

## Public Local Inquiry Starts Tuesday 4 October

Since we last wrote to you in January 2016 much has happened with regard to housing development applications along Station Road, Castle Cary.

**This email is to up-date you generally and to alert you to the important planning inquiry about two Station Road, Castle Cary, developments. The Inquiry starts next week in Wincanton. It would be very helpful for people to attend during the Inquiry, particularly on Tuesday 4 October and/or Thursday 6 October to demonstrate the level of local concern about these two appeals. Members of the public may also speak at the Inquiry on the Thursday. If you wish to do so you will need to attend on the Tuesday to register. The Inquiry will be more formal than the local Area East planning meetings, with legal representations and cross-examinations, but a good local turnout to listen will itself be very helpful.**

Since our last communication meetings have been held between developers/agents and South Somerset district councillors, South Somerset planners, representatives of Castle Cary Town Council and Ansford Parish Council, and representatives of the Neighbourhood Plan Group and Care4Cary. Throughout our aim at Care4Cary has been to enable sustainable and viable housing development for Castle Cary and Ansford by addressing key issues of access and road safety, and density, layout and design of housing, with potential negative impacts on the local community mitigated.

The outcome of the discussions has been the approval of:

1. A revised reserved matters application by Elan Homes for 37 dwellings at Well Farm.
2. A revised outline application by Donne Holdings/Somerset County Council for 165 houses and 2 hectares of employment land at Staton Road/Torbay Road, with stringent conditions and S 106 agreement obligations.
3. A revised outline application by Silverwood Partnership for 75 houses on land at Station Road adjacent to the Donne Holdings/Somerset County Council site, with stringent conditions and S 106 agreement obligations.
4. A reserved matters application by Yarlinton Homes to build houses on the Silverwood Partnership site above.

We argued for and fully supported South Somerset District Council Area East planning committee's decision to refuse two other housing applications - on Station Road but much further away from Castle Cary:

1. An outline application at Wayside Farm, Station Road for 125 dwellings.
2. An outline application by Silverwood Partnership for 75 dwellings on land east of Station Road.

The developers of both of these applications appealed the decisions and the Planning Inspector, Mr. Melvyn Middleton, recognising the level of local concern about the planning applications for housing along Station Road, decided a Public Local Inquiry should be held.

The Inquiry will be held at the South Somerset District Council Offices, Churchfield, Wincanton starting at 10am on Tuesday 4 October. The Inquiry is scheduled to run for 7 days but will not sit on Friday 7 October or Monday 10 October. The Inspector will conduct his accompanied site visits on Wednesday 12 October. Hours will generally be 9.30 - 17.00 hours with a one hour lunch break.

The Inquiry process is rigorous with strict protocols. It is not dis-similar to court proceedings. Lawyers and expert witnesses will represent the appellants and South Somerset District Council. Registered third parties will speak on the morning of Thursday 12 October including a representative for each of the following: Castle Cary Town Council, Neighbourhood Plan Group, Ansford Parish Council and Care4Cary.

Material considerations as indicated by the Inspector are:

- whether the Council's Development Plan policies are up to date
- whether the Council can demonstrate a five-year housing land supply
- the character and appearance of the local area, particularly landscape character

- the overall sustainability of Castle Cary and the town's status in the settlement hierarchy
- accessibility, highway safety and choice of transport modes
- integration of the development with existing and other proposed development in the wider area
- any other harm attributable to the development

Clearly, it will be difficult for members of the local community to attend the whole Inquiry but we would encourage you to attend, if you can, particularly on Tuesday 4 October and Thursday 6 October to demonstrate the level of local concern about these two appeals. If you wish to speak on the Thursday, you will need to attend on the Tuesday to register to do so. You should be aware that this is very much a formal process, quite different from the Area East planning committee meetings where we have previously made representations. There is the potential to be cross-examined.

If you are able to attend, it would be great if you could let us know by responding to this email.

With best wishes

Care4Cary  
1 October 2016

Notes:

#### **Outline Planning Permission**

An application for outline planning permission allows for a decision on the general principles of how a site can be developed. Outline planning permission is granted subject to conditions requiring the subsequent approval of one or more 'reserved matters'.

#### **Reserved Matters Permission**

Reserved matters are those aspects of a proposed development which an applicant can choose not to submit details of with an outline planning application, (i.e. they can be 'reserved' for later determination).

#### **Planning Conditions**

Planning Conditions impose mandatory requirements for the carrying out of development and have statutory authority.

#### **S 106 Agreements**

Planning obligations, also known as Section 106 agreements are private agreements made between local authorities and developers and can be attached to a planning permission to make acceptable development which would otherwise be unacceptable in planning terms.