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Reference	Bic002	Settlement:	Bicker	Phase two SHLAA sites				
Address	Land to the south of Me	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:	Site capacity from planning permissions:				
Availability	Is the site available?							
Explanation	Although there is no pla	anning permission or alloca	ation, there are no kno	wn legal or ownership problems.				
Achievability	Is the site achievab	Yes						
Explanation		sonable prospect that it w	= -	costs are likely to be low. If it is sumed to begin in year 8, and be				
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		22					
Suitability	Is the site suitable?	No						
Explanation	ENVIRONMENTAL IMPA development would ha contributes greatly to t character. INFRASTRUCTURE - it w LOCATION - it is accessi area. SITE CHARACTERISTICS is not previously develor area's character. TRANSPORT - services & not create or exacerbat Unsuitable, due to envi	ACTS - although it will not leve adverse impacts upon the area's pleasant characterill not lead to the loss of, roble to Bicker's existing server there are no nearby 'bad uped land, and the site has a facilities are potentially are traffic problems.	nave adverse impacts of the character and appear, & its development of the place undue burder the place undue burd	seeks to be developed in Bicker. on natural or heritage assets, its arance of the area - the site would significantly undermine this ans on, existing infrastructure. ocated adjacent to Bicker's built-up ever, it is grade 1 agricultural land, value & contributes much to the or bicycle & public transport, & it will				
Classification	Unde	evelopable						
Flood risk Zone 1 Zone 3 Zone 3	l Ba	No hazard Low hazard Danger for sor Danger for mo Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m				

Reference	Bic003	Settlement:	Bicker	Phase two SHLAA sites			
Address	Land to the east of Don	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 Yes		регипалона.			
Explanation	Although there is no pla	anning permission or alloc	ation, there are no kn	own legal or ownership problems.			
Achievability	Is the site achievab	Yes Yes					
Explanation		sonable prospect that it w		e costs are likely to be low. If it is ssumed to begin in year 7, and be			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		7				
Suitability	Is the site suitable?	No					
	ENVIRONMENTAL IMPA not have adverse impact development would hat it is unlikely that these INFRASTRUCTURE - it we LOCATION - it is accessivarea. SITE CHARACTERISTICS is not previously develop but boundary screening TRANSPORT - services & not create or exacerbate	ACTS - it will not have advects upon the general charave adverse impacts on bui impacts could be prevente will not lead to the loss of, with the site has no particular oped. The site is sufficiently and acoustic vents to bed a facilities are potentially as	erse impacts on natural cter and appearance of it and heritage assets and by careful design. In or place undue burde vices & facilities, & is less amenity value. However, distant from the A52 drooms facing the road accessible on foot, & but a community with the A52 drooms facing the road accessible on foot, & but a community with the A52 drooms facing the road accessible on foot, & but a community with the A52 drooms facing the road accessible on foot, & but a community with the A52 drooms facing the road accessible on foot, & but a community with the A52 drooms facing the road accessible on foot, & but a community with the A52 drooms facing the road accessible on foot, & but a community with the A52 drooms facing the road accessible on foot, & but a community with the A52 drooms facing the road accessible on foot, & but a community with the A52 drooms facing the road accessible on foot, & but a community with the A52 drooms facing the road accessible on foot, & but a community with the A52 drooms facing the road accessible on foot, & but a community with the A52 drooms facing the road accessible on foot, & but a community with the A52 drooms facing the road accessible on foot, & but a community with the A52 drooms facing the road accessible on foot, & but a community with the A52 drooms facing the road accessible on foot, & but a community with the A52 drooms facing the road accessible on foot, & but a community with the A52 drooms facing the road accessible on foot, & but a community with the A52 drooms facing the road accessible on foot, & but a community with the A52 drooms facing the road accessible on foot, & but a community with the A52 drooms facing the road accessible on foot, & but a community with the A52 drooms facing the road accessible on foot, & but a community with the A52 drooms facing the road accessible on foot, & but a community with the A52 drooms facing the road accessible on foot, & but a community with the A52 drooms facing the road accessible on foot, & but a community with the A52 droo	ens on, existing infrastructure. located adjacent to Bicker's built-up ever, it is grade 1 agricultural land, & e as to be suitable for development,			
Classification	Unde	evelopable					
Flood risk Zone 1 Zone 3 Zone 3	da	No hazard Low hazard Danger for sor Danger for mo Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m			

Reference	Bic004	Settlement:	Bicker	Phase two SHLAA sites
Address	Land to the east of Don	ington 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 Yes		permissions.
