



West Monkton Parish Council

Planning Application Additional Comments

Langaller Park / Monkton Heathfield Development Phase 2 (MH2)

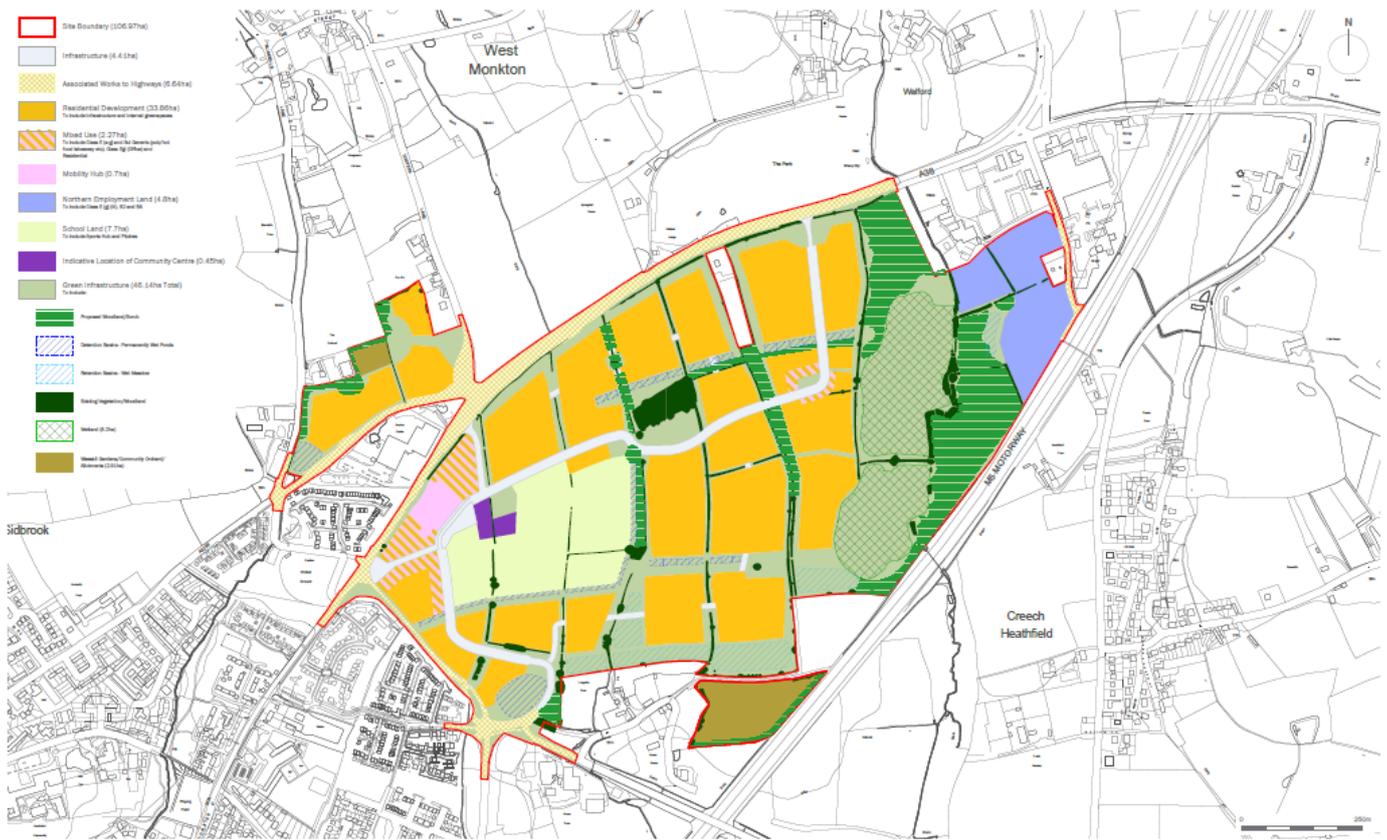
December 2025

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.

The Parish Council makes the following additional comments in respect of this planning application.

Proposed Land Use

The Parish Council has considered the submitted Land Use Parameters Plan below:



edp the environmental dimension partnership
 Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk

date: 16 OCTOBER 2025
 drawing number: edp7828_0025q
 scale: 1:5,000 @ A2
 drawn by: MAJ
 checked: GNo
 QA: PWT

client: Persimmon Homes and Redrow Homes
 project title: Monkton Heathfield Phase 2
 drawing title: Land Use Parameter Plan

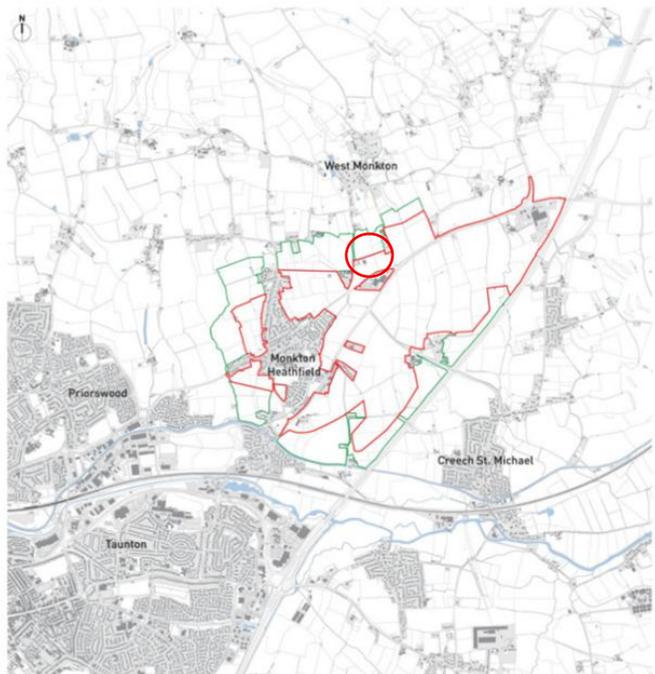
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The Parish Council notes that the Plan allocates a section of land to the north of Monkton Heathfield Road Centre and to the west of Dosters Lane for residential development (indicated by the star in the plan below):



Upon reviewing the plans and maps associated with Policy SS1 in the Core Strategy and SADMP, (extracts below annotated with a red circle to highlight the area) it is apparent that the extent of the red line for this proposal exceeds that defined in both the Core Strategy and SADMP. The use for residential development should be limited to the red line above to be compliant with the policy and allocated land use.

