

Submission to the Planning Inspectorate

Appeal Reference: APP/W3330/W/22/3307369 (Related: 42/23/0042) **Site:** Land at Sweethay, Trull, Taunton, TA3 7PB **Appellant:** Cosy Barn Holidays

Subject: Formal Objection to Planning Appeal

Trull Parish Council maintains its steadfast **objection** to the proposed development for 10 bell tents and associated facilities at Sweethay. While the appellant has attempted to address technical reasons for refusal, the fundamental concerns of the local community regarding landscape character, highway safety, and sustainability remains unresolved.

1. Continued Harm to Landscape Character Despite the removal of the permanent service block, the introduction of 10 large bell tents (approximately 3.3m in height) and associated domestic activity represents a significant and detrimental "built form" in an otherwise undeveloped agricultural field. This use erodes the rural nature of the area and contributes to the undesirable convergence of the hamlets of Dipford and Sweethay.

2. Inadequate Access and Highway Safety The site is accessed via a narrow, unpaved country lane that lacks pedestrian footways. The Parish Council refutes the assertion that this is a sustainable location. Increased vehicular movements from tourists, who will be inherently reliant on private cars to reach the site, pose a direct threat to the safety of local residents, walkers, and cyclists.

3. Nutrient Neutrality and Environmental Risk The appellant's shifting strategy for phosphate mitigation—moving between orchard planting, lowland grazing, and third-party credits—demonstrates a lack of a definitive, long-term solution. We remain concerned about the monitoring and enforcement of these "precautionary" measures. Furthermore, the field is known locally to be regularly waterlogged, raising serious questions about the suitability of the proposed Package Treatment Plant (PTP) and the risk of effluent leaching into the Galmington Stream.

4. Loss of Agricultural Land and Amenities The proposal results in the permanent loss of useful agricultural land. Additionally, the lack of on-site management raises concerns regarding noise, litter collection, and the potential for the site to exceed its stated occupancy, further impacting the tranquillity of the surrounding rural area.

Conclusion

Trull Parish Council urges the Planning Inspector to **dismiss this appeal**. The minor amendments to the scheme do not outweigh the substantial harm to the landscape and the safety risks associated with the unsuitable access. The development remains contrary to Policies DM1, DM2, and CP8 of the Taunton Deane Core Strategy.