



Grange Farm
Bowden Road
Templecombe
BA8 0PG
9th February 2023

Reference **22/03560/OUT**

Dear Planning Team,

I am writing this letter to express my strong objections to the proposed development (22/03560/OUT Land OS 6975, Bowden Road). I have several concerns regarding the development, which I would like to bring to your attention.

The development will have a negative impact on local wildlife, including a number of protected species. This could result in damage to the local ecosystem and have long-lasting consequences.

The development will introduce a dangerous road junction, which could pose a risk to both drivers and pedestrians.

The land in question contains a mass-grave containing foot and mouth infected carcasses that were buried in 1967. The fact that the developers are aware of this yet chose to omit this information from their application is concerning and constitutes a serious risk to the environment and public health, as well as the potential to cripple the farming industry, not just locally but nationally.

The village does not have the capacity to sustain another housing development, and the increased population and traffic could put a strain on the local infrastructure.

Lastly, Templecombe is already undergoing a significant number of new housing developments in comparison to its size.

In conclusion, I strongly object to the proposed development for the reasons outlined above. I have also included a full list of bullet points for your reference, which I believe supports my objections to the development.

Thank you for your time and consideration.

Sincerely,

Rachel Morgan-Yates

My full list of objections for your consideration are as follows:

- The land encompasses a varied assortment of wildlife safeguarded by the Wildlife and Countryside Act 1981, featuring Great Crested Newts, nine distinct species of Bats, Stag Beetles, Owls, Woodpeckers, and seven types of birds.
- Additionally, the land is inhabited by Deer, Foxes, Badgers, Buzzards during their nesting period, Rabbits, and Hedgehogs.

- As stated in the South Somerset Housing and Employment Land Availability Assessment 2017, the scope for development is "limited" and Bowden Road is deemed "unsuitable for a large number of dwellings". The assessment proposes a maximum of 10 dwellings in close proximity to Bowden Road.
- The planned development will bring harm to the area's wildlife and detract from the rural character and scenic beauty of Templecombe
- The establishment of a junction on Bowden Road would pose a hazard, as evidenced by similar junctions in previous developments. This raises significant concerns due to the high volume of agricultural traffic, including large tractors and lorries, that frequently traverse Bowden Road.
- Located just west of the proposed junction for the development on Bowden Road is frequently impacted by flooding, and the proposed development would worsen this problem by elevating runoff and overwhelming ditches and drains. Consequently, Bowden Road would become inaccessible for a substantial number of days annually, causing significant inconvenience for local residents such as myself, leading to longer journey times and higher levels of pollution.
- As per the developers' research outlined in the Supporting Information document (edp7620_r001_Part1 Landscape and Visual.pdf) of their application, roughly 50% of the land has been classified as having high landscape sensitivity.
- The poor state of the roads in and around Templecombe which the council are unable to maintain. Further road users will cause increased wear on roads that can't already be maintained.
- A historical windmill previously stood on the field in question, and its importance has been documented by the Somerset Heritage organization (<https://www.somersetheritage.org.uk/record/53470#>). However, this critical information was left out in the developer's application.
- Despite having a station, the transportation service in Templecombe falls short for commuters, as a single track between Templecombe and Gillingham often leads to delays on every trip, with a journey time of 2.5 hours into London. Spending 5 hours a day commuting would not be enjoyable.
- The village of Templecombe has already exceeded the housing supply quota set by the local planning authority with the Knights Meadow and West Street developments. As a small settlement, Templecombe is inadequate in resources and services to comfortably accommodate additional housing. It's worth mentioning that the developer mislabels Templecombe as a town instead of a village.
- Mass-grave of foot and mouth infected carcasses dating back to 1967.
- The behaviour of the developer has raised suspicions and concerns, such as their website being used to solicit objections prior to submitting their planning application, as well as omitting crucial information from the application that would negatively impact their chances of success. Additionally, the developer has a history of unsuccessful developments in Templecombe that were deemed inappropriate.
- The application is plagued by several inconsistencies in the information presented, which raises doubts about how closely the development would align with the application if planning permission is granted. In some parts of the application, the developers are unable to specify the number of each type of house, but in supplementary documents they do provide such details, along with glossy plans.
- The local roads, particularly Bowden Road, are ill-equipped to handle increased traffic due to their narrow width.
- The developer's application states that the narrowest point on Bowden Road measures 5.5 meters, but in the evenings, parked cars further reduce this width. I personally believe it is closer to 3.5 meters, making it difficult for large vehicles such as tractors or council waste trucks to pass through.
- Residents of the proposed development will have to walk along roads with heavy traffic, as they lack pavements, in order to reach the centre of the village.