

Schedule of
Proposed Main Modifications (2017)
Consultation Form

Please return completed forms no later than 5pm on 16th February 2018, via:

- Email to: LocalPlan.ProgrammeOfficer@e-lindsey.gov.uk; or,
- Post to: Local Plan Programme Officer, Tedder Hall, Manby Park, Manby, Louth, LN11 8UP.

Late representations will not be accepted.

This form has three parts:

- Part A: Personal Details
- Part B: Your representations (questions about the whole Plan)
- Part C: Notification request

We recommend that you read the 'Guidance notes' before filling in the form, as this will explain the process and terms used.

NOTE:

We cannot accept anonymous representations. Therefore please fill in Part A and sign the Data Protection Act section at the end of the form, before returning it to us.

If you are making representations on more than one Main Modification you will need to complete a separate form for each representation. However, you only need to complete Part A: Personal Details and Part C: Notification request once.

Part A: Personal Details

*If an agent is appointed, please complete only the Name and Organisation boxes for the client in 'Your Details', but complete the full contact details of the agent.

	Your Details	Agent's Details* (if applicable)
Name (including title):		Mr Michael Braithwaite MRTPI
Organisation (where relevant):	Blue Anchor Leisure Ltd	Robert Doughty Consultancy Limited
Address:		
Post Code:		
Telephone number:		
Email address:		

NOTE:

Representations will only be accepted that refer to a proposed change shown in the *Schedule of Proposed Main Modifications to the Pre-Submission Draft Local Plan (2017)*, the map changes or to the Habitats Regulations Assessment Report, incorporating Main Modifications (2017) or Sustainability Appraisal Report, incorporating Main Modifications (2017).

Your responses on the above documents will be sent to the Planning Inspector without prejudice to the Inspectors final report.

You should not repeat or re-submit your previous representations, these have already been considered by the Inspector during the examination process.

PART B: Your representations

Please use a separate form for each representation.

B1. To which proposed Main Modification does your representation relate?

Please state the relevant reference number that you are commenting on from the Schedule of Proposed Main Modifications (e.g. MM01):

Please see the attached table

Description of the proposed Main Modification (e.g. Page 60, Section 8)

Please see the attached table

Please complete a separate form for each representation.

B2. Do you consider this proposed Main Modification is:

Legally compliant?
Please select one answer

Yes

No

Sound?
Please select one answer

Yes

No

B3: If you consider the proposed Main Modification to be unsound, please identify which test of soundness your representation relates to? 'Sound' means: is the Main Modification justified, effective, positively prepared and consistent with national policy?

Positively prepared?
Please select one answer

Yes

No

Justified?
Please select one answer

Yes

No

Effective?
Please select one answer

Yes

No

Consistent with national policy?
Please select one answer

Yes

No

Your representation should succinctly cover all the information, evidence and supporting information necessary to support/justify your representation and any suggested changes.

B4. Please give details of why you consider the Local Plan is not legally compliant or is unsound?

If you wish to support the legal compliance or soundness of the Local Plan, please also use this box to set out your representations.

Please see the attached table.

Please be as precise as possible.

