

This 'Village' specific section forms part of a wide-ranging consultation on the Local Plan Part II. It is therefore strongly recommended that you first read the 'Mendip' section to gain a wider understanding of the issues and options relating to the district as a whole.

Binegar & Gurney Slade

(Secondary Village)

Gurney Slade lies on the A37, 6kms from Shepton Mallet and 5kms from Chilcompton. The village of Binegar lies immediately to the west. The development of both villages has been characterised by farming and quarrying and an active mineral quarry still operates at Gurney Slade.

Binegar parish has an older age profile than the district average. There are a small number of households on the housing waiting list that are in housing need.

Planning for Binegar and Gurney Slade...

- Binegar and Gurney Slade are jointly identified in the Local Plan Part I as a Secondary Village.
- The villages are expected to deliver at least **40** new homes over the Local Plan period 2006-2029.
- 10 houses have been completed or granted consent meaning **30** houses are still to be delivered.
- In villages with a residual housing amount of more than 15 houses it is anticipated that a site or sites will be allocated to accommodate this level of housing through the Local Plan Part II. This could be in either or both villages.
- **12** sites have been put forward by landowners for us to look at to see which may be the most suitable.

What you have already said about Binegar & Gurney Slade...

Binegar does not have a parish or community plan and no specific issues relating to these settlements were raised during preparation of the Local Plan Part I. Particular issues raised in relation to recent planning applications include traffic flows and recent winter surface water flooding in the village. In Binegar, the groundwater protection zone will be a significant consideration for any major development as there is no mains sewage connection and this will need to be provided. The primary school in Binegar closed in 2011 and the nearest school provision is in Oakhill or Chilcompton.

What does this mean for the village?

- ❖ Consideration needs to be given to how best to accommodate the planned requirement of 30 homes.
- ❖ Consideration could also be given to any other facilities/infrastructure needed in the village.

KEY FACTS

Parish population (Binegar only):	1,313
Age profile:	Mendip average:
16% 0-15 yrs	19%
10% 16-24 yrs	10%
17% 25-44 yrs	23%
48% 45-74 yrs	39%
8% 75+ yrs	9%

Approximate housing stock of Binegar & Gurney Slade: **340**

Data sources:
ONS Census Statistics 2011
MDC Rural Settlement Role & Function Study 2012

Key Facilities

Our most recent records show the village has the following facilities:

- **Journey to work bus service**
- **Two pubs**
- **Village hall and play area**
- **Church**

Is this still correct? Are there any that we have missed?

Have your say...

The following appendix has information on the designations in and around the villages as well as the sites that have been put forward by landowners for consideration. 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. Please answer as many (or as few) of the following questions as you wish:

Local Distinctiveness and Character

BGSQ1: What makes Binegar and Gurney Slade special? Are there any specific areas, features or characteristics that should be protected or improved? In the event that future development is needed, are there any broad areas in the villages where this should be located / avoided? *Please answer in general terms – you can comment in detail on specific sites below.*

Housing

BGSQ2: Are there any reasons why we should consider identifying sites in addition to the total Local Plan requirement of 40 homes?

BGSQ3: Which of the sites in Table B would you support / not support and why? Please include site reference(s) where applicable and have regard to the constraints outlined in Tables A and B in explaining your reasons.

BGSQ4a: Are there any other potential development sites we have not identified which you would like to draw our attention to?

BGSQ4b: If further development is needed, what types of development would you like to see on any of the site(s) identified e.g. housing of a particular size or type, affordable housing, custom build or mixed use schemes?

Employment

BGSQ5: Are there any existing employment or commercial sites in or around the villages that may be suitable for redevelopment? If so, where and for what type(s) of development?

BGSQ6: 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? If so where and why?

BGSQ7: Is there a need for any additional land for employment/commercial development? If so, what types and where could such development take place?

Development Limit

BGSQ8: Do the current Development Limits reflect the existing and likely future built up area(s) of the villages?

BGSQ9: Do you feel the current Development Limits should be changed? If so where and why?

Infrastructure/Facilities

BGSQ10: Is there a need for further infrastructure or facilities in the village e.g. open space, meeting place, car park? If so, please specify what and where.

