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Summary of Affordable Housing Needs Findings

Surveys Sent – 1261  Responses received – 308 (24%)

31 Respondents stated to be in need of Affordable Housing

Current Household Size
- 7 x 1 Person
- 9 x 2 Person
- 6 x 3 Person
- 5 x 4 Person
- 3 x 5 Person
- 1 x Not Stated

Current Property Size
- 3 x 1 Bed
- 7 x 2 Beds
- 14 x 3 Beds
- 4 x 4 Beds
- 2 x 5 Beds
- 1 x Not Stated

Current Tenure
- 15 x Homeowner
- 4 x Living with Parents
- 6 x Renting from Private Landlord
- 2 x Renting from Local Authority
- 2 x Renting from Housing Association
- 1 x Other
- 1 x Not Stated

Preferred Affordable Housing Option (Respondents were able to tick more than one box)
- 5 x Low Cost Home Ownership (of which all expressed also having a non-affordable tenure preference)
- 6 x Low Cost Home Ownership or renting from a Local Authority and/or Housing Association (of which 3 also stated renting from a Private Landlord)
- 8 x Renting from a Local Authority and/or Housing Association (of which 1 also stated renting from a Private Landlord)
- 9 x Non-Affordable Home Ownership
- 1 x Other
- 2 x Not Stated

Preferred Property Type (Respondents were able to tick more than one box)
- 17 x House (of which 5 also expressed a preference of Bungalows, 3 stated Eco Housing, 3 stated Self Build and 2 stated Family Housing)
- 15 x Bungalow (of which 7 also stated retirement/sheltered and/or adapted/accessible and/or a flat)
- 6 x Flat/Single Persons Housing
- 1 x Other
Introduction

The Housing Needs Survey was undertaken on behalf of Creech St Michael Parish Council, who approached Taunton Deane Borough Council in April 2017. The purpose of the survey was to gather views of the residents of Creech St Michael to determine whether there is a need for affordable housing in the area and to ensure that future housing development meets the needs of people within Creech St Michael Parish. Prior to this, the most recent Housing Need Survey for Creech St Michael was conducted in May 2007, which identified the need of 28 affordable homes.

Creech St Michael lies 3 miles to the east of Taunton. It is a parish of 1261 residential properties, spread across Adsborough, Creech St Michael, Creech Heathfield, Coombe/Coombe Bottom, Ham and Walford Cross. The village has two churches, a village hall, a medical centre, a primary school, a shop, a children’s nursery and a pub. There is a regular bus service and the Bridgwater & Taunton Canal passes through the village with the tow path open to pedestrians and cyclists.

<table>
<thead>
<tr>
<th>Housing</th>
<th>Creech St Michael BUA</th>
<th>Creech St Michael BUA</th>
<th>Somerset BUA</th>
<th>England &amp; Wales BUA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total number of dwellings</td>
<td>755</td>
<td>100.0%</td>
<td>100.0%</td>
<td>100.0%</td>
</tr>
<tr>
<td>Detached</td>
<td>317</td>
<td>42.0%</td>
<td>32.3%</td>
<td>22.6%</td>
</tr>
<tr>
<td>Semi-detached</td>
<td>259</td>
<td>34.3%</td>
<td>30.4%</td>
<td>31.1%</td>
</tr>
<tr>
<td>Terraced</td>
<td>165</td>
<td>21.9%</td>
<td>23.7%</td>
<td>23.6%</td>
</tr>
<tr>
<td>Flats</td>
<td>12</td>
<td>1.6%</td>
<td>13.0%</td>
<td>21.6%</td>
</tr>
<tr>
<td>Tenure</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total number of households</td>
<td>740</td>
<td>100.0%</td>
<td>100.0%</td>
<td>100.0%</td>
</tr>
<tr>
<td>Owner occupied</td>
<td>641</td>
<td>86.6%</td>
<td>70.2%</td>
<td>64.3%</td>
</tr>
<tr>
<td>Social Rented</td>
<td>38</td>
<td>5.1%</td>
<td>13.5%</td>
<td>17.6%</td>
</tr>
<tr>
<td>Privately rented</td>
<td>50</td>
<td>6.8%</td>
<td>14.7%</td>
<td>16.7%</td>
</tr>
<tr>
<td>Average household size (persons per household)</td>
<td>2.4</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table 1 – The nature and type of dwelling and households within Creech St Michael in 2011. (ONS Census, 2011)

Tables 1 and 2 shows the nature and type of dwelling and households within Creech St Michael in 2011. It is important to note that, whilst this is the most up to date information held from the Census and will provide an indication of the village situation at that time, this is some 6 years ago and has since changed significantly with a number of large residential developments being carried out within the Parish.
<table>
<thead>
<tr>
<th>Household Type</th>
<th>Creech St Michael BUA</th>
<th>Creech St Michael BUA</th>
<th>Somerset BUA</th>
<th>England &amp; Wales</th>
</tr>
</thead>
<tbody>
<tr>
<td>One person household</td>
<td>190</td>
<td>25.7%</td>
<td>29.8%</td>
<td>30.2%</td>
</tr>
<tr>
<td>Couple household</td>
<td>468</td>
<td>63.2%</td>
<td>45.3%</td>
<td>43.0%</td>
</tr>
<tr>
<td>Lone parent household</td>
<td>52</td>
<td>7.0%</td>
<td>8.4%</td>
<td>10.7%</td>
</tr>
<tr>
<td>Multi-person household</td>
<td>0</td>
<td>0.0%</td>
<td>5.5%</td>
<td>7.9%</td>
</tr>
<tr>
<td>Total number of households with dependent children</td>
<td>201</td>
<td>27.2%</td>
<td>26.3%</td>
<td>29.1%</td>
</tr>
</tbody>
</table>