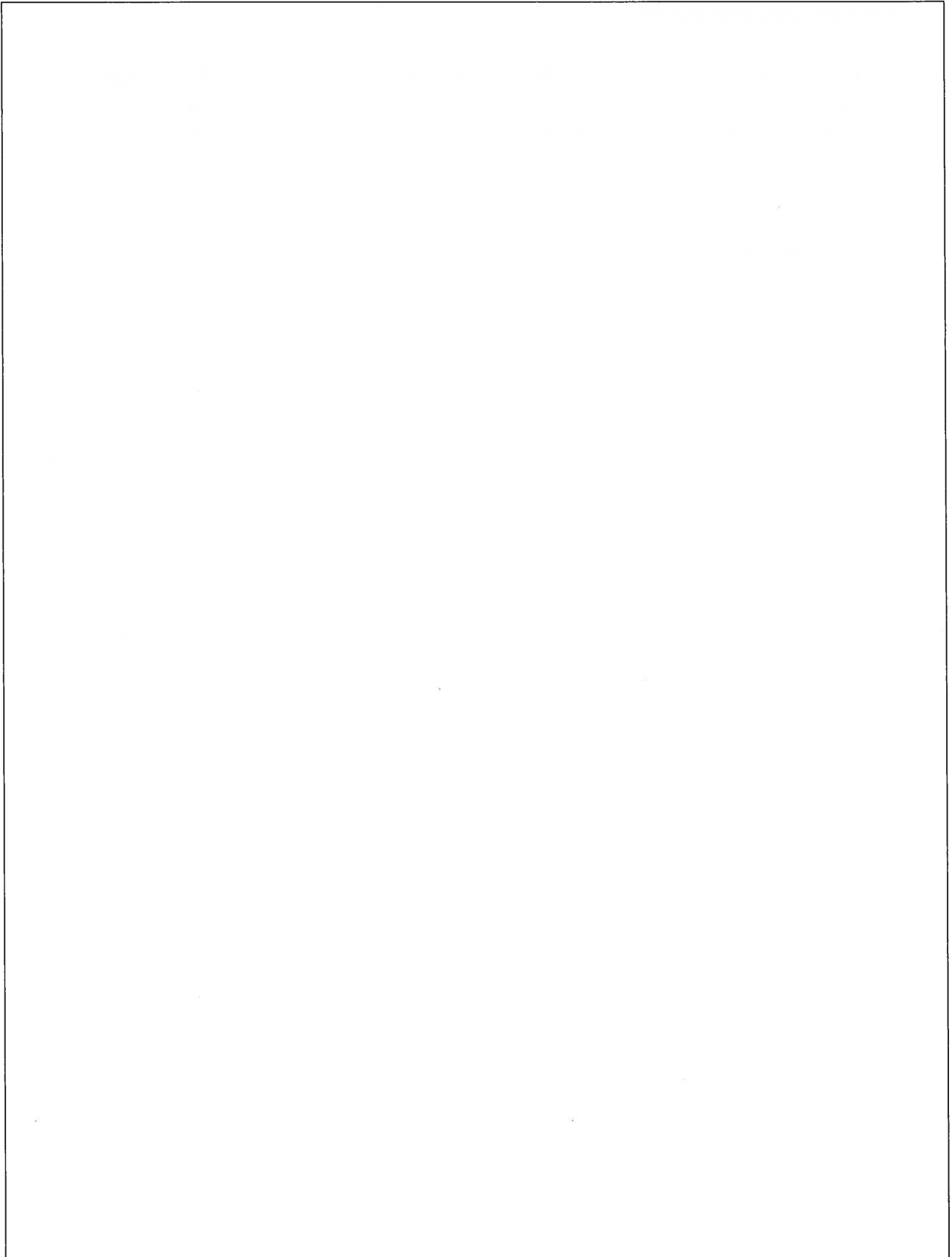
B5. Please set out what changes you consider necessary to make the proposed Main Modification to the Local Plan legally compliant or sound. Having regard to the test you have identified at B3 above where this relates to soundness?

You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Please see the attached table.

Please be as precise as possible.

B6. Do you have any comments on the updated Addendum to the Sustainability Appraisal or Addendum to the Habitats Regulations Assessment in respect of this particular modification?



Please be as precise as possible.

PART C: Notification request

You can request to be notified at an address or email address of any future stages relating to the Local Plan.

C1. Would you like to be notified of future stages?

Yes No

C2. How would you like to be notified?

By post to my address:

By post to my agent's address:

By email to my email address:

By email to my agent's address:

Please select one answer.

C3. Which stages would you like to be notified about:

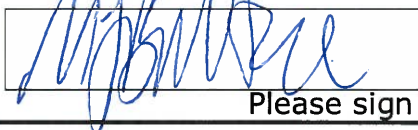
The publication of the recommendations of Planning Inspector?

