**Foxes Run, Castle Cary – Frequently Asked Questions**

As a recognised social housing provider, Abri is pleased to be delivering 27 affordable homes at Foxes Run in Castle Cary.

**When did work start on site?**

A legal start on site began prior to the end of the three-year timescale set out within the planning approval. We continue to co-operate with Somerset Council’s Highways and Planning departments to comply with their conditions for the building work to continue.

**What is the current status of the build?**

There has been a delay in us progressing the works to site while we finalised some of the design aspects and look to finalise the Traffic Regulation Order. Once this is complete, we will look to commence the next stage of the works. The timescale for this is unclear at the moment, but we will look to inform both the town council and all affected neighbours once we have a confirmed date. Abri has planning permission to provide 27 homes, of which three must be affordable housing. The 24 other homes are not stated as affordable housing in the Unilateral Undertaking, but Abri’s intention is to develop the whole site for affordable housing.

**Will a Community Infrastructure Levy (CIL) be paid?**

Abri have applied for and received relief from CIL. The CIL relief is based on the fact that the final tenures will all be affordable and owned by a registered provider (Abri). Yarlington Homes applied for the CIL Relief through the Local Authority and will be transferring ownership of the properties to the Abri Group, a registered provider, through an intercompany agreement. Somerset Council will work with us on this basis to ensure all the essential requirements are delivered in line with the existing policy.

**What plans are in place to manage road safety with the increase in traffic?**

To support the increase in cars we’re working with Highways England on a Traffic Regulation Order (TRO) to improve the access to the homes and make sure the roads are safe. We’ll shortly be re-advertising the TRO which outlines the access to the site and there will be a 16-day consultation that will allow people to comment on the plans.

Abri will pay for any of the required works and the proposal makes the area much safer for traffic and the public given the amount of increased traffic that the agreed permission will generate. Further this will make the area far more accessible for emergency services.

The current proposal, which is just a proposal at this stage, as outlined by Somerset Council is to make Bridgwater buildings a one-way street at its halfway point (so local residents can still go up and down the street, but residents from Foxes Run can go up only). There will be a no entry at the top of Bridgewater buildings meaning residents from Foxes will exit down the newly opened Brook Fields. The TRO will open the current barrier at the end of Brook fields giving unrestricted access to the properties beyond. N.B. No site traffic will be allowed down Bridgewater buildings. This is a far safer system than what is currently in place and the signage and yellow lines are all agreed with highways (this may change slightly following the consultation period).

**It is thought there could be potential unexploded ordnance (UXO) on the site, what is being done to investigate this?**

Abri has hired a professional representative in this regard from whom we have taken professional advice in relation to our activity on site. A plan has been put in place in relation to future activity and development on site; no works will commence without their attendance and advice on how to proceed. For example, we will be using a specialist piling rig which will scan for 2m (circular) as it drives down and will be able to identify and respond in the event that any UXO is found. Works will be undertaken by our specialist. Abri takes this risk very seriously and the safety of our employees, contractors and the local community is our priority.

**If I have any further questions, who can I contact?**

Please ask for Scott Edwards

Tel: 0300 123 1 567

Email: hello@abri.co.uk