

Prefix	Rep No	ID	Issue Ref	Contact Name	Company / Organisatio	Policy	Matter	Issue Summary	Changes sought to the Pre-Submission Plan	MDC Response
PSPT2	165	6210	1	J Lovelace	Della Valle Architects	Housing allocations	Housing omission site	Site GS001 is insufficient to provide for Binegar and Gurney Slade's housing needs as set out in LP1. The site is unsuitable and would provide for 9 homes at most. It is subject to a flood zone 3 designation at the entrance and is within the Mendip Bat SAC. It is narrow and steeply sloping and access would be difficult. It has not	Allocate HELAA site BIN001/001a.	Policy BG1 requires mitigation of any impacts on the Mendip Bat SAC and flooding and surface water issues. The site would make a significant contribution to housing need in the village. The remaining residual requirement will be met from infilling. No change to the plan.
PSPT2	165	6210	2	J Lovelace	Della Valle Architects	Housing allocations	Housing omission site	The residual housing requirement for 29 homes cannot be met through the single site at GS001 with 18 homes to be found through infilling. Infilling on this scale would be damaging to the character of the villages. The Local Plan is not sound in this approach to the residual	Allocate HELAA site BIN001/001a.	Binegar and Gurney Slade are constrained locations and the majority of sites put forward during the HELAA process are not suitable for development. A small allocation is appropriate. The residual requirement will be met from infilling. No change to the plan.
PSPT2	165	6210	3	J Lovelace	Della Valle Architects	Housing allocations	11.3.7	The plan says that none of the sites in Binegar are suitable for allocation due to village wide concerns about groundwater source protection, infiltration, drainage and sewerage provision. These problems can be overcome on the objection site to the satisfaction of statutory consultees.	Allocate HELAA site BIN001/001a.	A planning application has been put forward by the landowner and consultees have indicated that it is possible to overcome concerns about foul and surface water drainage, ground water and off-site flooding. However, concerns remain about the suitability of the location and the impact on nearby heritage assets. No change to the plan.
PSPT2	165	6210	4	J Lovelace	Della Valle Architects	Housing allocations	Housing omission site	The site is suitable for allocation as it will not have a negative impact on the setting of the church or other negative landscape impact, drainage and flooding issues have been overcome, and access can be satisfactorily arranged. The site scores well in terms of sustainability. Some of the scores in the SA are incorrect.	Allocate HELAA site BIN001/001a.	In response to a planning application made in 2018 English Heritage commented that it "has concerns regarding the potential impact of development on the setting of the church. The introduction of urban features into the rural landscape, a key feature of the church's setting, will erode its relationship and function within the wider countryside and associated community thus having a negative impact on its historic illustrative value and consequently its significance". The church is Grade 2* listed. No change to the plan.
PSPT2	328	6321	4	Philip Hodgekin, Greenslade Taylor Hunt	Diocese of Bath and Wells	LGSBIN002	LGS	The land is field used by tenants of the Diocese. The tenants have exclusive use of the land. The land adjoins public highway and that makes it unsuitable for designation. The parcel of land is small and benefits only a small number of people in the area and is not of particular significance to the community.	Delete LGSBIN002.	The site is demonstrably special for its beauty and tranquillity, and its historic significance in the contribution it makes to the setting of the grade II* listed church. No change to the plan.

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PSPT2	330	6323	1	T Lawrence	Salmon Planning	Housing omissions site	Housing omission site	Site for 2 new houses adjacent to Rock House is put forward. The site has convenient access to local facilities. There is a shortfall of housing provision in Binegar and Gurney Slade compared to the part 1 requirements. The site could provide for 2 dwellings without detriment to the character of the settlement. The site would represent reasonable rounding off of the	Allocate site at Rock House.	Extend development limits to include garden at Rock House. The site is already in use as domestic curtilage and if development were to come forward it would be well related to village facilities in a sustainable location and would contribute to meeting housing needs in Binegar and Gurney Slade. Change proposed.
	333	1786	1	Amy Shepherd	SCC	BG1	Housing allocation	Would like to discuss this allocation further as it raises minerals safeguarding concerns. The policy will need to align with policy SMP9 of the minerals plan, which requires assessment of the impacts of development in close proximity to a mineral resource to the ongoing viability of that resource. the MPA needs to be sure that any development proposals will not jeopardies any potential resource on land not currently quarried but within the Minerals Safeguarding	Assessment of the impact on minerals resources needed.	Site GS1 is in close proximity to a mineral resource at the dormant quarry to the west. However, policy SMP9 of the Minerals Plan allows for development within safeguarding areas where "there is a demonstrable overriding need for the development". The site is in close proximity to existing housing, which is adjacent on 2 sides, and to the centre of Gurney Slade. No change to the plan.
PSPT2	557	3077	1	Church Commissioners	Jennifer Mitter, Lichfields	BG1	Housing allocation	Support the site which is in accordance with the plan's spatial strategy.	None.	Support noted.