

Statement of Community Involvement



**To accompany the planning application regarding
Eastleigh Court and the former Eastleigh Court Stables,
Bishopstrow**

Kindred Living Project

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1 Executive Summary

1.1 This Statement of Community Involvement (SoCI) accompanies the planning application for the change of use, renovation and alterations of Eastleigh Court, a Grade II listed building and change of use of the former Eastleigh Court Stables in Bishopstrow, Wiltshire. It documents **a sustained, transparent and iterative programme of engagement and involvement** undertaken by the applicant, Kindred Living Project (KLP), from October 2024 to February 2026.

1.2 The purpose of the involvement was to inform the local community of emerging proposals, actively seek feedback, and meaningfully involve them in shaping the design, scale and operation of the scheme in response to local views, while securing a viable long-term use for an historic asset that has been vacant and under-utilised.

1.3 Engagement ran through multiple channels, including Parish Council meetings, two formal public consultation events, a community open day, individual meetings with residents and businesses, and an anonymised whole-community survey. Activities were supported by ongoing informal dialogue via established local communication routes.

1.4 Feedback received throughout the process consistently identified opportunities for further work and scrutiny, including traffic and access provisions, event scale and frequency, noise, lighting, parking, and the relationship between the site and the wider village. These themes directly informed the evolution of the proposals.

1.5 As a result of community involvement and further technical input, the initial proposals were significantly revised. Revisions included a substantial reduction in event capacity and frequency, a decrease in built footprint, increased separation from neighbouring dwellings, revised access and parking arrangements, enhanced acoustic and lighting strategies, and a clearer operational management framework as set out in the Operational Management Statement. While significantly narrowing commercial opportunity, these revisions materially reduce potential negative impacts on community amenity while retaining a viable use for the site.

1.6 The applicant extended the pre-application period by approximately six months for further engagement and design development, with multiple public consultation events.

1.7 A whole-community survey undertaken in November 2025 indicated a high level of understanding of the proposals and reflected a range of broadly positive or cautiously supportive local responses, alongside some negative and ongoing concerns relating to wider village issues not directly related to the application.

1.8 While concerns remained, 69% of respondents viewed the revised proposals neutrally, cautiously, positively or very positively.

1.9 Overall, the engagement process demonstrates that **community involvement has played a meaningful role in shaping the application**. The submitted proposals represent a balanced, proportionate and lower-intensity scheme that responds directly to stakeholder feedback while securing the long-term restoration and use of Eastleigh Court.

2 Introduction

2.1 This Statement of Community Involvement (SoCI) has been prepared by Kindred Living Project (KLP, or 'the applicant') to support its planning application to renovate and develop the site of Eastleigh Court and surrounding land in Bishopstrow, Wiltshire. This document sets out the approach to, and outcomes of, pre-application consultation(s) and the evolution of the proposals to date.

2.2 The aims of KLP's proposals, and the foundations of the SoCI, are to preserve the historic building in an economically viable way, built on a complementary relationship with the surrounding community, returning the site to use and making positive environmental interventions to increase biodiversity.

2.3 KLP's business plan targets the high-end, luxury short stay accommodation market to best utilise the assets of the property and to avoid high-volume, always-on activity that would be required for alternative models.

2.4 KLP's proposals seek to balance the significant renovation costs, the expected upkeep, the competitive market demands, the opportunity to make a positive social impact and the needs of the local social, commercial, residential and ecological area.

2.5 The SoCI supports the applicant's planning application to Wiltshire Council ("the council") for the:

- Removal and replacement of an existing extension.
- Renovation and alterations to the grade 2 listed house.
- Construction of a swimming pool.
- Construction of a poolhouse pavilion.
- Landscaping and biodiversity enhancements.
- Associated traffic management and parking spaces
- Change of planning use of Eastleigh Court from office use and its former stables from residential use to a sui generis short-stay accommodation use.
- Addition of a new electrical substation to the grounds.