Open Areas of Local Significance/Local Green Spaces

BGSQ11: 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 are they special?

BGSQ12: Are there any sites from which you feel the designation should be removed? If so which one(s) and why?

BGSQ13: Are there any new areas of land that you feel merit designation? If so please provide details of where and why.

Other Matters

BGSQ14: Are there any other planning issues in these villages that you feel should be addressed in the Local Plan Part II?

BGSQ15: Is any of the information presented incorrect or in need of updating (e.g. existing facilities and services)? If so, please specify?

Binegar & Gurney Slade Appendix

Table A: Key designations and other relevant planning information

Constraint	Information	Implications for Local Plan Part II
Agricultural Land Classification	The land immediately adjacent to the settlement is Grade 3. The western part of Gurney Slade is Grade 4.	In choosing development sites, local planning authorities should seek to use areas of poorer quality agricultural land in preference to that of a higher quality. The grades of agricultural land range from best and most versatile to poor.
Ancient Woodland	None.	Ancient woodlands are an irreplaceable natural habitat and development should avoid their unnecessary loss or deterioration.
Areas of High Archaeological Potential and Interest	None.	Any development within an area of known or potential archaeological interest will have to take into account this archaeological potential.
Area of Outstanding Natural Beauty (AONB)	None.	Development within an AONB is more strictly controlled and must be designed in a way which will not negatively impact upon the characteristics of the AONB.
Coal Consultation Zone	None.	The Coal Authority will need to be consulted on potential sites to see whether there are any possible issues from old coal mining works.
Conservation Area	None.	Any development within the Conservation Area will need to be sympathetic.
Flood Zones	A flood risk area follows the watercourse through Binegar Bottom and Gurney Slade – including the village centre. Surface water flooding is also an issue in Gurney Slade.	Development should generally be directed away from areas designated as at most risk from flooding (Zones and 2 and 3).
Green Belt	None.	Development in the Green Belt should be resisted in line with Chapter 9 of the NPPF.
Groundwater Source Protection Zone	Both villages fall within zone 1 - the highest level of sensitivity. Any significant development would require a risk assessment to demonstrate there would be no harm to groundwater. In practice this would mean any development in principle will need to demonstrate how a mains sewer connection can be delivered.	Particular care is needed in such areas to ensure development in such areas does not adversely affect the quality of groundwater.

	This is a particular constraint in Binegar which has no mains sewage connection at present.	
Historic Parks & Gardens	None.	Recorded by English Heritage in recognition of their special historic significance. Any proposed development should be considered against whether it would be likely to impact on the special character of any Historic Park and Garden.
Landfill sites	There is one small site near the Quarry.	Areas of land which are, or have been subject to landfill may be contaminated and/or lead to abnormal development costs.
Listed Buildings	There are a limited number of listed buildings in the village.	Listed buildings are protected by national policy and development policy 3 of the Local Plan Part 1. Any development will need to ensure the integrity of these listed buildings.
Local Wildlife Sites	Binegar Bottom and the former Mooreswood and Binegar Quarries are designated as wildlife sites.	Development should be directed away from these sites to ensure no negative impact upon the potential biodiversity there.
Mendip Bat Consultation Zone	None.	Any development within this area will need to take account of the potential for bats.
Mineral Consultation Areas	A major working quarry is located in Gurney Slade and both villages fall within a Mineral Consultation Area.	MCAs identify where mineral reserves exist which potentially could be needed at some point in the future.
National Nature Reserves (NNRs)	None.	National Nature Reserves are statutorily protected for their ecological and biodiversity value. Development should be directed away from such sites to ensure any adverse impacts.
Open Areas of Local Significance/Local Green Spaces	There is one identified green space covering the churchyard.	These areas are protected from development under development policy 2 of the Local Plan Part I. However all of the areas designated as Local Green Spaces are being reviewed as part of the Local Plan Part II. More details can be found below.
Protected Recreation Areas	There is one identified recreation area adjacent to the village hall.	These areas are protected from development under development policy 16 of the Local Plan Part I. Any development here will therefore be resisted.

