximity to the grade 1 listed church. Would develop remaining open space around the church and close off views from the CA into the countryside, with possible harmful impacts on both heritage assets. INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure. LOCATION - it is accessible to Bicker's existing services & facilities, & is located within Bicker's built-up area. SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses. However, the site is grade 1 agricultural land, is not previously developed, and has amenity value. TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems - the Highway Authority has commented that these parcels of land would be suitable for frontage development only, and Church Rd & Monument Rd are suitable to accommodate this form of development, and there is a frontage footway along the the sites' frontages. However, a turning space would need to be provided within each curtilage. Unsuitable, due to adverse environmental impacts.

Classification **Undevelopable**

Flood risk	Zone 1	No hazard	No Depth
	Zone 2	Low hazard	0m to 0.25m
	Zone 3a	Danger for some	0.25m to 0.50m
	Zone 3b	Danger for most Danger for all	0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference **Bic021** **Settlement:** Bicker **Phase two SHLAA sites**

Address Land to the west of Gauntlet Road, Bicker

Site area (Hectares) 1.53 **Site capacity at 30 dph:** 46 **Site capacity at 25 dph:** 38 **Site capacity at 20 dph:** 31 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability **Is the site achievable?** Yes

Explanation Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10: 24
Delivered in yrs 11-15: 7
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation
The site is in scale with the 50 dwellings which the emerging Local Plan seeks to be developed in Bicker.
ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural assets, the site's development would have adverse impacts upon the character and appearance of the area - it would extend ribbon development northwards along Cemetery Road and, although this extension of ribbon development would be relatively modest and the severity of the effects would be relatively low, alternative sites can consolidate the built-up area with lesser impacts. Although the site's development could have adverse impacts on heritage assets (a listed building to its south), any such impacts could be prevented by careful design and layout.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Bicker's existing services & facilities, & is located adjacent to Bicker's built-up area.
SITE CHARACTERISTICS - the site has no particular amenity value. However, it is grade1 agricultural land, and is not previously developed. Furthermore, land to its south is in use as an engineering business, and therefore there is the potential for 'bad neighbour' impacts upon amenities - a noise assessment will be required to assess the extent of the mitigation required.
TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems.

Unsuitable, due to adverse environmental impacts.

Classification **Undevelopable**

Flood risk

Zone 1	No hazard	No Depth
Zone 2	Low hazard	0m to 0.25m
Zone 3a	Danger for some	0.25m to 0.50m
Zone3b	Danger for most	0.50m to 1.0m
	Danger for all	1.0m to 2.0m
		>2.0m

Reference

Bic022

Settlement:

Bicker

Phase two SHLAA sites

Address

Land to the east of Cemetery Road, Bicker

Site area (Hectares)

5.31	Site capacity at 30 dph:	159	Site capacity at 25 dph:	133	Site capacity at 20 dph:	106	Site capacity from planning permissions:	<input type="checkbox"/>
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Availability

Is the site available?

Yes

Explanation

Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability

Is the site achievable?

Yes

Explanation

Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).

Assumed delivery rate

Delivered in yrs 1-5:	
Delivered in yrs 6-10:	50
Delivered in yrs 11-15:	56
Delivered in yrs 16-20:	
Delivered in yrs 21-25:	

Suitability

Is the site suitable?

No

Explanation

The site is not in scale with the 50 dwellings which the emerging Local Plan seeks to be developed in Bicker.

ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, the site's development would have adverse impacts upon the character and appearance of the area - the area's character is currently semi-rural, and the site is highly visible from the north. The development of a sizeable estate of new dwellings would harm the area's character.

INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.

LOCATION - it is accessible to Bicker's existing services & facilities, & is located adjacent to Bicker's built-up area.

SITE CHARACTERISTICS - the site has no particular amenity value, & there are no nearby 'bad neighbour' uses. However, it is grade1 agricultural land, and is not previously developed.

TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems.

Unsuitable, due to conflict with the Plan's locational strategy and adverse environmental impacts.

