

Eastleigh Court: Community Feedback

SurveyMonkey

Q12 Are there any ways you'd like to see the site engage more with the local community in future?

Answered: 16 Skipped: 9

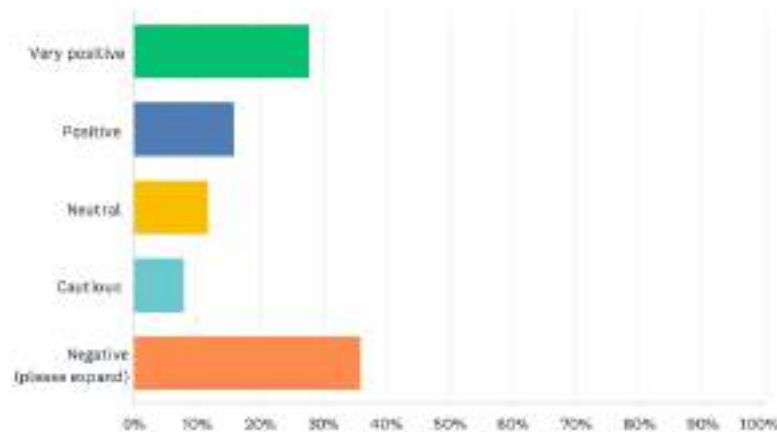
#	RESPONSES	DATE
1	yes I would like them to liaise more with residents who are on the boundary of Eastleigh stables ,who will face the most impact from the development.	11/18/2025 6:52 PM
2	How does the site 'engage with the community' . This is meaningless, I would welcome an announcement that the schemes proposed would be abandoned as they will have an entirely negative impact on the village and are unsupportable. The community does not support this as the village survey has already pointed out.	11/17/2025 9:06 PM
3	I would like them to accept that this whole project is inappropriate for such a tiny village.	11/17/2025 8:39 PM
4	Yes supportive of local events	11/17/2025 6:53 PM
5	Support of local events	11/17/2025 6:53 PM
6	Continued care and attention to village wants and needs	11/17/2025 12:02 PM
7	Please listen and continue to my genuine and very real concerns about what you are doing.	11/17/2025 12:01 PM
8	Possibly hold village events .	11/17/2025 7:13 AM
9	It would be really good to see around once the site is up together and perhaps nearing completion. Perhaps we could hold a village event or fundraiser at Eastleigh court if appropriate.	11/13/2025 3:12 PM
10	Not at this stage	11/12/2025 8:54 PM
11	To attend some of our village events and be seen as part of the village even if you aren't living here. Being seen as 'neighbours' even if part time.	11/12/2025 8:39 PM
12	Sorry- I really do not think it will. Some employment - yes.	11/12/2025 5:05 PM
13	Community events	11/8/2025 9:35 AM
14	Keep a dialogue open through contact with Village Officers and through Village Meetings. Additionally have an open-door policy for meeting people with concerns and issues.	11/8/2025 9:04 AM
15	No	11/7/2025 3:29 PM
16	Perhaps if there was an opportunity for an occasional local event eg. local food producers fair, literary evening - meet authors in collaboration with independent bookshops (in Frome), craft guilds (see eg Gloucestershire Guild of craftsmen at Rodmarton Manor) etc just ideas beyond existing village events that already happen in the village hall.	11/6/2025 9:54 AM

Eastleigh Court: Community Feedback

SurveyMonkey

Q13 Overall, how would you describe your attitude towards the current Eastleigh Court proposals?

Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES	
Very positive	28.00%	7
Positive	16.00%	4
Neutral	12.00%	3
Cautious	8.00%	2
Negative (please expand)	36.00%	9
TOTAL		25

#	NEGATIVE (PLEASE EXPAND)	DATE
1	This proposal which is a watered down proposal of the original and does not address concerns of noise and traffic, it may reduce the noise and traffic by having fewer events but the noise and traffic created by any event is a significant change and disturbance to what currently exists in a small and peaceful village. The proposal to have events in a marquee is surely not serious ? Everybody knows that a social event such as a wedding is a noisy affair and that the sides of a marquee barely reduce the noise of socialising, partying and music.	11/17/2025 9:06 PM
2	See answer at number 10	11/17/2025 8:39 PM
3	External noise impact.	11/17/2025 6:53 PM
4	Outdoor noise from marquee and partying guests moving around on site	11/17/2025 6:53 PM
5	I am happy with Eastleigh Court functioning like Eastleigh stables as contained private accommodation. I am unhappy with Eastleigh Court functioning as an events venue which requires a marquee and soundproofed music/ dance venue	11/17/2025 12:02 PM
6	Even at the reduced scale and intensity the whole use of a marquee and associated traffic and noise will impact me. Traffic after working hours (when there is currently none) is totally unacceptable.	11/17/2025 12:01 PM
7	Whatever the claims the proposals will increase significantly the traffic flow through the village. In reality that would only be minimised if both Eastleigh Court and the Stables remained as private dwellings, even with the Court developed into apartments aka Heytesbury House.	11/13/2025 9:38 AM
8	Not negative though. Traffic still a mighty big concern - sorry!	11/12/2025 5:05 PM
9	Having 120 guests in a marquee even with limits on amplified music is still a considerable noise disturbance. Guests walking from marquee to music to accommodation will be noisy	11/12/2025 11:53 AM

Q14 Finally, do you have any other comments or suggestions you'd like to share?