Explanation	Although there is no pla	anning permission or alloca	ation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieval	Yes		
Explanation		sonable prospect that it w		costs are likely to be low. If it is sumed to begin in year 8, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		24 3	
Suitability	Is the site suitable?	Yes		
Explanation	ENVIRONMENTAL IMPA development will not h by strong physical featu INFRASTRUCTURE - it w LOCATION - it is accessi area. SITE CHARACTERISTICS not previously develope boundary screening and TRANSPORT - services & not create or exacerbal Donington Road is suita frontage footway and a would not be acceptab	ACTS - it is unlikely to have ave adverse impacts upon ures, & does not have a corvill not lead to the loss of, rible to Bicker's existing series. The site has no intrinsic a ed. The site is sufficiently of acoustic vents to bedroo & facilities are potentially attention to the highly with a long frontage wassociated drainage would	adverse impacts on nathe character and appuntryside character. nor place undue burde vices & facilities, & is lowered in the A52 as many facing the road mand accessible on foot, & beginner which a suitable be required along Dor	y bicycle & public transport, & it will ommented that the carriageway of access could easily be formed. A hington Road. Access to the A52
Classification	Deve	lopable (11-15)		
Flood risk Zone 1 Zone 3 Zone 3	<u>2</u> 3a	No hazard Low hazard Danger for sor Danger for mo Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Bic005	Settlement:	Bicker	Phase two SHLAA sites
Address	Land to the west of Lo	ow 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
Availability	Is the site availab	Yes		permissions:
Explanation	Although there is no p The site is offered for		cation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieva	able? Yes		
Explanation	(including site clearar prospect that it would	nce and possible decontami d be developed, although co	nation). Nonetheless, if ommencement may be	costs are likely to be moderate it is allocated, there is a reasonable delayed by the need for and be completed before year 15).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-1: Delivered in yrs 16-20 Delivered in yrs 21-2:	5: O	6 4	
Suitability	Is the site suitable	Yes		
	redevelopment will n INFRASTRUCTURE - al previously in use (but (Aug 2015) concludes existing, operational of employment use. LOCATION - it is access area. SITE CHARACTERISTIC developed. Although required, as the site v TRANSPORT - services not create or exacerb commercial site with residential development	ot have adverse impacts up Ithough it will not place und not allocated) as employment that its attractiveness to so employment uses in & adjact ssible to Bicker's existing se CS - the site has no intrinsic there are no nearby 'bad no vas last in industrial use. It is & facilities are potentially ate traffic problems - the Ha a wide, good quality access	on the character and ap due burdens on existing ent land. However, the ome B-uses is probably I cent to the village, this s rvices & facilities, & is lo amenity value, it is not a eighbour' uses, a contant accessible on foot, & by ighway Authority has co and at the heart of the	infrastructure, the site was Employment Land Technical Paper imited and that, given the level of site should not be allocated for ecated adjacent to Bicker's built-up agricultural land, and is previously ninated land investigation would be bicycle & public transport, & it will mmented that this is an existing village. It would be suitabale for
Classification	Dev	relopable (11-15)		
Zoi Zoi	ne 1 ne 2 ne 3a ne3b	No hazard Low hazard Danger for so Danger for m Danger for all	ost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Bic006	Settlement:	Bicker	Phase two SHLAA sites
Address	Land to the north of Mi	lkinghill 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		permissions.
Explanation	Although there is no pla	nning permission or alloca	ation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	-	ere is a reasonable prospe		ture costs are likely to be relatively eloped (assumed to begin in year 9,
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 125 58	
Suitability	Is the site suitable?	No		
Explanation	ENVIRONMENTAL IMPA development could hav could be prevented by cou	ACTS - it will not have adverse adverse impacts on herit careful layout and design. In at its development would ill not lead to the loss of, roble to Bicker's existing sendents are the site has no intrinsic and gricultural land, and is not a facilities are potentially as	rse impacts on natural tage assets (a nearby lithowever, the site's scall have adverse impacts nor place undue burderices & facilities, & is lower to the commenity value & there a previously developed.	ns on, existing infrastructure. ocated adjacent to Bicker's built-up are no nearby 'bad neighbour' uses.
Classification	Unde	velopable		
Flood risk Zone Zone Zone Zone:	2 3a	No hazard Low hazard Danger for son Danger for mo Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Bic007	Settlement:	Bicker	Phase two SHLAA sites
Address	Land to the south of Mi	ll 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
Availability	Is the site available	? Yes		permissions:
Explanation	Although there is no pla	inning permission or allo	cation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation		sonable prospect that it	- '	costs are likely to be low. If it is sumed to begin in year 7, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		3	
Suitability	Is the site suitable?	No		
Explanation	ENVIRONMENTAL IMPA development would have unrelated to the village, currently scattered, and INFRASTRUCTURE - it we LOCATION - the site is re- or adjacent to Bicker's e SITE CHARACTERISTICS it is not agricultural land TRANSPORT - although potentially accessible of	ACTS - although it will not be adverse impacts upon a with a development wou will which has a countryside ill not lead to the loss of elatively inaccessible to be existing built-up area; the site has no intrinsical. However, the site is not will not create or exact.	have adverse impacts of the character and apped intensify development character. nor place undue burder sicker's existing services amenity value, there are t previously developed. erbate traffic problems, site is unlikely to be access	& services & facilities are essible by public transport.
Classification Flood risk Zone Zone Zone	e 1	No hazard Low hazard Danger for so	ome	No Depth 0m to 0.25m 0.25m to 0.50m
Zone		Danger for m Danger for al	ost	0.50m 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 Roa	ad, Bicker		
Site area (Hectares)	0.58 Site capacity at 30 dph:	Site capacity at 25 dph:	14 Site capacity at 20 dph:	12 Site capacity from planning
Availability	Is the site available?	Yes		permissions:
Explanation	Although there is no planni	ing permission or alloca	tion, there are no know	vn legal or ownership problems.