Table 2 – The type of household within Creech St Michael (ONS, 2011)

At the time of the survey (September 2017) there were 18 properties for sale on Rightmove within the Parish of Creech St Michael. The majority of the properties were a mix of 3,4 and 5 bed houses with average house prices being at over £300,000. It is also noted there were no 1 or 2 bed properties advertised on Rightmove at the time of research.

There is a broad mix of existing affordable housing within the Parish, which includes:
- 3 x discounted open market houses;
- 37 x 2 and 3 bed shared ownership properties managed through four housing associations;
- 50 rented properties managed by 5 housing associations (6x1b, 24x2b, 15x3b, 5x4b).
- 34 social rented properties owned by the Council (23x1b bungalows predominately older persons, 1x2b, 10x3b, 1x4b)

Of these, a significant proportion has been provided through large residential development schemes within the last three years, including 2 of the discounted open market properties, 15 shared ownership houses and 20 rented houses. All these properties have a local connection giving local people priority.

Of the 34 Council owned properties, 8 have come up for re-letting since January 2015.

As at September 2017, the Homefinder Somerset data shows 26 households highlighting Creech St Michael to be their first choice (8 x 1 bed, 13 x 2 bed, 3 x 3 bed and 2 x 4 bed). This information is based on the applicants parish first choice included within their Homefinder Somerset application. Detailed vetting of a local connection is undertaken at the housing allocation stage.
Aims of the Survey

Primary aim:
To identify whether there is a current affordable housing need within the Parish of Creech St Michael and if so, to ascertain the number, nature, type and size of affordable homes that are required.

Secondary aims:
- To investigate the affordable tenure, property and household sizes of local residents, those wishing to return and those who work in the village (i.e have a local connection) and identify any additional living needs e.g. facilities for disabled, elderly or children.
- To explore the reasons for residents migrating in and out of the area.
- To identify the need of affordable housing for both existing residents and those wishing to return.
- To explore the views of current residents to help determine housing needs within the parish in the short, medium and long term.
- To target future affordable housing provision as identified in the recommendations of the report.
- To provide evidence to inform future Parish or Neighbourhood Plan
Methodology

1. Check the number of properties in the Parish via the Council’s Electoral Services Department and obtain address details of these.

2. Draft and amend the survey in conjunction with the Parish Council. In arranging the survey, the Housing Enabling Team worked closely with Creech St Michael Parish Council and explained the procedure of the survey. Following this, a draft of the Housing Needs Survey and covering letter was sent to the Parish Council, which was subsequently amended in accordance with the suggestions made. The Housing Needs Survey comprises three sections - All household were invited to complete section one of the survey, whereas only those requiring affordable housing were asked to complete sections two and three.

3. Post surveys to all households. The dates for both posting out and returning the survey were agreed with the Parish Council. A total of 1261 surveys were sent by post to all households in Creech St Michael on 3 August 2017, along with a covering letter from the Housing Enabling Lead, explaining the survey in more detail. A copy of the Housing Needs Survey form is attached at Appendix 1. Further copies of the survey were made available from the Village Hall for any other parties in need of affordable housing within the Parish.

4. The closing date for surveys to be returned was set as Friday 25 August 2017. A return pre-paid envelopment was also included within the survey pack. The return envelope was addressed to the Taunton Deane Borough Council for analysis to ensure full confidentiality and anonymity of the respondents. The covering letter set out clearly the date by which the survey should be returned.

5. Following the return of the surveys, the results were monitored, recorded and assessed. Tables of the results were prepared and the data also presented in graphical format. A total of 308 responses were received, giving a response rate of 24%. 31 people stated to be in need of affordable housing, by completing the second part of the survey.

6. The findings were assessed and a Housing Needs Survey report prepared and submitted to the Parish Council.
General Survey Findings

Current Living Situations of Respondents

A significant proportion of respondents (88%) are currently home owners, with 9% renting (4% privately, 2% through a Housing Association and 3% through the Local Authority). Only a very small proportion were living with family or in tied accommodation.

50% of respondents live in a 2 person household and 24% live in a single person household. Despite such a large proportion of single and 2 person households, 73% of respondents live in properties of three bedrooms or larger, with only 24% living in one or two bedroom properties (3% provided no response).
Over half of respondents (59%) currently live in houses, 32% in bungalows and 5% in cottages, with 4% unknown. There were no respondents that stated they were living within flats and one stated to reside on a barge.
Age Groups of Respondents

From the responses provided, it is evident from the survey that there are only a small proportion of younger people below 25 years old (21%), with a significant amount aged 55 and over (53%). Despite this ageing demographic, only 5% of respondents stated that special adaptations (e.g. to accommodate a wheelchair, stair lift, etc.) were likely to be needed.

