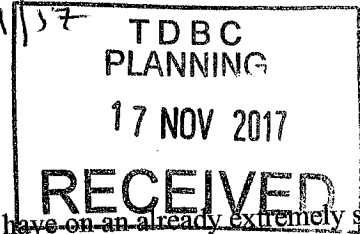


F Wadsley
Deane House
Belvedere Road
Taunton TA1 1HE

ADDRESS
DATE 13/11/17

89, West View,



PLANNING 14/17/0033 Gladman Development

I am very concerned about the effects that this additional development will have on an already extremely stretched community. Here are my reasons:

Lack of Infrastructure

Creech St Michael has one small shop, over subscribed school and medical centre. Yet another 200 houses probably another 100 children. Creech St Michael school has already extended and play area has been lost due to extra classrooms having to be built as the village has grown. West Monkton is already running at capacity. Current infrastructure cannot cope with the houses already built in the village. Although a new part-time doctor has joined the practice recently, it is already at full capacity and waiting times to see a doctor have already risen.

Roads/Traffic

The roads across the area, with the exception of the new A38, are narrow and, in parts, already dangerous and have had 20mph zones imposed. Increased traffic will necessitate more congestion. Creech St Michael has weight and width limits on some of the bridges to limit traffic volume. There will be increased traffic during construction and once houses are built. Traffic in Hyde Lane, thanks to the new estates, has increased dramatically in the last few years, especially around the Primary School and Pre-School. As yet a child fatality has not occurred but there have been near misses. The new A38 has helped but that feeds into the old road to Bathpool and is already becoming congested at peak times thanks to cars from new developments right along the A38 and at Monkton Heathfield and the increased housing at Bridgwater. The new Aldi stores will add to this congestion. With plans for another 3,500 houses between Langaller Walford Cross the roads will become a nightmare. We do not need potentially, another 350+ cars from yet another 200 houses in Creech.

Our Village and its Environment

Creech St Michael has already had of over a hundred new houses on several sites across the village, behind the village school at Hopkins' Fields and in Hyde Lane. 3. Roads As stated above, Creech St Michael roads are narrow and unsuitable for heavy traffic. Creech St Michael is still a village and unattached to the urban sprawl in along the new A38 but houses on this field would remove the natural green wedge between the village and the M5, destroying the village atmosphere. It would mean land that was traditionally used for recreation would be lost forever.

Areas of West View and North End have flooded several times in recent years. Housing on this field will increase the risk, as not only houses, but the additional patios and conservatories that will no doubt be added, will reduce the area's natural drainage. Should the new buildings be linked to the existing pumping station (already at full capacity), this will add to the likelihood of flooding.

Removal of established hedgerows will destroy natural habitats.

I understand that this development falls outside of the TDBC Core Strategy. For that reason alone, I cannot see any justification for this development

NAME