Monkton Heathfield red line boundary



- CONCEPT PLAN**
- Primary routes
 - Proposed urban extension
 - Employment
 - Park and Ride
 - Green necklace
 - Green wedge
 - Proposed Country Park
 - Green link Halton & Quantocks
 - District centre
 - Primary school
 - Secondary school

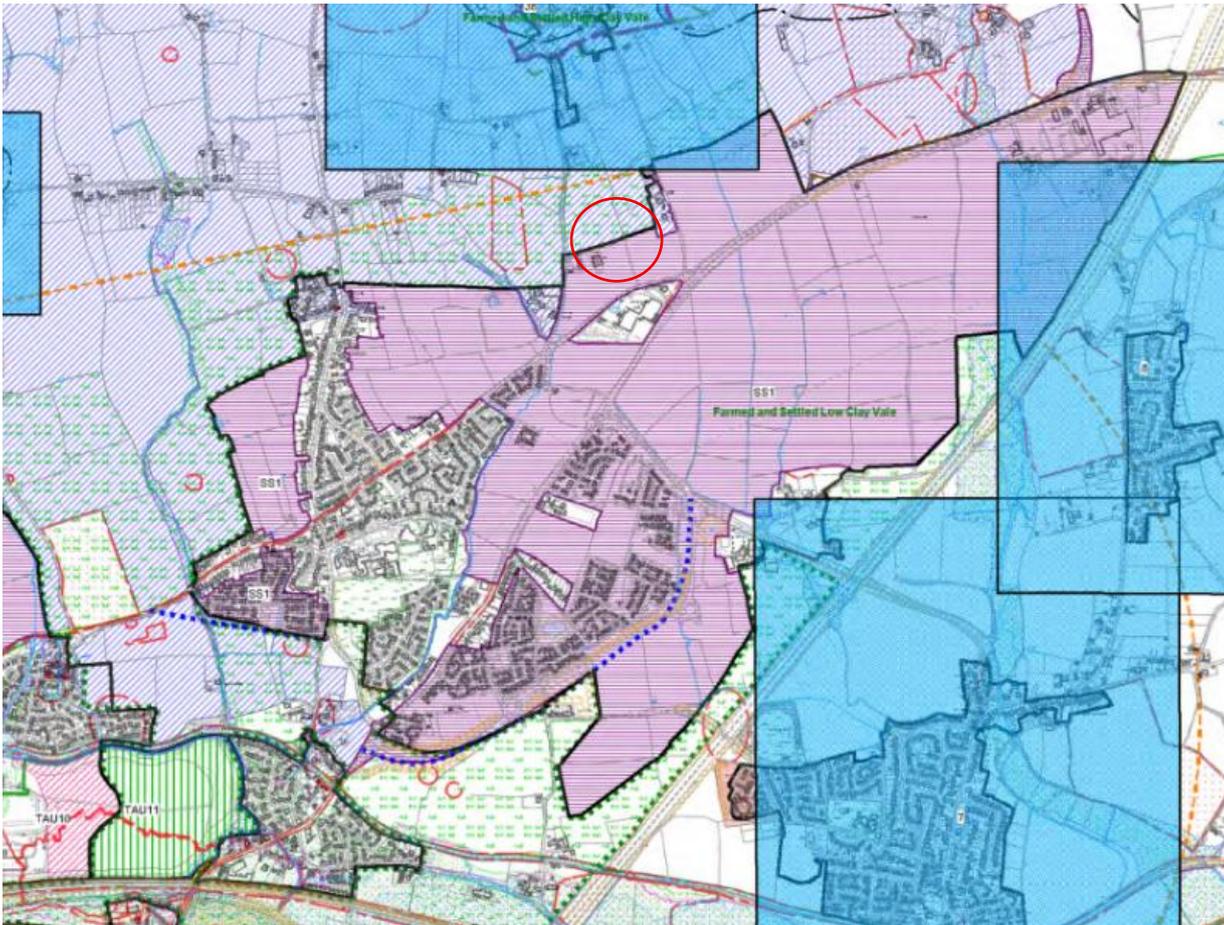
Core Strategy Policy SB1: Settlement Boundaries states that:

In order to maintain the quality of the rural environment and ensure a sustainable approach to development, proposals outside of the boundaries of settlements identified in Core Strategy policy SP1 will be treated as being within open countryside and assessed against Core Strategy policies CP1, CP8 and DM2 unless:

- A. It accords with a specific development plan policy or proposal; or
- B. Is necessary to meet a requirement of environmental or other legislation; and

In all cases, is designed and sited to minimise landscape and other impacts.

The Core Strategy Settlement Boundaries plan is available below:



Core Strategy Policy SB1 and the associated map confirm that the area highlighted above is allocated as open countryside.

The Parish Council argues that if this area is to be included in the red line boundary for the proposal, the proposed land use should be green infrastructure including woodland, open space, an orchard or allotments so as to comply with the Core Strategy and SADMP policies and allocations.