

Neighbourhood Plan-the story so far

What are the constraints?

The Neighbourhood Plan to a large extent has to conform to what is in the *South Somerset Local Plan*.

The *Local Plan* sets certain key deliverables for Castle Cary & Ansford during the Plan period of 2006-2028:

- 1. To allow for reduced growth in the context of maintaining its local market town status.*
- 2. To deliver at least 374 new dwellings over the Plan period.*
- 3. To deliver circa 275 new jobs in the locality in the Plan period.*
- 4. For both convenience and comparison retailing, a general strategic approach for Castle Cary & Ansford is recommended which acknowledges the need to retain shopping trips within the town and supports proposals that increase retention.*
- 5. The necessary social, physical and green infrastructure is to be provided to support the proposed development. A road link between Station Road and Torbay Road has been identified as appropriate for the implementation development in the strategic direction of growth.*
- 6. Capacity issues have been identified at Castle Cary Primary School and opportunities for expansion at the current site are very limited. A new primary school would therefore be required to accommodate future substantial growth.*

The Core Principles – a work in progress

The challenge for the Neighbourhood Plan is to encourage and support a sustainable balance of new housing and local employment whilst protecting the existing quality of life and the existing environment. As such it is imperative that economic, social and infrastructure development proceed in an integrated manner and that the existing historic and environmental infrastructure is both protected and enhanced.

To date there have been two public consultations – one for business owners (7/7/15) and the second for all residents (31/10/15).

There will be more public consultations and the dates will be announced on posters around the town, on this website, the Castle Cary Community Facebook page and on the *Cary Crier* (the Town Council's email contact list) To join this list send an email to carycrier@outlook.com and ask!

The topic areas being covered in the Neighbourhood plan are below, together with the Core Principles within each area. These are not complete. Suggestions from the latest public consultation have yet to be included and we welcome more. Your views matter so please contact us (pek.peppin@castle-cary.co.uk) and make them known. Please head your email 'Neighbourhood Plan'.

1. Employment

- To give a high-priority to supporting inward investment to protect and enhance employment opportunities and encourage both County Council and District Councils to actively promote Castle Cary/Ansford as a location for modern employment development.
- To focus on new B1 uses and encourage new [SME's](https://en.wikipedia.org/wiki/Small_and_medium-sized_enterprises) (https://en.wikipedia.org/wiki/Small_and_medium-sized_enterprises) to the town to widen the employment base. B8 uses to be discouraged with the exception of B8 uses linked to the expansion of existing businesses. (For a summary of Industrial classes please refer to <http://www.planningportal.gov.uk/permission/commonprojects/changeofuse/>)
- Encourage the District Council to improve the infrastructure and layout of Torbay Road site and its maintenance.
- Discourage prior development of land for housing which is suitable and available for new employment enterprises.
- Encourage provision of fibre optic high speed broadband.
- To support and enhance Castle Cary and Ansford as a destination for tourists.
- To encourage new investment of quality tourist business opportunities in the provision of accommodation and catering.
- To prevent the loss of retail and service premises, and the associated employment opportunities.

2. Housing

- To work to meet the number of dwellings to be provided over Plan period of 374.
- To ensure there is a good level of affordable housing to meet local needs with mix of shared ownership/tenancy types.
- Design to be to a high quality and meet minimum standards on energy efficiency.
- The use of brownfield sites (Previously Developed Land) to be encouraged to meet the Local Plan target of 40%.
- To keep developments as close as possible to the town centre to discourage car travel.
- Large scale developments to include good levels of green infrastructure,

open spaces and play facilities.

- To ensure viability, and that new housing provision, employment and enhanced local services provision progress in an integrated manner; new housing development to proceed in phases of no more than circa 40 new dwellings per annum.

3. Town Centre

- To preserve the character and historic nature of the town centre.
- To support the existing range of local shopping facilities.
- To maintain and protect existing free on street parking and the central car park and toilet facilities.
- To limit additional traffic using the town centre as a through route towards Yeovil.

4. Schools, social and community infrastructure

- To encourage and support the development of the primary school in its existing town centre location.
- To encourage and support the existing extensive community infrastructure and facilities for the young, old and vulnerable.

5. Transport Infrastructure Accessibility

- To seek to reduce the transport impacts of new development.
- To protect the town centre from additional traffic movements to maintain safety.
- To encourage and develop pedestrian/cycle links within the town centre, to and from schools and to and from new developments.
- To protect and enhance existing bus and train services.

6. Green Infrastructure and Open Space

- To maintain all existing open spaces, sports fields, play and youth facilities.
- To maintain the green link between the town centre sports field and the countryside to the north to maintain the setting of Castle Cary, and to develop pedestrian routes/footpaths through this area.
- To designate green areas of local importance around the town to protect the special rural setting of the town.

7. Historic Environment

- To protect and enhance the three conservation areas in the town and to encourage appropriate and sympathetic development in the conservation areas.
- To encourage the repair and refurbishment of the few vacant and dilapidated listed buildings.