2.6 The site of Eastleigh Court (together with the former Eastleigh Court Stables) is enclosed by surrounding arable farmland to the south and west, bordered by Bishopstrow Road to the east and the village of Bishopstrow to the north.

2.7 The civil parish of Bishopstrow is a largely residential area, served by convenient road access to nearby Warminster and sitting on bus routes 56 and 57.

2.8 Based on the 2021 UK Census, the population of the civil parish of Bishopstrow was 145, with 61 households. This indicates a growing population with an increase from the 2011 Census, which recorded a population of 122.

2.9 Of the four commercial sites in Bishopstrow that have been in use in recent years, Eastleigh Court is one of two that currently sit vacant and underused.

2.10 The recently vacated site of Bishopstrow College is in close proximity to the site, whereas the active Bishopstrow Hotel and Spa sits further afield off the B3414 Boreham Road.

2.11 Ordnance Survey map showing the site.



3 Consultation Engagement

This section sets out the timetable of a long period of sustained information-gathering and outreach, the methods of relationship building and the proactive methods of engaging with key stakeholders in varied and repeated ways.

Methodology

3.1 KLP's approach to pre-application community engagement and the consultation process has been informed by established policy guidance at both national and local level. Proactive communication has been sought between applicants, local planning authorities and the local community, with the aim of producing a planning application that can deliver tangible and varied benefits for all stakeholders on a viable economic basis.

3.2 Key stakeholders were established as local residents (including immediate neighbours), democratic representatives, commercial entities, local authorities and, in one instance, a previous resident of the site with an emotional connection to its past and future use. See Appendix A for further detail.

3.3 Notably, the key stakeholders in the immediate local area were identified as:

- Residents
- The Bishopstrow Hotel and Spa
- Owner and operator of Eastleigh Farm

These stakeholders were invited to all community-wide events listed in this document, made aware of contact routes and availability, and received pre and/or post-meeting updates. They also were all recipients of the November 2025 feedback survey.

Distribution and notification

3.4 To avoid reliance on a single channel and to ensure households without digital access could participate, engagement used the following distribution routes:

- Direct notifications, with a follow-up reminders.
- Parish communications: consultation invitations and reminders circulated via the Parish Council distribution list. See examples at Appendices E, H, J, N.
- Residents' group communications: consultation invitations and reminders circulated via the Bishopstrow residents' WhatsApp group (49 members at the time of first issue, growing to 51 over the consultation period).
- Paper and non-digital access: paper copies of the survey were available.

This approach was designed to provide multiple routes for participation and to evidence that those most likely to experience effects had a clear and fair opportunity to comment.

3.5 While many local residents border the former Eastleigh Stables property, Eastleigh Court only shares boundaries with Eastleigh Farm and Bishopstrow Road. All stakeholders were engaged equally, with the acknowledgement of the local significance to the wider area.

3.6 KLP engaged with the following principle objectives:

- Raise awareness of the proposals and process among key stakeholders
- Build open and ongoing dialogue, seeking input, queries and comments to form active community involvement as well as providing relevant updates as appropriate
- Identify and address specific or general questions and concerns, making the involvement of the community an active and impactful part of the process
- Be proactive in considering and adopting stakeholder input
- Establish the foundations of a complementary, long-term, community-based relationship

3.7 Initial local engagement established the most effective and widely-adopted channels of community communication as:

- a local residents Whatsapp electronic messaging group (49 members)
- an email mailing list used and maintained by local Parish Council representatives (77 members)
- Parish Council meetings held at Bishopstrow Village Hall

Each of these were joined and utilised throughout the process. Only one household was identified as not being represented through these channels, and a relationship with this stakeholder was built separately but consistently.

Engagement Stages and Milestones

3.8 To achieve the objectives and engage with those stakeholders, KLP devised a structured but adaptable programme of engagement

1. Early engagement and information gathering
2. First consultation event and feedback collection
3. Community open day and further input gathering
4. Second consultation event and feedback collection

3.9 Across each stage, over-arching and continuous efforts were made to build relationships and open dialogue, in person and over email.

