

Langdale  
St Michael Close  
Creech St Michael

Ms F Wadsley  
Planning Department  
Taunton Deane Borough Council  
Belvedere Road  
Taunton

9 November 2017

Dear Miss Wadsley

**Planning Reference 14/17/0033: Langaller Road: Creech St Michael**

With reference to the above outstanding planning application I enclose a copy of my letter which I sent to Gladman Land of Congleton, Cheshire & an e-mail which I sent to your office on the 31 October.

In case you did not receive this correspondence I enclose further copies which I will deliver to Deane House to ensure you are aware of my concerns regarding the above planning application.

Yours sincerely

  
Brian Jennings



11/9/2017

**From:** [REDACTED]  
**Sent date:** 31/10/2017 - 12:10  
**To:** planning.admin@tauntondeane.gov.uk  
**Subject:** Your Planning Application Reference 14/17/0033 Gladman Land: Langaller Road: Creech St Michael.  
**Attachments:** Gladman Land real letter.docx 23.9 KB

Dear Sir/Madam

With reference to the above planning application recently submitted to you, by Gladman Land of Congleton, Cheshire, I enclose with this e-mail, a copy of my letter to these speculators, that I sent them on the 28 September.

I would add advise you that in the very wet autumn of 2001, there were a small number of properties in West View that were flooded & this potential problem must be considered to avoid flooding problems in either West View &/or North End.

I await with interest your decision once you have taken into consideration all the issues appertaining to this application with its impact on our village.

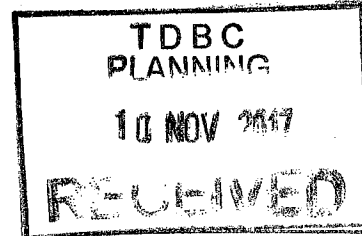
Yours faithfully

Brian Jennings



Langdale  
St Michael Close  
Creech St Michael  
Taunton  
TA3 5DR

Gladman Land  
Gladman House  
Alexandria Way  
Congleton  
CW12 1LB  
28 September 2017



Dear Sir/Madam

Your Views: Creech St Michael

I acknowledge receipt of your brochure concerning the proposed residential development adjacent to Langaller Road, by the M5.

In principle, I have no objection to this or other proposed residential development provided they are in accordance with Taunton Borough Councils own Local Plan that was published in 2012.

I do though, have concerns with your large scale development which are:-

1. You will appreciate there is currently large scale residential development already underway in the Taunton area with further substantial plans in the pipeline. There is though only limited employment opportunities in this area, hence these residents, if of working age, will have to commute to Bristol, Exeter or further afield for employment leaving them little or no time to contribute to the local community as you suggest.
2. If these residents are retirees moving into the south west for a "better quality of life" then this may cause considerable additional stress on our medical services as they age. Your brochure has very little to say about the impact on our local public services which again, is a concern. The two local primary schools are already fully subscribed & where will children living here go to primary school?
3. St Michael Road & Hyde Lane were never designed to cater for the current volume of traffic hence West View could easily become a "rat run" for motorists using Hyde Lane to access the A38 at Bathpool "to beat queues of traffic" between 8.00am & 9.30 am. The village roads are already used as "short cuts" between the A358, A38 & the "Park & Ride" facility on the A358 particularly in the morning peak period.
4. There is a weight restriction on one of the village river bridges & with the additional volume of traffic using this bridge I suspect, it will have to be updated & modernised to allow access to the A358 & motorway. Our village pavements are also very narrow & difficult for parents with prams & push chairs to use.
5. You suggest that our village businesses will benefit from the spending power of these new residents. In fact, your development will be just as close to the new shops that will be built in Monkton Heathfield & with their better parking facilities will be more likely to be used as will the Co-op store, in existence, there already.

6. You include within your plans footpaths & cycle ways indicating these will be extensively used. As someone who enjoys walking around Creech St Michael I see no evidence these suggested footpaths will see much use. Modern life dictates the involvement of the motor car as the most convenient mode of transport & I cannot see this changing with the residents of your development.

In conclusion, I would add we are faced with another development behind Dillons Road & unless there is further provision with road & other improvements I am seriously concerned that our roads & public services will not be able to cope with either of these developments.

Yours faithfully

Brian Jennings