

(A) The Parish Council **OBJECTS** to the application.

- The current layout is substantially different from that proposed when outline approval was given. 10No dwellings of the 20No approved are proposed as 2.5 storey properties. The HBC **adopted** Village Design Statement confirms that Bickerton has previously been developed with 2 storey buildings.
- This is confirmed in the Developer's Design and Access statement, but then ignored in the proposals for development. The Adopted Village Design Statement recommended that future development in Bickerton should be restricted to 2 storeys only.
- The proposed use of additional storeys to dwellings will increase the number of occupants residing in the development, which will substantially increase the number of vehicles and add to traffic problems.
- The proposals do not show an adequate number of off street parking spaces to accommodate the number of vehicles that the development will generate. In the longer term, a reduction in the number of off street parking places at each property if owners incorporate garages into their property will increase on street parking . This should be discouraged by use of a restrictive covenant for each property.
- The substitution of Bungalows for 2 storey properties within the development is commendable and will be in keeping with other Bungalows which already exist on Turnpike Lane. The submitted drawings do not however show which dwellings are proposed as 'affordable' and if they include the proposed Bungalows
- No traffic survey has been provided for the development. This is now necessary due to the increased number of residents being catered for with these latest proposals. It is likely that the current proposals for the development will generate an additional 50+ vehicles, which will all be attempting to join the fast flowing traffic on the B1224 at peak times. Existing Village Commuters joining the B1224 from Turnpike Lane are already experiencing considerable delays, where minor collisions and near misses go unreported.
- The design and access statement submitted with the application section referring to **Access Considerations – References** has noted that a draft of the Village Design Statement (in 2009) has been consulted. HBC adopted a final version of the document in 2018.
- The design and access statement includes the comment that Development of the site with sensitively designed dwellings and a community shop sympathetic to the location, will make a positive contribution to the character and appearance of the wider area. An increase from the current 81 dwellings to 101 dwellings in Bickerton can hardly be described as a 'positive contribution'.
- The developer has failed to provide details for the discharge of surface water during the Construction phase, nor provided details for material storage and off street parking during the Construction phase.
- The specialist report submitted, suggests that the ground conditions on the proposed site, will be unable to support the use of soak aways for surface water discharge. Each property will need to be connected to a separate drainage system to remove surface water from site. It is not clear that this fact has been taken into account when specialists reviewed the removal of surface water from the site, into an existing culvert near Tom Cat Lane.
- The original layout drawing included an area of **Public Open Space**. No POS is shown on the current layout drawing.