Overview of Housing Needs in the Parish

Of all respondents, 97% did not consider themselves to be in need of affordable housing. 5% of respondents stated that members of their family had been forced to move away as they were unable to afford to buy or rent in the Parish. This may contribute to why there was a low level of respondents living in the village within the 26 – 35 age bracket (5%).
31 respondents stated to be in need of affordable housing by completing the second part of the questionnaire. Of these, 28 currently live in the village, of which 11 also stated they had family in the village, 1 also worked in the village and 1 had also previously lived in the village. The other 2 respondents had family in the village but did not live there themselves and one person did not answer the question.

Some respondents gave more than one reason for wishing to move, which included the following: wishing to move to be closer to family for support, needing their own home, seeking a larger home, seeking a home with special adaptations, needing a smaller home, unable to afford to stay in their current home, needing to be closer to their place of employment and needing to be closer to a carer/dependent for support.
The respondents in affordable housing need were able to provide more than one housing option preference. 47% stated that they would be keen to buy a property (25% wished to buy on the open market and 22% favoured a low cost home ownership option (15% discounted open market and 7% shared ownership)). In terms of those wishing to rent, 25% favoured renting from the Council, 19% from a housing association and only 8% from a private landlord. The remaining 2% stated ‘other’.

In terms of the type of property those in housing need sought, the main preference was for houses and bungalows, although many that identified bungalows also expressed an interest in flats, accessible/adapted housing and retirement/sheltered housing. Few respondents highlighted the need for family housing or single occupancy housing.
Conclusion

It is important to note that this Housing Needs Survey represents the findings at a set point in time. Personal circumstances are constantly changing and this should be taken into account when making any recommendations for the provision of affordable housing.

Based on the analysis of the information received, none of the respondents were identified to be in high priority housing need.

It is noted that 8 respondents highlighted a preference for renting from the Local Authority or a Housing Association, plus a further two highlighted this option as a second choice. This is in contrast to the 26 applicants currently expressing Creech St Michael as their parish first choice on Homefinder Somerset. However, in view of the existing 80 rented properties offering a range of accommodation type already present within the Parish, of which 20 rented properties were provided within the last three years, it is considered that this level of need could be met within existing stock.

11 people indicated that they may be interested in Low Cost Home Ownership options, including Discounted Open Market and Shared Ownership properties. Taking into account the financial information provided, despite the larger preference for Discounted Open Market properties, it is not considered that this type of property would be affordable to the majority.

A reasonable level of interest was also expressed in Shared Ownership houses and the financial information submitted appears to support their suitability for this. There have been 15 new shared ownership properties provided within the Parish over the last three years. Feedback from the housing associations marketing these properties advised they struggled to sell some homes to local people, despite intensively advertising within the local vicinity.

9 of the respondents were seeking non-affordable tenures including lower cost open market housing and 15 were already homeowners, who were looking for a more affordable open market home ownership option and down-sizing opportunities.

There were 9 current homeowners who stated that they would be interested in a small bungalow/flat in the future, which includes instances of specific adaptations. Whilst not within the affordable element of the report, it is important to note that this has nonetheless identified a specific future need for smaller open market bungalows to be provided to meet the needs of current homeowners who wish to downsize/move to more manageable accommodation.

In view of the information received through the survey, although a low level of affordable housing need has been identified, taking into consideration the existing housing options available within the Parish, it is not considered necessary to provide any additional affordable housing at this time. However, it is recommended that a housing needs survey is undertaken every 3-5 years to reassess the housing need within the parish.
For future plans affordable housing should be incorporated to provide a broad choice of homes for local people at a price they can afford.

Appendix 1

Copy of Housing Needs Survey Form

Sent as a separate attachment

Appendix 2

Survey Results Summary Tables

Which of the following best describes your current living situation (please tick only one):

<table>
<thead>
<tr>
<th>Living Situation</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Home Owner</td>
<td>266</td>
</tr>
<tr>
<td>Living with Parents/Relatives/Friends</td>
<td>4</td>
</tr>
<tr>
<td>Renting (Private Landlord)</td>
<td>11</td>
</tr>
<tr>
<td>Renting (Housing Association)</td>
<td>6</td>
</tr>
<tr>
<td>Renting (Local Authority)</td>
<td>10</td>
</tr>
<tr>
<td>Living in a Shared Ownership property</td>
<td>1</td>
</tr>
<tr>
<td>Living in Tied Accommodation</td>
<td>2</td>
</tr>
<tr>
<td>Other</td>
<td>2</td>
</tr>
<tr>
<td>Not completed</td>
<td>6</td>
</tr>
<tr>
<td>TOTAL</td>
<td>308</td>
</tr>
</tbody>
</table>

What type of property do you currently live in (please tick only one):

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>House</td>
<td>181</td>
</tr>
<tr>
<td>Flat</td>
<td>0</td>
</tr>
<tr>
<td>Bungalow</td>
<td>98</td>
</tr>
<tr>
<td>Cottage</td>
<td>17</td>
</tr>
<tr>
<td>Other</td>
<td>12</td>
</tr>
<tr>
<td>TOTAL</td>
<td>308</td>
</tr>
</tbody>
</table>