Classification

Undevelopable

Flood risk

Zone 1
Zone 2
Zone 3a
Zone3b

No hazard
Low hazard
Danger for some
Danger for most
Danger for all

No Depth
0m to 0.25m
0.25m to 0.50m
0.50m to 1.0m
1.0m to 2.0m
>2.0m

Reference **Bic023** **Settlement:** Bicker **Phase two SHLAA sites**

Address Sharpe's Paddock, off Morley Lane, Bicker

Site area (Hectares) 0.1 **Site capacity at 30 dph:** 3 **Site capacity at 25 dph:** 2 **Site capacity at 20 dph:** 2 **Site capacity from planning permissions:**

Availability **Is the site available?**

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability **Is the site achievable?**

Explanation Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be very low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).

Assumed delivery rate Delivered in yrs 1-5:
Delivered in yrs 6-10: 2
Delivered in yrs 11-15:
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?**

Explanation The site is in scale with the 50 dwellings which the emerging Local Plan seeks to be developed in Bicker.
ENVIRONMENTAL IMPACTS - it would not have adverse impacts on natural or heritage assets, & would not have adverse impacts upon the character and appearance of the area - it is within the village's built-up area, and there are few views from public vantage points.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Bicker's existing services & facilities, & is located within Bicker's built-up area.
SITE CHARACTERISTICS - the site has no particular amenity value, there are no nearby 'bad neighbour' uses, & it is not agricultural land. However, it is not previously developed.
TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it is unlikely to create or exacerbate traffic problems.

Despite the issue with site characteristics, the site is considered to be suitable.

Classification **Developable (06-10)**

Flood risk	Zone 1	No hazard	No Depth
	Zone 2	Low hazard	0m to 0.25m
	Zone 3a	Danger for some	0.25m to 0.50m
	Zone 3b	Danger for most	0.50m to 1.0m
		Danger for all	1.0m to 2.0m
		>2.0m	

Reference Bic024 **Settlement:** Bicker **Phase two SHLAA sites**

Address Land to the north of Monument Road, Bicker

Site area (Hectares) 0.14 **Site capacity at 30 dph:** 4 **Site capacity at 25 dph:** 4 **Site capacity at 20 dph:** 3 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability **Is the site achievable?** Yes

Explanation Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).

Assumed delivery rate Delivered in yrs 1-5:
Delivered in yrs 6-10: 3
Delivered in yrs 11-15:
Delivered in yrs 16-20:
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation The site is in scale with the 50 dwellings which the emerging Local Plan seeks to be developed in Bicker. ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets. However, the site's development would have adverse impacts upon the character and appearance of the area - it would intensify development in an area where development is currently only scattered (the cohesive built-up area of the village is perceived as beginning some 70m further west). If this site were allocated for development, it would be very difficult to resist the development of further land to its west and south-west. INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure. LOCATION - although it is accessible to Bicker's existing services & facilities, it is not located within or adjacent to Bicker's built-up area. SITE CHARACTERISTICS - although the site is not agricultural land, it has some amenity value (mainly thanks to the 3 mature trees it contains), it is not previously developed, and land to its north and west is in commercial use, and there is the potential for 'bad neighbour' impacts upon amenities - a noise assessment would be required to assess the extent of the mitigation required. TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it unlikely to create or exacerbate traffic problems. Unsuitable, due to adverse environmental impacts, and poor location.

Classification Undevelopable

Flood risk	Zone 1	No hazard	No Depth
	Zone 2	Low hazard	0m to 0.25m
	Zone 3a	Danger for some	0.25m to 0.50m
	Zone 3b	Danger for most	0.50m to 1.0m
		Danger for all	1.0m to 2.0m
			>2.0m

Reference	Bic025	Settlement:	Bicker	Phase two SHLAA sites <input checked="" type="checkbox"/>
Address	Land to the west of Drury Lane, Bicker			
Site area (Hectares)	2.82	Site capacity at 30 dph:	85	Site capacity at 25 dph:
			70	Site capacity at 20 dph:
			56	Site capacity from planning permissions:
Availability	Is the site available? <input checked="" type="checkbox"/> Yes			
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes			
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 50 Delivered in yrs 11-15: 6 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input type="checkbox"/> No			
Explanation	<p>The site is not in scale with the 50 dwellings which the emerging Local Plan seeks to be developed in Bicker.</p> <p>ENVIRONMENTAL IMPACTS - it would not have adverse impacts on natural or heritage assets, & would not have adverse impacts upon the character and appearance of the area - few public views are available into the site - although its relationship to the existing village is not entirely satisfactory given that land in other ownerships separates it from the built-up area in places.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Bicker's existing services & facilities, & is located adjacent to Bicker's built-up area.</p> <p>SITE CHARACTERISTICS - the site has little intrinsic amenity value, and there are no nearby 'bad neighbours'. However, the majority of the site is grade 1 agricultural land, it is not previously developed.</p> <p>TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it is unlikely to create or exacerbate traffic problems.</p> <p>Unsuitable, due to conflict with the Plan's locational strategy.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference **Bic026** **Settlement:** Bicker **Phase two SHLAA sites**

