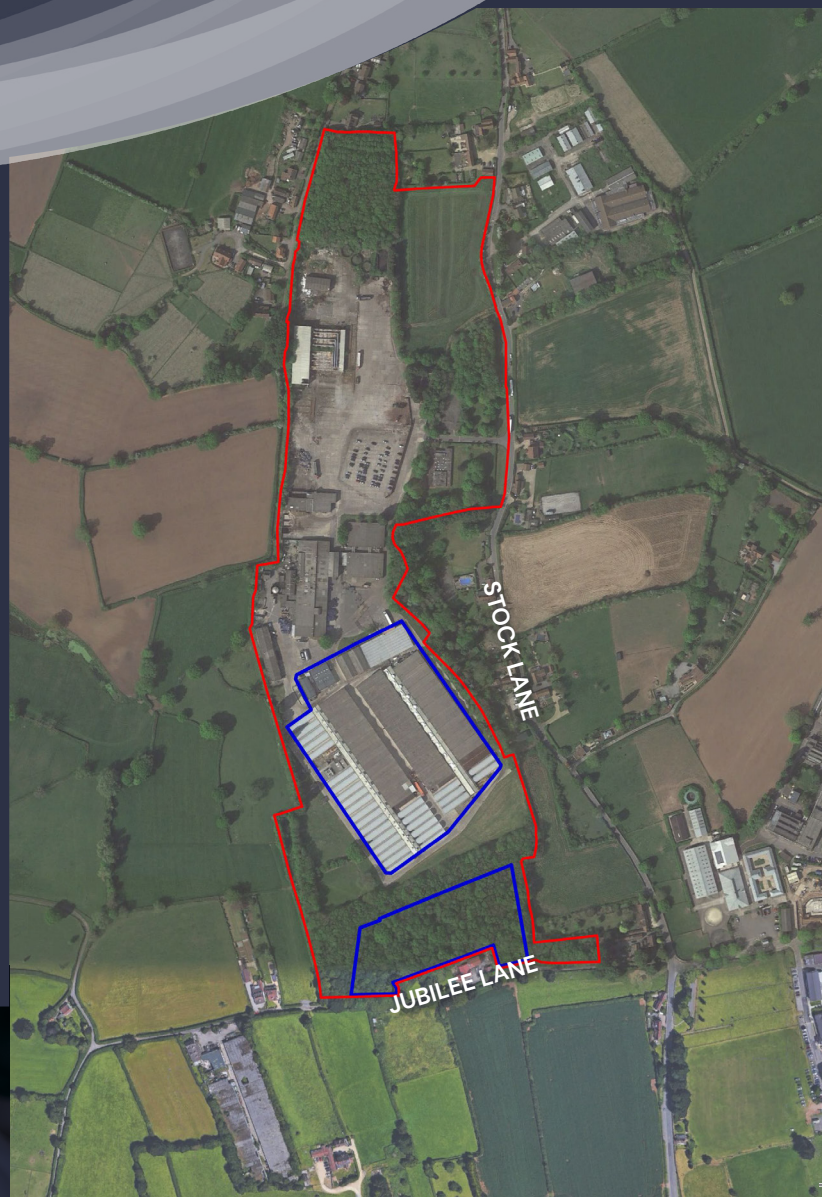


Public Consultation for the
Redevelopment of:

Monaghan Mushrooms, Stock Lane, Langford, Bristol, BS40 5ES



Why have I received a leaflet?

Danbywiske is preparing the submission of planning applications relating to the site of Monaghan Mushrooms, Stock Lane, Langford. Following the grant of Outline planning permission in March 2025 (ref. 23/P/O448/OUT) for up to 120 dwellings and employment uses, a Reserved Matters application is being prepared seeking approval from North Somerset Council (NSC) on further details relating to the appearance, layout, scale and landscaping of the development.

In addition, Danbywiske is preparing a separate application for approx. 50 dwellings to be provided on the undeveloped land to the northeast of the site. Combined, the redevelopment of the site will provide a mixed-use scheme, including up to 170 new homes, new employment / commercial space, a children's nursery, a café/coffee shop, alongside the retention of the existing mushroom farm operation.

The scheme has been developed through ongoing discussions with North Somerset Council. Before submitting the applications, Danbywiske are welcoming feedback from the local community and stakeholders to help inform the final proposals and to understand your views.