How many bedrooms does your property have (please tick only one):

<table>
<thead>
<tr>
<th>Number of Bedrooms</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 bed</td>
<td>12</td>
</tr>
<tr>
<td>2 beds</td>
<td>63</td>
</tr>
<tr>
<td>3 beds</td>
<td>126</td>
</tr>
<tr>
<td>4 beds</td>
<td>84</td>
</tr>
<tr>
<td>5 beds or more</td>
<td>15</td>
</tr>
<tr>
<td>Not completed</td>
<td>8</td>
</tr>
<tr>
<td>TOTAL</td>
<td>308</td>
</tr>
</tbody>
</table>

How many people live in your household?

<table>
<thead>
<tr>
<th>Number of People</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 person</td>
<td>73</td>
</tr>
<tr>
<td>2 people</td>
<td>156</td>
</tr>
<tr>
<td>3 people</td>
<td>27</td>
</tr>
<tr>
<td>4 people</td>
<td>29</td>
</tr>
<tr>
<td>5 people</td>
<td>13</td>
</tr>
</tbody>
</table>
Will you, or anyone in your household who will live with you, require any special adaptations, for example wheelchair access, a wet floor shower or a stair lift?

- Yes: 15
- No: 191
- Not at Present: 58
- Not completed: 44
- TOTAL: 308

What is the age of residents within your household? (Respondents may have ticked more than one)

- 0-15: 40
- 16-25: 49
- 26-35: 20
- 36-55: 72
- 55+: 227
- Unknown: 18
- TOTAL: 426

Have any members of your family moved away as they were unable to afford to buy or rent a property in your village?

- Yes: 15
- No: 213
- N/A: 25
- Unknown: 55
- TOTAL: 308

Would they move back to the village if they could afford to buy or rent a home there?

- Yes: 14
- No: 72
- N/A: 122
- Unknown: 1
- Not completed: 99
- TOTAL: 308

In need of affordable housing?

- Yes: 31
- No: 277
- TOTAL: 308

Current connection to the Village (Respondents may have ticked more than one)

- Currently live in the Village: 28
- Previously lived in the Village: 2
- Currently work in the Village: 1
<table>
<thead>
<tr>
<th>Family live in the Village</th>
<th>12</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL</td>
<td>43</td>
</tr>
</tbody>
</table>

**Reasons that respondents wish to move (Respondents may have ticked more than one)**
- I need my own home: 13
- I need a larger home: 6
- I need a smaller home: 4
- I need physically adapted accommodation: 3
- A family member (who will live with me) will need adapted accommodation: 0
- I cannot afford the rent on my current home: 4
- I cannot afford the mortgage repayment on my current home: 1
- I need to be closer to my place of employment: 3
- I need to be close to a carer/dependent to give/receive support: 4
- I need to be closer to my family for support (i.e. with childcare): 8
- Other: 7
| TOTAL                      | 53 |

**Which of the following housing options would you prefer? (Respondents may have ticked more than one)**
- Buy on the Open Market: 15
- Buy a Discounted Home on the open market: 9
- Buy a Shared Ownership Property: 4
- Rent from a Private Landlord: 5
- Rent from a Housing Association: 11
- Rent from the Local Council: 14
- Other: 1
| TOTAL                      | 59 |

**What type of property would you prefer? (Respondents may have ticked more than one)**
- House: 17
- Flat: 6
- Family Housing: 2
- Retirement/Sheltered Housing: 5
- Eco-Friendly Housing: 5
- Bungalow: 15
- Single Occupancy Housing: 2
- Luxury Housing: 0
- Accessible/Adapted Housing: 5
- Self Build: 3
- Other: 1
| TOTAL                      | 61 |
## Appendix 3

