



Mendip Local Plan Part II Consultation on Main Modifications

Information Note

Details of the Consultation

Mendip Council has published a schedule of Main Modifications (or MM) to Local Plan Part II. The schedule sets out additional policies, revisions to existing policies and new development sites considered necessary to make the plan sound. The Main Modifications are part of the examination process of Local Plan Part II ahead of the Inspector producing his final report.

The Council is inviting responses to the draft Main Modifications (MM). This consultation will run for six weeks from **Tuesday 21st January to 2nd March**. This consultation only relates to the Proposed Main Modifications, supporting documents and policy map changes. No other aspects of the Pre-submission Plan or amendments in Proposed Changes Local Plan Part II can be considered at this stage.

Consultation Documents

The following documents form part of the consultation

1	Main Modifications to the Pre-Submission Plan – Jan 2020	
2	Addendum to the Habitat Regulations Assessment - Jan 2020	
3	Second Addendum to Sustainability Appraisal – Jan 2020	
4	‘Track change’ Local Plan Part 2 showing Main Modifications and maps	
5	505 Dwellings Background Paper	
6	Addendum to Local Green Spaces Background Paper (SD20)	
7	Glossary of Terms (updated to reflect changes specified by the inspector)	
8	Infrastructure Plan (updated to reflect consequential changes from MM)	
9	Housing Supply Monitoring updates published on the Local Plan Monitoring page - https://www.mendip.gov.uk/housinglandsupply	
10	Inspectors post-hearing Interim Notes (ED20 and ED25), Council Response (ED24) and Responses to Information MF1 – MF5 are on the Examination Page https://mendip.gov.uk/localplanexamination	
11	Extract from PINS procedure guide relating to Main Modifications	

The key document is the **Proposed Main Modifications to the Pre-Submission Plan**. Each change has a reference number **MM Ref** which should be quoted in responses.

This schedule also includes minor changes which include factual updates, corrections and formatting changes. You can comment on minor changes but these are not considered by the Inspector as they do not affect the soundness of the plan.

The Main Modifications proposed require that policies are subject to Sustainability Appraisal and assessment under the Habitat Regulations to be legally compliant. You can also comment on these updated documents.

The consultation includes a number of supporting documents and background information (4-10 above). This includes a 'track changes' plan which has been provided as a supporting guide. This plan shows the MM underlined with reference to the schedule of Main Modifications. The track changes plan also illustrates consequential changes to the policies map if the Inspector recommends these MM in his final report.

What are Main Modifications (MM)?

Main Modifications have been prepared in response to the Inspector's post-hearing advice note ED20, which was published following the examination hearings on the Local Plan Part 2 in July/August 2019.

The Council have requested that modifications are made to Local Plan Part II. The Inspector can only recommend MM to ensure that the Plan is sound and legally compliant. It follows that without MM, Local Plan Part 2 cannot be found sound and adopted by the Council.

The Inspector has indicated that a full consultation should take place to enable him to consider responses to the Main Modifications. The Inspector has to be satisfied the changes proposed will address the soundness issues he has identified. **This does not mean the Inspector has endorsed the changes. All MM remain subject to the Inspector's consideration of responses made this consultation. Further information can be found within** the Planning Inspectorate guidance on Local Plan procedures.

What should I not make comments on?

- The policies, sites and matters covered in the Local Plan Part II Submission Plan and Proposed Changes where no modifications are proposed
- The policies, sites and matters already adopted in Local Plan Part 1
- More general issues or complaints which are outside the scope 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 2nd March)

Responses submitted after the deadline take the risk of being rejected from consideration. 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.

Will there be a consultation events or meetings?

There are no plans for town and village consultation events. Unlike other consultations, you cannot comment on the whole plan – just the changes. In addition, the council cannot

amend these proposals, the responses will be considered by the Inspector who then makes recommendations in his report.

What happens after the consultation?

All representations on the proposed MMs will be sent directly 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. Further hearing sessions will not usually be held, unless the Inspector considers them essential to deal with substantial issues raised in the representations.

When will the Inspector's report be produced?

The timetable for the production of the report will be a matter for the Inspector, however, it is expected that the responses to the consultation will be with the Inspector in March. This would mean that the earliest possible date for the production of the Inspector's report would be May 2020.

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 for examination. If necessary, you can make comments in a letter or e-mail, but these must have contact details (address). Please be as succinct as possible.

Comments must be in writing. Issues raised with 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.

Responses will be published (with names but no other personal details) on the Mendip website, 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.

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.