



64 Leighton Drive
Creech St Michael
Taunton
TA3 5DW
12.11.17

Re: Planning Application No. 14/17/0033

Dear Sir/Madam

With reference to the above planning application. Yet again we find ourselves having to write to Taunton Deane Borough Council to object to a proposed housing estate, and this after a promise from Cllr. Mark Edwards that Taunton Deane Borough Council would not allow any further largescale development in Creech St Michael.

You are no doubt aware of the previous objections which still hold true, that is an overcrowded school, a shop which does not have wheelchair/ disabled access, a waiting time running into weeks for a doctor's appointment and a road system which cannot cope with existing traffic levels much less the increases already expected. Add to these the devastating effect on wildlife and its natural habitat, the increased traffic flow into the Creech Castle area and the increased flooding risks and a picture emerges that maybe this is not an appropriate scheme.

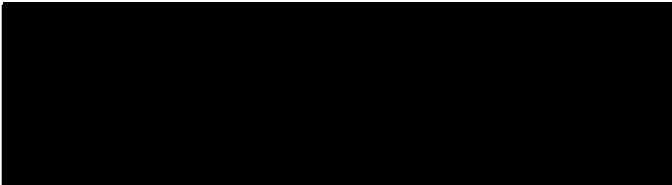
But I understand that all these factors, all of which have a significant bearing on people's lives, are overridden by planning law. Whilst our national government has clearly stated that there must be a clear barrier between villages and towns so that identity is preserved and urban sprawl and overdevelopment is prevented this application blatantly breaches this ruling. Equally the identity of land suitable for development is set out by our local council, again to preserve identity and prevent the wanton destruction of our countryside. Once again the application ignores this plan.

But there is one aspect of law which cannot be ignored and which must be obeyed. If it can be shown that a Council is falling below an expected number of houses within a timescale then a developer may apply to build on a site outside of any planned area. Gladman Developments have stated that this is the area of law on which they base their application. This therefore begs two questions. Firstly, can planning permission be refused resulting in an appeal which if lost would prove horrendously expensive? Secondly, with all the planning permissions which have been granted, usually against the will of local residents, how can it be that we have still not produced the requisite number of houses?

Finally may I request that if this last point of law is the deciding factor in approving planning permission can the residents of Creech St Michael and indeed the wider populace be advised

of this anomaly and not given the usual platitudes. If it is not the case, however, may I ask the planning office and the Planning Committee of Taunton Deane Borough Council to consider the plight of Creech St Michael which has seen the development of some 230 new houses in the last 8 years, 150 of which have been built since the adoption of the Core Strategy without any significant improvements to the basic infrastructure and refuse this planning application.

Yours sincerely



STEVE WELLMAN