

Design & Access Statement
Land off Biddestone Lane
Yatton Keynell - April 2025



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Previous Cotswold Homes development in Fairford, Gloucestershire



1.0 Introduction

This Design and Access Statement has been prepared on behalf of Cotswold Homes Ltd; and forms part of an application for the proposed residential development Land off Biddestone Lane, Yatton Keynell.

This statement includes an assessment of the Site constraints and opportunities, and demonstrates the steps taken to appraise the context of the immediate area and the subsequent development proposed.

The overall vision for the site is to provide a high quality and distinctive development, which complements the distinguishing qualities and character of Yatton Keynell.

The development will create 55no. dwellings, providing a mix of house types, carefully positioned in amongst large areas of open space with suitable pedestrian links to the surroundings. There will be a range of housing to meet the needs of the area, whilst respecting and enhancing the site's environmental assets.

The housing will be integrated within the landscape and will create a sympathetic sense of place. The design approach in terms of visual aesthetic is taken from the local and semi-rural vernacular dominant in this part of Yatton Keynell.

The applicant has made a strong commitment to delivering a high-quality scheme on this proposed development.

This application proposes the key delivery of:

- 55 homes of those 22 affordable homes.
- 10% Biodiversity net gain.
- Enhanced open green space with pedestrian links.
- Site drainage improved throughout, to alleviate current flooding issues.
- Provide engaging street frontages through a considered landscaping scheme and material choices.
- Retain and protect established boundary treatments.

2.0 Site Location and Context.

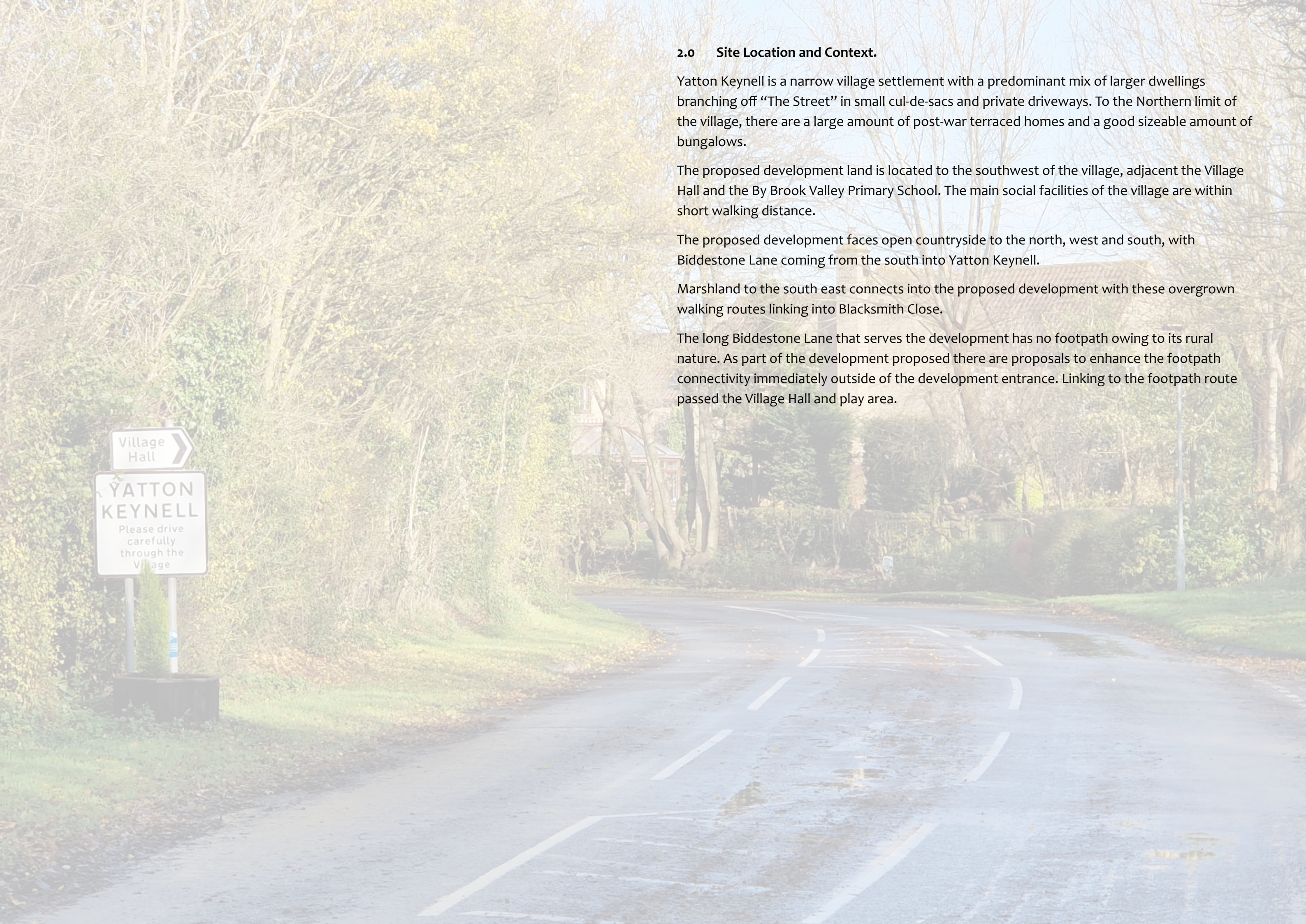
Yatton Keynell is a narrow village settlement with a predominant mix of larger dwellings branching off “The Street” in small cul-de-sacs and private driveways. To the Northern limit of the village, there are a large amount of post-war terraced homes and a good sizeable amount of bungalows.