Achievability	Is the site achievable?	? Yes		
Explanation		possible decontaminat	on). If it is allocated, th	costs are likely to be moderate ere is a reasonable prospect that it re year 10).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		12	
Suitability	Is the site suitable?	No		
	development could have a could be prevented by care INFRASTRUCTURE - although the Employment Land Tech Employment Site. Consequineeds, & its residential red LOCATION - it is accessible area. SITE CHARACTERISTICS - the developed land. Neighbour	dverse impacts on a his eful layout and design. If the site's development and layout and	toric asset (a nearby list or toric asset (a nearby list on t will not place undue concludes that the site ed to be required to me entially have adverse ecrices & facilities, & is locumenity value, is not agret industrial use, and the assessment would be required excessible on foot, & by echicular access cannot be	icated adjacent to Bicker's built-up icultural land, & is previously refore there is the potential for quired to assess the extent of the d, as the site is currently in bicycle & public transport. De provided.
Classification	Undeve	lopable		
Z	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for son Danger for mo Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Bic010	Settlement:	Bicker	Phase two SHLAA sites
Address	Land between Milkingh	illl Lane and St Swithins (lose, 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 Yes		perillissions.
Explanation	Although there is no pla	anning permission or allo	cation, there are no kn	own legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	(including site clearance		is a reasonable prospe	e costs are likely to be moderate ct that it would be developed
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		7	
Suitability	Is the site suitable?	Yes		
Explanation	ENVIRONMENTAL IMPA the site's northern bour therefore arbitrary, the INFRASTRUCTURE - alth allocated as employme its attractiveness to sor employment uses in & a LOCATION - it is accessi adjacent to Bicker's bui SITE CHARACTERISTICS it is not agricultural land TRANSPORT - services & not create or exacerbat	ACTS - it will not have advandary does not relate to a site's development wou hough it will not place until land. However, the Emme B-uses is probably limadjacent to the village, the ble to Bicker's existing selt-up area. - the site has no particular, and is previously developments.	erse impacts on natura any feature on the site d cause little harm to t due burdens on existing ployment Land Techni ted and that, given the is site should not be al rvices & facilities, & is ar amenity value, there oped. accessible on foot, & b	g infrastructure, part of the site is cal Paper (Aug 2015) concludes that e level of existing, operational located for employment use. located partly within and partly e are no nearby 'bad neighbour' uses, by bicycle & public transport, & it will
Classification	Deve	lopable (06-10)		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	<u>.</u> Ba	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth Om 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 Dru	ıry 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
Availability	Is the site available	Yes Yes		permissions:
Explanation	Although there is no pla	anning permission or alloc	ation, there are no knov	wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation		sonable prospect that it v		costs are likely to be low. If it is umed to begin in year 8, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		24 1	
Suitability	Is the site suitable?	No		
Explanation	ENVIRONMENTAL IMPA development will not h public views of the site INFRASTRUCTURE - it w LOCATION - it is accessi adjacent to Bicker's bui SITE CHARACTERISTICS not previously develop unused (see site Bic005 TRANSPORT - services &	ACTS - it will not have adviave adverse impacts upor are available. Will not lead to the loss of, ble to Bicker's existing ser lit-up area. - the site has no intrinsic ed land, & land to its nortile), and therefore there is & facilities are potentially opear that a satisfactory verse.	erse impacts on natural the general character and place undue burden vices & facilities, & is low amenity value and is not an east was last in industrate potential for 'bad neaccessible on foot, & by	eeks to be developed in Bicker. or heritage assets, and its and appearance of the area - few as on, existing infrastructure. cated partly within and partly agricultural land. However, it is rial use (although it is currently eighbour' impacts upon amenities. bicycle & public transport. provided.
Classification	Unde	evelopable		
Flood risk Zone 2 Zone 3 Zone 3	2 3a	No hazard Low hazard Danger for so Danger for me 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	Bic012	Settlement:	Bicker	Phase two SHLAA sites					
Address	Land to the south of Ro	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 pl	anning permission or allo	cation, there are no kno	own legal or ownership problems.					
Achievability	Is the site achieval	Yes							
Explanation	-	ere is a reasonable prosp		cture costs are likely to be relatively veloped (assumed to begin in year 9,					
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 122						
Suitability	Is the site suitable	? No							
Explanation	ENVIRONMENTAL IMP, site's scale means that the area - it would don village's built form. INFRASTRUCTURE - it v LOCATION - it is access area. SITE CHARACTERISTICS not previously develop site Bic005)), and there TRANSPORT - services not create or exacerba	ACTS - it will not have advits development would hinate the existing settlenwill not lead to the loss of ible to Bicker's existing settlenether the site has no intrinsiced and land to its east was fore there is the potentially a facilities are potentially.	rerse impacts on natura ave adverse impacts up nent & would be unlikel nor place undue burde rvices & facilities, & is I amenity value. Howev is last in industrial use (al for 'bad neighbour' im accessible on foot, & b	Plan seeks to be developed in Bicker. If or heritage assets. However, the con the character and appearance of by to integrate successfully into the ens on, existing infrastructure. Ocated adjacent to Bicker's built-up er, it is grade 1 agricultural land, is although it is currently unused (see apacts upon amenities. By bicycle & public transport, & it will					
Classification	Unde	evelopable							
Flood risk Zone Zone Zone Zone	2 3a	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m					

Reference	Bic014	Settlement:	Bicker	Phase two SHLAA sites
Address	Land to the west of Gau	untlet Road, Bicker		
Site area (Hectares)	2 Site capacity at 30 dph:	60 Site capacity at 25 dph:	50 Site capacity at 20 dph:	40 Site capacity from planning
Availability	Is the site available	Yes Yes		permissions:
Explanation	Although there is no pla	anning permission or alloc	ation, there are no kno	own legal or ownership problems.
