



Date: 5 March 2024

REF: 14/21/0047

Planning Officer: Simon Fox

Dear Simon,

Application for outline planning permission with all matters reserved, except for access, comprising up to 1,450 dwellings, up to 4.91 hectares of land for strategic employment uses, up to 8 hectares of land for a through school, mixed use district centre including mobility hub, community facilities, green infrastructure, drainage works, and associated works, on land at Walford Cross, Monkton Heathfield.

At a meeting of Creech St Michael Parish Council held on the 4 March 2024, in the presence of eight members of the community, the planning application reference 14/21/0047 was considered and the following is the response of Creech St Michael Parish Council.

Summary of our Response to the Application

The Parish Council has no objection or comments

The Parish Council has no objection, subject to the comments

The Parish Council objects in principle

The Parish Council objects as the application is not acceptable in its current format **X**

Comments

Creech St Michael Parish Council is concerned that the application fails to analyse the impact of the proposed development on the highway infrastructure within the villages of Creech Heathfield and Creech St Michael. No analysis of the impact of the proposed changes to the A38 on these communities has been undertaken and the Parish Council views this as a significant shortcoming in the application.

Andrew Williams
Clerk and Responsible Financial Officer
Creech St Michael Parish Council
1 Impens Cottages | Petherton Road | North Newton | TA7 0BB
07708 680797 | clerk@creechstmichael.net
www.creechstmichael.net



It is the Parish Council's view that the proposed changes to the A38 that form part of this application will have a significant impact on traffic flows through Creech Heathfield, along Creech Heathfield Road and on the village of Creech St Michael, as vehicles using the A38 seek to cut through to the A358 and junction 25 of the M5. We fail to understand why analysis has been done on the impact on junction 25 of the M5, the A358 between Heron Gate Road and the M5 and the A358 East of M5 J25, yet no impact analysis has been undertaken on Creech Heathfield Road, Langaller Lane, North End and onward to Creech St Michael.

Creech Heathfield Road from the A361 is a well-known route used by motorists who face delays on the A38 and without mitigation is likely to experience a significant increase in vehicle movements once the changes to the A38 are introduced. Vehicles using this route and onward through Creech St Michael face two narrow bridges, one of which is weight-restricted. In a number of places Creech Heathfield Road has no pedestrian walkway and access through North End in to Creech St Michael is restricted through a narrow and restricted route.

You will be aware that recently an application (14/23/0002) for 100 homes was approved on land at North End in Creech St Michael. The Parish Council believes that the addition of this development further justifies our request for a wider appraisal of the impact of the changes to the A38 within the villages of Creech Heathfield and Creech St Michael and we would encourage the Planning Authority to press for this.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Andrew Williams'.

Andrew Williams

Clerk and RFO

Creech St Michael Parish Council

Andrew Williams

Clerk and Responsible Financial Officer

Creech St Michael Parish Council

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