



Mendip Local Plan Part II Consultation on Additional Main Modifications

Information Note

Details of the Consultation

Mendip Council has published a schedule of Additional Main Modifications (or AMM) to Local Plan Part II. The additional Main Modifications form part of the examination process of Local Plan Part II ahead of the Inspector producing his final report. Modifications have been prepared in response to the Inspector's Progress note ED48.

The majority of the changes are requirements related to mitigation for phosphates. This is an issue which affects a wide area across Somerset and applies to planning applications as well as sites in the Local Plan. This is explained in note ED48 and in detail in the statement of common ground agreed with Natural England and its supporting appendices. These will be incorporated in an updated Habitats Assessment produced before the Plan is adopted.

More background and information on the phosphates issue can be found on the Mendip website at <https://www.mendip.gov.uk/phosphates>

When is the deadline to submit responses?

5pm on Monday 22nd March 2021.

What can I make comments on?

Responses should be confined to the specific changes set out in the schedule. Written and hearing submissions on other aspects of the Pre-submission Plan or Main Modifications are already with the Inspector to enable him to write his final report. The Council would advise that submissions on other matters are very unlikely to be considered at this late stage in the examination process, but this is at the Inspector's discretion.

Responses should not cover:

- The policies, sites and matters already adopted in Local Plan Part 1
- More general issues or complaints which are outside the scope of the Local Plan**
- Comments which relate to planning applications**

***although these may be passed to other officers in the Council*

Can I submit comments after the deadline? (after 5pm on 22nd March)

In view of the Inspector's commitment to progress his final report of the examination, responses submitted after the deadline will not be registered. Please contact the policy team if there are particular reasons why you wish to submit a late representation.

Will representations be acknowledged?

Only representations made by e-mail will be acknowledged automatically. The Council will publish representations made along with a summary list on its website of individuals and organisations making representations after the consultation period closes. This may be some time after comments are received.

Will there be any consultation events or meetings?

There are no plans for public consultation events.

What happens after the consultation?

All representations on the additional MMs will be available to the Inspector who will then consider them along with all other representations submitted earlier in the process. The Inspector will then finalise the examination report.

When will the Inspector's report be produced?

This is covered in the Progress Note ED48. The Inspector hopes to produce a report by the end of April.

Guidance on the Response Form

Do I have to use the response form?

The Council would prefer all representations to use the response form. This helps both the Council and the Inspector summarise and review the main issues. If necessary, you can make comments in a letter or e-mail, but these must have contact details (address or email). Please be as succinct as possible.

Each change has a reference number **AMM Ref** which should be quoted in responses.

Comments must be in writing. Issues raised through the contact centre or discussions with officers or Councillors cannot be considered as representations. The same applies to unattributed messages via email or social media. Supporting information should be by e-mail if possible. Please include your name on any supplementary information sent to us so it can be attached to your comments.

Will the responses be published?

Yes - the council will publish responses including your name but will delete your personal details. Details of how the Council handles your personal data can be found here:

<https://www.mendip.gov.uk/article/6268/Planning-Policy-Privacy-Notice>

Can I submit representations on behalf of a group or neighbourhood?

The Council welcomes submissions from groups who share a common view on the proposed changes. Please bear in mind that a single representation will be as effective as a large number of individuals submitting separate representations which repeat the same points.

Why does the response form refer to soundness and legal compliance?

Paras 7.2 and 7.3 of the Local Plans Procedure Guide explain that the focus on soundness and legal compliance means that, as far as possible, the Inspector's report will avoid summarising the cases of individual parties, referring to specific representations and representors, or describing what was said at hearing sessions.

Representations are sometimes made about points that do not bear on soundness or legal compliance. The Inspector will not make recommendations on those points.

The Inspectors report will therefore not respond to every point or issue raised by those objecting to the plan, or refer to every policy and site allocation. Instead, it will explain concisely why the Inspector has arrived at his or her conclusions and recommendations as to whether the plan is found to be sound and legally compliant or not.

On the form.....what does legally compliant mean?

Legally compliant is essentially asking whether or not the proposed plan follows the proper procedures and is prepared in line with the relevant legislation.

What does 'soundness' mean?

Soundness may be considered in the context of its ordinary meaning of 'fit for purpose', 'showing good judgement' or 'able to be trusted'.

The Inspector will consider the changes in the plan against the four '**tests of soundness**' as outlined in National Planning Policy Framework (para 182) which are outlined below:

- **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

Contact for more information and assistance?

If you need any further information or advice, please contact the Planning Policy Team via e-mail: planningpolicy@mendip.gov.uk or contact customer services - telephone: (0300) 303 8588.