



Somerset
Campaign to Protect Rural England

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Taunton Deane Borough Council
Belvedere Road
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10th November 2017

Dear Ms Wadsley,

Planning application 14/17/0033 Outline planning application with all matters reserved, except for access, for the erection of up to 200 No. dwellings with public open space, landscaping and sustainable drainage system (SuDS) with vehicular access point off Langaller Lane, Creech St Michael

CPRE Somerset object to this planning application and fully support the comments made by residents of the village and the reasons for refusal given by Creech St Michael Parish Council.

Creech St Michael is identified as a Minor Rural Centre in the adopted Core Strategy. Policy SP1 of the CS identifies requirements for at least 250 dwellings to be shared between the Minor Rural Centres. The Site Allocations and Development Management Plan (SADMP) allocates land to meet the housing requirements in the Core Strategy. This includes allocations for 135 dwellings in Creech St Michael which are now under construction or completed. With a the proposed further development of 200 dwellings in this settlement this would amount to 335 dwellings and would exceed the amount of development required in Cotford St Luke, Creech St Michael, Milverton, North Curry and Churchinford. While it is acknowledged that Policy SP1 requires *at least* 250 dwellings, we consider that this amount of dwellings in one minor rural centre is excessive, when the cumulative impact of this proposed development and the site allocations is taken into consideration. The Planning Statement clearly acknowledges that:

“The application proposal, which is for a large scale residential development that would form an extension to the built-up area beyond the defined settlement boundaries is

The Somerset Branch of the Campaign to Protect Rural England exists to promote the beauty, tranquility and diversity of rural England by encouraging the sustainable use of land and other natural resources in town and country.

therefore, in principle, contrary to policy CP8”.

Having acknowledged the fact that the application is contrary to adopted policy, the planning application leans heavily on the NPPF and lack of a five year land supply in justification of this proposal. The applicants state that they believe that the Council cannot prove a five year housing land supply based on the argument that the large urban sites will not be delivered as quickly as predicted by the Council. CPRE Somerset feel that underperformance of the urban areas should not lead to the overdevelopment of the minor rural centres which are not strategically considered to be sustainable locations for what is described by the applicants as “large scale residential development”. The largest SADMP allocation for Creech St Michael is 55 dwellings.

However the Council are confident that the 5 year HLS is in place and if this is the case then there are no considerations which override the provisions of the development plan. This proposal is for the development of a greenfield site which serves a landscape/ green space function for the settlement and is a development which undermines the spatial strategy of the adopted plans. For these reasons we trust the application will be refused by the Council.

Yours sincerely,

Liz Payne MRTPI
Planner CPRE Somerset