

Officer addendum post NAPC on 12 August and publication of an updated National Planning Policy Framework on 17 August 2026.

Date of Meeting	12 August 2026
Application Number	PL/2025/03672
Site Address	Land East of Biddestone Lane, Yatton Keynell
Proposal	Full Planning Application For Residential Development To Provide 55 Dwellings, Public Open Space, Access, Drainage, Landscaping, Associated Infrastructure And Ancillary Works
Applicant	Cotswold Homes Ltd
Town/Parish Council	Yatton Keynell Parish Council
Electoral Division	By Brook
Type of application	Full planning permission
Case Officer	James Taylor
Reason for the Application being reported to Planning Committee	Call-in by Cllr Jon Atkey, ward member for By Brook • Unallocated site outside of the settlement boundary – damaging precedent • Highway impact, including width of Biddestone Lane, conflicting movements and pressure next to village hall car park facility. Increased vehicles would materially worsen safety. • Drainage and local flooding would be exacerbated; increased downstream risk • Isolated development detrimental to the scale, character and setting of the village.

Policy Check

Following the Committee resolution on 12 August 2026, a revised National Planning Policy Framework was published on 17 August 2026 ‘the 2026 Framework’. The 2026 Framework is a material consideration in decision-making and has therefore been reviewed to establish whether the change in national policy would affect the Committee resolution.

This does not alter Section 38(6) of the Planning and Compulsory Purchase Act 2004, which sets out that planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

The 2026 Framework has been given careful consideration against the planning merits of this case and the assessment carried out by the Committee. The key policies within the 2026 Framework are as follows:

- DM1: Preparing development proposals
- DM2: Information requirements
- DM3: Determining development proposals
- DM4: Emerging development plan proposals
- DM6: Use of planning conditions and obligations
- DM7: Relationship with other regulatory regimes
- S3: Presumption in favour of sustainable development
- S5: Principle of development outside settlements
- CC2: Mitigation of climate change
- CC3: Adaptation to climate change
- HO7: Meeting the need for homes
- HO8: Providing affordable homes
- HO13: Build out of residential and strategic sites
- L2: Making effective use of land
- L3: Achieving appropriate densities
- DP3: Key principles for well-designed places
- DP4: The design process
- TR3: Locating development in sustainable locations
- TR4: Street design, access and parking
- TR6: Assessing transport impacts
- TR8: Public rights of way
- HC3: Community facilities and public service infrastructure serving new development
- P3: Living conditions and pollution
- F4: Assessing flood risk for decision-making
- F5: The sequential test
- F7: Ensuring development is safe from flooding
- F8: Sustainable drainage systems and watercourses
- N2: Improving the natural environment
- N3: Trees in new development
- N4: Protected landscapes
- HE4: Securing the conservation of heritage assets
- HE5: Assessing effects on heritage assets
- HE6: Proposals affecting designated heritage assets
- HE9: Conservation Areas

Officers have undertaken a policy 'health check' of the resolution and consider that the substantive planning issues identified by the Committee remain unchanged. Officers consider that publication of the 2026 Framework does not alter the planning balance or the conclusions previously reached by Members. In reaching this conclusion officers have considered the following:

The new Presumption in favour of Sustainable Development set out at S3 and as relevant here in S5 too sets out that only certain forms of development should be approved outside settlements. This includes development which would address an evidenced unmet need including for housing where the local planning authority cannot demonstrate a five year supply of deliverable housing sites and where the development would be physically well-related to an existing settlement. In this case members made a planning balance judgement and were clear in the view that the proposal would not be physically well-related to Yatton Keynell and be reliant on private vehicles for most trips.

Furthermore, detailed regard has been had to TR3 of the NPPF which states that *“the location (of development) should limit the need to travel, particularly by private car, and offer a genuine choice of transport modes for residents and users, unless the nature of the development would make this impractical”*. This clearly aligns with the significant concerns of the committee members in regard to the reliance on private vehicles and the lack of alternative modes of transport to access the full range of services and facilities required by a development of 55 homes. Additionally, regard has been had to the Connectivity Tool which sets out an overall ‘Connectivity Score’ for the site of around 25 and a ‘Local Authority Band’ of C. This sets out an indication of accessibility for the site when not driving.

Accordingly, officers are satisfied that the Committee's resolution remains robust. It is therefore recommended that the decision be issued in accordance with the Committee's resolution.

Resolved:

That Planning Permission be refused on the following grounds:

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.

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Authorised by: Gary Collins, Head of Development Management

Date: 18th August 2026