Achievability	Is the site achievak	Yes Yes		
Explanation		ere is a reasonable prospe		ture costs are likely to be relatively reloped (assumed to begin in year 8
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		24 16	
Suitability	Is the site suitable?	Yes		
	area's character. A sma and newer developmen development proposal the historic townscape INFRASTRUCTURE - will LOCATION - accessible of SITE CHARACTERISTICS developed. Land to its required to assess the of TRANSPORT - services of not create or exacerbat suitable for residential of Rookery Rd/High St jun access is available via the additional road marking developed.	Il part of the site is within at to the north. There is the would need to be informe & the preservation and end not lead to the loss of, or to services, & located with hear has some amenity value, north is in use as an engine extent of the mitigation read facilities are potentially at the traffic problems - the Hidevelopment but the carriction, is narrow and has not be bridge over the Old Eaugs would be required here	the CA, and it provides e potential for harm to d by a Heritage Impact shancement of the CA. place undue burdens of in/adjacent to the built, most is grade 1 agricularing business, and the quired. Accessible on foot, & busy ghway Authority has coageway of Gauntlet Roof footways. More satis which is directly oppoto to clarify junction priority in the provides of the coage of the c	al assets, & would not harm the sivisual separation between the CA the setting of the CA, & any assessment, addressing impacts on on, existing infrastructure. It-up area. Illural land, & it is not previously erefore a noise assessment will be a bicycle & public transport, & it will commented that this site might be a light be a
Classification	Deve	lopable (11-15)		
Flood risk Zone 2 Zone 3 Zone 3	2 3a	No hazard Low hazard Danger for sor Danger for mo Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Bic015	Settlement:	Bicker	Phase two SHLAA sites				
Address	Land to the west of Dru	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				
Availability	Is the site available	Yes		permissions:				
Explanation	Although there is no pla	anning permission or alloca	ation, there are no kno	wn legal or ownership problems.				
Achievability	Is the site achieval	Yes Yes						
Explanation	If it is allocated, there is	s a reasonable prospect that for improvements to the	at it would be develope	costs are likely to be relatively low. ed, although commencement may Development is assumed to begin				
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		9 1					
Suitability	Is the site suitable?	Yes						
	not have adverse impartine site. INFRASTRUCTURE - it w LOCATION - it is accessive adjacent to Bicker's buited SITE CHARACTERISTICS uses. However, the site traffic issues appear so wide enough to serve r bungalow is right on the standards without som site side of Drury Lane.	vill not lead to the loss of, rible to Bicker's existing servitup area. - the site has no intrinsic a is grade 1 agricultural lange facilities are potentially a luble - the Highway Author esidential development on e edge of the carriageway e realignment of the nears	appearance of the are nor place undue burder vices & facilities, & is low menity value, and ther d, and it is not previous eccessible on foot, & by ity has commented that this site but the front & visibility to the right ide edge of the carriage	bicycle & public transport, & any at the carriageway of Drury Lane is boundary wall of the adjacent would not meet the required eway. There is no footway on the				
Classification	Deve	lopable (11-15)						
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for son Danger for mo Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m				

Reference	Bic016	S	settlement:	Bic	ker	Phase two S	HLAA sites
Address	Land to the east of Cem	etery Ro	ad, Bicker				
Site area (Hectares)	0.47 Site capacity at 30 dph:	14	Site capacity at 25 dph:		Site capacity at 20 dph:	9 Site capacit	ng
Availability	Is the site available	?	Yes			permissions	:
Explanation	Although there is no pla	anning pe	ermission or all	ocation, th	ere are no kno	wn legal or ownership	problems.
Achievability	Is the site achievab	le?	Yes				
Explanation	Good achievability. Valuallocated, there is a reacompleted before year	sonable					
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			9			
Suitability	Is the site suitable?		No				
	ENVIRONMENTAL IMPAsite's development would be sites can consolidate the INFRASTRUCTURE - it we LOCATION - it is accessive area. SITE CHARACTERISTICS uses. However, it is grata TRANSPORT - services and create or exacerbate Unsuitable, due to adverse	ald have nent nor relatively e built-upill not lead to Bid - the site de1 agrick facilitie e traffic	adverse impacthwards along y modest and to area with less ad to the loss ocker's existing see has no particulultural land, are are potentiall problems.	ts upon the Cemetery I he severity ser impacts of, nor place services & f allar amenit and is not pr by accessible	e character and Road and, altho y of the effects s. e undue burder facilities, & is lo y value, & there eviously develo	appearance of the arguesh this extension of would be relatively lons on, existing infrastricated adjacent to Bice are no nearby 'bad reped.	rea - it would ribbon w, alternative ucture. ker's built-up
Classification	Unde	velopa	able				
Flood risk Zone 2 Zone 3 Zone 3	<u>2</u> 3a		No hazard Low hazard Danger for s Danger for a	some most		No Depth Om 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 S	withins 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
Availability	Is the site available	Yes		permissions:
Explanation	The site is in two separa	ate ownerships, and both h	ave indicated that thei	r land is available for development.