Quarries – SMLP Quarries	Binegar contains an active quarry and this will need to be taken into account.	The existence of a quarry site may constrain the development of nearby sites due to noise etc...
Ramsar Sites	None.	A Habitats Regulations Assessment will have to be carried out to look at the possible impact of potential future development sites on the integrity of the Ramsar site.
Regionally Important Geological/ Geomorphological Sites (RIGS)	Binegar Quarry is identified in this category.	RIGS are locally designated areas of importance for geology or geomorphology. Any new development would need to be assessed against whether there would be likely to be any adverse effects on such areas.
Rights of Way	There is an extensive rights of way network linking the two villages and surrounding area. A former railway line runs through Binegar which policy DP18 seeks to safeguard and promote for sustainable travel.	Routes over which the public enjoy a legal right to access by foot and sometimes other means. All public rights of way would need to be incorporated into, or reasonably diverted around, new development.
Road Infrastructure	Gurney Slade has direct road access to the A37.	The standard of local roads may dictate the scale of development a settlement can accommodate.
Scheduled Ancient Monuments (SAMs)	None.	Any development to the west of the village must ensure that the integrity of the SAMs is not damaged.
Sewage Treatment Buffer Zones	A treatment works is located to the north of Binegar which includes the properties at Dalleston.	Buffer Zones may constrain areas which are capable of being developed for housing in particular.
Sites of Special Scientific Interest	None.	Development should be directed away from these areas and from sites which may have a negative impact upon the integrity of these designated areas.
Special Areas of Conservation (SAC)	None.	A Habitats Regulations Assessment will have to be carried out to look at the possible impact of potential future development sites on the integrity of the Special Area of Conservation.
Special Landscape Feature	None.	Any new development should not have a negative impact upon the special landscape feature.
Special Protection Areas (SPAs)	None.	Habitats Regulations Assessment will have to be carried out to look at the possible impact of potential

		future development sites on the integrity of the Special Protection Area.
Tree Preservation Orders - Areas and Trees	There are protected trees at Meanwood and towards Overdale.	Any new development should take account of these areas and ensure that there is no negative impact upon them.

Table B: Sites put forward by Landowners for Consideration*

PLEASE NOTE: The sites listed below are NOT proposals for development put forward by the Council. They are simply a range of options that we need to consider should any additional development be needed.

Ref and Location	Area (ha)	Key Site Characteristics	Constraints and Considerations	Initial Assessment	Potential Development Option?
BIN001/ BIN001a Land at Flowerstone, Binegar	0.66	Open field backing onto properties fronting Station Road. Adjoining development limit and bounded by church to north and residential property to the south.	<ul style="list-style-type: none"> • Groundwater protection • Lack of mains sewage connection • Heritage impact 	A well- contained greenfield site. Promoted via a speculative planning application in 2014 for 23 dwellings (now withdrawn). While potentially suitable for development, details of surface drainage and foul sewers to Gurney Slade would need to be provided.	Yes
BIN002a Land to Rear of Holy Trinity Church, Binegar		L-shaped plot which wraps around the northern and eastern sides of the church. Currently grassed and traversed by some footpaths.	<ul style="list-style-type: none"> • Heritage impact • Designated recreation land • Groundwater protection • Public footpaths cross the site • Protected trees 	Not considered suitable due to the impact on the Grade II listed church and its open setting, footpaths and the need to replace recreation space. Recent application for a single dwelling received objections in principle from English Heritage.	No

