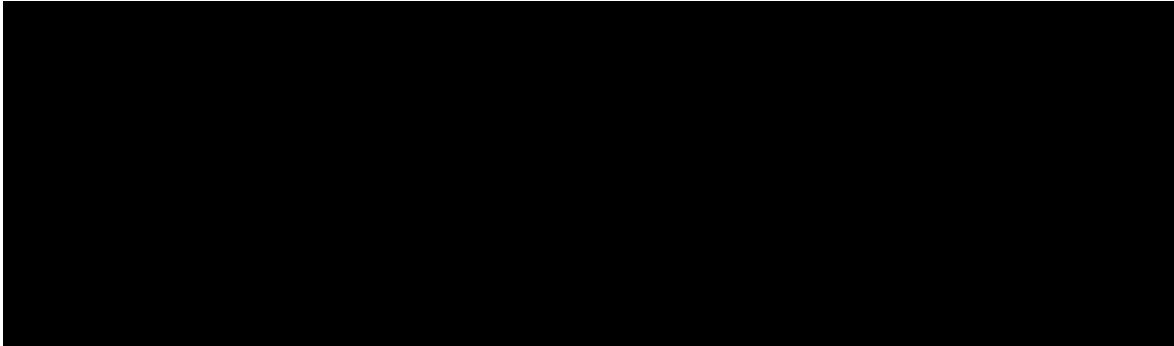


From: richardaldersonconsulting@gmail.com
To: [Daniel Puttick](#)
Subject: FW: PA/2023/1687 Planning permission for change of use from agricultural land to area used for dog training
Date: 12 February 2024 15:59:57
Attachments: [Topo segment.pdf](#)



Richard

Richard Alderson Consulting
The Old School House
Nettleton
Market Rasen
Lincolnshire
LN7 6AA

07798862171

From: richardaldersonconsulting@gmail.com <richardaldersonconsulting@gmail.com>
Sent: Tuesday, January 23, 2024 10:44 AM
To: 'Jennifer Ashworth' <Jennifer.Ashworth@northlincs.gov.uk>
Subject: PA/2023/1687 Planning permission for change of use from agricultural land to area used for dog training

Hello Jennnifer

I am responding to the objection from the Environment Agency and others relating to the above planning application.

Environment Agency raised three salient points:

1. Keeping people safe from identified flood hazards.

The Topographical survey submitted with the application identifies higher ground on parts of the site. (See attached plan). These areas will provide refuges in the event of unexpected flooding. The FRA submitted with the application does state that "The business will sign up to the Environment Agency's flood early warning system". In the event of a flood warning any planned training at the site would be postponed until conditions allowed.

2. Consider how a range of flooding events (including extreme events) will affect people and property.

The applicants have considered the potential losses that could result from a serious flood even at their site. The only “property” likely to incur “damage and/or loss is the mobile home. This is a risk that the applicants are prepared to take as it does not put persons or dogs at risk as any scheduled training would not take place until conditions allowed.

3. Consider the requirement for flood emergency planning including flood warning and evacuation of people for a range of flooding events up to and including the extreme event .

The proposed dog training will be for dogs and owners booked in advance for each session. In the event of a flood warning from the Environment Agency scheduled trainings will be suspended until conditions allow.

In the event of a flood following no warning from the Environment Agency there is sufficient area of higher ground within the site for visitors and operators to take refuge. The likely consequence is that people present at the site would escape in their vehicles.

4. Flood risk mitigation measures to address flood risk for the lifetime of the development included in the design are inadequate because they will not make the development resilient to the flood levels.

The greatest asset and area used for training dogs is grassland and woodland. As stated above, the only asset that could suffer meaningful and maybe permanent loss is the mobile home. The applicants are aware of this.

A Product Data request for the site area has been submitted to the Environment Agency as recommended.

The Conditions requested by Environmental Health are acceptable.

The concerns raised by one objector re flooding from the River Idle have been covered by the response to the EA objection.

The public right of way 140 referred to by another objector does not pass through the site.

Best wishes

Richard

Richard Alderson Consulting
The Old School House
Nettleton
Market Rasen
Lincolnshire
LN7 6AA

07798862171