

# South Somerset Local Plan Review Issues and Options - Ansford & Castle Cary



## **South Somerset District Council is reviewing its current Local Plan which was adopted in March 2015.**

When adopted, the new Plan will cover the period 2014 to 2034. This Issues and Options document is the first stage in the review process and is designed to stimulate debate on the key issues affecting our District.

Our Local Plan needs to consider options for where new growth in housing, employment and other infrastructure may go in the future. New evidence shows that the overall housing requirement may be lower in this Plan period. However, additional housing will still be needed; one reason being that the Plan period has been extended by six years. We need 13,200 houses between 2014 and 2034. Once all the houses that have already been built are included, plus houses that are currently under construction and those that have planning permission but have not yet been started, only around 6,000 new houses remain to be delivered through this Local Plan review.

New evidence supports an adjusted employment land requirement over the Plan period. Between 45-93 hectares of new employment land is needed district-wide to support business growth. This is a lower overall target than currently, and the employment land target for each place will need to be reconsidered.

The Issues and Options document starts to consider the options for where new growth may go in the future - it identifies potential new sites for housing, employment and other forms of development in settlements including Ansford & Castle Cary.



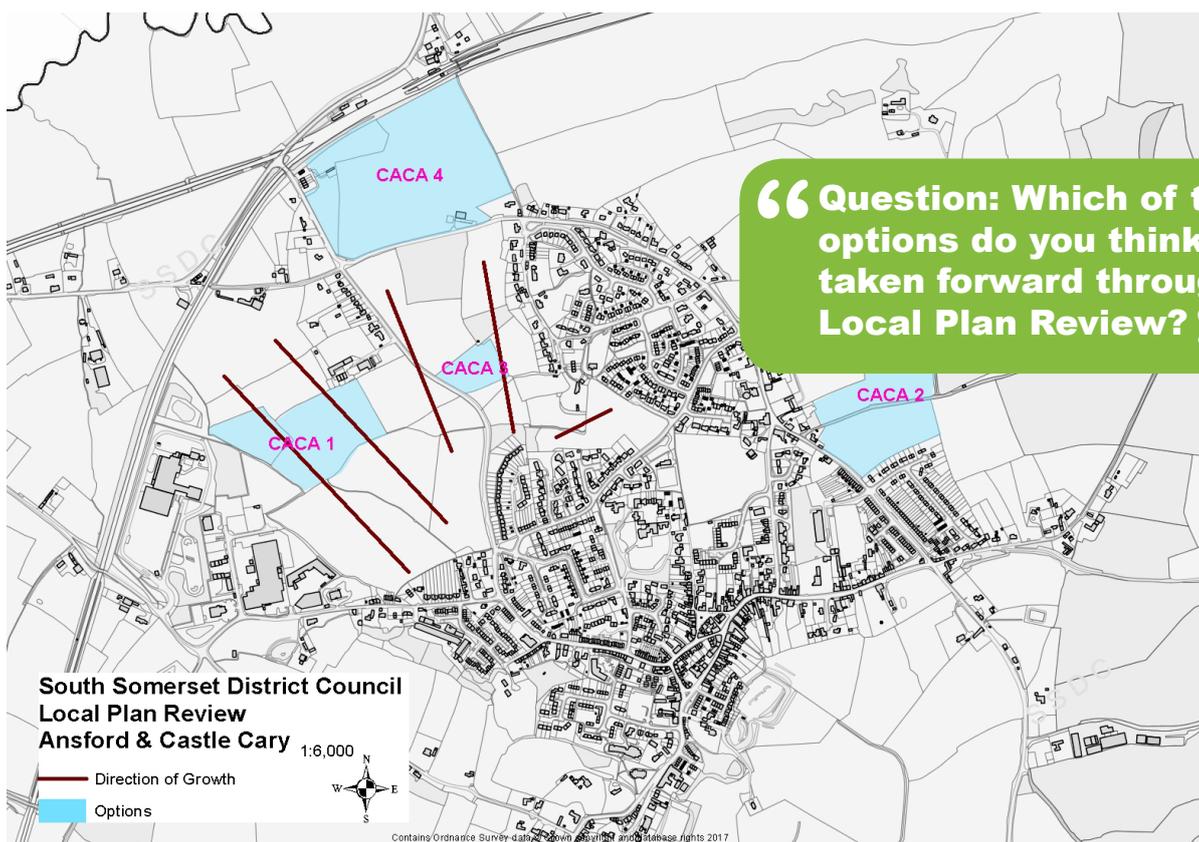
The current Local Plan proposes 374 new homes be built in Ansford & Castle Cary. It also sets a minimum target of 18.97 hectares of employment land to be developed in the town. A Direction of Growth to the north of Torbay Road and east & west of Station Road is identified as the preferred location for housing, employment and education growth.

