

TO:  
F Wadsley  
Deane House  
Belvedere Road  
Taunton TA1 1HE



Address: 5 WEST VIEW  
CREECH ST. MICHAEL  
TAUNTON  
TA3 5QP.

Date 14<sup>th</sup> NOVEMBER 2017

PLANNING 14/17/0033 Gladman Development Ltd  
200 Houses, Creech St Michael

I appose the application on the following grounds:

TDBC's Strategic Land Availability Assessment, March 2017 emphasises the "importance of settlement boundaries, reducing sprawl and reducing visual impact on the countryside". This development would reduce the green wedge between the village of Creech and the new sprawl of Monkton Heathfield and the motorway. Our village identity will be lost to future generations.

The proposed site land is not included as a development area in TDBC's adopted Core Strategy 2011 - 2028 for Creech St Michael and should never have been considered for potential development.

We only have one general shop, a small doctor's surgery and all the local schools are full to capacity. We just do not have the facilities to support another 400+ people.

Building here will increase the risk of flooding to the houses in the lower part of West View and North End, especially if, as proposed, the drainage is linked into the existing pumping station which is already at full capacity. This area has already flooded in recent years. Even higher areas of West View have suffered flooding to some areas of there rear gardens since the Hopkins Field houses were built!

Despite the claims by Gladman's there are no 'benefits' to the existing villagers. These are no more that should be expected as part of any planning application of this kind.

A development of this size will bring in the region of 350+ vehicles, adding to noise, pollution and traffic on narrow village roads, already suffering as a rat run.

This is good agricultural land which should be protected for both the wildlife and the community.

Please do not approve the Gladman application.

NAME MR. W.G. GREED