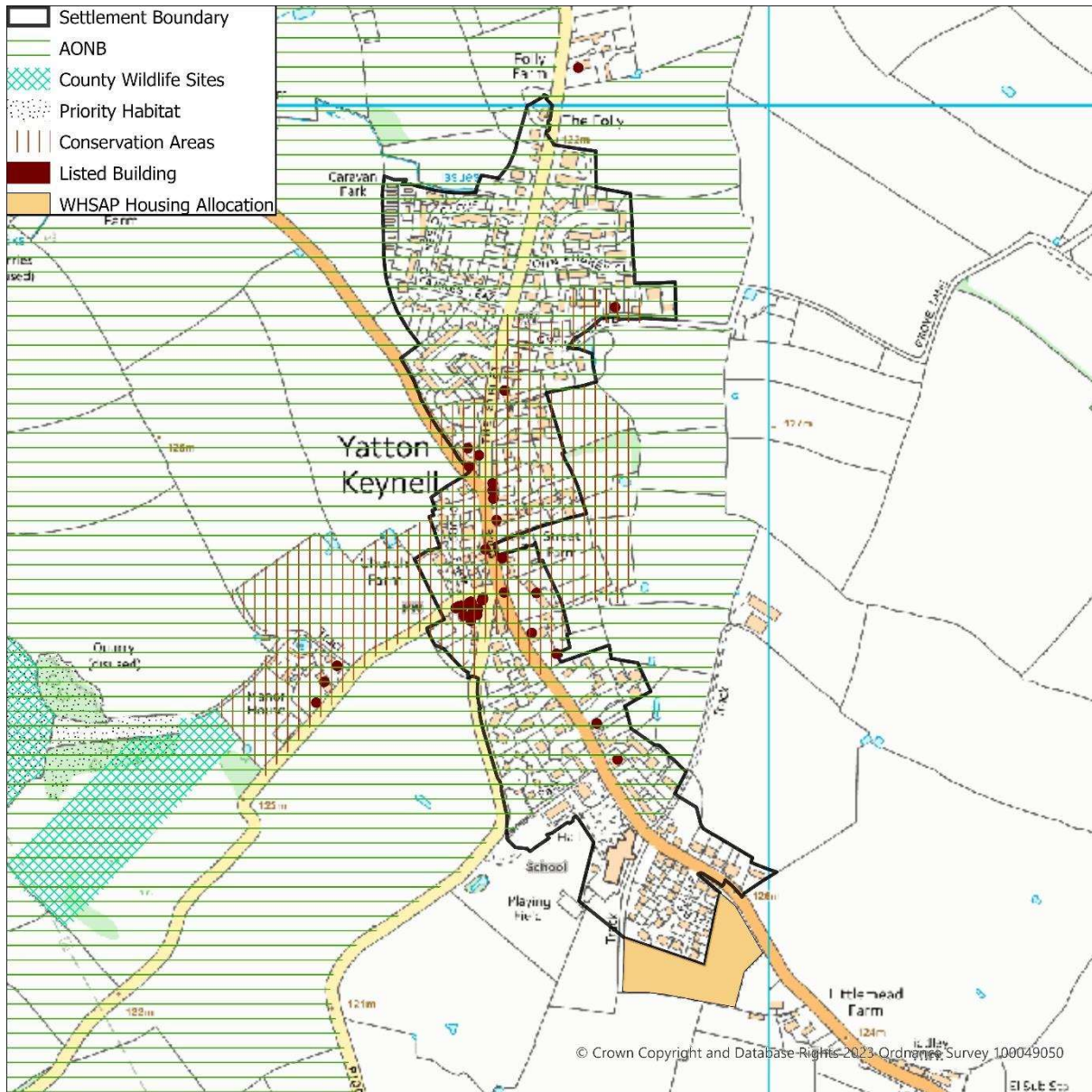


Yatton Keynell

		Housing growth 2020-2038	
Settlement	Settlement type	Total	Residual
Yatton Keynell	Large Village	39	2



Stage 2: Assessment of constraints and issues

A range of environmental constraints serve to limit the developability of land at and adjoining Yatton Keynell. Yatton Keynell is located mainly within the Cotswolds Area of Outstanding Beauty (AONB), which will be a major consideration in determining suitable design and layout of future developments to minimise potential impacts on the designation. However, the southeast part of the settlement is outside of the AONB.