Answered: 15 Skipped: 10

#	RESPONSES	DATE
1	Eastleigh Court have worked well with village over all plans	11/20/2025 2:04 AM
2	As I have already said, the proposed schemes are highly unsuitable and inappropriate for the village of Bishopstrow and confer no benefits. My suggestion: Dispense with this unacceptable scheme which is not supported in Bishopstrow and allow Eastleigh Court to remain a private residence or residences. It may well be that would not be commercially successful but why should the village support your commercial speculation that is entirely for your benefit and offers nothing to benefit the village.	11/17/2025 9:06 PM
3	See answers at number 10 and 12	11/17/2025 8:39 PM
4	Good luck!	11/17/2025 1:29 PM
5	I am unhappy with the 20 proposed events a year. I am concerned about stealth development and mission creep. I was very unhappy to hear that you plan to increase events overtime. I do not want to live my life with hyper vigilance always worrying about your additional plans which will bring increased noise, traffic and general disturbance which will negatively impact my life in Bishopstrow.	11/17/2025 12:02 PM
6	For the detailed and carefully reasoning given to you in the original village survey conducted and the meetings please can you not proceed with the events business based on events being outside. Please use the house itself for your business. I found the survey very biased towards the positive. Asking if I like bio diversity is very self serving; of course I do, but I am not prepared to surrender my amenity for your business on the basis that your guests will have lovely gardens to look at.	11/17/2025 12:01 PM
7	Sam and Anna have listened and adjusted their previous plans which is very commendable , although still worry about the future of Eastleigh court ,	11/17/2025 7:13 AM
8	Well done both for addressing this.	11/13/2025 3:12 PM
9	Thank you for listening and for your continued engagement.	11/12/2025 8:54 PM
10	I am grateful for the engagement so far and pleased that both properties are being cared for by owners who involve the village and not two different businesses who don't. But please remember we are a small village and you have an opportunity to be part of a very special community as well as run a successful business. Please be a visible neighbour as well.	11/12/2025 8:39 PM
11	Thank you for taking in village feedback	11/12/2025 7:23 PM
12	I like to think you have been very honest and open with us - I am always sceptical when people say that they are in it for the long term though as you just never know what will happen in life. Regards.	11/12/2025 5:05 PM
13	Make the pavilion dining area big enough for all the guests that can be accommodated on site.	11/12/2025 11:53 AM
14	No	11/7/2025 3:29 PM
15	Thank you for your genuine community engagement and understanding of concerns that some had/have.	11/6/2025 9:54 AM

Appendix AC

The marquee would be used only for dining between 12pm–8pm, positioned as far as possible from neighbouring homes. No amplified music would be allowed in the marquee. Any amplified music for events would be confined to the purpose-built Pavilion, which is acoustically designed with a double airlock system to contain sound. A professional acoustic consultant is advising on design and operations, and Wiltshire's strict regulations have been adhered to throughout.

Guest circulation, lighting, and scheduling have been designed to minimise outdoor movement at night. Signage and management measures will encourage quiet departures.

2. Traffic and Parking

Concern: Increased traffic, evening disturbance, and parking overflow.

Response: We understand that current quiet conditions make any increase feel significant, and we are working to mitigate impacts as far as possible.

A one-way system is required for visibility splay reasons: vehicles will enter from the north and exit via the south. Signage and event stewards can direct departing traffic to ease congestion in the village. We are also exploring shuttle buses to and from Bishopstrow Hotel or the train station to reduce car numbers.

All parking will be on site, with spaces moved away from neighbouring gardens compared to the previous scheme.

Traffic and parking plans have been developed with important input from Wiltshire Council planners.

3. Use of a Marquee

Concern: Noise containment, visual impact, and vehicle movements for installation.

Response: The marquee would be used only for daytime dining (12pm–8pm), not for music or dancing. It is modest in scale, positioned discreetly, and located as far as possible from neighbours. Acoustic advice indicates that, in this use and location, it would meet background noise limits.

The introduction of a marquee into the proposals has been in response to previous feedback that a purpose-built events venue would not be appropriate for the village.

To reduce vehicle movements, we are exploring on-site storage of marquee equipment or requesting smaller delivery vehicles and limit servicing to daytime hours, avoiding sensitive times such as school runs.

January 2026 Update

Eastleigh Court - January 2026 Update

Following the village consultation sessions on 3rd November, Bishopstrow residents were invited to complete an anonymous survey (online or on paper) prepared by the Kindred Living Project team. The aim was to gather feedback on the revised proposals.

