

West Monkton Parish Council Statement

Monkton Heathfield Phase 2 (To be known as Langaller Park)

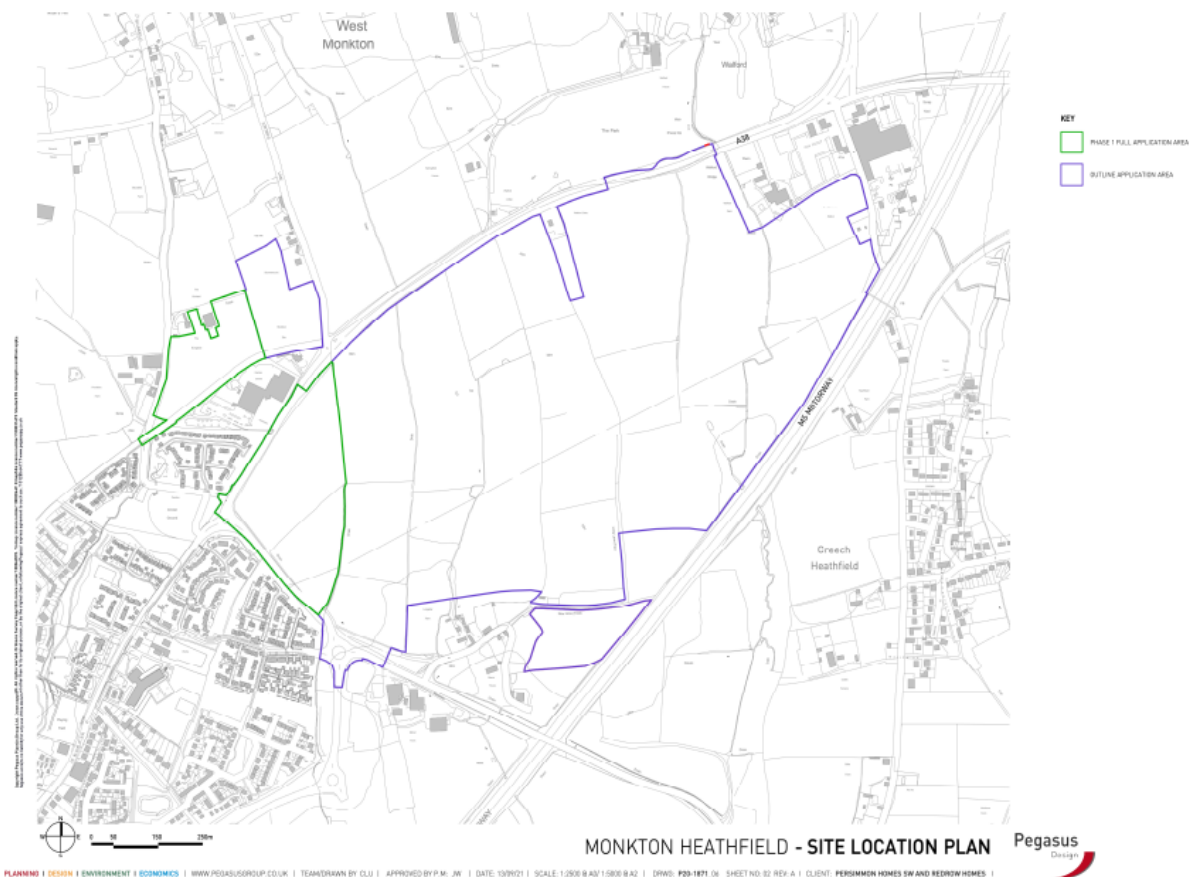
Planning Application

In December 2021 a Planning Application was made to the Local Planning Authority in respect of the MH2 development.

The details of that application are as follows:

14/21/0047/HYB Application for a Hybrid Planning application for Outline planning permission with all matters reserved, except for access related to the A38, for the second phase of the Monkton Heathfield development comprising of a residential and mixed use Garden Town Neighbourhood including up to 1210 No. dwellings, up to 4.83 hectares of land for strategic employment uses, 8 hectares of land for a through school, mixed use district centre, community facilities, green infrastructure, drainage works, land for a 600 No. space 'Bus and Ride' facility, relief road (EER2) and associated works and for Full planning permission for the erection of 240 No. dwellings with access, including temporary access arrangements, and associated infrastructure works on land east of the A38, south of Walford Cross, Monkton Heathfield.

The application relates to the site outlined in blue and green below:



A number of plans and supporting information were submitted with the application and are available on the Somerset Council website by clicking [here](#):

<https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/PIAppDets.asp?casefullref=14/21/0047/HYB&QC=fcaC1>

Since the application was submitted the applicants / developers have been working up alternative plans and proposals. West Monkton Parish Council, jointly with Creech St Michael Parish Council, has engaged with the Developers, Somerset Council Highways and the Somerset Council Planning Officer trying to influence the plans and proposals as they were developed but unfortunately with limited success.

Throughout the period of engagement, the Developers have consistently refused the Parish Councils permission to share the plans with our communities.

The Parish Councils now understand that the finalised new plans and supporting information for the new planning application will be submitted to the Local Planning Authority during December 2023 and when they are they will also be available on the Somerset Council website via the link above, in the public domain where members of our communities will have the opportunity to view the updated proposal and put forward any representations they have.

The Parish Council is making this statement to clarify its position that the plans, particularly in relation to the proposed highway infrastructure, have changed significantly since the original submission in December 2021, and that the Parish Council has, throughout its engagement with the Developers, voiced its concern and objections on this point in particular.

As soon as the plans and supporting information are submitted by the Developer, the Parish Council will be organising a consultation event, most probably in January, to gather your views on what is being proposed. Your views will then be reflected in the formal comments that the Parish Council makes in respect of the proposal.

Please keep an eye on the Monkton Matters website (www.monktonmatters.co.uk) and Parish Council Facebook page where details of the consultation event will be made available.