Background and Site Context

The Site comprises underutilised grounds and dilapidated buildings at Monaghan Mushrooms farm, located to the north of Langford. The Site presented an opportunity for regeneration to deliver a high-quality, residential-led mixed-use development with associated public realm and infrastructure improvements while retaining the existing operational mushroom farm.

Outline planning permission has been granted for the following (NSC Ref. 23/P/O448/OUT):

- ♦ Up to 120 new homes;
- ♦ Up to 1,400 sqm of flexible employment space;
- ♦ Up to 830 sqm of employment space to support the existing mushroom farm;
- ♦ A children's nursery (420 sqm);
- ♦ A café/coffee shop (200 sqm).

The approved development also includes new landscaping and open space, including a Local Equipped Area for Play (LEAP), parking provision, improvements to the existing access from Stock Lane, and enhanced pedestrian connections to Jubilee Lane and the wider Langford area.

The purpose of this public consultation is to engage with local residents and stakeholders on the detailed design of the scheme in advance of submission of a Reserved Matters application.

In addition, Danbywiske are proposing approx. 50 additional homes in the undeveloped northeast proportion of the site which will be submitted as a separate full planning application, concurrent to the aforementioned Reserved Matters application.

monaghan 

Business Reply
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Development Proposals and Benefits?

Key benefits of the proposals include:

-  **Provision of a high-quality, sensitively designed development** by providing up to 170 new homes with a mix of 1 to 4-bedroom properties to help meet local housing needs.
-  **New community facilities**, including a children's day nursery, café, play area (LEAP), and publicly accessible open space.
-  **New employment opportunities**, with a total of (up to) 3,050sqm of commercial / employment floorspace supporting local businesses and job creation.
-  **Enhanced green infrastructure and biodiversity**, including new landscaping, ecological improvements, and biodiversity net gain.
-  **Improved walking and cycling routes**, with upgrades to existing footpaths, new pedestrian links to Langford village, and improvements to Public Right of Way AX14/44/30.
-  **On-site car parking and secure cycle storage** to support a range of travel choices and promote sustainable transport.

The proposals will create a well-connected, attractive and sustainable new neighbourhood that delivers benefits for both existing and future residents of Langford.

	SITE BOUNDARY		ACTIVE TRAVEL ROUTE- FOOTPATH TO JUBILEE LANE		PROPOSED RESIDENTIAL DEVELOPMENT
	LAND WITHIN APPLICANT'S OWNERSHIP		PROW		EMPLOYMENT / COFFEE SHOP UNITS - 200sqm
	MAIN VEHICULAR ACCESS		RE-DIRECTED PROW		CHILDREN'S DAY NURSERY UNIT - 420sqm
	POTENTIAL EMERGENCY ACCESS		PROPOSED FOOTPATH		EXISTING BUILDING FOR RETENTION AND REFURBISHMENT
	ACCESS TO MUSHROOM FARM		PROPOSED SUDS		PROPOSED MMF UNITS - 804.7sqm
	PRIMARY STREET		EXISTING WATERCOURSE (WITH 9M MAINTENANCE STRIP)		PUMPING STATION
	SECONDARY STREET		LANDSCAPE BUND 3m height (to incorporate 3m tall acoustic buffer and footpath, all together 13m width)		
	TERTIARY STREET / SHARED SURFACE		PROPOSED PLAY SPACE		
	PRIVATE DRIVE		PROPOSED RESIDENTIAL DEVELOPMENT		

Have your say

We are seeking views of the local community before submitting the planning applications to North Somerset Council. We would appreciate if you could take time to send us your comments by:

15th November 2026

Use the freepost tear off section of this leaflet or submit through the online comments form via the project public consultation website available using the following website:

www.monaghanmushroomslangford.co.uk

The website also provides further information and details about the site, development proposals, planning application process and the indicative development process and timeline.

What happens next?

Following this consultation process, we will review all comments received and consider them to inform the final design. Once the planning applications have been submitted, the Council will carry out its own public consultation process involving statutory consultees and stakeholders. At this stage, members of the public will also have the opportunity to make their views known to the Council.

Comments.

Public Consultation for the Redevelopment of Monaghan Mushrooms, Stock Lane, Langford, Bristol, BS40 5ES

By responding to this consultation by post or email, you consent to the use of your data for the purposes of research relating to this application only. Any personal information collected will be used by Pegasus Group in accordance with data protection legislation and our Privacy Notice* and will only be retained for as long as is necessary for the purpose of preparing and submitting the planning application. *please visit www.pegasusgroup.co.uk to access our Privacy Notice Should you wish for your details to be deleted at any point please contact us via email.