So far 68 new homes have been built and a further 523 are either being built or have planning permission, the majority of which are in the Direction of Growth. Combined, these 591 dwellings are in excess of the current Local Plan target for the Plan period. Further growth options have been identified through the Council’s Housing and Economic Land Availability Assessment. Additionally the BMI site at Cumnock Road could deliver housing if a viable scheme could be found.

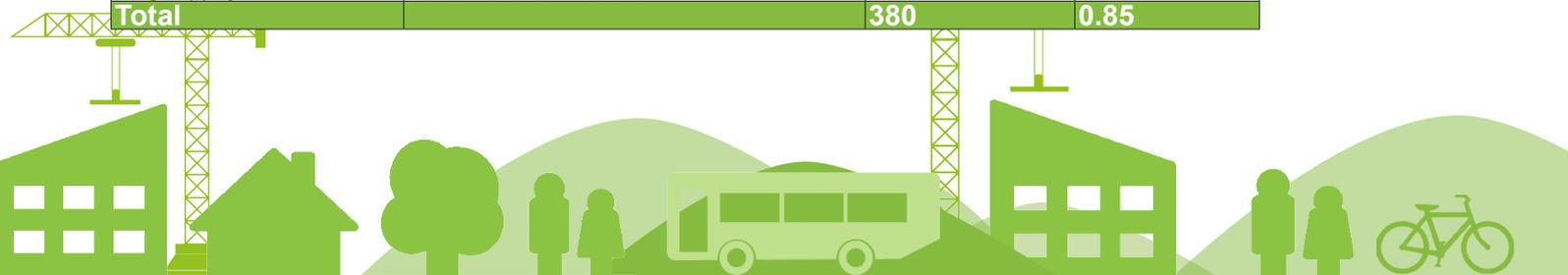
The employment land figure is based on the past rate of development in the town. This is high in comparison to other places and is very much linked to the building of the pet food factory on Torbay Road. The development of the pet food factory and other employment uses means that Ansford & Castle Cary has delivered the highest amount of employment land and floorspace of all the settlements in South Somerset. 8.91hectares of land has been built on with a further 2 hectares having planning permission in the Direction of Growth.

In this review, there are a number of options for housing and employment growth in Ansford & Castle Cary. They are based on evidence and are listed below.

## Ansford & Castle Cary Options for Growth



Settlement and site ref	Site	Dwellings	Employment (ha)
CACA 1	Land north-west of Ansford	60	0.85
CACA 2	Land at Higher Ansford	120	
CACA 3	Land east of Station Road	20	
CACA 4	Land north of Ansford Hill	180	
<b>Total</b>		<b>380</b>	<b>0.85</b>



Land west of Remalard Court is allocated in the current Local Plan for 30 dwellings (HG/CACA/2). The site is proving difficult to deliver and planning permission has been refused twice since 2015. There is some uncertainty as to whether this site ever will be developed.

