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Our Ref: 857/A3/OA

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James Taylor
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Dear James,

REVISED PROPOSALS PURSUANT TO APPLICATION PL/2025/03672

LAND EAST OF BIDDESTONE LANE, YATTON KEYNELL

In connection with the full planning application for the above site, we are pleased to submit a further package of revised application details in response to the latest consultee comments received on the application; these amendments have been prepared to address the remaining points raised through the consultation process and to provide further clarification on a number of technical and design matters which we hope will now allow you to bring this to a conclusion. We are of course happy to provide any further details to respond to additional queries if they arise.

A document and drawing schedule are provided at Appendix A which lists the updated plans and documents, along with their revision numbers.

We set out below an overview of the amendments made to the proposals and explain how the latest consultee comments have been addressed. Where relevant, we have flagged the principal matters that each section responds to.

The Amended Proposals

Overall, the proposals have been amended positively in response to the latest consultation comments received. In summary, the most significant changes are as follows:

- Parking spaces serving plots 11–20, 37–41, 42–44 and 45–46 have been extended by 0.5m in order to provide an additional buffer to those spaces, whilst retaining the road width as proposed.
- Rear garden depths have been increased to plots 37–41, 42–44 and 45–46, and the garden serving plot 47 has been enlarged to provide a more usable and policy-compliant private amenity space.
- The rear access arrangements to plots 12, 15, 16, 38, 39 and 40 have been revised in order to improve refuse drag distances.

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- Plot 34 has been repositioned and rotated so that it fronts and responds more positively to the basin area.
- The extent of adopted road adjacent to plots 11–12 has been increased and a turning head has been introduced so as to reduce the overall refuse drag distance for plots 11–20. In addition, the path linking through to the footway along the northern part of the site has been realigned.
- Further landscape changes are also proposed, including the introduction of a woodland mix of local native species within the green space in front of plots 52–55, additional shrub planting within front gardens where dry stone walls are proposed, and revisions to the verge treatment along the spine road to incorporate low level landscaping alongside street trees and a SuDS filter trench network.
- Finally, amendments are proposed to boundary treatments around plots 1, 20, 24 and 25 so that masonry walls are used where these boundaries would be visible from adjacent public paths, reinforcing local character and responding to the Landscape Officer's comments.

Response to Consultees

We have set out below our response to the principal consultee comments received in connection with the latest iteration of the scheme, and where relevant, how further design amendments, updated plans and additional information are proposed to address those points.

Highways

The site layout has been amended in relation to the comments made by the Highway Authority, in connection with that of other consultees. The revised layout now allows for a 0.5 metre buffer strip along the parking spaces to Plots 11-20, 37-41, 42-44 and 45-46, as requested. The visitor spaces currently measure around two metres wide, and this is considered to be suitable to accommodate a car in line with Figure 6.18 of Manual for Streets (2007). Due to other layout constraints, it is difficult to achieve wider visitor parking spaces without impacting the carriageway width, which we understand is appropriate as currently proposed.

Figure 3.1 Revision A provides additional access and footway details, as requested. Please note that this is informed by the adopted highway records obtained from Wiltshire Council, as requested. The detailed design of the footway would be covered within a S278 agreement in due course.

Further to discussions in January, our highways consultants have now undertaken a detailed site visit along Biddestone Lane and have identified three informal passing places. The locations, approximate geometries and existing condition of each of the passing places are shown in drawing ref. SK05. The Applicant is willing in principle to provide formalised surfacing at each of these passing places, which will improve the condition of Biddestone Lane for both existing users and new users associated with the development. It is understood that these improvements can be covered by a S278 permit rather than a S278 agreement.

In terms of the PRoW enhancement, the Applicant is willing to contribute to the PRoW improvement works but requests that a cost breakdown is provided to ensure transparency and demonstrate compliance with CIL Regulation 122 for all parties and members of the public.

We trust that the above commentary and the drawings attached are appropriate for your agreement and allow the local highway authority to recommend no objection to the proposed development scheme.

