

Ms F Wadsley  
Deane House  
Belvedere Road  
Taunton TA1 1HE



Address: 6, Ryegland way,  
CREECH ST Michael, TAUNTON  
TA3 5TA.

Date:

11-11-2017

Dear Ms Wadsley,

**RE PLANNING APPLICATION 14/17/0033 - Gladman Development Ltd  
200 Houses, Creech St Michael**

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

- a) This land is not included or identified as development land in the Core Strategy and should not be considered.
- b) The Localism Act (November 2011), specifically, Section 61W dictates the requirement to carry out pre-application consultation where a person proposes to make an application for planning permission for the development of any land in England, and the proposed development is of a description specified in a Development Order. However, Gladman has not seen fit try to discuss their plans with Parish residents, choosing to send out 832 leaflets to households instead, with very little time before they actually submitted the Planning Application.
- c) Taunton Deane Strategic Land Availability Assessment, March 2017 emphasises the "importance of settlement boundaries, reducing sprawl and reducing visual impact on the countryside". It is the view of residents that the proposed development will greatly reduce the natural green boundary between the already expanded village of Creech St Michael and Monkton Heathfield.
- d) Taunton has been awarded Garden Status. This supports the need for green divides between towns/villages. This development would mean the only thing separating Creech from Monkton Heathfield would be the M5.
- d) A development of this size will potentially bring in the region of 400+ vehicles, adding to noise, pollution and traffic on our narrow roads, which include virtual footpaths, because there is no room for physical ones, and a weight restricted bridge. Traffic levels through Creech St Michael and Monkton Heathfield are already causing problems as village roads have become a rat run between the A38 and the A358. Yet more cars from this estate in addition to the 3,500 houses already planned for the parish, will have a devastating affect.
- e) Our schools are over subscribed with little room to expand without yet further reducing a green area within the village; the doctor's are at full stretch. We have one general shop with little room to park and which cannot be expanded.
- g) The proposed field has been used by residents for many years to walk dogs or for a gentle afternoon stroll. With so few areas left around the village we need to protect this field for those young families who have settled in the village because it is a village with easy access to open space.

I trust that TDBC will reject this Planning Application.

NAME:

Sheila HARTNELL.