

PL/2025/03672 Land to the East of Biddestone Lane Proposed Development of 55 Houses by Cotswold Homes – Revised Application

Yatton Keynell Parish Council continues to object strongly to this application and in the interests of brevity would state that our continuing view is that this application is contrary to Wiltshire Core Strategy and in particular Core policies 1, 2 60 and 61.

Core Policy 1, No local housing need has been established in support of this application, and the local need for affordable housing was exceeded by the development of Drovers Green. By their own admission, Cotswold Homes acknowledge that this is a speculative application which would be regarded as windfall site in helping Wiltshire housing target.

Core Policy 2. The site is remote from the main settlement and outside the established settlement boundary. None of the exceptions mentioned in CP2 that might permit development in these circumstances apply to this application.

Core Policy 60 The Planning Inspector in dismissing an appeal for a smaller but similarly remote site outside the settlement boundary determined that the bus service was insufficient to provide a reliable alternative to the car. Another small proposal in Castle Combe has been refused by Officers on the same grounds. The same conclusion must apply to this application which therefore immediately fails a sustainability test.

Core Policy 61 The Transport Statement and Plan has been reconsidered and we remain of the view that they are both highly flawed. The basic model used is of a generic nature and not appropriate for predicting traffic in a highly rural location that has very limited local employment opportunities and a demonstrably unsustainable bus service. The developer provides for 135 Car parking spaces but predicts only 30 and 26 two way movements at peak times. No allowance appears to have been made for the traffic generated by the increasing reliance online shopping. We believe the Transport Statement is flawed and unrepresentative.

The Parish Council notes that the Northern Area Planning Committee on 15th May 2026 refused permission for a similarly isolated site (PL/2025/07685).

Biddestone Lane - A420 Junction

In the last six months there have been five serious collisions at the junction with the A420 the most recent on 4 May 2026 which resulted in a motorcyclist being hospitalised, the previous one being only nine days prior also resulted in a hospitalisation.

The bar for accident data is set very high and many incidents go unrecorded. However, a FOI request for information held by Wiltshire Council on damage to street furniture coupled with an acknowledgment in records owned by the Chippenham Area Board via the Local Highways & Footpath Improvement Group (LHFIG)s that measures need to be taken to reduce the number of collisions at the crossroads.

Closer to the village, between the property known as Fairview and the entrance to the burial ground there is a pinch point where the road width reduces to under 5m. Regular users know full well that it is necessary for oncoming vehicles to have to stop to allow safe passage. Buses, commercial traffic, farm traffic as well as private cars use this road and there is nothing in the application that addresses the problem including the proposal to tarmac a number of informal pull-ins/laybys none of which are anywhere near the pinch point. It should be noted that a serious incident occurred recently (2nd December 2025) involving a LGV parked in one of the identified pull-ins.

The proposed access onto Biddestone Lane is outside of the current 30mph limit, with the visibility splay to the left (southwest) being based on 85th percentile of recorded speed – 43.17mph. However this is dependent upon a length of hedgerow being cutback & maintained. How will this be possible during the nesting season (March – August)?

In summary, the Biddestone Lane is entirely unsuitable to provide access to and egress from an estate of 55 houses.

Jubilee Field Surgery - Yatton Keynell

At a village meeting on 11th May the partners, who recently acquired the practice, stated that the additional number of patients generated primarily by a 55 house development plus some from other developments in their catchment area would require the provision of additional consulting rooms. A financial contribution from the developer would therefore be appropriate, over and above that previously requested by Royal United Hospitals Bath NHS Foundation Trust (NHS Comment 22nd May 2025)

Play Area Equipment There is no certainty that the nearest play area in Jubilee Field, can be expanded to provide the 369 sq m of additional play area. Furthermore the facility is owned by an independent charity who are under no obligation to make their land available.

For the avoidance of doubt the Parish Council cannot accept responsibility for the maintenance of on-site public open spaces or adopt any play equipment.