The adoption of the Local Plan?

Data Protection Act 1988 and Freedom of Information Act 2000

Representations cannot be treated in confidence. Please see the attached privacy notice. The Town and Country Planning (Local Planning) (England) Regulations 2012, requires copies of all representations to be made publically available, this will be done via the Council`s website. The Council will not publish personal information such as addresses, telephone numbers, or email addresses. By submitting a representation you confirm that you agree to this and accept responsibility for your representations.

Signature:



Date:

15.2.18

Please sign and date your representations.

MAIN MODIFICATION	COMMENT	CHANGE														
<p>MM27 Page 121 Policy SP28 New paragraph after 9</p>	<p>We welcome the statement that infrastructure requirements will only be sought from developments of 10 or more dwellings. This clarification, however, should be included in the policy itself in clause 4, which currently states, “Where appropriate, developer contributions will be sought towards the delivery of infrastructure where it is shown to necessary for the development to proceed, and where it will not compromise the viability of the Scheme.”</p> <p>The paragraph also goes on to list various infrastructure types. The current wording indicates the list itself is a minimum to be applied in all cases and, in fact, that other contributions could be sought. The five listed elements will, however, not be appropriate, or justified, in all cases.</p> <p>The policy does not accept that the range of contributions would potentially make the development unviable. The Whole Plan viability report (CD23) made assumptions regarding the level of S106 contributions from developments as set out below:</p> <p>Table 13 – Indicative S106 Allowances</p> <table border="1" data-bbox="465 1045 1265 1375"> <thead> <tr> <th>No of dwellings</th> <th>Section 106 Contribution per dwelling</th> </tr> </thead> <tbody> <tr> <td>Less than 25 dwellings</td> <td>£1, 275</td> </tr> <tr> <td>26-50 dwellings</td> <td>£1,685</td> </tr> <tr> <td>51-150 dwellings</td> <td>£2,250</td> </tr> <tr> <td>151 – 350 dwellings</td> <td>£3,000</td> </tr> <tr> <td>351 -500 dwellings</td> <td>£5,600</td> </tr> <tr> <td>Greater than 500 dwellings</td> <td>£7,000</td> </tr> </tbody> </table>	No of dwellings	Section 106 Contribution per dwelling	Less than 25 dwellings	£1, 275	26-50 dwellings	£1,685	51-150 dwellings	£2,250	151 – 350 dwellings	£3,000	351 -500 dwellings	£5,600	Greater than 500 dwellings	£7,000	<p>Amend clause 4 “Where appropriate, and for developments for 10 or more dwellings, development contributions will be sought ...”</p> <p>The introduction to the list after new paragraph 9 should be amended to read “where justified and appropriate major development of 10 or more dwellings and other major schemes will be required to contribute towards new infrastructure. Types of infrastructure that might be required include:</p> <ul style="list-style-type: none"> - Roads and other transport facilities - Schools and other educational facilities - Medical facilities. <p>Where the request conforms to the tests set out in CIL regulation No.122”</p> <p>Given our comments to MM25, we do not recommend inclusion of open spaces and sports facilities on the indicative list. Flood Defences should only be included where the need for new works has been identified by a Flood Risk Assessment, and only then when the contribution can be demonstrated to meet the tests in the CIL regulations.</p>
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East Lindsey Emerging Local Plan Proposed Main Modifications (2017) Consultation
Blue Anchor Leisure Ltd, Land at Ingoldmells

	<p>These figures were based on contributions towards education and health and not the wider range of works promoted in the new paragraph 9. If all the infrastructure listed in the new paragraph were subject to contributions, the requirement would far exceed the assumed levels used in the Whole Plan Viability report. The viability assessment should be revisited to test whether development is still viable, considering the scale of payments that could be imposed on developers following on from the amendment.</p>	
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