Achievability	Is the site achieval	Yes Yes		
Explanation	(including some site cle would be developed, al	arance costs). Nonetheless though commencement m	s, if it is allocated, there ay be delayed by the no	costs are likely to be moderate is a reasonable prospect that it eed for improvements to the completed before year 15).
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10: Delivered in yrs 11-15:		9 9	
	Delivered in yrs 16-20		9	
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	Yes		
	'village' uses, with resic INFRASTRUCTURE - alth allocated as employme its attractiveness to sor employment uses in & LOCATION - it is accessiarea. SITE CHARACTERISTICS uses. However, the mattractive and the create or exacerbal Swithins Close would be Public Highway. A front	lential development to two nough it will not place undu nt land. However, the Emp me B-uses is probably limite adjacent to the village, this ible to Bicker's existing serventhe site has no intrinsic algority of the site is grade 1 as a facilities are potentially attentions.	sides and allotments to be burdens on existing is loyment Land Technicated and that, given the lostices & facilities, & is loomenity value, and there agricultural land, and it coessible on foot, & by shway Authority has contween the carriageway uired to be provided.	nfrastructure, part of the site is I Paper (Aug 2015) concludes that evel of existing, operational cated for employment use. cated adjacent to Bicker's built-up e are no nearby 'bad neighbour' is not previously developed. bicycle & public transport, & it will mmented that access from St and the site has been adopted as
Classification	Deve	lopable (11-15)		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for som Danger for mos Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Bic018	Settlement:	Bicker	Phase two SHLAA sites
Address	Land to the west of Dru	ry 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
Availability	Is the site available	No No		permissions:
Explanation	The site appears to be i owners for their land an		One owner has not bee	n identified. The intentions of 2
Achievability	Is the site achievab	Yes		
Explanation	-	a reasonable prospect th	= -	costs are likely to be relatively low. ed (assumed to begin in year 9, and
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 38	
Suitability	Is the site suitable?	No		
Explanation	ENVIRONMENTAL IMPA have adverse impacts uthe site. INFRASTRUCTURE - it v LOCATION - it is accessiarea. SITE CHARACTERISTICS 1 agricultural land, it is it is currently unused (supon amenities. TRANSPORT - services & not create or exacerbate	ACTS - it would not have ac pon the character and app will not lead to the loss of, ble to Bicker's existing ser - the site has little intrinsion not previously developed, ee site Bic005)), and there	dverse impacts on nature pearance of the area - for nor place undue burder vices & facilities, & is lost amenity value. Howeve & land to its north-east fore there is the potentiaccessible on foot, & by	an seeks to be developed in Bicker. ral or heritage assets, & would not ew public views are available into ons on, existing infrastructure. cated adjacent to Bicker's built-up er, the majority of the site is grade t was last in industrial use (although tial for 'bad neighbour' impacts bicycle & public transport, & it will
Classification	Unde	velopable		
Flood risk Zone Zone Zone Zone:	2 3a	No hazard Low hazard Danger for sor Danger for mo Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Bic019	Settlement:	Bicker	Phase two SHLAA sites
Address	Land to the south of F	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
Availability	Is the site availab	le? Yes		permissions:
Explanation	Although there is no p	olanning permission or alloc	ation, there are no know	n legal or ownership problems.
Achievability	Is the site achieva	able? Yes		
Explanation		is a reasonable prospect th		osts are likely to be relatively low. I (assumed to begin in year 8, and
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-1! Delivered in yrs 16-20 Delivered in yrs 21-2!	5: O	24 24	
Suitability	Is the site suitable	Yes		
	site has a countryside relationship to the ex its west) and its imparance in INFRASTRUCTURE - it LOCATION - it is accessife CHARACTERISTIC uses. However, it is grandled to the create or exacerb presumably need to be trees but the Highway maintenance of those frontage onto Rookery to the residents of the	PACTS - it is unlikely to have appearance & its development is its development is its graph of the loss of the los	nent would inevitably chaith dwellings to its north nor place undue burden is located adjacent to the amenity value, and the lit is not previously deveaccessible on foot, & by lis a line of trees along the value. A footway could starily wish to take over radjunction should ideally list less good towards the values within the plots, we north side of the road.	re are no nearby 'bad neighbour' loped. Dicycle & public transport, & it will be site frontage that would be provided to the rear of these esposibility for the future be sited at the eastern end of the west. Some large frontage plots build probably be more palatable
Classification	Dev	relopable (11-15)		
I lood HSK	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so Danger for mo Danger for all	ost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Bic020	Settlement:	Bicker	Phase two SHLAA sites
Address	Land to the east of Ch	nurch Road and north of Mo	onument Road, Bicker	
Site area (Hectares)	0.55 Site capacity at 30 dph:	at 25 dph:	14 Site capacity at 20 dph:	11 Site capacity from planning permissions:
Availability	Is the site availab	No No		•
Explanation	The owner's intention	ns for their land are unknov	/n.	
