

## Planning Application 14/17/0033

We wish to object to the above Planning Application by Gladman Land to build up to 200 houses on land off the Langaller Road at Creech St Michael.

Objections are made on a number of levels which, in no order of priority, include:

1. **Flooding** - the un-named lane containing residential properties that runs alongside North End Mill House (hereafter called North End Mill Lane), and which terminates alongside the proposed development field, floods with heavy rain. With development of the field this is likely to increase the risk of flooding in an area prone to it. This is likely to include effluent from historic rubbish that was dumped in the area during the 1960's.
2. **Infrastructure** Creech is already stretched on a number of levels that includes:
  - traffic - there are at least two dangerous un-pedestrianised pinch points in North End where the volume of traffic makes life extremely hazardous for people walking into and out of the village. Furthermore the current centre of the village is a pinch point where the shop has a high density of pedestrians and parked vehicles
  - health centre - this is said to be oversubscribed with no room for expansion
  - school - again at a capacity that it will be difficult to develop
  - the proposer is suggesting making a financial contribution to alleviate the above; this is a bribe that may be tempting in the short term but is likely to exacerbate difficulties in the medium longer term
3. **Permitted development** - the proposal falls a considerable distance to the north of the village outside the permitted development, in fact right to the boundary of the M5 motorway. It will dominate entry to the village from the Langaller Road taking up an area estimated to be a seventh the size of the entire current village
4. **Planning precedent** - houses currently built alongside the west side of North End Mill Lane were permitted to only build to the height of already established properties. The proposed development is on land that is domed and thus difficultly to see how houses could be built without breaking this precedent.
5. **Ecology and wildlife** - the proposed development site is a field currently used for crop growing but wildlife does not, of course, know this, and residents who live near the field regularly see examples including deer;

bats have also been seen. the proposer suggests providing 'adequate mitigation and, wherever possible, enhancements to ensure these species are protected.' In the case of deer it is difficult to see how this can be achieved, and it misses the point that it reduces the already rapidly declining available area within the Parish for species to roam

6. ***Loss of village identity and independence*** - residents see this proposed development as the thin end of a wedge. If allowed it is the first step in joining the the village with Monkton Heathfield on the other side of the motorway. But perhaps even more dangerous is the fact that it then sets a precedent for developers to propose building on land to the other side of Langaller Road, all the way to Creech Heathfield. So it too will lose its independence.

**Fred and Sue A'Court**

**Ash Tree Cottage**

**North End**

**Creech St Michael**

**Somerset**

**TA3 5EB**

**[f.acourt@mac.com](mailto:f.acourt@mac.com)**

**01823 444676**

**07795 228917**