



# South Somerset District Council

Development Management  
The Council Offices, Brympton Way, Yeovil, Somerset, BA20 2HT  
Telephone: (01935) 462462  
Website: [www.southsomerset.gov.uk](http://www.southsomerset.gov.uk)

*Simon Fox – Lead Specialist – Planning*

Wyke Farm Ltd And Andrew Hopkins Concrete Ltd  
C/o Roach Planning And Environment Ltd  
5 Orchard Gardens  
Teignmouth  
TQ14 8DP

**Town and Country Planning Act 1990**  
**Town and Country Planning (Development Management Procedure) (England)**  
**Order 2015 (as amended)**  
**DETERMINATION OF APPLICATION FOR OUTLINE PLANNING PERMISSION**

APPLICATION NO **19/01840/OUT**

APPLICANT **Wyke Farm Ltd And Andrew Hopkins Concrete Ltd** PARISH: **Ansford**

DESCRIPTION: **Erection of 200 dwellings (70 affordable and 130 open market) with associated highways, drainage, landscaping and public open space.**

LOCATION: **Land North Of Ansford Hill Ansford Castle Cary Somerset BA7 7PD (GR:363280/133315)**

*In pursuance of powers under the above Acts and Orders the South Somerset District Council gives you notice that its decision upon your application described above and in the plan(s) which accompanied that application is to:*

**REFUSE PERMISSION FOR THE FOLLOWING REASON:**

01. The development, by reason of its scale and location, represents a visually obtrusive encroachment beyond the town's obvious physical and topographically informed limits and into the open countryside, to the detriment of local and landscape character. This harm would significantly and demonstrably outweigh the benefits of the proposal and would be contrary to policies SD1, SS1, SS5, EQ2, EQ3, LMT1 of the South Somerset Local Plan (2006-2028), policy DP1 and the aims and objectives of the Castle Cary and Ansford Neighbourhood Plan (2019), and the provisions of the NPPF.

**NOTES**

01. In accordance with paragraph 38 of the NPPF, the council, as local planning authority, approaches decisions on proposed development in a positive and creative way, working proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area by:
  - o offering a pre-application advice service, and
  - o as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions

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In this case, no pre-application advice was sought and there were no minor or obvious solutions to overcome the significant concerns caused by the proposals.

02. Please be advised that subsequent full or reserved matters approval by South Somerset District Council will attract a liability payment under the Community Infrastructure Levy. CIL is a mandatory financial charge on development and you will be notified of the amount of CIL being charged on this development in a CIL Liability Notice.

You are required to complete and return Form 1 Assumption of Liability as soon as possible and to avoid additional financial penalties it is important that you notify us of the date you plan to commence development before any work takes place Please complete and return Form 6 Commencement Notice.

You are advised to visit our website for further details

<https://www.southsomerset.gov.uk/cil> or email [cil@southsomerset.gov.uk](mailto:cil@southsomerset.gov.uk)



Simon Fox  
Lead Specialist - Planning

Date: 15 June 2020

**PLEASE NOTE** - The applicant has a right of appeal against this decision, which, amongst other things, is explained in the attached notes. That right of appeal is only available to the applicant; it is not available to those who made representations on the application.