Achievability	Is the site achieva	Yes		
Explanation	」	reasonable prospect that i		re costs are likely to be very low. If it (assumed to begin in year 7, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-1! Delivered in yrs 16-20 Delivered in yrs 21-2:	5: O	11	
Suitability	Is the site suitable	e? No		
Explanation	ENVIRONMENTAL IM built-up area, rather t proximity to the grad off views from the CAINFRASTRUCTURE - it LOCATION - it is accessITE CHARACTERISTIC land, is not previously TRANSPORT - services not create or exacerb land would be suitabl accommodate this fo However, a turning sp	PACTS - unlikely to have ad than extend it into the cour e 1 listed church. Would de into the countryside, with t will not lead to the loss of ssible to Bicker's existing se CS - there are no nearby 'bay developed, and has amen's & facilities are potentially late traffic problems - the He for frontage developmen	verse impacts on natual tryside. Partly within the velop remaining open possible harmful impagner, nor place undue burdervices & facilities, & is dineighbour' uses. How the value accessible on foot, & lighway Authority has thooly, and Church Refere is a frontage footwided within each curtifus velocities.	ral assets, & would consolidate the che CA and northern parts are in close space around the church and close space around the clo
Classification	Unc	levelopable		
		No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth Om to 0.25m 0.25m to 0.50m 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 G	Gauntlet Road, Bicker		
Site area (Hectares)	1.53 Site capacity at 30 dph:	y 46 Site capacity at 25 dph:	38 Site capacity at 20 dph:	31 Site capacity from planning permissions:
Availability	Is the site availab	Yes Yes		permissions.
Explanation	Although there is no	planning permission or alloc	ation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achiev	able?		
Explanation		easonable prospect that it w		costs are likely to be low. If it is sumed to begin in year 8, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10 Delivered in yrs 11-1 Delivered in yrs 16-2 Delivered in yrs 21-2	5: 0	24 7	
Suitability	Is the site suitabl	No No		
	development would ribbon development would be relatively n consolidate the builtimpacts on heritage a design and layout. INFRASTRUCTURE - it LOCATION - it is accearea. SITE CHARACTERISTICAND is not previously therefore there is the required to assess the TRANSPORT - service not create or exacert	northwards along Cemetery nodest and the severity of the up area with lesser impacts assets (a listed building to its t will not lead to the loss of, ssible to Bicker's existing ser CS - the site has no particula developed. Furthermore, late potential for 'bad neighboue extent of the mitigation re	the character and appear Road and, although the effects would be related through the site's device of the south), any such impact of the site of the south), any such impact of the site o	arance of the area - it would extend is extension of ribbon development tively low, alternative sites can velopment could have adverse exts could be prevented by careful ins on, existing infrastructure. Incated adjacent to Bicker's built-up inser, it is grade1 agricultural land, as an engineering business, and ties - a noise assessment will be in bicycle & public transport, & it will
Classification		developable		
Zoi Zoi	ne 1 ne 2 ne 3a ne3b	No hazard Low hazard Danger for so Danger for mo Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Bic022	Settlement:	Bicker	Phase two SHLAA sites			
Address	Land to the east of Cem	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			
Availability	Is the site available	Yes Yes		permissions:			
Explanation	Although there is no pla	anning permission or allo	ocation, there are no kno	wn legal or ownership problems.			
Achievability	Is the site achievab	Yes Yes					
Explanation	-	sonable prospect that it		costs are likely to be low. If it is sumed to begin in year 9, and be			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 56				
Suitability	Is the site suitable?	No					
	site's development wou character is currently se estate of new dwellings INFRASTRUCTURE - it w LOCATION - it is accessiarea. SITE CHARACTERISTICS uses. However, it is graTRANSPORT - services & not create or exacerbat Unsuitable, due to conf	ald have adverse impact emi-rural, and the site is would harm the area's fill not lead to the loss of ble to Bicker's existing such that is the site has no particul de agricultural land, and facilities are potentiallie traffic problems.	is upon the character and highly visible from the not character. If, nor place undue burder ervices & facilities, & is lot lar amenity value, & then d is not previously develoy accessible on foot, & by	an natural or heritage assets, the diappearance of the area - the area's porth. The development of a sizeable ans on, existing infrastructure. Societed adjacent to Bicker's built-up are no nearby 'bad neighbour' poped. To bicycle & public transport, & it will be environmental impacts.			
Classification	Unde	evelopable					
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for s Danger for n Danger for a	nost	No Depth Om 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 N	Norley 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 Yes		permissions.