The proposed development land is located to the southwest of the village, adjacent the Village Hall and the By Brook Valley Primary School. The main social facilities of the village are within short walking distance.

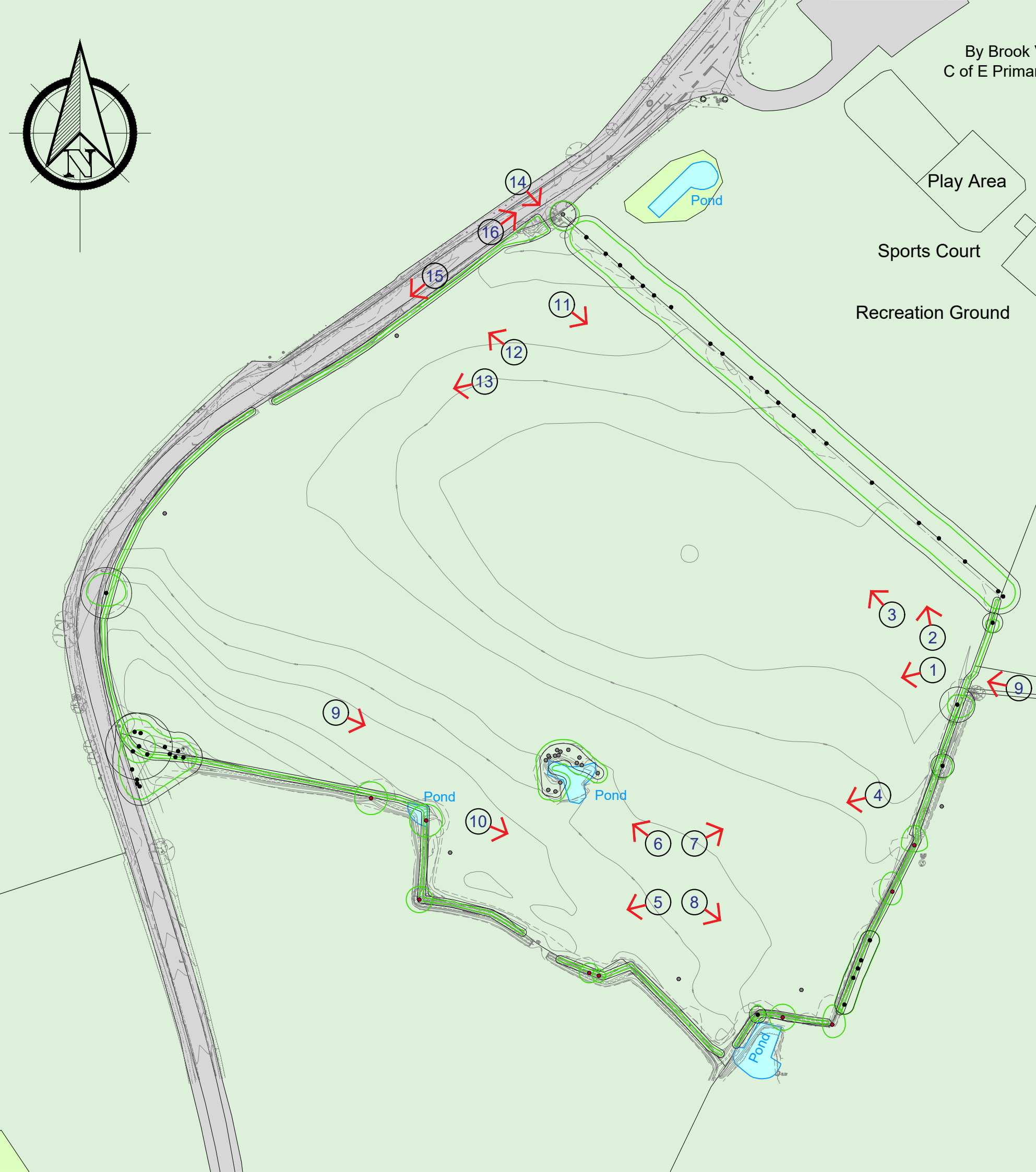
The proposed development faces open countryside to the north, west and south, with Biddestone Lane coming from the south into Yatton Keynell.