3.10 The table below sets out the timeline of engagement, including key events of a more formal or community-wide nature:

Overview	Key Dates	Narrative Comment
October 2024 - March 2025	25 October 2024 Community Parish Council Meeting, including initial introductions and broad outline of project ambitions. 16 December 2024 Bishopstrow Hotel and Spa Christmas Event 3 March 2025 Meeting with Bishopstrow Parish Council and Village Hall representatives	Information gathering and community introductions
April 2025	11 April 2025 Announcement of Consultation Event at Community Parish Council Meeting 22 April 2025 Reminder of Consultation Event 28 April 2025 First Consultation Event	
May 2025		Individual resident meetings and dialogue
June 2025	13 June 2025 Community open day	Gathering further community input
July 2025	7 July 2025 Meeting with Bishopstrow Parish Council elected officials 28 July 2025 Meeting with Bishopstrow Parish Council elected officials and Cllr C. Newbury	Gathering further community input
August 2025	Original target for Planning Application submission.	Gathering further community input
September 2025		Gathering further community input

Overview	Key Dates	Narrative Comment
October 2025	10 October 2025 Notice of Second Consultation Event 31 October 2025 Community Parish Council Meeting	Gathering further community input
November 2025	3 November 2025 Second Consultation Event 6 November 2025 Full response to recent village survey, documents related to the second consultation event and feedback survey distributed 19 November 2025 Feedback survey closed	
January 2026		Survey response and update sent to Parish Council leaders
February 2026	1 February 2026 Survey response and update shared with local community	Further meetings with Bishopstrow residents

3.11 From October 2024 to July 2025, the project team undertook sustained information-gathering and outreach, beginning with the local Parish Council Meeting on 25 October 2024 and including the first consultation event on 28 April 2025, resident meetings and tours through May, and further discussions via the June open day events, July council meetings, and meetings with both those supportive and unsupportive of the application. This period provided a broad evidence base and ensured all stakeholders had early opportunities to understand the project and share initial feedback.

3.12 The first consultation event introduced the initial proposal to the wider community and gathered early views, immediately in the venue on comment cards, in follow up conversations and via email. Two sessions were held to allow convenient attendance.

3.13 A community open day was held on 13 June 2025 hosting attendees at both Eastleigh Court and the former Eastleigh Court Stables. This offered the opportunity to see part of the business plan in action and give a tangible demonstration of the intentions for Eastleigh Court. The tour allowed attendees to better understand the site and intentions for the project. Two sessions were held to allow convenient attendance.

3.14 Between May and October 2025, KLP also undertook face-to-face dialogue with residents, including fifteen scheduled direct meetings with residents and stakeholders from eleven separate Bishopstrow households or sites. See Appendix Q.

3.15 The second consultation was scheduled to present updated and adapted thinking to show how the proposals had evolved and how earlier feedback had been incorporated. Two sessions were held to allow convenient attendance.

3.16 Following the second consultation event, a feedback survey was distributed through all available electronic channels, including paper copies made available to residents who felt less confident in digital communication. All surveys were provided and collected anonymously. This survey was distributed to all residents and stakeholders, encouraging comment and input even without the need for explicit questions. This approach helps explain the higher response rate detailed at 4.3 than comments generated in April 2025.

3.17 Across all stages, the programme offered multiple, clearly signposted opportunities for engagement. A contact email address was advertised at in-person events and both directors of KLP remain members of the community messaging Whatsapp group, with personal phone numbers available. Regular reminders were distributed via that channel and by Parish Council representatives of available communication routes.

3.18 The engagement process consistently encouraged stakeholders to review the proposals, ask questions and offer comment. while enabling consistent engagement with local representatives and interest groups. This approach ensured a transparent process and allowed community input to meaningfully shape the developing proposals.