Explanation	Although there is no pla	anning permission or alloca	ition, there are no kn	own legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation		easonable prospect that it		e costs are likely to be very low. If it (assumed to begin in year 7, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		2	
Suitability	Is the site suitable?	Yes		
	have adverse impacts u and there are few view INFRASTRUCTURE - it v LOCATION - it is accessi SITE CHARACTERISTICS & it is not agricultural la TRANSPORT - services & unlikely to create or exa	pon the character and app s from public vantage poin vill not lead to the loss of, i ble to Bicker's existing serv - the site has no particular and. However, it is not prev	rearance of the area - ts. nor place undue burd vices & facilities, & is amenity value, there viously developed. ccessible on foot, & b	eural or heritage assets, & would not it is within the village's built-up area, lens on, existing infrastructure. located within Bicker's built-up area. are no nearby 'bad neighbour' uses, by bicycle & public transport, & it is uitable.
Classification	Deve	lopable (06-10)		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for son Danger for mo Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 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:	Site capacity at 25 dph:	4 Site capacity at 20 dph:	3 Site capacity from planning permissions:				
Availability	Is the site availal	Is the site available? Yes						
Explanation	Although there is no	planning permission or alloca	ition, there are no kn	own legal or ownership problems.				
Achievability	Is the site achiev	Yes						
Explanation	-	reasonable prospect that it w		re costs are likely to be low. If it is ssumed to begin in year 7, and be				
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10 Delivered in yrs 11-1 Delivered in yrs 16-2 Delivered in yrs 21-2	0: .5: :0	3					
Suitability	Is the site suitab	No No						
Explanation	ENVIRONMENTAL IM site's development wintensify development of the village is perceit would be very diffi INFRASTRUCTURE - i LOCATION - although adjacent to Bicker's ISITE CHARACTERISTI to the 3 mature treecommercial use, and would be required to TRANSPORT - service unlikely to create or	MPACTS - it will not have adve yould have adverse impacts u not in an area where developmentived as beginning some 70m cult to resist the development t will not lead to the loss of, rotic it is accessible to Bicker's expuilt-up area. CS - although the site is not agonic in the contains), it is not previous there is the potential for 'bacon assess the extent of the mitic	rse impacts on naturation pon the character and the character and the character and the control of the character and the control of the character and the control of the character and the chara	ens on, existing infrastructure. ities, it is not located within or s some amenity value (mainly thanks				
Classification	Un	developable						
Flood risk Zone Zone Zone Zone Zone	2 3a	No hazard Low hazard Danger for son Danger for mo Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m				

Reference	Bic025	Settlement:	Bicker	Phase two SHLAA sites
Address	Land to the west of Dru	ıry 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	Yes Yes		permissions.
Explanation	Although there is no pla	anning permission or alloc	ation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation	-	ted, there is a reasonable		e costs are also likely to be be developed (assumed to begin in
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 6	
Suitability	Is the site suitable			
Explanation	ENVIRONMENTAL IMPA have adverse impacts u the site - although its re ownerships separates i INFRASTRUCTURE - it v LOCATION - it is accessi area. SITE CHARACTERISTICS neighbours'. However, TRANSPORT - services & unlikely to create or ex	ACTS - it would not have an appending the character and appelationship to the existing of the from the built-up area in will not lead to the loss of, ible to Bicker's existing ser - the site has little intrinsicate the majority of the site is a	dverse impacts on nature area - village is not entirely so places. nor place undue burde vices & facilities, & is less amenity value, and the grade 1 agricultural laraccessible on foot, & b	Plan seeks to be developed in Bicker. Jural or heritage assets, & would not few public views are available into atisfactory given that land in other ens on, existing infrastructure. Jocated adjacent to Bicker's built-up enere are no mearby 'bad end, it is not previously developed. Ty bicycle & public transport, & it is
Classification	Unde	evelopable		
Flood risk Zone Zone Zone	2 3a	No hazard Low hazard Danger for sor Danger for mo Danger for all		No Depth Om 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 Cen	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				
Availability	Is the site available	? Yes		permissions:				
Explanation	Although there is no pla	anning permission or allo	ocation, there are no kno	wn legal or ownership problems.				
Achievability	Is the site achieval	Yes						
Explanation		ted, there is a reasonabl		costs are also likely to be be developed (assumed to begin in				
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 30					
Suitability	Is the site suitable?	No						
Explanation	ENVIRONMENTAL IMPA site's development wou character is currently so estate of new dwellings INFRASTRUCTURE - it w LOCATION - it is accessi area. SITE CHARACTERISTICS uses. However, it is bes TRANSPORT - services & not create or exacerbat Unsuitable, due to conf	ACTS - although it will nould have adverse impact emi-rural, and the site is swould harm the area's would harm the loss or ble to Bicker's existing set the site has no particult and most versatile agricult are traffic problems.	ot have adverse impacts of the character and highly visible from the not character. If, nor place undue burder ervices & facilities, & is low lar amenity value, & there icultural land, and is not gracessible on foot, & by	an seeks to be developed in Bicker. In natural or heritage assets, the I appearance of the area - the area's Orth. The development of a sizeable Ins on, existing infrastructure. I ceated adjacent to Bicker's built-up The are no nearby 'bad neighbour' Toreviously developed. It bicycle & public transport, & it will The environmental impacts.				
Classification	Unde	evelopable						
Flood risk Zone 1 Zone 2 Zone 3 Zone 3k	a	No hazard Low hazard Danger for s Danger for a	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 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:	
Availability	Is the site available	Yes Yes		permissions.	
