



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):	Edward Mossop	Dean Frosoni
Organisation (where relevant):	S A Mossop (Farms) Ltd	Cole Easdon Consultants Ltd
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):

MM 46

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

Pages 112, 114 – 116 Section: Marshchapel

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.
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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.

Marshchapel MM46

In paragraph of the Inspectors letter to ELDC dated the 11th. October 2017, they make the following comments:

11. Unless there is strong evidence available now to indicate otherwise, the allocations that fall wholly mainly within any of the four hazard zones do not appear to be justified in line with sequential test requirements and so should be deleted from the plan. These appear to include : Marshchapel – MAR 217, 226, 300 and 304

It is our contention that strong evidence has already been submitted in accordance with the sequential test requirements, which support and justify the allocation of the four housing sites in Marshchapel.

In the ELDC November 2016 SHLAA document, the LPA set out a detailed analysis for assessing the suitability of land for housing, which included a “flood risk assessment” based on the Environment Agency’s (EA) 2014 Flood Hazard Maps together with other relevant planning criteria. The EA’s Flood Hazard Mapping shows the consequences should a breach or overtopping of existing sea defences occur.

The Environment Agency has advised in correspondence with the landowner that, based on Hazard Mapping, the sites can be developed safely and in accordance with NPPF requirements as long as the following mitigation measures are incorporated into development proposals:

The minimum mitigation measures required for single storey developments, or developments that include ground floor sleeping accommodation, should be informed by the flood depths arising from the 2115 0.1% breach scenario. Any proposals that do not include ground floor sleeping can be informed by the flood depths arising from the 2115 0.5% breach scenario’.

2115 0.1% (1:1000yr) breach

Flood depths across the four sites would vary from 0 to 1m deep maximum across most of the area. If ground floor bedrooms are proposed then mitigation would comprise:

1. For areas where flood depths are 0.5m – 1.0m: FFL should be set a minimum of 1.0m above ground level, with flood resilient construction incorporated to a minimum height of 300mm above the predicted flood level.
2. For areas where flood depths are 0.25m - 0.5m: FFL should be set a minimum of 500mm above ground level, with flood resilient construction incorporated to a minimum height of 300mm above the predicted flood level.
3. For areas where flood depths are 0 - 0.25m: FFL should be set a minimum of 300mm above ground level.

2115 0.5% (1:200 yr) breach

Flood depths would vary from 0 to 0.5m deep maximum across most of the area. Where ground floor bedrooms are not proposed then mitigation would comprise:

1. For areas where flood depths are 0.25m - 0.5m: FFL should be set a minimum of 500mm above ground level, with flood resilient construction incorporated to a minimum height of 300mm above the predicted flood level.
2. For areas where flood depths are 0 - 0.25m: FFL should be set a minimum of 300mm above ground level.

Taking into account the EA’s advice that the sites can be developed safely in flood risk terms provides further evidence in support of the sequential test process that has been followed and clear

justification for the retention of the housing allocations within the village. As such, the proposed changes set out under MM46 in the Schedule of Proposed Main Modifications, which would result

in all the housing allocations for Marshchapel (i.e. MAR 217, MAR226, MAR 300 and MAR 304) being deleted, would be contrary to the relevant advice in the National Planning Policy Guidance (NPPF) and result in the Local Plan being unsound.

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.

With the reinstatement of housing allocations MAR217, MAR226, MAR300 and MAR304 and the requirement that appropriate mitigation should be applied to any residential development to design out the impacts of any flood risk, this “Large Village” will be able to grow to meet the future housing needs as well as maintain the viability of the existing services and facilities in Marshchapel as required by the planning policies set out in the NPPF.

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?

No

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:

Dee From

Date:

15/02/18

Please sign and date your representations.