**Summary of Additional Comments Received**

<table>
<thead>
<tr>
<th>Comments on special adaptations required</th>
</tr>
</thead>
<tbody>
<tr>
<td>I am 70 years of age &amp; still able to get in &amp; out of the bath. However, I anticipate that I will need to change the bath in favour of a wet floor shower in the next 5 years. Who knows about future requirements</td>
</tr>
<tr>
<td>Eventually I will need some help, as I have medical conditions but I am managing at the moment</td>
</tr>
<tr>
<td>May need a stair lift, hand rails in the future or adapt a room downstairs too steep</td>
</tr>
<tr>
<td>Wheelchair access. Wet room, wide doorways, stair lift if living in a house or flat</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Comments on people forced to move away due to affordability</th>
</tr>
</thead>
<tbody>
<tr>
<td>My daughter rents next door and would want to stay in the area- possibly buy. My other daughter live in her own property in Bridgwater and wants to move to the area</td>
</tr>
<tr>
<td>My sister has had to move from the village where she has lived her whole life as she and her family cannot afford to rent in Creech St Michael</td>
</tr>
<tr>
<td>Yes, two of my sons moved away to North Petherton and Bishops Lydeard</td>
</tr>
<tr>
<td>Son moved to Monkton Heathfield to purchase a new shared ownership property</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Comments on people wishing to move back</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st daughter - 31 year old - lives next door - PT employment, 2nd daughter -29 years old - Lives in Bridgwater- Full time SHLTA school</td>
</tr>
<tr>
<td>Would they move back? Most definitely- this is where her family live and where she grew up. She would like a 2 bed property</td>
</tr>
<tr>
<td>Would they move back? Yes, one and perhaps both might move back into the village if a house was available but not an estate house</td>
</tr>
<tr>
<td>Would they move back to village? No! The dynamics, characteristics and community have been destroyed due to over-saturating the village with housing</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Comments on any suitable sites</th>
</tr>
</thead>
<tbody>
<tr>
<td>No, CSM has had more than it fair percentage of the 5 villages under the Core Strategy as is due to have 3500 more new homes</td>
</tr>
<tr>
<td>This should have been considered before they built hundreds of houses in the village, for mainly commuters who use the M5</td>
</tr>
<tr>
<td>No, too many houses already</td>
</tr>
<tr>
<td>No- all built on</td>
</tr>
<tr>
<td>Would have been appropriate where current expensive developments have gone up over the last few years - I thought that was the point</td>
</tr>
<tr>
<td>You have built enough - it’s not a village now</td>
</tr>
<tr>
<td>You seem to have filled all possible sites plus ones that weren’t suitable it’s a</td>
</tr>
</tbody>
</table>
shame you cannot now build facilities to go with houses e.g. more shops bigger schools and more regular bus services

Too many new houses already in this area and East of Town struggling - Need to look for sites elsewhere

No. There is too much house buildings going on CSM and surrounding Green Belt

Are there any left

Possibly more land in Hyde Lane

All?

Already too many houses taking over our green land

Any new sites? As this village and surrounding area is being flooded with housing, there will be no green fields left. Much less building sites

Any new sites? In principle this is an excellent idea but since large parts of the village are now under bricks and concrete, hard to see where they could be put

Canal for barges

No - Paper mill?

No more building necessary

No, there is enough houses

No, too much already for existing road system

No- all filled, no ground left

No, but social housing should be integrated with affordable home. (which TDBC did in the 70s)

Definitely not. Having been born in Westminster & taught in inner-London schools all my working life, in retirement I chose Creech for a traditional village & country living - not to be back in the middle of housing estates

No, rather keep to the minimum

No, there is enough building in the village already. More of this needs to be made affordable

No - they have all been built on

No, why are you building too many houses? Now why do you want more sites!

No, there are large areas already set aside or being built on now. We could use these sites for affordable housing

No, we have enough already

No, Seriously?? More houses in the village??

No. don’t you think there are enough properties built already? I think council needs to sort out road/traffic problems before they consider more houses/bungalows

No, it’s not a village anymore. The countryside is disappearing to a nasty concrete jungle!

No, we do not need any. We need more facilities not houses! A skate park for children

No, because you keep letting builders build 4.5 bed houses that people from London buy - they have the money we do not

No, Don’t want any more houses built in or around Creech!

No! How many more houses do you want to build in the village? The school already is too big, bus services have declined, so many more cars drive through the village. It is a real shame. You obviously will not make comment on this as you have never listened over the past five years

No - too many homes gone up in the village already

Old Taunton Vale Golf Club

No, CSM is full. No more housing unless supported by local amenities

More should be included in any future proposed estates
No because I don’t have the relevant information as to what is privately owned or available which I would assume you do
We do not need any more housing built
No. Not if it means more houses and less green space around the village. We have lost enough
No, there are too much development already
Hyde Lane Area
No - We have too much development already
No - Too many now
No - Far too much development already in CSM/Monkton Heathfield areas.
No more houses please
Already built plenty of houses which should be affordable for persons working locally
No, no more houses please
Paddock opposite my home
No- the village is big enough with more than one fair share of new developments.
No more new builds unless affordable
No. We have enough new houses with a school and doctors that can’t cope
No - No more building as the village will become a suburb and loose its charm
None - There is enough housing now
No - Building on-going, but nearly all private rockets cottages could be re-developed
None - We are already at capacity for the roads and schools

**Comments on Reasons applicants wish to move**

I would like to move to a single person bungalow eventually as my health is getting a bit of a struggle.

My son has medical considerations and needs his own room

**Comments on Housing Option Preferred**

Buy on the open market- if affordable, Rent from housing association- possible depending on situation at the time

Buy or rent a smaller home i.e. a bungalow as stairs are sleep in my house

**Comments on Type of Property Preferred**

Something with own parking and not too small wider roads
**Additional General Comments**

There is adequate and large area marked for development in adjoining Monkton Heathfield area without further swamping of an already heavy development village which also suffers from rat run from Henlade to A38 to avoid M5 junction.

I think that Creech St Michael has all the new housing it needs as it borders Taunton, plus it has had new builds in the village.

Hyde Lane is not equipped to deal with current traffic volume, so if more houses are built in CSM there needs to be a proper link through to the new A38 or there will be an accident.

Do not want any more buildings in Creech St Michael.

I'm returning the survey form as I have no family and my employment is not in the Parish, I cannot demonstrate a need to live in the Parish. I just choose to live here.