Various County Wildlife Sites (calcareous grassland and broadleaved woodland) are located to the west of the settlement. County Wildlife Sites can be vulnerable to recreational pressure if located on public rights of way.

A number of listed buildings are situated in the village, and a conservation area extends across the central area of the village. The conservation area, while not a constraint to development in principle, would require careful design consideration with respect to setting.

Yatton Keynell is fully situated within Source Protection Zone 2, which would require consultation with the Environment Agency through the site selection process.

Land around Yatton Keynell is classified as Grade 3 Agricultural Land. The loss of Best and Most Versatile (BMV) Agricultural Land should be avoided or minimised through any subsequent site selection process.

The Wiltshire Strategic Flood Risk Assessment (2019) indicates lower levels of groundwater flood risk at Yatton Keynell. Site selection and allocation of sites for development at the settlement may be required to carry out detailed assessment at a local scale, addressing the sequential test and exceptions tests, where appropriate.

Overall, while some parts of the settlement are constrained there are some less constrained areas within and around Crudwell that are likely to be capable of accommodating the scale of future development set by the Local Plan, which in this case are expected to be met through existing plan allocations. No adjustment has been made to the requirement for Yatton Keynell because of environmental constraints.

Yatton Keynell benefits from a limited range of everyday essential services and facilities which support the resident population of the settlement. This includes the Yatton Keynell General Store and Post Office and a public house (The Bell Inn). Additional housing development at Yatton Keynell has the potential to support the ongoing vitality and viability of the services and facilities at the settlements.

Stage 3a: Consideration of education capacity

Due to the small number of residual homes remaining to be planned for, the impacts on local education capacity are likely to be negligible. No adjustments to the settlement's indicative requirement have been applied because of education constraints.

Stage 3b: Consideration of healthcare capacity

There is understood to be pressure on capacity within NHS healthcare services within this Primary Care Network area which would require financial contributions to ensure capacity for new patients. No adjustments to the settlement's indicative requirement have been applied because of NHS healthcare constraints.

Stage 4: Assessment of past and projected rates of delivery

Yatton Keynell has seen a low level of growth in the past 15 years. Overall, 18 net new dwellings were delivered between the years 2007-2022, equating to approximately 1.2 dwellings per annum. Within the last 5 years (2017-2022) this fell to 0.8 dwellings per annum delivered.

As of 31 March 2022, the settlement did not have a made neighbourhood plan which allocates sites for housing development.

Yatton Keynell is the subject of an existing allocation for housing, allocated through the Wiltshire Housing Allocations Plan. As of 31 March 2022, this had not been delivered and is therefore accounted for as a commitment.

Deducting completions (2020-2022) from the Local Plan requirement figure would see an annualised rate of delivery over the remainder of the plan period (2022-2038)

of approximately 2.2 dwellings. This represents a slight increase on past rates of delivery, reflecting the allocation made through the Wiltshire Housing Sites Allocations Plan.

Conclusion

Overall, while there are some environmental constraints at Yatton Keynell, there are some less constrained areas within and around the settlement which may be capable of accommodating further development over the Local Plan period to 2038. The planned level of growth can be accommodated from an education perspective and growth at the village could help to support other local services and businesses. Yatton Keynell is the subject of a housing allocation through the Wiltshire Housing Site Allocations Plan which means that, together with planning permissions already granted, the requirements for the village over the Local Plan period have already largely been met.

The Local Plan therefore proposes to set a requirement of 39 homes, with a residual figure of 2 to be planned for over the remainder of the plan period to 2038.

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