



The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2025/03672
Decision Date: 21/08/2026

Applicant:	Cotswold Homes Ltd West House, Armstrong Way, Great Western Business Park, Yate, Bristol , BS37 5NG
Particulars of Development:	Full Planning Application For Residential Development To Provide 55 Dwellings, Public Open Space, Access, Drainage, Landscaping, Associated Infrastructure And Ancillary Works
At:	Land East of Biddestone Lane, Yatton Keynell

In accordance with paragraph 39 of the National Planning Policy Framework (NPPF), this planning application has been processed in a proactive way. However, due to technical objections or the proposal's failure to comply with the development plan and/or the NPPF as a matter of principle, the local planning authority has had no alternative other than to refuse planning permission.

In pursuance of their powers under the above Act, the Council hereby **REFUSE TO GRANT PERMISSION** for the development referred to in the above application and plans submitted by you, for the following reason(s):

Refusal Reason

- 1 The proposed development would conflict with the Wiltshire settlement and delivery strategies. The application site is in a location remote from services and employment opportunities. The location does not provide a genuine choice of sustainable transport modes. It is therefore highly likely that future occupiers would be reliant on private motor vehicles for most, if not all, daily needs. The proposed development would therefore be contrary to Core Policies 1, 2 & 60 of the Wiltshire Core Strategy.

The proposed development has been assessed on the basis of the following amended plans and details:

House Type B Floor Plans Drawing 948-010

House Type B Elevations Drawing 948-011

House Type D Elevations Option 2 Drawing 948-015

House Type DV1 Floor Plans Drawing 948-017

House Type DV1+ Floor Plans Drawing 948-018

House Type DV1 Elevations Option 1 Drawing 948-019

House Type DV1 Elevations Option 2 Drawing 948-020

House Type DV1 Elevation Option 3 Drawing 948-021

House Type DV1+ Elevations Option 1 Drawing 948-022

House Type F Elevations Option 1 Drawing 948-025

House Type F Elevations Option 3 Drawing 948-026

House Type F+ Elevations Option 3 Drawing 948-027

House Type M+ Elevations Option 2 Drawing 948-031

House Type P Floor Plans Drawing 948-032

House Type P+ Floor Plans Drawing 948-033

House Type P Elevations Option 1 Drawing 948-034

House Type P Elevations Option 2 Drawing 948-035

House Type P Elevations Option 3 Drawing 948-036

House Type W Floor Plans Drawing 948-038

House Type W Elevations Option 1 Drawing 948-039

House Type W Elevations Option 3 Drawing 948-040

House Type A2 Semi Elevations Option 2 Drawing 948-062

House Type A3 Semi Floor Plans Drawing 948-065

House Type A3 Semi Elevations Plans Drawing 948-066

House Type A3 Semi Elevations Option 2 Drawing 948-067

House Type A1M & Bungalow Elevations Option 2 Drawing 948-071

Single Garage Floor & Elevation Plans Drawing 948-080

Double Garage Floor & Elevation Plans Drawing 948-081

Substation Floor and elevation plans Drawing 948-082

Preliminary Ecological Appraisal (2437_1.1, March 2025)

Breeding Skylark Survey (2437_1.0, March 2025)

Transport Statement (P23-1468 TR01, April 2025)

Full Travel Plan (P23-1468 TR02, April 2025)

Site Waste Management Plan

Statement of Community Involvement (April 2025)

Received 10 April 2025

Application Form

Planning Statement (857/A3/AK_V1, April 2025)

Design and Access Statement (April 2025)

Desk Based Archaeology and Built Heritage Assessment (P24-2576_ROO1v1_HT, 31/03/2025)

Received 17 April 2025

Phase 1 Geo-environmental Desk Study (ref: 24031, 30/05/2024)

Received 22 April 2025

Site Location Plan Drawing 948-110_A

Type F Floorplans Drawing 948-023_A

Type K & KV1 Floorplans Drawing 948-041_A

Type A2 Terrace Elevations Option 2 Drawing 948-075

Type A2 Semi Elevations Option 1 Drawing 948-061_A

Type A2 Terrace Elevations Option 1 Drawing 948-064_A

Type A3 Terrace Elevations Option 2 Drawing 948-069_A

Type Ashley Floorplans Drawing 948-043

Type A3 Terrace Elevations Drawing 948-073

Quadruple Garage Drawing 948-083

Type D Elevations Drawing 948-014_A

Type D Floorplans Drawing 948-012_A

Type Ashley Elevations Drawing 948-044

Type F+ Floorplans Drawing 948-024_A

Type M+ Floorplans Drawing 948-029_A

Type K & KV1 Elevations Drawing 948-042_A

Air Source Heat Pump Manufacturer Details

Arboricultural Report (November 2025)

Archaeological Evaluation (Ref: CR2044_1, December 2025)

Certificate B Notification

Landscape and Visual Appraisal Addendum (November 2025)

Sustainability and Energy Statement (20/11/2025)

Transport Technical Note (P23-1468_TN, December 2025)

Received 9 December 2025

Type P+ Elevations Drawing 948-037_B

Received 12 December 2025

Type A2 Semi Floor Plans Drawing 948-060_B

Type A2 Terrace Floor Plans Drawing 948-063_B

Type A3 Terrace Floor Plans Drawing 948-068_B

Type A1M & Bungalow Floor Plans Drawing 948-070_A

Type A3 Terrace Floor Plans Drawing 948-072_A

Type A2 Terrace Floor Plans Drawing 948-074_A

Received 6 January 2026

Detailed Soft Landscape Proposals – Sheet 2 of 4 Drawing 24_342_102E

Detailed Soft Landscape Proposals – Sheet 4 of 4 Drawing 24_342_104

Proposed Access Strategy Drawing P23-1468_Figure 3.1_A

Site Layout B&W Drawing 948-100_E

Site Layout Coloured Drawing 948-101_D

Site Layout House Legend Drawing 948-102_C

Site Layout Building Wall Materials Drawing 948-104_C

Site Layout Roof Materials Drawing 948-105_C

Site Layout Tenure Drawing 948-106_C

Site Layout Ownership 948-107_C

Site Layout Services 948-108_D

Site Layout Bicycle Provision 948-109_B

Adoptable Highway Plan Drawing 617-P-400_C

Vehicle Tracker – Fire Tender Drawing 617-P-405-01_C

Vehicle Tracker – Refuse Vehicles Drawing 617-P-405-02_C

Vehicle Tracker – Tanker Drawing 617-P-405-03_B

Drainage Strategy Drawing 617-P-050_C

Passing Places Drawing P23-1468_SK05

Biodiversity Net Gain Design Stage Report (April 2026)

The Statutory Metric (Appendix 1)

Statutory Biodiversity Metric Condition Assessments (Appendix 2)

Baseline Habitat Plan (Appendix 3)

Flood Risk Assessment and Drainage Strategy (Ref 617 Rev C)

Received 13 April 2026

Site Layout Boundary & Hard Surfaces Drawing 948_103_E

Received 27 April 2026

Site Layout (POS Overlay) Drawing 948_100_E

Agricultural Land Classification and Soil Resources (June 2025)

Received 30 June 2026

Detailed Soft Landscape Proposals – Sheet 1 of 4 Drawing 24_342_101F

Detailed Soft Landscape Proposals – Sheet 3 of 4 Drawing 24_342_103A

Received 16 July 2026

Níc Thomas - Director of Planning, Economy and Climate

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, they may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - [Appeal a planning decision: Overview - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/appeal-a-planning-decision-overview)).