

Holden, Lynn

From: Plan admin
Sent: 04 September 2018 09:20
To: Holden, Lynn
Subject: FW: APP/D3315/W/18/3205705

From: Andrew Hayes [REDACTED]
Sent: 31 August 2018 17:07
To: peter.kozak@pins.gsi.gov.uk
Cc: Plan admin <Planadmin@tauntondeane.gov.uk>; [REDACTED]
Subject: APP/D3315/W/18/3205705

Appeal by Gladman Developments LTD Site: Langaller Ln, Creech St. Michael, Taunton

I am writing to place on record my concerns regarding the application by Gladman for planning permission at Langaller Ln, Creech St. Michael, Nr. Taunton.

My first concern is the nature of the application ie "with all matters reserved" save for access and number of dwellings. As you are aware Gladmans are land agents, their job is to do the spade work for the prospective building contractor and to sell on the site as "shovel ready". My worry is the practicality or openness of those words. The statement of intent regarding affordable housing is without substance. There is no disputing the figures quoted for affordable homes. As Gladmans remark the lack of affordable homes across the country is below target. It is for this reason that the Government have introduced a scheme for SME builders and/or housing societies to concentrate on providing estates of affordable housing. With the concern that Gladmans have shown why not apply for outline planning permission for 200 affordable houses? The size of the site, would support far more than the 200 for which they have applied. I am sure that in turn the size of the site will figure in the asking price. If the site is restricted to 200 homes then simple economics will increase the plot cost, meaning the contractor will wish to build 4/5 bedroom homes. TDBC have experienced planning applications in the past, which have been revisited to decrease the number of affordable homes and I see this development as a prime candidate. Gladmans with their smart out of town legal team will use the labyrinth of planning laws but the end result is not theirs to give.

May I also draw your attention to the impact that this proposed development will have on the water table and the sewerage in the immediate surrounding area. As a resident of Creech St. Michael I have witnessed the effects that winter rains have had on property bordering the proposed site. We have had homes flooded and in the case of at least one resident, effluent discharged from the pumping station, which failed to cope.

Drainage from the site is a problem. Gladman have revisited their solution on at least 4 occasions. On the 03/01/18 a 27 page report was submitted with tables and figures justifying the proposed layout. I suspect that the exercise was desk based. I, like many other villagers, walk my dog daily around the area. By observation the proposed site is like a huge crown bowling green and water drains from the field at 3 different directions. The site is several metres higher than the surrounding land. The proposal for a drainage scheme together with an attenuation pond will not solve the problem. An observation made by another prominent villager. Pictures illustrating the water problems were logged on the website on 12/Dec/17.

It is of concern that Wessex Water, in their correspondence with Gladmans utility consultants, Utility Law solutions, cannot put forward any firm proposals. The details of their correspondence are contained with the application but I would draw your attention to the following.

E-mail dated 24 Oct 2016 from WW. "Downstream conditions are challenging and we believe it will be more appropriate to fund an early assessment to support this application."
20th Aug. 2017. "We believe that further appraisal work is necessary."

31st Aug.2017 “My view is that we will need to assess impact when the site obtains planning consent.” [Is this a little too late.!]]

The latest reports from Enzygo are long on reports and statistics but short on substance.

Finally, may I draw your attention to a much earlier application made in 2013 for an estate of some 50 houses built to the rear of the school in CSM. Its relevance is that the same issues were being discussed even then.

A letter of objection, which runs to 4 pages a copy of which was logged with this application on 13/Dec/17.

The letter from Mr. Loxton, said..

“We have always known that the main North End Stream (culvert).....is running at close to its maximum in winter months.”

He goes on to say.

“More seriously there is historical evidence that even minor increases.....can cause backing up of water to the extent that houses in N End flood.”

He goes on to explain how attenuation or SUDS do not work. He points out that the ditch which runs across the bottom of the proposed site has large flows in Winter months.

The objection letter concludes with a few, as he calls them, “sustainable suggestions”.

Again I quote.

No further large scale development within the catchment area that feeds North End Stream is allowed, ever. It’s full and can’t take any more.”

As I said this letter was written some 4 years ago but I hope you will agree is even more relevant today. The objector’s name is Hugh Loxton the current landowner for which Gladmans are seeking planning permission.

Andrew Hayes, Wispers, North End, Creech St. Michael, TA3 5EB



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