3.19 The original target for the submission of a planning application was in August 2025. However, in July 2025 KLP decided to postpone this until November 2025 in an attempt to seek out further community input and fully incorporate feedback received into the submission.

3.20 On 12 October 2025 the findings of a community generated survey were submitted to KLP by the Chair of Bishopstrow Parish Council. KLP used this to further inform the project development (for more, see 4. Feedback actions and development) and inform the changes ultimately presented at the second consultation event on 3 November 2025.

3.21 The consultation event presented a significantly evolved proposal developed in line with all feedback received, but a comprehensive dedicated response to the community survey was distributed on 6 November 2025, along with other related documents to the second consultation event.

3.22 With the proposals developing so much, a new survey was created and distributed on 6 November 2025 to gather feedback on the most recent consultation event and evolved plans.

3.23 This survey was closed on 19 November 2025. The results of this are covered at 4.14 onwards.

3.24 Further meetings were held with local stakeholders during February 2026.

4 Feedback received

This section details the varied feedback received across the extended process, recognising different sentiments and identifying common themes that emerged through the different engagement mechanisms. This section focusses on those themes, while comments are included more comprehensively in the relevant appendices.

Community Consultation Events

4.1 The consultation events of 28 April 2025 and 3 November 2025 represented the largest in-person engagement exercises and gave chance for information delivery, detailed discussion and questioning.

4.2 The communication routes detailed in 3.3 were all used to notify stakeholders, with further individual invites extended where appropriate (eg in the known case of a resident not regularly engaged with village communication routes).

4.3 The consultation events were attended as shown below.

	28 April 2025	3 November 2025
Afternoon session attendees	19	6
Evening session attendees	13	19
Post-event feedback received (comment cards/emails/survey)	8	27

4.4 As discussed at 3.16, the higher response rate following the 3 November 2025 event could be attributed to two factors

- Sustained engagement and relationship building over previous months.
- The differing approach of input sought and encouraged on the updated plans of 3 November 2025. Responses following 28 April 2025 were primarily questions or comments, while the 3 November 2025 feedback form was designed to capture more widespread and general views without the need for explicit queries or comments.

4.5 The 13 June 2025 also hosted 19 attendees across two sessions (14 and 5 respectively). Written feedback received can be seen at Appendices L and M.

4.6 The two consultation events of 28 April 2025 featured the questions shown in full at Appendix G. The appendix also confirms the relevant responses and action taken.

4.7 While some questions in Appendix G, such the possible introduction of a padel court, were clearly of interest to the community they could largely be characterised as operational or design-centric. Other broader themes emerged that could be summarised as queries on:

- The scale of events and business operation
Around the 200 person capacity and the prospect of events throughout the year.
- Light
Whether consideration would be made for potential light spill.

- Noise and sound
Around the noise escaping buildings and the potential for outdoor socialising when moving around in the large spaces between those separate buildings.
- Traffic
Around entry and entrance routes and the regularity of traffic.

4.8 Appendix G notes the questions raised in the designated 'Question and Answer' sections of the events, while the following comments were received in conversation in the meetings or via written feedback forms in the subsequent days.