With the proposed 3500 new homes, it will take away CSM as a 'Village' and make us into a Town, the same size as Wellington. There should be no more planning applications passes to build on agricultural land surrounding the village. Incorporate 'Affordable' housing to fulfil needs in the 3500 houses which are due to be built in the Parish of CSM.

I do not believe any further housing is required within Creech ST Michael (It is a village after all), given that Monkton Heathfield and surrounding area have heavy development. The infrastructure and facilities are not sufficient to support a greater population, more cars etc.

Too many houses in this location already.

Already too many houses being built in the parish without adequate provision of roads, public transport, employment opportunities, healthcare and education. Stop importing 400,000 people into the UK every year.

CSM does not need any more houses of any sort.

One could be to sell existing properties to move to Creech St Michael, Ham, Ruishton area.

Lived in the Parish for 30 years. Now live away & my children. It would be very good to keep young local families within the village and a help to buy scheme houses is needed.

Another waste of money.

I do not think that there are any new sites suitable for building affordable homes in the village. We have had more than enough new housing, 4 new estates recently.

Thank you for sending this survey. It is not completed as it does not apply to me - an elderly house owner alone with no family wishing to live in Creech St Michael.

Hate in the say to be considering this matter! Should have considering the development which has taken place.

Why build so many full price expensive homes that has been planned for years then start asking these questions? This should have been integrated to current developments and those recently built.

We are established and have purchased.

Why do you waste time and money sending out these surveys? They are always biased towards the builders and taking away more and more of our green fields. When people decide to buy homes 'in the countryside'. They do not expect Taunton planners to allow unacceptable numbers of houses in our villages etc.

Monkton Heathfield is a good example and you want more? Use brown fields etc. Leave our countryside for future generations to enjoy for goodness sake. We now have to wait 4 weeks to see our doctors thanks to Tauntons planners allowing all
Future decision on housing and deposits etc. would be dependent on their mobility at the time. Any future property unlikely to be in CSM due to lack of shopping facilities, bus services etc.

Stop ruining Taunton and surrounding countryside by building excessive new developments. Road and services cannot cope already

Far too many house built in CSM. No more houses required

Really necessary to provide housing that young people can buy/rent or CSM will eventually become a village of elderly people

I have had to end my employment and am at present looking for a job with less hours. I do not know how much longer I can carry on driving due to my health. I am trying a company at present to work for them 3-4 days only

I am recently single mum. My income does not include my housing benefits. I am already struggling as I have only one double bed and one very small box room that is not big enough for more than one child

There is currently a huge amount of development around Monkton Heathfield and A38 close to and possibly including Creech St Michael parish. I would hope that affordable housing (whatever that means) would be included in these developments

Not relevant to me directly but: This survey will only be of comfort to those filling out the form if it is turned into reality and compliance checked by the LA. I.e. developers are made to provide suitable numbers of affordable homes and sold to genuine local people in need. This is not however an open invitation to build yet more homes in the Parish for non-local people or other authorities in England looking to relocate their provision

We feel that too many properties being built with insufficient facilities provided for the extra number people. Usual problem

We have already had more than a fair share of new builds

I would need at least 1 live-in carer with me all the time, so need at least 2 bed and the place to be adapted to my needs

I appreciate that more housing is needed, but our quality of life is deteriorating because not enough action is taken regarding traffic volume through the village and ensuring facilities such as doctors are adequate for the ever increasing number of people

So much housing is being built so close to CSM. Why build here (CSM) and make the village bigger? Traffic is already a problem and speed of it through the main road. Please, no more building of houses in Creech

CSM is already over run by private housing. Therefore we need to stop this over development immediately. Neither do we need more social housing as what we have caused trouble in the past for our primary school

This household required assistance from the governments Home to Buy scheme in 2010. Our income was good but because we had delayed house buying due to career changes, we were forever playing catch up. The solution is not sticking plaster ideas such as the one we got, it is large scale public sector housebuilding. When supply meets/exceed demand then the prices will fall and affordability becomes less of an issue

Don’t build on green fields

There had been enough new houses built in this village and after contacting TDBC
previously I was assured no more would be built. No one minds affordable housing but it’s the other 30 full price houses that go with every 5 affordable ones

This is a waste of time and money houses still being built in every spare corner

We are considering moving away because the weak, useless planning department have permitted development at an obscene scale. THANK YOU. The Village has been ruined by over development. Why would anybody wish to return? YOU MUST BE JOKING. Planners and greedy landowners have already gifted far too much greenfield land to obnoxious developers out for a quick profit

The existing increase of housing provision/building in the area is decreasing the natural beauty of the area & ‘green’ spaces. It’s also impacting on local wildlife. Consideration also does not seem to have been made where the road networks are concerned - travel has become increasingly frustrating with seemingly very little common sense

The large housing development at Creech Heathfield, Bathpool & Monkton Heathfield should support this need locally. It is important for CSM to be protected as a village with countryside of canal areas for future generations to enjoy & to protect nature & landscape

The village does not need further housing. The infrastructure is already struggling to accommodate the transport which is not only used by resident but by ‘cut-through’ traffic - ilminster A358 to Bridgwater A38 and vice versa