We recognise that views across the community vary widely, from supportive to opposed, and we value all perspectives. The survey is just one way of understanding questions and concerns at this stage. It does not represent a single "village view," nor does it imply any position from those who chose not to respond. The survey is just one piece of a much wider conversation, from before the first consultation event in April 2025 and going forward.

Below is a summary of the feedback received, followed by responses to key concerns raised.

Summary of Feedback

Most respondents were aware of the revised proposals for Eastleigh Court and felt they understood the changes. There is broad support for the changes made, alongside recognition of the importance of keeping the estate in viable use to secure its long-term preservation. Residents also noted potential benefits such as restoration of the house, improved landscaping and biodiversity, and local employment. Many felt that we have engaged well with residents and appreciated the adjustments made since earlier proposals.

However, community feeling remains mixed. Some respondents continue to have concerns about potential impacts on village life. Noise and traffic remain prominent worries, along with fears that permissions granted now could expand in future. The proposed marquee has also raised concerns. Many respondents expressed a desire for continued dialogue, particularly those living closest to the site, and some suggested future community events or opportunities to visit once works progress.

Overall, feedback reflects appreciation for the revised direction alongside ongoing concerns the project continues to work to balance.

Responding to Headline Concerns

1. Noise Impact

Concern: Noise from a marquee, guest movement, and late-night activity; doubts about outdoor noise control.

Response: Noise has been a concern throughout consultation. The revised scheme removes the former 200-person events venue and reduces event scale and frequency by 90%. Events would be limited to a maximum of 20 per year, up to 120 guests, under strict controls.

4. Fear of "Mission Creep"

Concern: Events increasing in scale or frequency over time.

Response: Any granted planning permission includes legally binding conditions limiting event numbers and guest capacity. Any future changes would require new planning applications and public consultations. The revised model reflects a genuine long-term shift toward a quieter, accommodation-led use, with the absolute minimum number of events needed to ensure we can manage a viable business in the long term. The business model is designed around stability, predictability, longevity, and respect for the village setting.

We have no intention of pursuing incremental expansions. Having bought the properties in July 2024, this engagement process has been extensive and, indeed, extended in the hope of having a full conversation and find the future of Eastleigh Court and Stables that respects and manages concerns, complements Bishopstrow and is economically sustainable.

5. Light Spill & Visual Impact

Concern: Evening lighting and visibility of structures.

Response: Lighting will be low-level, downward-facing, warm in tone, and limited to essential safety routes. There will be no floodlighting or uplighting. Timers will prevent unnecessary illumination. The marquee will be unlit by 9pm. New structures are positioned to reduce visual impact, with planting to soften views and retain the rural character.

6. Principle of Commercial Use

Concern: Any commercial activity affecting village tranquillity.

Response: We understand that some residents feel any commercial use is incompatible with Bishopstrow's character. The revised scheme seeks to balance the estate's long-term viability with protecting village tranquillity.

Eastleigh Court requires substantial investment to restore and maintain this historic building. Previous marketing did not result in buyers wishing to keep it as a private home or offices. We have significantly reduced the scale of our original ambitions to minimise disruption while creating a sustainable future for the property. We remain committed to ongoing communication and responsiveness as the project evolves.

Other Matters

Community Events

A common comment on the November 2025 survey was the suggestion of hosting community events. We are keen to do this and, while the hosting of many such events is not wholly dependent on planning regulations, we want any ideas to work in line with the wider site development. When we first suggested this in April 2025, we had a couple of thoughts... but the survey suggestions have shown us we had only scratched the surface! If you have any specific ideas, or would like to be involved in whatever version develops, please do let us know via the email address below. While these may not be immediate, this is something we would definitely like to see take shape and happen in the longer term.

Tree Surgery

November saw the removal of some dead/dangerous trees, with wood salvaged where possible to be used on site and the rest donated to a neighbour. If anyone would like some wood for drying in the future, please do let us know.

Crime

January saw the second site break-in in 12 months, which was reported to the police. Security systems notified us, but it is a concern that the site is accessible and potentially attracting unwanted attention. If you happen to see any suspicious activity, please do let us know, thank you!

Conclusion

Thank you to everyone who has engaged throughout this process, including the latest survey. Your feedback has shaped the revised proposals, and we are grateful for your time and patience. We understand that some concerns remain and that trust takes time to build. While we have addressed some issues above, we know reassurance will come through experience as well as words.

We were also encouraged by the positive comments and ideas for future community events and open days, and we hope Eastleigh Court can contribute positively to the local area over time. We are grateful for the positivity and encouragement shown, but think it is important to continue to address concerns where we can.

Please continue to share your thoughts with us. We are committed to being considerate neighbours and to ensuring this project supports, rather than detracts from, what makes Bishopstrow special.

Sam & Anna

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Appendix AD

1 Feb 2026 January Update Email