“ Question: Should land west of Remalard Court be deleted from the Local Plan? ”

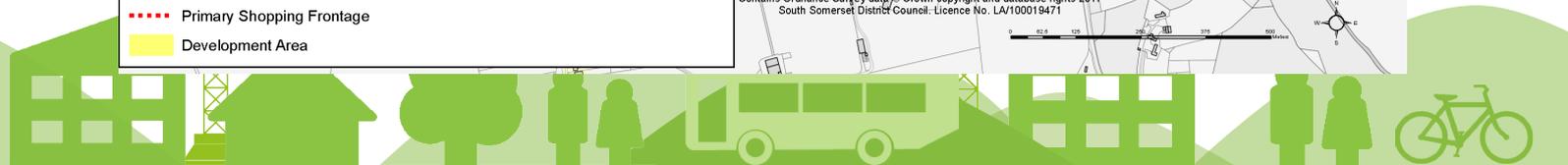
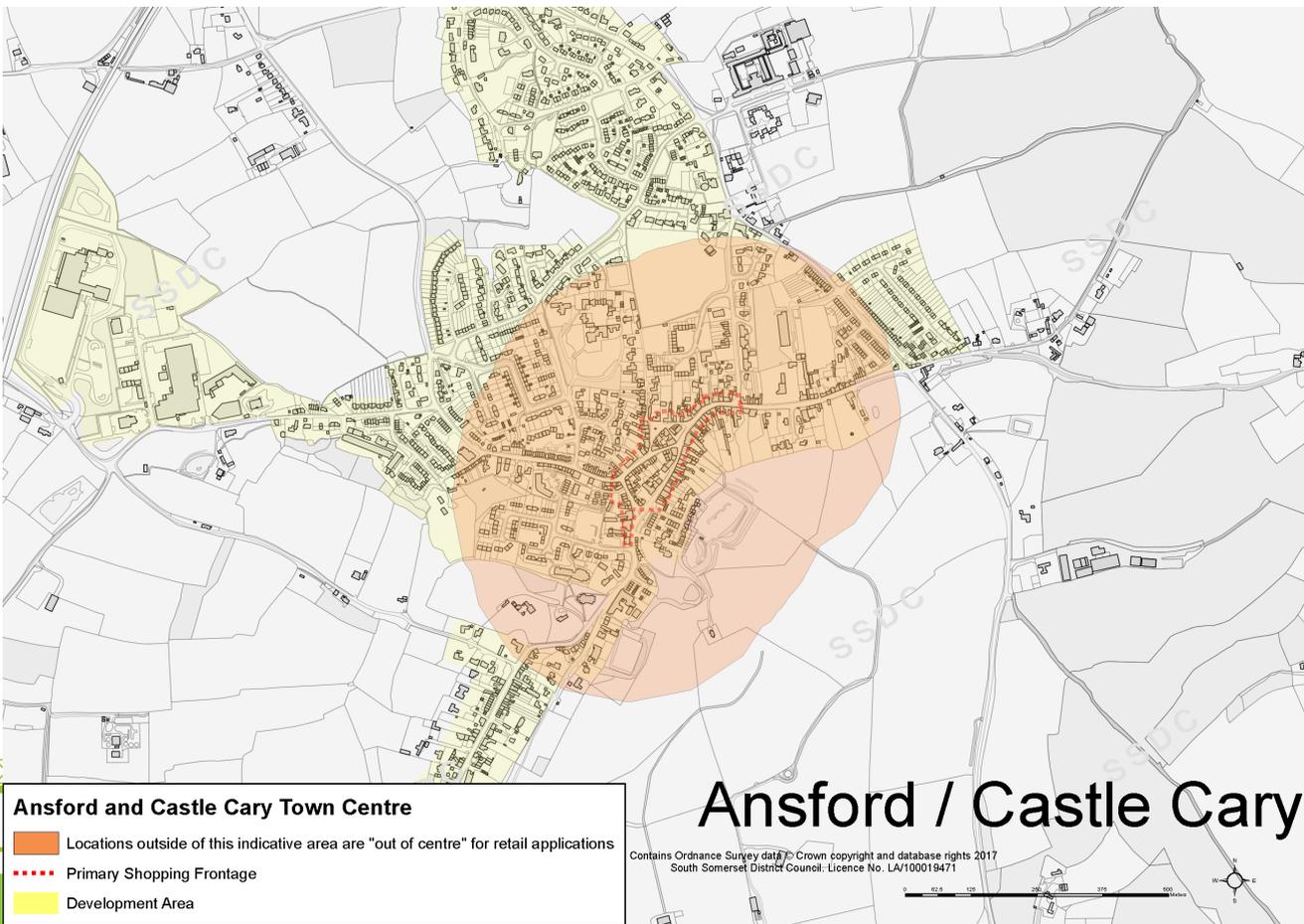
## Ansford & Castle Cary Town Centre

