

Mrs Rachel Greedy
97 West View
Creech St Michael
Taunton
Somerset
TA3 5DX

Friday 10th November 2017

To whom it may concern,

I write to formally express my objection to the recently publicised planning application (14/17/0033) raised by Gladman in respect of proposed housing development in the area of green fields behind my property. I have lived in Creech St Michael for over 15 years, and watched it slowly transform from a typical Somerset village to a sprawling small town as a result of the multitude of housing developments already supported by TDBC – none of which have adequately enhanced the local facilities as one would expect of such a radical population increase.

Whilst I recognise the need for more housing and the pressure that this places on local authorities, it is my view that Creech St Michael has already borne more than our reasonable share of new housing development over the recent years. I have detailed below some of the reasons that I, and many others in the community hold this view.

Risk to local children through increased traffic

Already, roads around our village are heavily congested at peak times, there is an increased danger to children attempting to make their way to school at both our local school within the village and Heathfield – I regularly see children involved in near misses as they walk on roads that have not had adequate pavements provided as part of the new developments, it is almost inevitable that with the increased traffic brought by the previous housing schemes, children will be injured or worse still, killed in time. The proposed Gladman development will only increase this risk.

Lack of adequate provision for increased local healthcare

In addition, it has become almost impossible to get a doctor's appointment at our local surgery, many of the residents of West View are elderly and primary healthcare services are vital to their wellbeing. Continuing to increase the population of our village without providing additional healthcare services will in turn, simply increase the risk to this local population and in turn, inevitably increase the pressure on local secondary healthcare services provided by Musgrove Park Hospital

Compliance with TDBC Core strategy

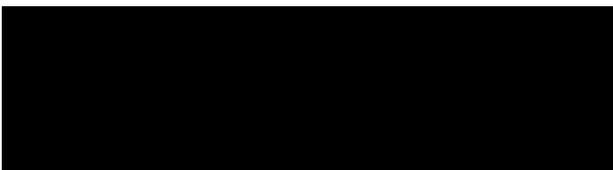
In the event that this planning application is approved, Taunton Deane will be demonstrating an absolute disregard for the public consultation that formed TDBC Core strategy, as it is my understanding that this development is entirely outside of that strategy.

Quite aside from the issues above, there are a multitude of other problems with both the placement and size of the proposed development;

- None of the recent developments have assisted our local population in terms of providing increased employment opportunities, our young people are already unable to afford properties in the village in which they grew up, this development will only exacerbate this issue
- There is a hugely increased risk of flooding – particularly to properties such as mine in West view that will sit below the development and its associated flood pond
- The land is presently used via a public right of way by dog walkers, children and their families etc. – this development will further reduce the available open spaces for families to use
- The land currently supports all manner of wildlife, deer, birds of prey, badgers, hedgehogs, rabbits and foxes – an entire ecosystem will be lost
- It is an unavoidable fact that crime has increased in the area – I myself have been subjected to a burglary, whilst I was asleep in my property as well as an attempt to break into our vehicles whilst parked on our drive in a subsequent crime
- This development in particular will transform the look of our village as it will be the first thing that visitors see as they approach Creech St Michael from the Monkton Heathfield direction – irrevocably changing the face of our village forever.

I thank for your time in reading this letter of objection and sincerely hope that TDBC will demonstrate their respect and acknowledgement for our local community by giving appropriate consideration to our views, as you are required to do under the relevant legislation, and reject this planning application. It is important that developers who are solely motivated not by the need to build affordable housing, but instead for their bottom line and have little or no respect for the impact that their developments have on local communities are sent a strong message by TDBC – that TDBC has an adequate and appropriate planning strategy and that developments that are outside of this, will not be successful.

Yours sincerely

A large black rectangular redaction box covering the signature area of the letter.

Ms Rachel Greedy