Marshland to the south east connects into the proposed development with these overgrown walking routes linking into Blacksmith Close.

The long Biddestone Lane that serves the development has no footpath owing to its rural nature. As part of the development proposed there are proposals to enhance the footpath connectivity immediately outside of the development entrance. Linking to the footpath route passed the Village Hall and play area.







4.0 Site Description - with photographs

The current use of the land is arable farmland. The nature of the ground is heavily peppered with stone and comprises dense clayed soil, making growing conditions difficult. Rainwater struggles to permeate the ground. It has poor merit for farming crops.

The topography of the site is relatively gentle, excluding the centre of the parcel which is higher than the surrounding land. The site then gradually slopes to a low point in the most westerly corner. During heavy rainfall, surface water collects within this area. Along with this and the poor ground conditions, the lack of supplementary drainage in this area create flooding that ponds onto the adjacent roadway.

An existing drainage ditch runs along the southern boundary which attempts to collect the surface run-off. This then flows to the several natural ponds along this boundary.

One vegetated pond is located to the mid-point of the field, which at time of walking the site was also flooded. Without new assisted and well managed drainage in these areas, the site would continue to flood along with the section of Biddestone Lane.

The wet marshland to the south east would suggest the water naturally drains in this direction.

The site is bounded on all sides with mature thick hedgerow and trees.

The site is prominent as you drive along Biddestone Lane.

The application site extends to 4.28 hectares in area. The site is not in a conservation area and there are no listed buildings in the immediate vicinity.

The site has no archaeological importance to Yatton Keynell and the ecological assessment suggests the site is of minimal wildlife merit.

The Public Right of Way route YKEY15 runs parallel along the northern edge of the hedged boundary. This route will be unaffected; however, an upgraded path is proposed as part of the planning application.



5.0 Public Consultation

A Public consultation was held in November 2024.

Cotswold Homes issued a leaflet drop along with an independent website for people to view the initial development information, along with details of the Public Consultation.

The members of the village were invited to The Bell Inn, to attend and view the proposals by Cotswold Homes. In total 47 people attended during the course of the day.

The main opinions of the proposals were overall well received, with several young families keen to find out when construction would begin.

The villagers that live with Yatton Keynell are keen to stay in the village, so opportunities to downsize is sometimes crucial as generations get older. People were keen for family members to be able to relocate to the area.

As mentioned on the next page, Yatton Keynell is not a stranger to development, so some of the concerns were about additional new development.

Several home owners whom lived off Biddestone Lane, felt the lane serving the development, needed improving to cope with the current volume of traffic.

Attendees at the event were made aware that with new development, came contributions through the S106 procedures, which can allow enhancements to the village, which appealed to some.

Following a very wet autumn of 2024 leading up to the public consultation, flooding was a key talking point; the proposed site and surrounding roads were heavily puddled and the surrounding ground heavily saturated. People felt this was a sign of things to come with extra development within the area. However, it was explained that development was required to manage surface water and present a betterment to the existing.





6.0 Surrounding Context



Yatton Keynell has seen an assortment of new development throughout the village with more recent development taking place to the east of the development by Persimmon Homes. Smaller dwellings are popular here, constructed in mainly recon stone with some examples of rendered properties. Several plots have green framed windows which works well with the contrast to the stone. Natural stone walls frame the properties and creates a modest frontage. Images 8 & 9.

