

Issues and Options Response Form



This form accompanies the Issues and Options Consultation documents, available at www.mendip.gov.uk/localplanpart2 or on request from the Council.

Responses must be received by no later than 5pm on **Wednesday 16th December 2015.**

You can photocopy this form, collect additional ones from Council Access Points and District Council Offices or download copies from www.mendip.gov.uk/localplanpart2.

For further information or advice, or if you require this document in another format such as Braille, large print or another language then please contact the Planning Policy Team by email: planningpolicy@mendip.gov.uk or telephone: (0300) 303 8588.

Contact Details

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Signature:

Date:

We will contact you by **e-mail only** unless you tick here

Representations received will be used for the development of the Local Plan Part II and related planning policy purposes. Please note that representations must be attributable to named individuals or organisations at a postal address. Any representation received will be published on the Council's Website. This will include your name but no other personal data.

To ensure that the views of local communities and stakeholders are reflected in the Local Plan Part II we would welcome views on a number of issues.

These are outlined in the '[Mendip](#)' and '[Town and Village](#)' specific sections.

Please answer as many (or as few) of these questions as you wish.

Responses from Binegar Parish Council

Binegar and Gurney Slade

Question	How we put our response together
-	<p>Binegar Parish Council does not have a Parish Plan. Therefore, we focussed on responding to the section of Mendip’s <i>Local Plan</i> that specifically relates to Binegar and Gurney Slade.</p> <p>The Parish Council hosted two public events. There was much local interest. The events attracted more than 80 residents.</p> <p>The villages spread into three parishes: Binegar, Ashwick and Emborough. Residents from each of the parishes took part in the consultation events.</p> <p>We base our responses on those consultation events. Because of the degree of interest and participation, we believe that our responses accurately represent the view of the local community.</p>

Binegar and Gurney Slade

Question	Local distinctiveness and character
BGSQ1	<p><i>What makes Binegar and Gurney Slade special? Are there any areas, features or characteristics that should be protected or improved? In the event that future development is needed, are there any areas in the villages where this should be located/avoided?</i></p> <p>Response</p> <p>Gurney Slade and Binegar have developed along local lanes and roads in ribbon or linear fashion. Dalleston (Emborough) and Kingscombe (Ashwick) are exceptions but do not detract from this general character as they lie at each end of the villages.</p> <p>There is strong feeling that future developments should follow this ribbon or linear pattern, filling gaps between existing houses and only building houses that front lanes and roads.</p> <p>We want to avoid high-density estates. Each village is small. A large development will be difficult to integrate with the existing community. In addition, our lanes will not cope with the traffic generated by such developments.</p> <p>Much of the character of the villages has developed from quarrying. Houses designed and built over past decades are varied. Some are stone, others are brick or mortar-faced. Residents believe future development should be in stone to reflect the heritage of the villages and to improve and consolidate their character.</p>

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Binegar and Gurney Slade

Question	Housing
BGSQ2	<p><i>Are there any reasons we should consider identifying sites in addition to the total Local Plan requirement of 40 homes?</i></p> <p>Response No. There is little local employment to generate need.</p>
BGSQ3	<p><i>Which of the sites offered for housing would you support/not support and why?</i></p> <p>Response (a) Binegar sites (BIN 001/1a, 002b, 005, 009, 010, 011 and 012) There are three issues that affect all these proposed sites:</p> <ul style="list-style-type: none"> • Surface water drainage • Sewage disposal • The restrictions of the lanes <p><i>Surface water drainage and sewage disposal</i> Binegar is in a groundwater protection zone and its lower parts, together with Gurney Slade, lie in a flood zone level 3 – the highest <i>Environment Agency</i> category of risk.</p> <p>For 30 houses, the <i>Environment Agency</i> will require wastewater treatment proposals. Its first presumption is to provide a system of foul drainage discharging into a public sewer. It set out its full argument to Mendip in response to planning application 2014/0492/OTA.</p> <p>Responding to the same application, <i>Wessex Water</i> raised two concerns:</p> <ul style="list-style-type: none"> • Public sewer capacity and • Groundwater flooding <p>It considered these intimately connected and noted recent flooding incidents “so severe and prolonged that emergency measures were necessary to support residents and homes affected. Private drains and public sewer systems were overwhelmed during these periods with detriment to public health and the environment”.</p> <p><i>Wessex Water</i> concluded, “without appropriate measures in place we are concerned that new development will increase the severity and frequency of flood risk with uncontrolled sewer flooding”. It stated that it had written to lead <i>Local Flood Authorities</i> (Somerset) and local planning authorities (Mendip) in 2014 and requested a partnership to prepare and implement groundwater management measures.</p> <p>In a letter to Mendip dated May 2014, <i>Wessex Water</i> stated, “we wish to place on record our objection to any future permissions that are not covered by a groundwater</p>

management strategy”. In spite of this, Mendip has allowed three new houses to connect to the public sewer. Mendip did not consult *Wessex Water* on those planning applications.