Explanation	Although there is no pl	anning permission or alloca	ition, there are no kno	wn legal or ownership problems.	
Achievability	Is the site achieval	Yes			
Explanation		asonable prospect that it w		costs are likely to be low. If it is sumed to begin in year 7, and be	
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		4		
Suitability	Is the site suitable	? Yes			
	have adverse impacts to the site. INFRASTRUCTURE - it w LOCATION - it is access SITE CHARACTERISTICS to the trees it contains and, if this use was to b TRANSPORT - services willikely to create or exithe existing bungalow,	will not lead to the loss of, rible to Bicker's existing servible to Bicker's existing servible although the site is not a look as it is not previously devote re-introduced, there is the facilities are potentially a	earance of the area - to place undue burder vices & facilities, & is long gricultural land, it has beloped. And to the norm perfect of the potential for 'bad not come pot		
Classification	Deve	lopable (06-10)			
Flood risk Zone 2 Zone 3 Zone 3	2 3a	No hazard Low hazard Danger for son Danger for mo Danger for all		No Depth Om 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 M	onument 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	
Availability	Is the site available? Yes permissions:				
Explanation	Although there is no pla	anning permission or alloc	ation, there are no kn	own legal or ownership problems.	
Achievability	Is the site achieval	Yes Yes			
Explanation		easonable prospect that it		e costs are likely to be very low. If it (assumed to begin in year 7, and be	
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		2		
Suitability	Is the site suitable	P No			
Explanation	ENVIRONMENTAL IMPA development would ha are existing dwellings to development would sig INFRASTRUCTURE - it w LOCATION - it is accessivarea. SITE CHARACTERISTICS agricultural land, is not contributes much to the TRANSPORT - services a unlikely to create or ex	ACTS - although it will not we adverse impacts upon to both the east and west, inificantly undermine this will not lead to the loss of, is ble to Bicker's existing ser - there are no nearby 'bac previously developed lance area's character.	have adverse impacts the character and apposite site has a semi-runcharacter. In a place undue burde vices & facilities, & is laneighbour' uses. How and the site has confaccessible on foot, & burders and the site has confaccessible on foot, & burders and the site has confaccessible on foot, & burders and the site has confaccessible on foot, & burders are site has confacces are site on foot, & burders are site has confacces are site of the site has confacces are site of the site has a semi-runcharacter.	seeks to be developed in Bicker. on natural or heritage assets, its earance of the area - although there ral and attractive character, & its ens on, existing infrastructure. located adjacent to Bicker's built-up evever, it is best and most versatile siderable amenity value & ey bicycle & public transport, & it is	
Classification	Unde	evelopable			
Flood risk Zone Zone Zone3	2 3a	No hazard Low hazard Danger for son Danger for mo Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 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 Yes		permissions.	
Explanation	Although there is no pla	anning permission or alloca	ition, there are no know	vn legal or ownership problems.	
Achievability	Is the site achieval	Yes			
Explanation	-	easonable prospect that it	= -	costs are likely to be very low. If it ssumed to begin in year 7, and be	
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		7		
Suitability	Is the site suitable?	Yes			
Explanation	ENVIRONMENTAL IMPA developed with little had INFRASTRUCTURE - it we LOCATION - it is accessivarea. SITE CHARACTERISTICS uses. However, it is best TRANSPORT - services & unlikely to create or excessive	ACTS - it would not have action to the character and applyill not lead to the loss of, ble to Bicker's existing service - the site has no particular t and most versatile agricu	lverse impacts on nature opearance of the area. nor place undue burder vices & facilities, & is located amenity value, and the ltural land, and is not puccessible on foot, & by	bicycle & public transport, & it is	
Classification	Deve	lopable (06-10)			
Flood risk Zone 2 Zone 3 Zone 3	l Ba	No hazard Low hazard Danger for son Danger for mo Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 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	Yes Yes		permissions.	
Explanation	Although there is no pla	anning permission or alloca	ition, there are no know	vn legal or ownership problems.	
Achievability	Is the site achievab	Yes			
Explanation		easonable prospect that it		costs are likely to be very low. If it ssumed to begin in year 7, and be	
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		4		
Suitability	Is the site suitable?	No			
Explanation	ENVIRONMENTAL IMPA development would ha impacts upon views fro site's development wou INFRASTRUCTURE - it w LOCATION - it is accessi area. SITE CHARACTERISTICS agricultural land, is not TRANSPORT - services &	ACTS - although it will not he adverse impacts upon the Monument Road, which ald significantly undermine will not lead to the loss of, roble to Bicker's existing servathere are no nearby 'bad previously developed land a facilities are potentially a acerbate traffic problems.	nave adverse impacts of the character and appear currently has a semi-ru this character. for place undue burden vices & facilities, & is low neighbour' uses. Howe , and the site has some	eeks to be developed in Bicker. In natural or heritage assets, its Irance of the area - it would Ival and attractive character. The Is on, existing infrastructure. Icated adjacent to Bicker's built-up Iver, it is best and most versatile Iamenity value. Ibicycle & public transport, & it is	
Classification	Unde	velopable			
Flood risk Zone 2 Zone 3 Zone 3	2 3a	No hazard Low hazard Danger for son Danger for mo Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	