

Your Ref:

Our Ref:

ST MICHAEL ROAD
CREECH ST MICHAEL
TAUNTON
SOMERSET TA3 5DP

Inquiries & Major Casework
The Planning Inspectorate
Room 3/J Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

9 January 2019

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990

Gladman Developments Ltd

Land off Langaller Lane, Creech St Michael, Somerset

Reference: APP/D3315/W/18/3205705

We have just received details of the latest Highway Proposals in the Gladman Appeal. This appeared only this week on the Taunton Deane Borough Council website and leaves little time for objection to be made and very limited time for the local authority to respond. This is contrary to The Inquiry Rules 2006 and unfair to the local residents. Perhaps this is a device being used by the Developers to minimise the level of public participation in this substantial development proposal.

We wish to **object strongly** to the proposal to open a 3m wide access way from St Michael Road between Chheads Cottages and Bryher, which creates a serious problem at North End in the village. The property known as Dunklins already creates a dangerous pinch point and restriction to visibility on St Michael Road. However, the suggestion that the virtual footpath on the opposite side of the road should be kerbed and raised to footpath level results in the further narrowing of the road at this point, increasing the danger.

Of greater concern is the widening of the road to accommodate the footpath, which results in the loss of essential car parking spaces in front of the elderly persons dwellings. It is already a "dice with death" for an elderly person to cross St Michael Road to the virtual footpath but the diversion of the road decreases the visibility from the front of these premises and elderly people are already slow in their movements. This proposal is an accident waiting to happen.

This village has already received more than its quota of new housing in the past few years and we recommend that this **Appeal be Refused.**

Yours faithfully

David WM Boggon

David WM Boggon FRICS DMA

Chartered Surveyor and Registered Valuer