The Parish Council and local people know very well how devastating the floods can be. This issue has to be resolved before further development can happen.

Binegar Parish Council continues to press both Mendip and Somerset to take the local flood risk seriously.

The lanes

The main lane through Binegar runs from the A37 at Gurney Slade to the B3139 Bath Road. It starts as Binegar Lane, becomes Station Road at the Horse and Jockey public house and Whitnell Lane from Binegar Green. For considerable lengths, it is effectively single track. Whitnell Lane regularly floods. Reversing considerable distances to allow another vehicle to pass is a daily occurrence for most people. There are no footpaths on Station Road or Whitnell Lane. Only the lower end of Binegar Lane has a footpath.

Binegar is a rural community and so cars, lorries and buses share this lane with increasingly large tractors, trailers, horses, riders and pedestrians.

The lane is already inadequate. The narrow width and sharp bends are further reasons to avoid high-density development on any of the sites. In any event, the lane will require improvement to accommodate the additional traffic and pedestrians that 30 houses will create.

Sites BIN 005, 009, 010, 011 and 012 offer the chance to include road improvements as part of any development. This gives them an advantage over sites BIN 001/001a but overall the main route will still be inadequate to support additional traffic.

For reasons given in BGSQ1 (above) and for reasons of access, we consider site BIN 002b least suitable.

The lanes off the village’s main route (Neville’s Batch, Tellis Lane, Turner’s Court Lane and Bennett’s Lane) are all single track and muddy in winter from agriculture. They are unsuitable to support further traffic.

(b) Gurney Slade sites (GS 001,004 and 005)

There are three issues that affect all these proposed sites:

- Surface water drainage
- Sewage disposal
- The A37

Surface water drainage and sewage disposal

The issue of sewage disposal is the same as described above for Binegar.

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	<p>The area where King’s Lane and Tellis Lane meet the A37 by Clarke’s Pool is another area of regular, usually annual, flooding. The lanes and hills above drain into Clarke’s Pool, which then drains into the field put forward for development as GS 004.</p> <p>Development on GS004 will be impossible without flood prevention measures.</p> <p>The A37</p> <p>Two lorries cannot pass on the A37 through Gurney Slade. There is a footpath from Binegar Lane to Tellis Lane but lorries have to mount the pavement to pass each other and regularly harass pedestrians. The A37 is dangerous.</p> <p>Speed limits, particularly heading south down Marchant’s Hill are generally ignored. Traffic speeds increased when the speed camera was abandoned.</p> <p>Already, the A37 through Gurney Slade cannot cope with traffic demands.</p> <p>It would be neither safe nor acceptable for more houses to have direct vehicle access onto the A37. This affects sites GS 004 and 005.</p> <p>Access onto the A37 from Binegar Lane is perilous and would require improvement if development were to take place in site GS 001.</p> <p>Residents noted that GS 001 was on a very steep slope. Experience further up Binegar Lane also show the difficulty of building modern foundations when rock lies so close to the surface.</p>
BGSQ4a	<p><i>Are there any other potential development sites we have not identified which you would like to draw our attention to?</i></p> <p>Our consultation raised three sites included in the previous local plan and five others:</p> <ul style="list-style-type: none"> • Field off to east of Whitnell Lane at ST 61260 49692 • Field off to west of Station Road at ST 61690 49197 • Field off to east of Station Road at ST 61789 49299 • Land opposite the gap between GS001 and 004 at ST 62259 49517 • Volvo Trucks site in Gurney Slade at ST 62246 49184 • Field to rear of Dalleston at ST 61311 49794 • Field to rear of Kingscombe at ST 62151 49081 • Fields to south of Kingscombe at ST 62137 48784 <p>The site opposite GS001/004 offers the chance to widen the A37. The Parish Council has no idea of the availability of any of these sites nor has it formed a view about their suitability.</p>
BGSQ4b	<p><i>If further development is needed, what types of development would you like to see on any of the sites identified?</i></p> <p>Our consultation concluded that a mix of housing types was appropriate.</p>

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	<p>The lack of local employment opportunities argued against a large proportion of social housing. The status of the village - a dormitory for those of the working age - argued for affordable housing and private development.</p> <p>Our consultation considered it important to encourage young families.</p>
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Binegar and Gurney Slade

Question	Employment
BGSQ5	<p><i>Are there any existing employment or commercial sites in and around the villages that may be suitable for redevelopment? If so, where and for what types of development.</i></p> <p>Response Residents advised that Volvo Trucks in Gurney Slade (ST 62246 49184) is to relocate to Frome. The consultation strongly supported redevelopment of this site.</p>
BGSQ6	<p><i>Are there any existing employment or commercial sites in or around the village that you feel should be retained in their current use if at all possible?</i></p> <p>Response None.</p>
BGSQ7	<p><i>Is there a need for any additional land for employment/commercial development? If so, what types and where could such development take place?</i></p> <p>Response The Parish Council will welcome additional employment. Our consultation raised the ideas of small business bases and home working. These are contingent on improved broadband speeds.</p>