Need area for chickens and goat outside toilet wanted canal cleaner

Didn’t understand section 3 - N/A as I am not asking for / wanting housing. No options for this. Stayed in school - went to uni – got a loan – got a good job - worked hard - saved for a deposit - brought a home. Made sacrifices on the way

No more new building necessary in or around CSM

CSM does not need any more housing, the roads have become a rat run. The roads need sorting. I think Creech has had more than its fair share of new housing

We do not think it’s necessary for any further building in CSM or Taunton

We do not need any more houses in the village. We no longer have any green fields to look at

I live in an affordable housing, brought at 70% of market value. I could not have afforded a house in CSM or Ruishton, where my parents live without it. It is a great place to live

Traffic through village must be addressed before considering any further development

It would probably be a good idea to tell people that if need a car as the public bus service is rubbish despite this village growing and it’s being spoilt

I am concerned that the banner of ‘Affordable housing’ is in reality an excuse for people to get discounted on properties that are not required / deserved

No bungalows for older persons are being built in the new estates all round CSM

There is enough housing around Creech & have lived here for 38 years now. No fields, more housing, more cars, more roads, GRIDLOCK everywhere. NO MORE HOUSES. Leave some fields. Stop people coming in this country. Enough is enough

I have a son at the local school, a baby who will be going to pre-school & family around. I require a 3rd bedroom due to my eldest son being older & bedtime are a real struggle. I am entitled to a 3 bed via exchange but not through affordable housing but I cannot leave the village but looks as if we may have to

I do feel that the facilities / services in the village will suffer if there are more houses built in CSM. E.g. doctors, school, recreation fields. If further developments
are planned then serious consideration needs to be given to other aspects of the village, in particularly the schools

There is an urgent need for infrastructure to support the current housing development in the area. Local shops and a road system is required BEFORE any more house are considered

Creech has already too many homes. Hyde Lane is dangerous. Increased by building of homes

Why meddle in area that market forces will resolve on its own. People willingly move to areas where they can afford to buy. What is wrong with that? This survey is another example of local government wasting all money it can all afford

I feel that there has already been sufficient housing built in our village and no further development should be considered

Children of residents living in Creech cannot afford to live in the village so are forced to move away leaving them with little or no family support

The building of any large provision of housing will take away the village states of CSM. This is to be deployed. Perhaps some enlargement of Creech Heathfield would be acceptable but not very many households would seem to retain the village nature, so only small number more may be built

My wife and I are both retired. We are not sure where would be a good place within the village to build more housing. The bus service for the size of our village is very poor when you consider the number of young and old who use it if it was better

Before you build even more houses affordable or not the council should look at social houses by integrating families not as post war and 60’s when council estates were formed. All this caused was hostility. In this time 2017-2025 people unable to buy should at least be accepted in society when we only had C.E. there was a stigma between the people who could purchase and people who were struggling from the war years (1960/70/80)

Homeowner. Don’t want anything else or require

Affordable should also include help to buy, but without the pitfalls currently present i.e. leased ground rent

We started off in low cost housing so it is essential, then you get a diverse community

Whilst I agree there is a great need for more housing throughout the country, there is also a greater need to preserve the traditional country village and its way of life. A balance is needed & much much more thought into where these new estates are situated

Excellent survey!

Understand there is a demand for affordable housing, but can the area/parish sustain more houses and people, jobs/waste facilities/education/hospitals etc.

The village needs more services but more importantly the traffic through the village has substantially increased and more and more people are using it as a rat run. Something needs to be done. If much further development is contemplated

Sorry but we do not have any more places to build in Creech. As if it was only affordable housing there will be these other houses built. If it was only building affordable houses (that would be ok)

I think there is more than enough building this side of Taunton already and you should be looking to build on the green wedge and out towards Trull, Blagdon etc.

Too many large homes being built and too much social housing. I would not be suitable for social housing as I am single with an income
My bathroom is the main reason for concern. Could it be adapted with a grant?

The fields between West View and the motorway/Creech park should be left for the community to enjoy & use the council should purchase them to protect and use them

Too much housing already planned for Creech

You have a lot of personal and very private questions. Why do you need to know my private details. Is it so that you can put my council tax up. Oh, but you do that anyway, don’t you? I am a very angry council tax payer that you see fit to waste my money in sending out this useless and nosey survey

I am the only one who lives in the household but need bedrooms for childcare and family living away when visiting. Please do not build on anymore greenfield sites in the village. I lived in CSM since 1970 choosing a village, not a town. Our facilities are over stretched already. Affordable housing should have been a priority when granting permission for the hundreds of new builds in and around the village. We are saturated with housing here. The school, doctors, the roads and bridges can take no more. If more affordable housing is needed, filling in open spaces within the village would be unacceptable by long term villagers. Have you considered bungalows or housing suitable for elderly residents to downsize into? Many of us do not wish to leave the village in our later years, having friends and made a life here.

We have gone from a nice size village to so many houses. I think they should, so much we will no longer be a village as we will join Taunton and our village status will no longer be a village. I have lived here for 49 years having moved from London with my husband’s job, getting away from the crowded streets etc.

