

From: Yatton Keynell Parish Clerk <clerk@yattonkeynell.com>
Sent: 03 June 2025 16:32
To: Taylor, James <James.Taylor@wiltshire.gov.uk>
Subject: Re: PL/2025/03672 Land to the East of Biddestone Lane

Good Afternoon James

Thank you for your email.

Please be assured we are only trying to provide a little added clarity to help inform the decision making process. Councillors are genuinely disappointed that consultees within Wiltshire Council (e.g. Ecology and Urban Design) with important contributions to make have not submitted comments within the deadline. We will raise this issue separately with our Unitary Councillor.

Ecology, one of our Parish Councillors has a keen interest in Lepidopterology and has made the Parish Council aware of the rich habits in the field that bounds the site to the south east particularly in the area where PROW YKEY15 exits the site to the south, we therefore wish to know that the correct ecological surveys have been undertaken, reviewed and approved by Wiltshire Council.

Urban Design made a very valuable contribution to the debate over the overall design of Drovers Green - a development of 31 houses in the village (19/01490/FUL).

Having reviewed the other submissions, we would draw your attention to the following points which we hope provide clarity for you.

Highways

Accessibility - There are PROW Footpaths in the vicinity but the proposed route through the site does not follow the current PROW route and instead connects to a private path which is not highway.

This statement is confusing, YKEY15, runs alongside the eastern hedgerow of the site, the entry and exit points are unchanged from the current definitive map. After leaving the site YKEY15 continues to cross agricultural land to the south towards Biddestone. In this first field there is currently an unauthorised trial which heads north to join a track that runs between the school and Blacksmith Close. This track was recently acquired by the Parish Council, it is not a PROW.

Transportation – The land around the village hall is not in the ownership of the Parish Council.

Vehicular Access – In this paragraph the respondent has transposed the description of Biddestone Lane, from the proposed site entrance one would travel north towards the village & B4039, there is a significant pinch point between the property known as Fairview and the entrance to the burial ground. The statement – “This can be seen by the presence of informal passing bays” is incorrect as there are no informal passing places, travelling north from the site towards the village.

Drainage (Updated Response)

It should be noted that the issues raised by the Parish Council and other respondents regarding flooding in Biddestone Lane & downstream were referred to the Northern Area Flood Working Group for investigation in 2024. They are not just anecdotal.

The Parish Council remains of the view that errors either in calculation or in process have been made in the FRA . Otherwise there would be no need for corrections. We also hold to the view that it is an inappropriate use of planning conditions to seek corrections and that any revised information required should more properly be submitted and approved before the application is determined.

Regards

Ian

Ian Plowman

Clerk to Yatton Keynell Parish Council

On Mon, 2 Jun 2025 at 08:45, Taylor, James <James.Taylor@wiltshire.gov.uk> wrote:

[ref:a0iQ300000Dek34IAB:ref]

Hi Ian

I agreed that they are important.

The planning system, whether any of us like it or not, is for the consultees to feed in their opinions to inform the local planning authority's decision. It's not to feed into other consultees' opinions, such as parish/town council's response. I'm not trying to be difficult or pick an argument, I'm simply explaining the system and trying to be as flexible with the PC as I reasonably can be.

I look forward to hearing from you early this week.

Best wishes, James

James Taylor BA(Hons) MA MRTPI

Principal Planning Officer

Development Management



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From: Yatton Keynell Parish Clerk <clerk@yattonkeynell.com>

Sent: 28 May 2025 17:45

To: Taylor, James <James.Taylor@wiltshire.gov.uk>

Subject: Re: PL/2025/03672 Land to the East of Biddestone Lane

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Good Afternoon James

Thank you for your email. Our concerns are based on the fact that Ecology & Urban Design have not yet responded, which for a development of this nature we would have thought were important.

Our next meeting is Monday 2nd June, so hopefully by then those responses are available and I can let you have any additional comments early next week.

Regards

Ian

Ian Plowman

Clerk to Yatton Keynell Parish Council

On Wed, 28 May 2025 at 16:59, Taylor, James <James.Taylor@wiltshire.gov.uk> wrote:

Hi Ian

I'm happy to allow more time for the Parish to provide comments on the application.

However, the consultee responses are all gathered concurrently. I cannot allow you more time so that you can check to see the responses of other statutory consultees as you propose. Indeed once the statutory timescale for consultation responses has passed the local planning authority can reasonably issue a decision and simply record a

nil response if the consultees have not replied. In practice I don't want that to occur, but that is nonetheless a possibility to avoid unreasonable delays.

I don't want to be helpful, so perhaps we can agree you will provide your final comments the day after your next meeting? Perhaps you can advise me when that is?

Best wishes, James

James Taylor BA(Hons) MA MRTPI

Principal Planning Officer

Development Management



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From: Yatton Keynell Parish Clerk <clerk@yattonkeynell.com>

Sent: 27 May 2025 15:29

Subject: PL/2025/03672 Land to the East of Biddestone Lane

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Good Afternoon James

The Parish Council would be most grateful for a short extension to the consultation period for this significant application. We note that a number of the statutory consultees are yet to respond and some of those that have responded have raised issues which the Parish Council wish to comment on and expect other issues to come to light as the other replies are posted.

We would undertake to submit final comments within five working days of the final statutory comments being posted.

Regards

Ian

Ian Plowman

Clerk to Yatton Keynell Parish Council
