



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.

*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	Roger Sargent
Organisation (where relevant):	S A Mossop (Farms) Ltd	Roger Sargent Planning Ltd
Address:		[REDACTED]
Post Code:		[REDACTED]
Telephone number:		[REDACTED]
Email address:		[REDACTED]

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.

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

Whilst 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, we would highlight the existing evidence already submitted to date as well as some additional relevant assessments and planning policy requirements.

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. Having undertaken this detailed assessment of all the qualifying data, four sites (the allocated housing land) were chosen as being suitable for housing in the village, with six other sites rejected as being unsuitable.

With the publication of the Submission Modifications Draft Part Two (March 2017) document, further detailed evidence is provided to support and justify the housing sites selection in Marshchapel. This additional information provides information on possible flood risk to each site with the advice that – *“A sequential approach to development should be applied and appropriate mitigation to design out the impacts of flood risk.”*

With regards to other parcels of land in Marshchapel, which have not already been discarded as a result of the SHLAA process, there would appear to be only two “pockets” of land in Flood Zone 1. The first of these is the land around St Mary’s Church (a grade 1 Listed Building) located to the south of the village, with the other area being the grounds and adjacent rear gardens to The Old Hall (a grade 2 Listed Building). Taking into account that both areas comprise small parcels of land within the immediate setting of “listed buildings”, whilst these might be suitable for some minor infilling, neither is large enough for a housing allocation.

From the latest E. A. Flood Map whilst there are a small number of Flood Zone 2 areas shown in and around Marshchapel, most of the Flood Zone 2 “pockets” are located outside of the village framework, with a few shown to be within the existing built up area. Two of these Flood Zone 2 “pockets” occur within the housing allocations of MAR 217 and MAR 304, with another two immediately surrounding The Old Hall and St. Mary’s Church. A further two are located in Church Lane and along Littlefield Lane, where they are significantly constrained with regards to providing any substantive housing as they are in the main, rear garden areas to existing residential properties and would only be suitable for minor infilling, at best.

In the Modifications Draft Local Plan (February 2016-2031), Marshchapel is identified as a “Large Village”, which has – **a good range of facilities including shops, a post office, a**

garage, 2 public houses and a fish and chip shop, a village hall and primary school and playing fields.

With the deletion of **all** the proposed housing allocations in the settlement, there would be “no growth” in Marshchapel for the next 25 years, the consequence of which would have a devastating impact on the viability of all these existing services and facilities? As such, the removal of all housing allocations would conflict with and be contrary to the advice in the NPPF Section 3 Supporting a prosperous rural economy. In particular, the policy in paragraph 28. – **“To promote a strong rural economy, local and neighbourhood plans should:**

promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.”

Taking into account the strong evidence provided in these representations with regards the sequential test requirements there is 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 future sustainable 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:

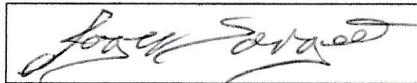
The publication of the recommendations of Planning Inspector?

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:



Date:

15/02/2018

Please sign and date your representations.