

Bath & North East Somerset Council		
MEETING/ DECISION MAKER:	Cllr T Ball, Cabinet Member for Housing, Planning and Economic Development	
MEETING/ DECISION DATE:	On or after 22nd February 2020 (for single Member decision)	EXECUTIVE FORWARD PLAN REFERENCE:
		E 3197
TITLE:	B&NES' response to Mendip Local Plan Part 2 Proposed Main Modifications	
WARD:	All	
AN OPEN PUBLIC ITEM		
List of attachments to this report: Appendix 1 B&NES Response to the Mendip Local Plan Part 2 Proposed Main Modifications Appendix 2 B&NES Response Form		

1 THE ISSUE

- 1.1 Mendip District Council has published their Proposed Main Modifications to the submitted draft Local Plan Part 2 (Sites and Policies) for consultation with a deadline for comments of 2nd March 2020. The Modifications propose to allocate three sites adjacent to Midsomer Norton in the north / north east of the Mendip District. B&NES Council object to these allocations and the reasons for the objections are set out in the 'B&NES Response to the Mendip Local Plan Part 2 Proposed Main Modifications' (Appendix 1).

2 RECOMMENDATION

The Cabinet member for Housing, Planning and Economic Development is asked to;

- 2.1 Agree the B&NES Response to the Mendip Local Plan Part 2 (LPP2) Proposed Main Modifications as set out in Appendix 1.
- 2.2 Delegate authority to officers to submit the B&NES Response (Appendices 1 & 2) to Mendip District Council for the Mendip Local Plan Inspector's consideration.

3 THE REPORT

- 3.1 Mendip District Council has published their Proposed Main Modifications to the LPP2 for consultation. The Main Modifications propose to allocate three sites adjacent to Midsomer Norton to provide in total 450 dwellings in the north / north

east of the Mendip District Council administrative area. B&NES Council objects to these allocations.

- 3.2 B&NES Council supported the submitted Mendip LPP2 which allocated sufficient housing sites to meet more than the Local Plan Part 1 strategic housing requirement and did not allocate any sites adjacent to Midsomer Norton. B&NES Council objects to the Main Modifications to allocate sites adjoining Midsomer Norton because it is unclear that this housing is required to meet Mendip's needs; there are more sustainable locations within Mendip to meet their communities' needs; and because there has been insufficient assessment of the impacts of allocation of sites adjoining Midsomer Norton, including in relation to the town's infrastructure. The full reasons for the objections are set out in the response attached as Appendix 1 to this report.
- 3.3 In addition, introducing such a significant change allocating an additional 450 dwellings adjacent to the B&NES boundary on the edge of Midsomer Norton at this late stage in the plan-making process fails to allow sufficient time to assess the impact on the local communities and the services & facilities and infrastructure of the town.

4 STATUTORY CONSIDERATIONS

- 4.1 B&NES Council has been engaged in the preparation of the Mendip LPP2 under the duty to cooperate relating to strategic matters that cross administrative boundaries. At earlier stages in the plan preparation process B&NES Council supported Mendip's submitted Plan.
- 4.2 However, following the Examination hearings and the Inspector's Interim Report, Mendip District Council proposes to allocate sites adjacent to Midsomer Norton. The sites are proposed to be added at this late stage in the plan process which means there is only one opportunity for the Council, affected communities and other interested parties to consider the issues and respond to consultation. Therefore, further hearings are requested if the Inspector is minded to agree with the Proposed Modifications, pursuant to s.20(6) of the Planning and Compulsory Purchase Act 2004.

5 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)

- 5.1 Preparation of the response to the Mendip LPP2 and potential appearance at the Examination hearings will be resourced by officers within the Planning Policy team. At this stage there are no additional resources required relating directly to this decision.

6 RISK MANAGEMENT

- 6.1 A risk assessment related to the issue and recommendations has been undertaken, in compliance with the Council's decision making risk management guidance.

7 CLIMATE CHANGE

- 7.1 Development requirements for three sites proposed in the Mendip LPP2 Modifications include maximising opportunities for sustainable travel, and take into account opportunities to maintain and enhance biodiversity. However, no specific assessment or evidence has been prepared by Mendip District Council

and no direct policy requirements to help achieve carbon neutrality by 2030 are included in the Proposed Modifications to the Mendip LPP2. As set out above it is recommended to object to the allocations as set out in Appendix 1.

8 OTHER OPTIONS CONSIDERED

8.1 None.

9 CONSULTATION

9.1 S.151 Officer, Finance, and Monitoring Officer.

9.2 Ward Councillors.

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Background papers	<i>Mendip Local Plan Part 2 Proposed Main Modifications</i> https://www.mendip.gov.uk/media/23713/1-PMM-Schedule-27jan/pdf/1._PMM_Schedule.27jan.pdf?m=637157320811770000 Mendip Local Plan Part 2 Proposed Main Modifications supporting documents https://www.mendip.gov.uk/pmm
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