We desperately need to stay living in Creech due to school, work and childcare. We had to private rent at a stupid cost because there are no H/A homes at the moment. Our rent is crippling us and our daughter is suffering because we both have to work 40 hours a week

I would like to move to Galmington or Bishop Hull as all my family are over that way

With the flooding of 2012/2013 still very fresh in our money, any building in Ham would be foolhardy

We feel the village of Creech St Michael has now reached its optimum and there should be no more building

Surely we have had enough development within a short distance of the village. I counted 9 estates at one time, maybe more by now. Let some other area take the future developments particularly if they are untouched at the moment. We have had enough. Say no to anymore developments

It’s all very well. Building more homes in already congested village, but the aftermath in local maintenance and the stage of the roads gets forgotten plus the speed people go through the village

If more houses are to be built, there needs to be a better bus service. I am severely partially sighted and can no longer drive, so am very isolated and rely on public transport. Getting to the doctors is a problem. I helped my mum complete this form as she can no longer read

If I decide to downsize within the Parish in the next couple of years (where I have been for 35 years) rather than move nearer to a family member, I would want a 2 bed bungalow (spare room for a family/carer!) as no family members have links with the district as well as affordable to using, if this type of property could be included within the future development of already planned sites, it might mean releasing a better mix of housing within the Parish.
There are too many houses being built in the village, taking away from village life and community. Stop the building!

We may move into Taunton when I can no longer drive as the bus service is inadequate for our needs

We think our area has already been saturated by new build properties. There nowhere else to build. There has been a significant increase in road traffic and rat runs to avoid the main road traffic capacity

Only the fact that with all the land in and around Creech ear marked for development already. The question is asked of do you know of any sites for building affordable homes. I find it incredulous

The main road of the village is too busy already with cut through traffic and the huge housing estates already put in this village. There needs to be a 20mph speed limit through the whole main road. This village is already over housed and the roads cannot cope

At present I rent from a private landlord. My youngest son has medical considerations and needs his own room, currently he shares with me

This form is badly formatted

Aren't the developers of all these 100s and 100s of housing developments supposed to provide affordable housing??? Time should be spent on the villages infrastructure rather than wasting time discussing 'MORE' houses of all the new developments in Creech not one has made a single improves to the roads in fact we've had one closed!! Council needs to adopt the roads so someone is responsible

No more building in or around CSM!

Road system needs sorting out before new houses are built. About time council got some common sense installed into their heads and realised the problems we have with road congestion. Or are they trying to make Taunton and surrounding area a place of Gridlock?

Too many houses & roads have already ruined our countryside, now the concrete jungle is taking over and today's kids don't see past that, sinking them deeper into social media and the internet. Once it's gone, it's gone! Such a shame!

I think enough houses have been built in the village already. Soon it will be a village no longer but part of Taunton

In order for Creech St Michael to remain a village with its own identity the only houses that should be built here are those required for occupation for people currently living in, have lived in or are working in the parish and not for the open market which would turn it into a commuter parish

There are too many 'new' houses in the area. The roads can't cope, Creech St Michael is a rat-run for first cars. Speed restrictions needed near shop and corner

Suggest you get your priorities right with road infrastructure etc. before you even think of further development in the village and surrounding area and stop the rat-run through the village as roads are not adequate here. Dual the A358 first

Very badly worded questionnaire! Should I complete for me or my son? Stop building 4/5 bed houses for outsiders and build smaller affordable houses for the young of the village & bungalows & sheltered housing for the elderly population

This is a very silly survey. Questions don't make sense. There are too many new houses, too big. They are only being bought by people outside the village. We can't afford them, plus they are not village houses and they are spoiling our village TDBC should be ashamed

You allowed two large developments at Hyde Lane to go ahead against the wishes
of most villagers and the developers were not made to include affordable houses, it is a disgrace and begs the question why. Friend’s children have tried to get houses but have no chance

Although understand and sympathise with the need for housing. Feel the infrastructure is not there for further development. School oversubscribed, surgery appointments difficult to get, one shop and at busy times up to 1000 cars an hour coming through the village

I moved to Creech 11 years ago because I wanted to raise my family in a quiet village location surrounded by fields! It’s now full of new housing estates, if the kids were not settled in their education I would move. My honest answer is I do not want any more houses built, go build somewhere else

Build low cost sustainable homes and save a fortune - cob, straw balehouse etc.

I have lived in this village since 1972. The village is losing its character due to all the new homes/estates being built. PLEASE STOP

With the vast development already underway north west of Creech St Michael no further development is necessary. If any more houses are built in the vicinity where you would suggest they get medical treatment either at doctor’s surgeries or Musgrove Park hospital?

This questionnaire is not really relevant to family needs but we would support the need for affordable housing in the parish and sympathise with young people’s needs

I have not completed the survey as a. it is not relevant to me or my family. B. We seem to be overrun with affordable housing from the recent massive developments north side of Taunton to Creech. That whole area will be an eyesore in 10/15 years’ time. Surely we need some quality housing/businesses to raise the Taunton area from its current unattractive low base, not more of the same

Please note that some of the above comments above have been edited or amended to preserve anonymity.