BIN002b Land off Station Road, Binegar	2.20	Field which adjoins BIN001 with a narrow access onto Station Road. Adjacent to the development limit.	<ul style="list-style-type: none"> • Groundwater protection/lack of mains sewage connection • Impact on listed church • No clear defensible boundary to the west • Possible access constraint 	Potentially suitable as part of a development with BIN001 subject to overcoming infrastructure constraints and consideration of landscape impact.	Yes
BIN005 Greenacres, Tellis Lane, Binegar	1.41	Two fields fronting station road and located opposite a row of residential properties with Tellis Lane to the North. Fields wrap around an existing property (High Trees).	<ul style="list-style-type: none"> • Groundwater protection/lack of mains sewage connection • Impact on existing residential property • Gas pipeline (southern edge of site) 	Potentially suitable for development subject to detailed consideration of impacts and infrastructure constraints.	Yes
BIN009 Land opposite Dalleston off Turners Court Lane, Binegar	0.99	Open field opposite residential properties at Dalleston and Turners Court Lane. Land is located between Binegar and Dalleston. Access assumed to be from Turners Court Lane.	<ul style="list-style-type: none"> • Edge of a sewage treatment buffer zone • Groundwater protection • Loss of separation between Binegar and Dalleston 	Potentially suitable for development subject to consideration of landscape impacts and details to overcome infrastructure constraints.	Yes
BIN010 Land at Station Road (south-east of Binegar Green), Binegar	0.42	Field adjacent to Equestrian yard. Falls between two small groupings of dwellings that make up the village. Access from Station Road.	<ul style="list-style-type: none"> • Edge of a sewage treatment buffer zone • Groundwater protection • Loss of separation between Binegar and Dalleston 	Potentially suitable for development subject to consideration of landscape impacts and details to overcome infrastructure constraints.	Yes
BIN011 Land opposite Dalleston off Turners Court Lane, Binegar	1.03	Equestrian yard and adjacent fields at junction of Station Road and Turners Court Lane, Binegar. Outside but adjacent to current development limit. Falls between two	<ul style="list-style-type: none"> • Edge of a sewage treatment buffer zone • Groundwater protection • Loss of separation between Binegar 	Potentially suitable for development subject to consideration of landscape impacts and details to overcome infrastructure constraints.	Yes

		small groupings of dwellings that make up the village.	and Dalleston		
BIN012 Equestrian yard at junction of Turners Court Lane and Station Road, Binegar	0.2	Equestrian yard with existing access fronting Binegar Green.	<ul style="list-style-type: none"> • Edge of a sewage treatment buffer zone • Groundwater protection / sewage connections • Open gap between Binegar and Dalleston 	Potentially suitable for development subject to consideration of landscape impacts and details to overcome infrastructure constraints.	Yes
GS001 Land at Binegar, Gurney Slade	0.40	Gently sloping paddock lying behind an area of linear residential development which fronts the A37. Adjoins development limit. The western edge of the site is defined by woodland which slopes upwards away from the site. Means of access from Station Road.	<ul style="list-style-type: none"> • Bounded by designated wildlife site at Binegar Quarry • Shading from woodland to the west of the site 	Potentially suitable for development subject to consideration of the identified constraints.	Yes
GS004 Land at Tellis Lane, Marchants Hill, Gurney Slade	0.86	Grazing land with built development on three sides and adjacent to development limit. Slopes gently up to the west. Potential means of access onto A37 or Tellis Lane.	<ul style="list-style-type: none"> • Adjacent to designated wildlife site at Binegar Quarry 	Potentially suitable for development subject to consideration of the identified constraints.	Yes
GS005 Land at Moors Farm, Marchant Hill, Gurney Slade	0.30	Field site located at the northern end of the settlement fronting the A37 and Kings Lane. Farm complex to the west and a few residential properties to the south. The site is located around 200m outside the development limit.	<ul style="list-style-type: none"> • Remote position from local services and facilities • Landscape impact on rural approach to settlement 	Potentially suitable for development subject to careful consideration of the identified constraints.	Yes
GS011 Land off		Open land fronting Tape Lane between	<ul style="list-style-type: none"> • Partly in Flood Zone 3 	A detailed scheme on this site was	No

Tape Lane (adjacent to Red Marley), Slade Bottom		existing residential properties. Promoted for two dwellings.	<ul style="list-style-type: none"> • Highways access • Quarry traffic on Tape Lane 	refused at appeal in Feb 2015 on flooding, impact on character and highways grounds. Given the potential difficulties in overcoming constraints, it is not considered suitable.	
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*Excludes sites which have planning consent or approval in principle

Table C: Local Green Spaces

Site Reference	Size of site (in ha)	Description	Notes
OALSBIN001	0.41	Churchyard of Holy Trinity Church	Not covered by any other designations.