Ansford & Castle Cary has a good range of shops and services with a lower than national average number of vacant premises. Food shopping is limited to smaller shops and there is no supermarket within the Town Centre or elsewhere in the settlement.

The South Somerset Retail and Main Town Centre Uses Study indicates the market in Ansford & Castle Cary can support additional food premises, around 761 sq m over the plan period, which is the size of a large convenience store or small supermarket. It can also support a small number of shops and food and beverage outlets.

Locally, the community are keen to retain food shopping in the Town Centre. In the current Local Plan, policies try to protect town centres. In Ansford & Castle Cary the policy requires any planning application for town centre development which is greater than 250 sq m and is in a location which is over 300m from the Primary Shopping Frontage boundary, to undertake a sequential test and impact assessment. These studies aim to ensure that town centres are supported as much as possible and no significant harm results from out of town development. This review does not intend to alter this policy.

## Ansford & Castle Cary Town Centre



**“ We want to know what your views are. We recognise that these are important issues, and that they can impact upon the way in which you live, work, study and enjoy your free time across South Somerset. We want you to help to inform the content of this revised Plan. ”**

This sheet focuses on some of the key issues and options for Ansford and Castle Cary; however the full Issues and Options document identifies options for growth and the policies affecting the general management of development across the whole District.

Please take some time to look at the Issues and Options document and come and see us at the following locations, where we can have a chat about the document and its content.

## Issues and Options drop-in sessions

- 1 Nov Somerton Town Council offices (4pm-7pm)
- 2 Nov South Somerset District Council offices, Brympton Way, Yeovil (4pm-7pm)
- 7 Nov Market House, Castle Cary (4pm-7pm)**
- 9 Nov Swanmead School, Ilminster (4.30pm-7.30pm)
- 21 Nov Guildhall, Chard (4pm-7pm)
- 22 Nov South Somerset District Council offices, Churchfields, Wincanton, (4pm-7pm)
- 30 Nov Great Bow Wharf, Langport (4pm-7pm)
- 4 Dec South Somerset District Council Offices, Brympton Way, Yeovil (4pm-7pm)
- 13 Dec Henhayes Community Centre, Crewkerne, (4.30pm-7.30pm)

## Where can I see the Issues and Options document?

You can see the document online via the council's website:

**[www.southsomerset.gov.uk/issuesandoptions](http://www.southsomerset.gov.uk/issuesandoptions)** (search for South Somerset Local Plan Issues and Options).

Hard copies of the document are available during normal office hours in the District Council's offices (in Churchfields in Wincanton; the Lace Mill in Chard; and Petters House and Brympton Way in Yeovil) or libraries across the District.

**We want to hear from you. You can make comments on the Issues and Options document between 26th October 2017 and 12 noon on 11th January 2018.**

## Comments can be made:

- Online: via the website: [www.southsomerset.gov.uk/issuesandoptions](http://www.southsomerset.gov.uk/issuesandoptions)
- Email: [planningpolicy@southsomerset.gov.uk](mailto:planningpolicy@southsomerset.gov.uk)
- In writing to: Spatial Policy Team, The Council Offices, Brympton Way, Yeovil, BA20 2HT

