



West Monkton Parish Council

14/21/0047 - 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

Parish Council Comments – August 2024

Following the Parish Council receiving a copy of revised highways proposals in respect of the MH2 proposal including drawings:

- 173375A PD01 Rev E – A38 Improvement Scheme,
- PD02 Rev D – Southern Langaller Junction,
- PD05 Rev B – Shared Use Route Bridgwater South,
- PD07 Rev C – Creech Heathfield Road – Employment Access,
- PD10 Rev C Footway Cycleway Corridor Blundells Ln and Monkton Heathfield Road,
- SK04 Rev A – TRO Proposals and
- SK07 – Hob Lane Active Travel Improvement Scheme

The Parish Council has made the following comments.

The Parish Council still strongly objects to the proposals in respect of highways for the development. Whilst accepting that plan PD10 Rev C Footway Cycleway Corridor Blundells Ln and Monkton Heathfield Road provides for a foot / cycle way behind the existing hedgerow, negating the need to remove the hedgerow that the Parish Council is supportive of, the Parish Council would like to repeat the comments that it made in March 2024 about the MH2 development Highway Proposals available here:

<https://westmonktonparishcouncil.gov.uk/wp-content/uploads/2024/03/MH2-Planning-Comments-March-2024.pdf>

The Parish Council would also like to highlight the concerns that it has made in respect of the impact of a relief road / ERR2 not being included in the proposal. The Parish Council stated previously that the proposal to instead modify the existing A38 to incorporate a number of crossing points and traffic lights will cause more vehicles to use Monkton Heathfield Road.

A Speed Indicator Device (SID) was placed on Monkton Heathfield Road for 5 days in April 2024. Whilst the SID was in place, works on the ERR were taking place that were traffic light controlled. During this period, 33588 vehicle movements were recorded on Monkton Heathfield Road – an average of 6717 vehicles per day. As a comparison, when the SID was placed at the same location in December 2023 / January 2024 (when there were no traffic lights on the ERR) the average number of vehicle movements per day was 3500.

This information indicates that the addition of one set of traffic lights on the ERR doubled the number of vehicle movements on Monkton Heathfield Road and provide evidence and justification for the Parish Councils concerns about the proposed A38 improvements incorporated in the MH2 proposals and the need for a relief road to be delivered as part of this development.