

Appendix 2 – March 2023

Application Details	
Application Reference Number:	14/21/0047/HYB
Application Type:	Hybrid Application
Application Validation date:	17 December 2021
Description:	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 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
Site Address:	LAND EAST OF THE A38, SOUTH OF WALFORD CROSS, MONKTON HEATHFIELD
Parish:	Creech St Michael PC and West Monkton PC
Conservation Area:	No
Somerset Levels and Moors RAMSAR Catchment Area:	Yes
AONB:	No
Case Officer:	Simon Fox, Major Projects Officer (Planning)
Agent:	One Eleven Property
Applicant:	REDROW HOMES/PERSIMMON HOMES SOUTH LTD

Update Report

- 1.1 Members will recall the above stated application was presented on Thursday 15 September 2022 with a recommendation of refusal for 14 stated reasons, see Appendix 1.
- 1.2 After representations from the applicant the committee resolved to defer the application.
- 1.3 Reasons for the deferment given by the committee were:
 - i. That the application be deferred to allow opportunity for significant revisions to address the recommended reasons for refusal and in

- accordance with a timeline agreed through a Planning Performance Agreement and informed by the use of the Quality Review Panel.
- ii. That had the application proceeded to determination at this stage, Planning Committee would have been minded to refuse permission in accordance with the recommended reasons for refusal. If sufficient progress is not made within 6 months towards a revised scheme officers in consultation with the Chair and Vice Chair have delegated authority to refuse the application.
- 1.4 This report seeks to update Members 6 months later regarding progress with the agreed actions.
 - 1.5 Following the September Committee meeting the applicant and the LPA commenced discussions regarding a Planning Performance Agreement (PPA). A PPA acts as a project management tool to set out a framework to achieve an objective. Importantly for the LPA it also secures the financial resources to support this process. This not only covers recharges for the LPA, but also Highways, Ecology and the LLFA to create capacity to engage in the process.
 - 1.6 The applicant has instructed a new planning agent and master planning firm whilst the LPA has changed its Planning Case Officer.
 - 1.7 A summary meeting to establish the position of both parties was held in early October. The LPA reiterated the reasons for refusal but advised which matters needed immediate and significant revision, notably the omission of the proposed relief road and the need to embed Garden Town principles was suggested.
 - 1.8 The LPA then instructed Create Streets, at its own cost, to act as critical friend to assist in the master planning process. Create Streets is a social enterprise with expertise in research and championing the creation of beautiful, sustainable and popular places. Create Streets has previously advised Arts Taunton and West Monkton Parish Council and are also working with the LPA on the Staplegrove Garden Community.
 - 1.9 The developers and the LPA created a structure of regular meetings (every Friday) and a monthly Steering Group meeting.
 - 1.10 Specific technical meetings have also taken place regarding highways, sustainability, phosphates, the school, noise (from the A38 and M5) and sport/recreation. Presentations have also been given to the applicant by the Council on its work regarding mobility hubs and stewardship.
 - 1.11 Supported by the wider LPA team and Create Streets a Design Workshop was held in mid-November where a draft emerging revised masterplan was discussed. It was evident within the 2 months since the Planning Committee that significant and positive changes had already been made following previous discussion, including the omission of the relief road.

- 1.12 Following feedback and advice given at the first Design Workshop a progress workshop was held in mid-December. Again, it was evident the masterplan was evolving to better reflect the requirements of the LPA.
- 1.13 After the Christmas break the emerging draft masterplan was presented to SWT's Quality Review Panel on January 23. The report from Frame Projects, who administer the QRP, is attached as Appendix 2. Please note the report refers to the session as a pre-application review, this isn't strictly true as it was in application amended proposal review.
- 1.14 Importantly the LPA and planning agent for the applicant have sought to update the two relevant parish councils (Creech St Michael PC and West Monkton PC) and an in-person workshop took place in Creech St Michael on 09 March 2023 where the emerging masterplan was presented and discussed.
- 1.15 Whilst significant progress has been made there are still areas requiring further discussion which necessitates more time before the LPA would be content to receive a modified/revised application. These topics will be subject to further meetings and workshops over the coming months as part of a work programme agreed with the applicant –
- Phosphates, inclusive of drainage,
 - The design and composition of the District Centre,
 - Highways – strategic approach to modal shift (including a proposed Mobility Hub) and the site approach to estate road design,
 - Sustainability,
 - S106 obligation requirements (health, education, affordable housing sport, play etc) and to include Stewardship and delivery, plus the use of CIL;
 - Noise (from the A38 and M5) and
 - Heritage.
- 1.16 It would seem appropriate therefore to allow time for these discussions to continue. The LPA is not minded to seek refusal of the application at this point and the timescale suggested at Para 1.17 is not a hard deadline for the applicant to have resolved all of these issues, but more like a milestone whereby the new Somerset West Planning Committee would be updated of progress akin to this report.

Recommendation

- 1.17 Officers seek agreement from the Planning Committee to not enact part ii) of the previous resolution to refuse the application because in the view of Officers significant progress has been made but it is requested Members further resolve to give a further 6 months for the LPA and applicant to continue working towards an agreed masterplan and revised submission with Environment Statement addendum, but maintaining the option to delegate a refusal in consultation with the Chair and Vice Chair of the Somerset West Planning Committee of Somerset Council should progress not continue in the way required by the LPA.