Address Land to the east of Cemetery Road, Bicker

Site area (Hectares) 4.01 **Site capacity at 30 dph:** 120 **Site capacity at 25 dph:** 100 **Site capacity at 20 dph:** 80 **Site capacity from planning permissions:**

Availability **Is the site available?**

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability **Is the site achievable?**

Explanation Good achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10: 50
Delivered in yrs 11-15: 30
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?**

Explanation
The site is not in scale with the 50 dwellings which the emerging Local Plan seeks to be developed in Bicker.
ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, the site's development would have adverse impacts upon the character and appearance of the area - the area's character is currently semi-rural, and the site is highly visible from the north. The development of a sizeable estate of new dwellings would harm the area's character.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Bicker's existing services & facilities, & is located adjacent to Bicker's built-up area.
SITE CHARACTERISTICS - the site has no particular amenity value, & there are no nearby 'bad neighbour' uses. However, it is best and most versatile agricultural land, and is not previously developed.
TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems.

Unsuitable, due to conflict with the Plan's locational strategy and adverse environmental impacts.

Classification **Undevelopable**

Flood risk	Zone 1	No hazard	No Depth
	Zone 2	Low hazard	0m to 0.25m
	<input checked="" type="text" value="Zone 3a"/>	Danger for some	0.25m to 0.50m
	Zone3b	Danger for most	0.50m to 1.0m
		Danger for all	1.0m to 2.0m
			>2.0m

Reference

Bic027

Settlement:

Bicker

Phase two SHLAA sites



Address

Land to the rear of Madeira Lodge, Drury Lane, Bicker

Site area (Hectares)

0.18	Site capacity at 30 dph:	5	Site capacity at 25 dph:	4	Site capacity at 20 dph:	4	Site capacity from planning permissions:	
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Availability

Is the site available?

Yes

Explanation

Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability

Is the site achievable?

Yes

Explanation

Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).

Assumed delivery rate

Delivered in yrs 1-5:	
Delivered in yrs 6-10:	4
Delivered in yrs 11-15:	
Delivered in yrs 16-20:	
Delivered in yrs 21-25:	

Suitability

Is the site suitable?

Yes

Explanation

The site is in scale with the 50 dwellings which the emerging Local Plan seeks to be developed in Bicker.

ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, and would not have adverse impacts upon the character and appearance of the area - there are very few public views of the site.

INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.

LOCATION - it is accessible to Bicker's existing services & facilities, & is located within Bicker's built-up area.

SITE CHARACTERISTICS - although the site is not agricultural land, it has some amenity value (mainly thanks to the trees it contains), & it is not previously developed. And to the north was formerly in commercial use and, if this use was to be re-introduced, there is the potential for 'bad neighbour' impacts upon amenities.

TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it unlikely to create or exacerbate traffic problems - although any new dwellings would share the access to the existing bungalow, within the site a separate access road can be provided.

Despite the issues with site characteristics, the site is considered suitable.

Classification

Developable (06-10)

Flood risk

Zone 1

Zone 2

Zone 3a

Zone 3b

No hazard

Low hazard

Danger for some

Danger for most

Danger for all

No Depth

0m to 0.25m

0.25m to 0.50m

0.50m to 1.0m

1.0m to 2.0m

>2.0m

Reference **Bic028** **Settlement:** Bicker **Phase two SHLAA sites**

Address Land to the south of Monument Road, Bicker

Site area (Hectares) 0.1 **Site capacity at 30 dph:** 3 **Site capacity at 25 dph:** 2 **Site capacity at 20 dph:** 2 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability **Is the site achievable?** Yes

Explanation Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be very low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).