Modest detached stone properties front the Street which create a strong frontage as you drive through the village. Large sash windows and stone chimney breasts add definition to these original homes. Images 1 & 4.

Properties fronting the school entrance utilise dormer windows, again in stone, create a robust frontage in a long terraced form as seen in the photo above. Image 2.



A more recent development opposite The Bell Inn, utilises oak lintels and a quality natural stone throughout. Large stone chimneys and pale green windows add interest to these small semi detached homes. In front of these properties is a circular oak gazebo structure which serves as a meeting place for locals. Image 3.

At the heart of the village is St Margaret's church, a prominent meeting place for villagers. Adjacent the church sits on the key junction with Biddestone Lane; the Village Store that serves the locals with an popular cafe. Images 5 & 7.

The Village Hall and large play area is located immediately to the northeast of the site. The hall provides a location for weddings, the local Brownies and children's parties. Image 6.

Farrell's Field another development seen in image 10, utilises recon stone and stone features to large properties. Feature chimneys and some dormer windows are used in this development throughout.



7.0 Snapshot of proposals



The proposed dwellings will predominantly be constructed using natural stone walling which will further enhance the development and tie in with the village.

With the use of an ivory through-coloured render on a handful of properties, a broad range of house styles and materials will ensure the development is of high quality but also sympathetic to the character and appearance of Yatton Keynell.

Cotswold Homes utilise hand crafted timber porches and are proposing 3 different roofing tiles throughout the scheme.

Rendered properties will be contrasted well with a dark grey artificial roofing slate. Then two different red tiles are proposed on the remainder. A plain tile in a deep red, plus a double Roman farmhouse red tile, will create a familiar contrast to the natural stone walling facades.

Brick garages will be proposed around the development which again offer another different coloured material to the palette.

Windows and doors will be cream in colour. Eaves and fascia's are to be finished black painted timber, which works well and proven on other schemes, creating a distinguished home.

Feature lintels and cills will be reconstituted stone, with rears of the properties dressed with brick features. Brick plinths to the base of the dwellings will offer a further contrast in colouring to the properties.

7.0 Snapshot of proposals



8.0 Initial layout proposals

The layout shown on this page was put forward as part of the public consultation held in November 2024.

This portrayed well what Cotswold Homes was proposing for the future submission in spring 2025, and the submitted development follows closely to this initial concept proposal.

Initial engineering designs were undertaken to estimate attenuation basin sizes, which tie through to the proposed scheme - helping the flooding concerns by the local villagers.

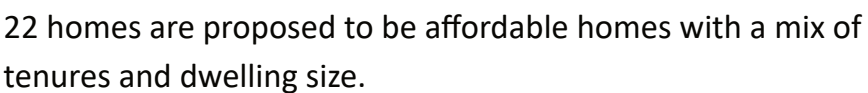
The scheme here is well presented and is predominantly retained landscaping with plenty of maintained green space leftover.

During the public consultation some homeowners were specific on which homes they would choose when the site comes to the market, proving the scheme was generally well received.

A mixture of private driveways achieve a quality development, with most of the proposal outward facing.

Sufficient parking throughout is proposed to preventing a strain on the surrounding roads.





9.0 Sustainability & Renewable Energy

Our proposal will provide a sustainable development in both design and construction terms.

