

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

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Submitted on Dec 20 2017 9:22PM

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Case Number : 3DS156916**Submitted by Customer :** Miss Elizabeth Hayes**Telephone Number :** [REDACTED]**Customer's Address :** Mill Cottage Northend Creech St Michael**Customer's E-mail address :** [REDACTED]**Information :**

I would like to strongly oppose the Gladman planning proposal to build 200 homes on land at Langaller Farm, Northend, Creech St Michael for the following reasons: 1. As a new resident to this area I am extremely concerned that the properties at Northend will be more vulnerable to flooding as a result of this development. As a village already subject to flooding it seems absolutely ridiculous to put it in further danger. Further risk of flood will in turn have a detrimental effect on property values and insurability, let alone the risk to life and impact on residents lives should flooding be increased. At a time when the world is being told that we need to expect more flooding this development appears to fly in the face of and ignore this reality. 2. The impact on the road systems from the traffic generated by the additional 200 houses and potentially 400 cars {at 2 cars per house to going to work\school twice a day} will further add to an already congested commuter route in and out of town and accessibility to the motorway and the A358. Considering that road improvements to the A358 have still not been made despite it is already being in desperate need then further adding to this problem seems short-sighted. 3. This area of proposed building is not in the Councils Development Plan for Creech St Michael and if it is given the green light it sets a precedent for other development companies to build wherever they choose and disregard the objective of having a Council Development Plan.

Other Info :