Assumed delivery rate Delivered in yrs 1-5:
Delivered in yrs 6-10: 2
Delivered in yrs 11-15:
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation The site is in scale with the 50 dwellings which the emerging Local Plan seeks to be developed in Bicker. ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - although there are existing dwellings to both the east and west, the site has a semi-rural and attractive character, & its development would significantly undermine this character. INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure. LOCATION - it is accessible to Bicker's existing services & facilities, & is located adjacent to Bicker's built-up area. SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses. However, it is best and most versatile agricultural land, is not previously developed land, and the site has considerable amenity value & contributes much to the area's character. TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it is unlikely to create or exacerbate traffic problems. Unsuitable, due to environmental impacts & site characteristics.

Classification **Undevelopable**

Flood risk Zone 1 No hazard No Depth
Zone 2 Low hazard 0m to 0.25m
Zone 3a Danger for some 0.25m to 0.50m
Zone 3b Danger for most 0.50m to 1.0m
1.0m to 2.0m
>2.0m

Reference Bic029 **Settlement:** Bicker **Phase two SHLAA sites**

Address Land to the north of Morley Lane, Bicker

Site area (Hectares) 0.37 **Site capacity at 30 dph:** 11 **Site capacity at 25 dph:** 9 **Site capacity at 20 dph:** 7 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability **Is the site achievable?** Yes

Explanation Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be very low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).

Assumed delivery rate Delivered in yrs 1-5: Delivered in yrs 6-10: 7 Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:

Suitability **Is the site suitable?** Yes

Explanation The site is in scale with the 50 dwellings which the emerging Local Plan seeks to be developed in Bicker. ENVIRONMENTAL IMPACTS - it would not have adverse impacts on natural or heritage assets, & could be developed with little harm to the character and appearance of the area. INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure. LOCATION - it is accessible to Bicker's existing services & facilities, & is located adjacent to Bicker's built-up area. SITE CHARACTERISTICS - the site has no particular amenity value, and there are no nearby 'bad neighbour' uses. However, it is best and most versatile agricultural land, and is not previously developed. TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it is unlikely to create or exacerbate traffic problems. Despite the issue with site characteristics, the site is considered to be suitable.

Classification **Developable (06-10)**

Flood risk	Zone 1	No hazard	No Depth
	Zone 2	Low hazard	0m to 0.25m
	Zone 3a	Danger for some	0.25m to 0.50m
	Zone3b	Danger for most	0.50m to 1.0m
		Danger for all	1.0m to 2.0m
		>2.0m	

Reference **Bic030** **Settlement:** Bicker **Phase two SHLAA sites**

Address Land between Monument Road and Morley Lane, Bicker

Site area (Hectares) 0.2 **Site capacity at 30 dph:** 6 **Site capacity at 25 dph:** 5 **Site capacity at 20 dph:** 4 **Site capacity from planning permissions:**

Availability **Is the site available?**

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability **Is the site achievable?**

Explanation Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be very low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).

Assumed delivery rate Delivered in yrs 1-5:
 Delivered in yrs 6-10: 4
 Delivered in yrs 11-15:
 Delivered in yrs 16-20:
 Delivered in yrs 21-25:

Suitability **Is the site suitable?**

Explanation The site is in scale with the 50 dwellings which the emerging Local Plan seeks to be developed in Bicker. ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - it would impacts upon views from Monument Road, which currently has a semi-rural and attractive character. The site's development would significantly undermine this character. INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure. LOCATION - it is accessible to Bicker's existing services & facilities, & is located adjacent to Bicker's built-up area. SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses. However, it is best and most versatile agricultural land, is not previously developed land, and the site has some amenity value. TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it is unlikely to create or exacerbate traffic problems. Unsuitable, due to environmental impacts.

Classification **Undevelopable**

Flood risk	Zone 1	No hazard	No Depth
	Zone 2	Low hazard	0m to 0.25m
	Zone 3a	Danger for some	0.25m to 0.50m
	Zone3b	Danger for most	0.50m to 1.0m
		Danger for all	1.0m to 2.0m
			>2.0m