Appendices

Appendix 1 - Officer Report presented on Thursday 15 September 2022

Appendix 2 - QRP report from 23 January 2023

Appendix 2 - October 2023

Application Details	
Application Reference Number:	14/21/0047/HYB
Application Type:	Hybrid Application
Application Validation date:	17 December 2021
Description:	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 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
Site Address:	LAND EAST OF THE A38, SOUTH OF WALFORD CROSS, MONKTON HEATHFIELD
Parish:	Creech St Michael PC and West Monkton PC
Conservation Area:	No
Somerset Levels and Moors RAMSAR Catchment Area:	Yes
AONB:	No
Case Officer:	Simon Fox, Major Projects Officer (Planning)
Agent:	One Eleven Property
Applicant:	REDROW HOMES/PERSIMMON HOMES SOUTH LTD

Update Report

- 1.1 Members will recall the above stated application was presented to the former Somerset West and Taunton Planning Committee on Thursday 15 September 2022 with a recommendation of refusal for 14 stated reasons, see Appendix 1.
- 1.2 After representations from the applicant the committee resolved to defer the application.
- 1.3 Reasons for the deferment given by the committee were:
 - i. That the application be deferred to allow opportunity for significant revisions to address the recommended reasons for refusal and in

- accordance with a timeline agreed through a Planning Performance Agreement and informed by the use of the Quality Review Panel.
- ii. That had the application proceeded to determination at this stage, Planning Committee would have been minded to refuse permission in accordance with the recommended reasons for refusal. If sufficient progress is not made within 6 months towards a revised scheme officers in consultation with the Chair and Vice Chair have delegated authority to refuse the application.
- 1.4 A report was brought back to the final meeting of the Somerset West and Taunton Planning Committee in March 2023 to update Members regarding progress with the agreed actions, see Appendix 1.
 - 1.5 The Committee resolved to not enact part ii) of the previous resolution to refuse the application because in the view of Officers significant progress had been made but it was requested Members further resolve to give a further 6 months for the LPA and applicant to continue working towards an agreed masterplan and revised submission with Environment Statement addendum, but maintaining the option to delegate a refusal in consultation with the Chair and Vice Chair of the Somerset West Planning Committee of Somerset Council should progress not continue in the way required by the LPA.
 - 1.6 This report seeks to update the new Somerset West Planning Committee Members 6 months later and 12 months from the original Somerset West and Taunton planning Committee resolution to defer regarding progress with the agreed actions. The site is now known as Langaller Park for marketing purposes.
 - 1.7 Following the March Committee work has continued clarifying and refining consultation requests and working through spatial impacts on the Masterplan.
 - 1.8 The LPA has continued its working relationship with Create Streets, at its own cost, to act as critical friend to assist in the master planning process. Create Streets is a social enterprise with expertise in research and championing the creation of beautiful, sustainable and popular places. Create Streets has previously advised Arts Taunton and West Monkton Parish Council and are also working with the LPA on the Staplegrove Garden Community.
 - 1.9 The developer's agent and the LPA Case Officer continue to meet every week (subject to availability) and a Steering Group meeting involving the Assistant Director and the developers is held monthly. These meetings help maintain communication, identify issues and continue the progress towards a resolved Masterplan and informed Environment Statement.
 - 1.10 Members are also reminded that a PPA (Planning Performance Agreement) acts as a project management tool to set out a framework to achieve an objective, i.e. to progress this application. Importantly for the LPA it also secures the financial resources from the developers to support this process. This not only covers recharges for the LPA, but also Highways, Ecology and the LLFA to create capacity to engage in the process.

- 1.11 Specific technical meetings also continue. These have included a focused meeting regarding the composition of the District Centre, regarding sport provision with the Football Foundation and Somerset FA and ongoing dialogue with the Highway Authority. The applicant's consultants have also met Natural England to progress plans for a wetland as phosphate mitigation.
- 1.12 In June 2023 the scheme, as it stood, at the time, was represented to the Quality Review Panel. The report from Frame Projects, who administer the QRP, is attached as Appendix 2. Generally the Panel welcomed the progress which had been made and made comment that detailed design should be informed by the production of design codes for the public realm and one to guide the design of buildings. It has been agreed with the applicant that an all-encompassing Design Code would be required via a planning condition to any outline/hybrid approval.
- 1.13 The scheme, as it stood, at the time, was also presented to the Garden Town Advisory Board in mid-July. Comments were received relating to transport, drainage, delivery and implementation, design and energy provision.
- 1.14 Importantly the LPA and planning agent for the applicant have continued to update the two relevant parish councils (Creech St Michael PC and West Monkton PC). A meeting was also held to outline the scheme to the management of the adjoining Monkton Elm Garden Centre.
- 1.15 Whilst there are still matters to resolve the position with the application has been much aided by the time given to discuss matters thoroughly and engage with consultees.
- 1.16 The LPA is not minded to seek refusal of the application at the expiration of this second 6-month period and this report is seeking a further extension to the time given to confirm the Masterplan and refresh the Environment Statement. It is likely a revised submission will be submitted before Christmas whereby the matter will revert to established timescales such as the formal revised plans consultation period and thereon the democratic path to Planning Committee to determine the application.
- 1.17 The applicant has indicated a willingness to join with the LPA to undertake a Members Briefing once the submission is made and out for consultation should that be desired.

Recommendation

- 1.18 Officers seek agreement from the Planning Committee to not enact part ii) of the original resolution to refuse the application because in the view of Officers significant progress has been made but it is requested Members further resolve to give a further 6 months for the LPA and applicant to continue working towards an agreed masterplan and revised submission with Environment Statement addendum, but maintaining the option to delegate a

refusal in consultation with the Chair and Vice Chair of the Somerset West Planning Committee of Somerset Council should progress not continue in the way required by the LPA.

Appendices

Appendix 1 - Officer Report presented on Thursday 30 March 2023

Appendix 2 - QRP report from 26 June 2023