

Planning Representations for Planning Application No. 14/17/0033

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Case Number : 3DS156618**Submitted by Customer :** Peter Brown**Telephone Number :****Customer's Address :** Curvalion House Creech St Michael**Customer's E-mail address :****Information :**

I believe that in terms of its scale and impact on Creech village, its timing and its location the application is unsustainable and should be resisted. I would like the following arguments based on sound planning principles to be considered by TDBC when considering this application. For these planning reasons the site should also be removed from the list of Potentially Developable Sites when the Taunton Deane SHLAA is reviewed. 1

1 Affordable Housing Supply There is a national need for new housing and to this end Creech Parish is making a significant contribution, through recent development in the village {3 sites amounting to over 200 houses since 2012} and phase 2 of the Monkton Heathfield urban extension.

Overall, development in the Parish will be contributing in excess of 2500 dwellings of which 25% hopefully will be affordable homes. The applicants base their housing supply argument upon an historic analysis of TDBC performance in delivering affordable housing, as part of the Councils requirement to provide a rolling five year supply of housing land. They suggest there is an accumulated gap in provision of affordable housing which they can fill by supplying up to 50 units on this site. It is for TDBC to defend their housing land supply position and to refute the calculations of the applicant. At the local level, evidence recently produced from a housing needs survey commissioned by the PC for the Neighbourhood Plan, demonstrates that there is no unfulfilled demand for affordable accommodation in the village. Also, over the current five year supply period, the development of part of Phase 2 of the Monkton Heathfield urban extension in the parish is likely to deliver well in excess of the 50 affordable units proposed for this site in a similar time period.

Development of this site is not necessarily the best way to meet the locational needs of Taunton residents for affordable units with provision further concentrated on the east side of the town. 2 **Traffic impact** St Michael's Road in Creech village is currently used as a cut through for traffic travelling between the A358 and A 38 avoiding M5J25 and Creech Castle. It is a well known local rat run. Even with proposed improvements to the network at M5J25 and Creech Castle it is obvious that a proportion of traffic generated by the Monkton Heathfield urban extension of 4500 houses will travel through the village as

well as those who already use this road as a through route. This is yet to be quantified by SCC. The development applied for has the potential to add a significant amount of extra traffic to local roads particularly at peak times, adding to congestion, speeding concerns and pedestrian safety issues clearly identified in the emerging Neighbourhood Plan. 3 Settlement separation Creech St Michael is a designated minor rural centre in the Taunton Core Strategy and as such future development in the village should be of an appropriate scale and well located to maintain the village as a separately identifiable settlement. Creech St Michael village has boundaries to its built form recently set in the Taunton Core Strategy. The proposed development compromises the integrity of the village as a settlement separated from the built up area of Taunton, which is soon to be represented by the emerging Monkton Heathfield urban extension immediately west of the motorway. This physical separation is clear from the road at Langaller when approaching the village from the west. The land in question falls away to Creech village and is of great landscape and amenity significance to the village. It provides an essential buffer maintaining the distinctiveness of Creech village as a rural settlement. The emerging CSM Neighbourhood Plan has identified the land subject of this planning application and adjacent fields as providing a strategic gap between the village and the urban extension. This will be confirmed in the Plan as it progresses. Neighbourhood Plan policy for the strategic gap will provide a basis for this land to be defined in the next Core Strategy review as a natural extension to the Ruishton Green Wedge. Protection of this land is therefore fundamental to the integrity of the Taunton LP Core Strategy and to the strategy of the Creech Neighbourhood Plan. Comment The following is not a planning argument but a comment on the opportunistic nature of this application. Given the planning arguments set out above which reflect the Core Strategy, the applicant's contention that in the balance of planning argument the provision of a further 200 houses should outweigh all other local planning policies undermines the recently adopted Taunton Core Strategy and SADMP. The outline application is also an obvious Trojan Horse to establish the principle of development of this land with a relatively low number of houses. This site of 11.4 ha is clearly capable of accommodating many more units than the 200 applied for. If this application is granted it is likely that the site will be sold on to a housing developer who will then submit detailed plans, seeking, on grounds of viability, to increase the amount of housing on the site to the detriment of Creech village. Taunton Deane Borough Council is urged to be robust in support of the policies in its Core Strategy and SADMP and refuse this application.

Other Info :