

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

Address: 87, WEST VIEW

Date 12-11-2017.

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



I wish to appose the above application on the following grounds:

Building on this field 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 land is not included or identified as development land in the TDBC adopted Core Strategy 2011 - 2028 for Creech St Michael and should not be considered for development.

Taunton Deane Strategic Land Availability Assessment, March 2017 emphasises the "importance of settlement boundaries, reducing sprawl and reducing visual impact on the countryside". The proposed development will reduce the green area between the village of Creech St Michael and the urban sprawl of Monkton Heathfield and the M5. We will loose our village identity.

A development of this size will bring in the region of 350+ vehicles, adding to noise, pollution and traffic.

We do not have the facilities to support another 400+ people. Just one general shop, a small doctor's surgery and oversubscribed schools

'Benefits' to the village claimed by Gladman. They are nothing more that they should be expected to deliver as part of any planning application of this kind. The existing village would gain nothing.

Although used as landfill when the motorway was built some 40 years ago, this is now good agricultural land which should be protected for future generations.

Please do not let Gladman win!

Name G. WOODS & R. A. WOODS