

Application Details	
Application Reference Number:	14/21/0047
Application Type:	Outline Application
Application Validation date:	17 December 2021
Description:	Application for outline planning permission with all matters reserved, except for access, comprising up to 1,450 dwellings, up to 4.91 hectares of land for strategic employment uses, up to 8 hectares of land for a through school, mixed use district centre including mobility hub, community facilities, green infrastructure, drainage works, and associated works, on land at 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:	Oneleven Property
Applicant:	REDROW HOMES/PERSIMMON HOMES LTD

Update Report

- 1.1 Members may 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 Reports were brought back to the SWT/Area West Planning Committees in March 2023 and October 2023 to update Members regarding progress in addressing the reasons for refusal and other matters which had emerged. The last update was in May 2024, which confirmed that the masterplan was 99%

finalised. The original reasons for refusal largely would not be defensible by the Council given the amendments made to the application and the work in progress, that report is attached Appendix 2.

- 1.5 At each update the Committee resolved to not enact part ii) of the original resolution to refuse the application because in the view of Officers significant progress had been made but maintaining the option to delegate a refusal in consultation with the Chair and Vice Chair should progress not continue in the way required by the LPA.
- 1.6 This report seeks, 2 years after the original resolution, to further update Planning Committee Members. By their nature large sites take time given their complexity, and in this case we have frontloaded a significant amount of work that would otherwise be undertaken post resolution to inform the s106. This is for two reasons, so we can be clear with the committee and the community as to the agreed set of planning obligations and secondly to ensure those planning obligations are affordable and deliverable.
- 1.7 Members may recall the site has been named Langaller Park for marketing purposes.
- 1.8 In May it was reported that the masterplan was almost finalised and one of the last pieces of the jigsaw was answering the question 'could the site afford everything that was being asked of it?' and so in the last few months attention has turned to development viability.
- 1.9 A Viability Appraisal was submitted by the applicant in August 2024. This has been reviewed by an Independent Consultant employed by the Council and his interim report which was received on the 10th October 2024, is being reviewed at present. There will follow a period of dialogue and negotiation to ascertain what the s106 package is that is ultimately presented to the committee.
- 1.10 The May report forewarned some of the envisaged issues that may present through such an exercise and those predictions have largely come to fruition.
- 1.11 This report merely updates Members on progress but does not seek to open the viability discussion and current findings to the public domain. Given the outcomes of the current appraisal more time is required to finalise the application to ascertain a recommendation in order the application can be finally reported to Committee.
- 1.12 Subject to the resolution of outstanding issues and notably viability matters a Planning Committee is being targeted towards the Spring 2025. The applicant has offered to join with the LPA to provide a Members Briefing in the lead up to the Planning Committee meeting should that be desired.

Recommendation

- 1.13 That Members note Officers will continue working with the applicant towards a committee date of Spring 2025.

Appendices

Appendix 1 - Officer Report from September 2022

Appendix 2 - Officer update report presented in May 2024.