Affordable Housing

We note the latest comments in relation to the attachment of differing affordable tenures. However, the applicant's position remains that this is not a matter that warrants further amendment to the scheme. The affordable housing offer already provides the required quantum and a policy-compliant mix, and we do not consider that the juxtaposition of differing affordable tenures gives rise to any material planning harm or undermines the quality or deliverability of the affordable provision proposed. Accordingly, no amendment is proposed in response to that particular point.

Ecology

In response to the Council Ecologist's latest comments, the District Level Licensing submission in respect of Great Crested Newts has now been made by All Ecology and the relevant details are enclosed as part of this submission.

The Biodiversity Net Gain documentation has also been updated to reflect the latest revisions to the layout and landscape strategy. The ecology package submitted with this letter therefore addresses the outstanding points previously raised in relation to both Great Crested Newts and BNG.

Urban Design

The latest design amendments have sought to respond positively to the points raised by the Urban Design Officer, particularly in relation to garden sizes, the relationship of built form to open spaces, and pedestrian connectivity.

Rear garden depths have been increased to plots 37–41, 42–44 and 45–46, with plot 47 also enlarged. Plot 34 has been repositioned and re-orientated so that it faces towards the basin, thereby improving its relationship with that space and strengthening surveillance and placemaking.

The path link to the northern footway has been realigned, and in relation to the suggestion that additional pedestrian/cycle links should be provided around the western side of the site, this is constrained by the site's drainage strategy, with this part of the layout closely tied to the proposed SuDS and flood compensation areas. As such, introducing further surfaced connections in this location is not straightforward and would conflict with the drainage-led design of the scheme. The principal pedestrian desire lines are instead to the north and north-east, where residents will connect to the village and the existing footway network and the PRoW. The scheme has therefore focused permeability improvements in that direction, which reflects how the site will function in practice and where the most meaningful connections are required.

Further, the Applicant's position remains that a more fundamental reworking to provide loop roads is neither necessary nor justified, and we continue to consider that the overall movement framework is acceptable in the context of the site and its constraints.

Landscape

A number of further changes are proposed in response to the Landscape Officer's latest comments. These include the introduction of a woodland mix of local native species within the green space in front of plots 52–55 in order to strengthen the landscape buffer in this area and additional shrub planting within front gardens where dry stone walls are proposed, so as to soften the street scene and reduce the prevalence of narrow grass strips.

In response to the Landscape Officer's comments regarding the attenuation pond and wider integration of the drainage strategy, it should be noted that the scheme does incorporate SuDS measures within the public realm and not solely within the attenuation pond itself. In particular, the drainage strategy provides for filter trenches within the grass verges adjacent to the spine road, which are intended to intercept and convey surface water from the development in a manner integrated with the street scene. These features are positioned in conjunction with the proposed footway and street tree planting, with the filter trenches typically located closer to the footpath and street trees positioned nearer the carriageway. Whilst the final detailed drainage design has been informed by technical and adoptable design requirements, the approach nonetheless seeks to embed SuDS within the streetscape rather than rely only on a single engineered feature at the site edge. The attenuation pond and swale also remain important parts of the site's wider green infrastructure and drainage network. Taken together, the proposals therefore do incorporate multifunctional drainage features within the layout.

In relation to street lighting, indicative lighting column locations are shown on the submitted services layout (drawing 108 rev D). It should, however, be recognised that as the streets are intended for adoption, the detailed lighting specification and final column arrangement will ultimately be subject to Wiltshire Council's requirements as Local Highway Authority through the detailed technical approval process.

Lastly, plots 1, 20, 24 and 25 have been amended to show masonry walls where these would be visible from adjacent paths, in direct response to the comments made regarding visible boundary treatments and local character.

