

**REPORT 11 South Somerset's scale of growth workshop discussion paper
29 March 2011 – Consideration of the scale of growth for Castle Cary / Ansford**

Introduction

This paper examines the potential scale of growth that might be delivered through the Draft Core Strategy at Castle Cary / Ansford. Issues arising from objections are set out and considered below.

Issues:

Housing

- Suggest that the housing target in Wincanton is reduced to about 200 homes with the balance of about 150 re-distributed pro-rata to Castle Cary /Ansford and Milborne Port.
- Object to proposed housing growth of 500 dwellings as this is a 33% increase. Would suggest growth of 300 dwellings.
- Are 500 dwellings really needed? Who is going to be able to afford to buy a house? Not the time for new businesses to be established.
- Castle Cary has infrastructure issues associated with School places, car parking and traffic.
- Growth figure are about right.

Employment

- 3ha of employment land is too much. How many jobs were created at Royal Canin on a 9ha site?
- Object to Castle Cary Employment allocation for 3 ha as this land is already available at the Crown Pet Food Factory allocation.
- An employment allocation of 3ha should not be subject to housing growth for 500 dwellings.

Response:

Housing

The Draft Core Strategy defines Castle Cary / Ansford as a Market Town. It identifies that 238 dwellings were committed¹ in the settlement (as at Autumn 2009) with 262 additional dwellings to be built giving a total housing provision of 500 dwellings. The Annual Monitoring Report 2009-2010 shows that as at April 2010, 130 dwellings are now committed. The significant reduction in commitments represents the expiration of the Planning permission for the BMI site that individually accounted for 89 dwellings (01/00562/FUL & 05/03397/FUL).

The 2010 Strategic Housing Land Availability Assessment (SHLAA) demonstrates that there is a sufficient suitable, available and viable number site's to accommodate 329 dwellings. This would be sufficient land to contribute towards a five year housing land supply. The Peripheral Landscape Study for Castle Cary / Ansford (2008) supports this proposed level of growth by identifying that there is scope within the landscape around Castle Cary / Ansford to accommodate within the region of 340 new homes and a further 3.6 ha of employment land.

It has been suggested by respondents who wish to see less development in Wincanton that 93 dwellings (5/8th of 150 dwellings) should be transferred to the Castle Cary figure. This would increase the total Castle Cary / Ansford housing requirement from 500 to 593

¹ Includes completions 06/10, under construction, commitments not started, and allocated without permission.

dwellings. In real terms Castle Cary / Ansford has an existing commitment of 130 dwellings with a residual of 370 dwellings that would increase to 463 dwellings.

Respondents have alternatively suggested that the Castle Cary figure is reduced from 500 down to 300 dwelling's that in real terms would reduce the housing residual from 370 to 170 dwellings.

Officers consider that a total Castle Cary / Ansfords housing growth of 400 dwellings would contribute towards creating a more self-contained settlement and reflect the towns status as a Market Town. This provision can be accommodated by known sites and within landscape capacity.

The Infrastructure Delivery Plan will assess what infrastructure improvements would be required by the proposed level of growth. Highways impact will be considered as part of any planning application that might be received in the future.

Recommendation:

Reduce housing provision for Castle Cary / Ansford to 400 to avoid excess provision and reflect town scale.

Employment

Respondents have questioned the requirement for 3ha of employment land when employment land remains available at Torbay Road. Ward Members formally requested in July 2010 that Castle Cary should be allocated an additional 3ha employment land. They argued that the existing employment allocation at Torbay Road had been developed at a lower density than had previously been expected and to make up for this lack of additional job formation for the town a further allocation was felt necessary. Policy Officers proposed an additional 3ha of employment land would be commensurate with the scale of the town.

Recommendation:

Retain approach to employment provision for Castle Cary / Ansford at 3ha of employment land.