

Dear Planning Officer

The Castle Cary Town Council Planning Committee have the following Observation about Planning Application no. 21/00061/OUT

Location: Land At Station Road, Castle Cary, BA7 7PA

Proposal: Outline application for residential development for 37 dwellings with some matters reserved except for access and layout.

The Council voted unanimously (with one abstention) to REJECT this application and would make the following observations.

While the Council broadly welcomes the aspirations expressed in the design of the dwellings as to sustainability and the environment, the design issues are Reserved Matters and therefore not part of the Council's consideration of this outline application.

The Council is strongly of the view that Castle Cary must have a mix of housing (including larger homes, single storey and sheltered housing) in order to promote a good social mix and preserve the character of this modest market town, its infrastructure and the local area. In this case the present outline application for 37 homes is intended to replace the approval of 16/01912/REM for 25 homes and not only increases housing density (which the Council resists) but replaces larger homes with a range of smaller homes. Smaller homes would attract younger families and help them onto the housing ladder, but the absence of enough larger homes means they cannot readily ascend the ladder and so are likely to move out of the area undermining population continuity. The location of nearby developments means there is already an adequate supply of affordable homes and the town and adjacent area do not need more.

Although the application refers to consulting the Castle Cary and Ansford Neighbourhood Plan, it does not comply with policy HOU 2 (page 24) which states 'While there remains a substantially greater supply of permissions for housing development within the NP area than the LP minimum requirement, further proposals for housing development within the direction of growth will be paused unless there is clear evidence that the additional housing will help meet a clearly identified local need for

affordable or social housing (that need arising from within the NP area and its hinterland) that is not capable of being met elsewhere.’ The increase from 25 to 37 units is a further proposal in the direction of growth for which there is no clearly demonstrated local need.

The replacement of garages by open parking caused the Council to question whether parking needs would overflow into street parking and was unclear as to the availability of visitor parking.

The Council is also concerned at the scope for further phosphate discharge and whether the local facilities can cope with such discharge as noted in the comments by Natural England.

Overall, the Council is deeply concerned that short term decisions by the developer may leave Castle Cary and Ansford with long term, indeed perpetual, legacy problems arising from unbalanced provision when this application is viewed within the wider context of housing in the area.