Drainage

The Lead Local Flood Authority's sole remaining point relates to the need for calculations supporting the storage and flood compensation figures referred to in the FRA. This matter has now been addressed within the updated Flood Risk Assessment and Drainage Strategy (Revision C). In particular, Section 6.2 of the revised FRA sets out the flood compensation strategy in full, confirming that whilst the attenuation pond would result in a reduction in storage of 660m³ due to the cut and fill required, this is more than offset by the proposed flood compensation area to the south of the existing ditch, which provides approximately 4,270m³ of compensatory volume.

Waste

Bin collection points have been shown on the layout to respond to requirements set out by Waste (Refuse & Management) comments.

Yatton Keynell Parish Council

In relation to engagement with the Parish Council, as set out in the Statement of Community Involvement, Cotswold Homes and Marengo met with the Parish Council Chair and Cabinet Member for Planning at an early stage to introduce Cotswold Homes and advise that proposals for the site would be brought forward. This was followed by wider community engagement, including a public exhibition in Yatton Keynell. Following the submission of this latest package of revisions, the applicant team intends to contact the Parish Council again to establish whether they would find it helpful for a further meeting to be held in order to explain the amendments made to the scheme.

Conclusions

In summary, the latest revisions represent a further positive and proportionate response to the remaining comments raised by consultees. The amendments improve the usability and layout of parking spaces, private amenity provision, bin collection arrangements, the relationship of development to the basin, and elements of the landscape framework and boundary treatment. Further supporting technical information has also been provided in relation to highways, drainage and ecology. Taken together, the revised plans and updated supporting information demonstrate that the principal outstanding matters have now been addressed through amendments to the scheme. Whilst the Applicant does not consider that it is appropriate to address every point raised for the reasons set out, it is considered that the revisions made to the scheme provides an appropriate and policy-compliant form of development having regard to the site's constraints and the wider planning balance.

We trust the enclosed material is helpful and would welcome further discussion on any remaining points of detail with a view to progressing the application positively toward determination..

Yours sincerely



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Associate Director

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Appendix A – Schedule of Plans and Documents.

The following documents are submitted to support the revised application details,

- Flood Risk Assessment and Drainage Strategy (Revision C) prepared by Phoenix Design;

The following drawings are submitted to support the revised application details with the superseded plan referenced where applicable,

Proposed Drawing	Superseded reference
Drainage	
Drainage Strategy ref. 617-P-050 Rev C	617-P-050 Rev B
Landscaping	
Detailed Soft Landscape Proposals Sheet 1 of 4 ref. 24_342_101 Rev E	24_342_101 Rev D
Detailed Soft Landscape Proposals Sheet 2 of 4 ref. 24_342_102 Rev E	24_342_102 Rev D
Detailed Soft Landscape Proposals Sheet 3 of 4 ref. 24_342_103 (New drawing)	
Detailed Soft Landscape Proposals Sheet 4 of 4 ref. 24_342_104 (New drawing)	
Highways	
Adoptable Highway Plan ref. 617-P-400 Rev C	617-P-400 Rev B
Fire Tender ref. 617-P-405-01 Rev C	617-P-405-01 Rev B
Refuse Vehicle ref. 617-P-405-02 Rev C	617-P-405-02 Rev B
Foul Tanker ref. 617-P-405-03 Rev B	617-P-405-03 Rev A
Figure 3.1 Rev A	Figure 3.1
Passing Bays P23-1468_SK05 (New drawing)	
Layout Plans	
100 Rev E Site Layout B&W	100 Rev A
101 Rev D Site Layout Coloured	101 Rev A
102 Rev C Site Layout House Legend	102 Rev A
103 Rev D Site Layout Boundary Treatments and Hard Surfaces	103 Rev A
104 Rev C Site Layout Wall Materials	104 Rev A
105 Rev C Site Layout Roof Materials	105 Rev A
106 Rev C Site Layout Tenure	106 Rev A
107 Rev C Site Layout Ownership	107 Rev A
108 Rev D Site Layout Services	108 Rev A
109 Site Layout Bicycle Provision Rev B	109