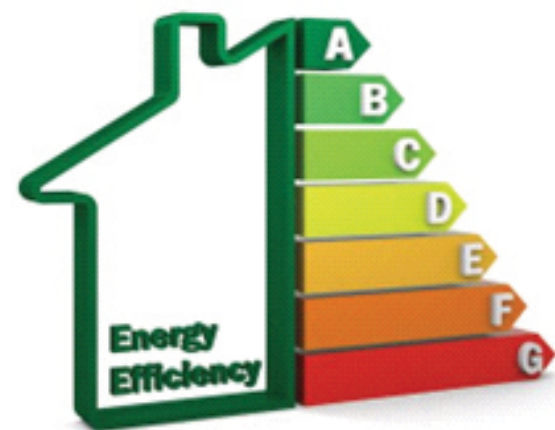
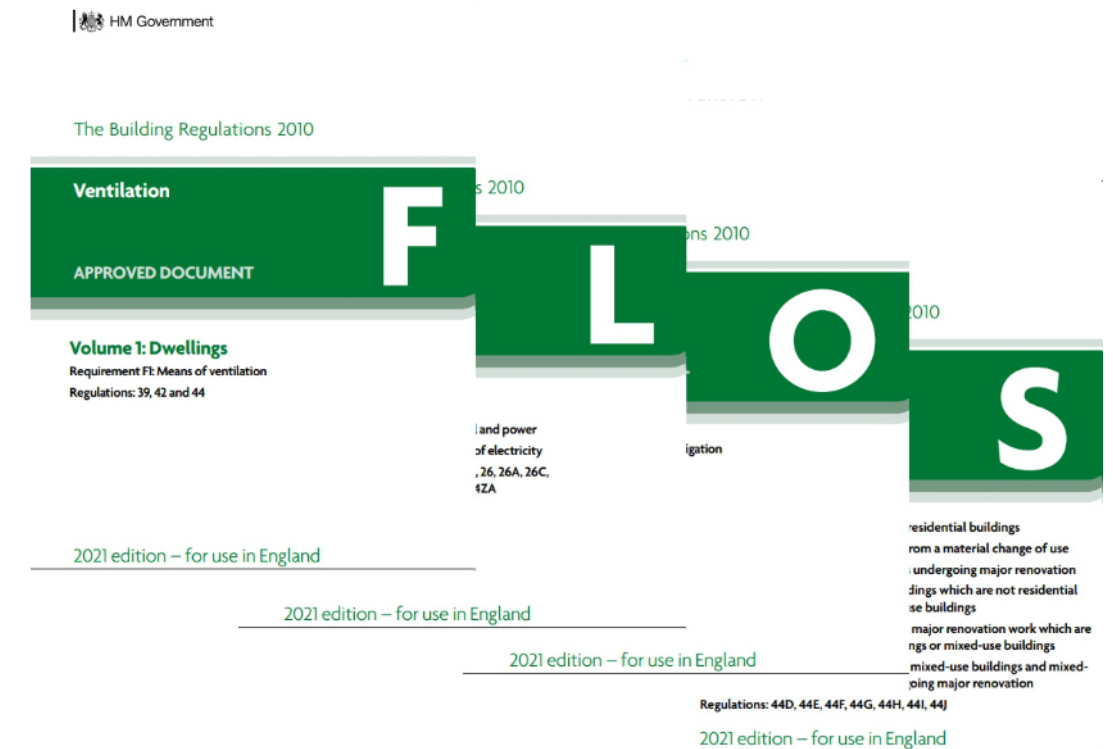
The development will look to follow fabric first principles to ensure reduced energy consumption and carbon dioxide emissions. Energy efficient conventional heating and lighting systems and natural ventilation systems will be incorporated.

Improvements to insulation standards (cold bridging) and reduced air leakage will also aid the reduction of energy usage and carbon dioxide emissions.

Renewable energy technologies will be incorporated into the design including the use of Photovoltaic Panel (PV) as well Air Source Heat Pumps (ASHP) to further the schemes commitment to sustainable energy in the future.

The new dwellings will incorporate efficient plumbing fittings and sanitaryware, such as incorporating tap flow restrictors and dual flush toilets.

The construction phase will include a waste separation and disposal policy affective throughout the duration of site demolition and construction works, which will be reviewed periodically to ensure efficiency.



10.0 Summary & Conclusion

The proposed development aims to create a place that responds to the opportunities and constraints highlighted earlier within this statement and provide a high-quality design that makes a positive contribution to the area.

The proposal is believed to be in-keeping with the area drawing on the form and architectural style that reflects the wider residential aesthetic.

The proposal will provide a distinctive and sustainable development in terms of construction, accommodation, and layout.

The application site has no assets of heritage importance including those of archaeological interest. The impact of the proposal would therefore have no detrimental effect on the historic environment.

In summary this application will:

- Provide 55 no. homes in a mixture of accommodation including affordable dwellings.
- Provide dedicated off-road parking for all homes with the addition of visitor car parking spaces and ample vehicle turning options.
- Deliver a layout that is based on established design principals.
- Have no detrimental impacts upon highway safety.
- Provide a deliverable, viable and sustainable development.
- Respond to the site topography and surrounding area.
- Provide further choice and housing mix within the village of Yatton Keynell.
- Safeguard and secure existing boundaries and private amenity space within the site and along the rural edge.
- Provide an attractive development that provides a strong sense of place with strong urban design credentials.

In its presented form it is believed that the proposed development should be viewed favourably by the local authority, and we look forward to having the opportunity of working pro-actively with Wiltshire Council towards a consent on this application site.