Binegar and Gurney Slade

Question	Development limit
BGSQ8	<p><i>Do the current Development Limits reflect the existing and likely future built up area(s) of the villages?</i></p> <p>Response No.</p>
BGSQ9	<p><i>Do you feel the current Development Limits should be changed? If so, where and why?</i></p> <p>Response The current development limits tightly encompass the built areas of each village. There are three, separated areas. Gurney Slade is separated by two fields from</p>

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	<p>Binegar, which is separated by a row of fields from Dalleston. Dalleston is in Emborough Parish which Mendip classifies as an “other settlement”. Mendip’s plan states that it does not expect to identify housing sites in “other settlements”, although Dalleston (and Kingscombe in Ashwick) are considered part of the villages.</p> <p>Future development limits will need to encompass any sites that are assigned for development. The sites put forward by land owners are whole fields. Any new limits should reflect the preferred policy of linear or ribbon development. The limit should be no further than the depth of a house away from the lanes or roads.</p> <p>It is not possible at this stage to suggest specific revised limits. The Parish Council expects the District Council to consult it over any changes.</p>
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Binegar and Gurney Slade

Question	Infrastructure/facilities
BGSQ10	<p><i>Is there need for further infrastructure or facilities in the village, e.g. open space, meeting place, car park?</i></p> <p>Response</p> <p>Our responses above highlight the principal infrastructure improvements required to support additional housing:</p> <ul style="list-style-type: none"> • Surface water drainage • Sewage disposal • The A37 through Gurney Slade • The lanes through Binegar <p>Our consultation raised parking. Parking at the church and playground is on Binegar Lane and Station Road respectively. Both create obstructions for public transport and dangers for pedestrians as there are no footpaths.</p> <p>There is still great concern and anger about the closure of the primary school by Somerset County Council. There is no public transport to the catchment school in Oakhill.</p> <p>There is no public transport to the nearest general medical practice in Oakhill.</p> <p>Public transport (bus route 173) is limited and requires a change of buses to go anywhere other than places on the route between Wells and Bath. Residents were doubtful about the security of provision of this service. Its withdrawal would alter the status of Binegar and Gurney Slade as a “secondary village”.</p> <p>Our consultation emphasised the importance of faster broadband for the rural</p>

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	<p>economy. On 28 November, BT announced upgrading of our local telephone exchange was complete. It promised more reliable and possibly faster broadband speeds. Except for one report, faster speeds have not materialised.</p> <p>Though the main pipeline runs under the villages, we do not have gas.</p>
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Binegar and Gurney Slade

Question	Open Areas of Local Significance/Local Green Spaces
BGSQ11	<p><i>Looking at the Open Areas of Local Significance/Local Green Space (see Mendip Section appendix 2), do you think all of the sites listed still warrant designation? If so, why and why are they special?</i></p> <p>Response</p> <p>Four areas are identified in the <i>Local Plan</i> consultation:</p> <ul style="list-style-type: none"> • Holy Trinity Church, churchyard and Binegar Cemetery (OALS BIN 001) • The playground (OALS GS 001) • The foot of the vale of Kingscombe (OALS GS 002) • Neville’s Batch (OALS GS 003) <p>They meet the criteria set out in the Mendip Section of Local Plan II, appendix 2.</p> <p>They warrant listing and are special because:</p> <ul style="list-style-type: none"> • The Church is listed and is the main historic monument in the villages. • The playground is well used and popular • The view of Kingscombe Vale is important • Neville’s Batch is historic and well used by local residents
BGSQ12	<p><i>Are there any sites from which you feel the designation should be removed? If so, which one(s) and why?</i></p> <p>Response</p> <p>None.</p>
BGSQ13	<p><i>Are there any new areas of land that you feel merit designation? If so, please provide details of where and why.</i></p> <p>Response</p> <p>Binegar Fair Field (shown as BIN 002a) is site of the historic Binegar Fair from 1348 to 1951. It offers fine views of the Grade II* listed Holy Trinity Church. The <i>Local Plan</i> consultation states it is without development potential.</p>

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Question	Other matters
BGSQ14	<p><i>Are there any other planning issues in the villages that you feel should be addressed in the Local Plan part II?</i></p> <p>Response All the issues raised in our consultation have been included above.</p>
BGSQ15	<p><i>Is any of the information presented incorrect or in need of updating (e.g. existing facilities and services)? If so, please specify.</i></p> <p>Response The section “Key Facilities” omits the shop and the Post Office</p>

Completed forms should be returned:

By post to: Planning Policy, Mendip District Council, Cannards Grave Road, Shepton Mallet, Somerset, BA4 5BT

By email to: planningpolicy@mendip.gov.uk

By hand to: The Council offices in Shepton Mallet (address above).

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