- I. A 'big concern' expressed by an individual is any corporate booking causing a large number of arrivals around the time of school runs, which he noted (and was agreed with by others) as already a bad time to be in Bishopstrow.
- II. One attendee detailed his experience of bad traffic, rudeness from drivers, instances of confrontation and overall that things are already so bad he is considering moving away. He suggested a one way system was needed in the village not just the Eastleigh site.
- III. One attendee suggested having no willow trees on site. He noted there used to be a 40ft hedge along the eastern boundary.
- IV. One attendee felt the future hosting of weddings could be good for the local economy.
- V. One attendee suggested/requested that during the construction phase, the south entrance should be used for entry and exit. When complete, there should be some system to stop cars (e.g. taxis) using the north entrance late at night.
- VI. One attendee felt it was a mistake not having staff permanently on site. The applicants discussed the operation of the accommodation versus the event space. The applicants also noted the monitoring and proactive management of events and the expectation of hiring an house manager, among other partners.
- VII. An attendee expressed his view that it was a very interesting proposal and thought it was 'great to see the building being used' as well as it being 'good to bring employment to the area'. He also asked about the timeline.
- VIII. The applicants outlined their expectations with the planning process and estimated the very earliest construction could start would be the end of this year, but likely later. It was suggested a 2 year estimate of build time, but noted many factors may affect this.
- IX. One attendee noted that one 'can hardly get a car through' at the moment in Bishopstrow and 'we will object' if this proposal impacts that.
- X. On a discussion regarding the use of a one way system, the group agreed proactive helpful measures should be prioritised.
- XI. An attendee noted recent issues with delivery drivers asking for directions and confusing Court/Stables. She suggested using What3Words or improving signage.
- XII. An attendee noted other local problems with Google maps and road use. Eg, Watery Lane *not* a road.
- XIII. An attendee noted this meant it will be busy at weekends when we are home and that for corporate events, there would be the potential for 200 individual arrivals with lots of cars. A group conversation followed about overspill and whether 96 parking spaces is right. Mixed views from the group, with some doubts about parking capacity of Bishopstrow Road.
- XIV. An attendee noted that she believed building a new venue has "a lot of advantages", giving an anecdotal example of when it works really well and was pleased this would happen here.

4.9 The 13 June 2025 Open Day was designed to showcase the business model and inform wider conversations, with feedback not explicitly sought. However, the letter at appendix L was received, including the view that;

"I don't think I drew breath for a minute, I was enjoying myself (and learning) so much!", along with Appendix M stating;

"I came away with the feeling I had visited another world. You have created a wonderland which of course we were seeing in perfect weather. I could imagine large groups having a great gathering at the Stables and think the big house has a wonderful setting and hoping I live long enough to see the finished work!"

With such feedback suggesting the event was well received and a useful addition to the engagement process.

4.10 Several months later, and after significant evolution of the proposals originally presented in April 2025, the two consultation events of 3 November 2025 featured the following questions and responses:

Question	Response
Whether the applicants were moving to the village? (Raised at both meetings)	The applicants reiterated previous statements that they did not intend to move to the village, but wanted to be an active part of the community and local life in a different role to permanent local residents.
It was asked whether KLP planned to increase the frequency or scale of events in a future application? Concern was raised that this application could allow such an increase without consultation.	The applicants confirmed that no plans existed to pursue a subsequent increase in events. It was stated that this application was being made in line with a revised business plan, and that while the reduced ambition carried business risk, it was done with optimism it would provide the confidence and scope required to attract sufficient customers. It was also clarified that any future increase would require further community consultation, and likely be dependent on a productive and positive relationship.
How sound proofing technology compared to original plans?	Architectural aspects were explained, as well as observance of Wiltshire Council's planning requirements regarding sound. The work of a specialist acoustician engaged with the project was discussed.
There was a broad statement made about the competence and character of the applicants.	The applicants noted a number of factual inaccuracies in the basis of the enquiry, and were grateful that one local attendee spoke up to vouch for the quality of an associated business project. The attendees as a whole suggested the enquiry was not appropriate and the applicants should not engage further. However, one-on-one dialogue was pursued in the hope of reassuring concerns.
If the applicants appreciated the area, why they wanted to open a business in Bishopstrow where there was not one currently?	The applicants noted the historic commercial use of the site and their belief that a large historic building being disused and risking falling into disrepair would be a detriment to the area, and that renovation should be pursued in a way that complements the region.

Question	Response
Whether the proposed one-way system would remain?	The applicants explained the work of traffic experts engaged with the scheme, including input from Wiltshire Council planners and the rationale for the proposed one-way system. The distinction between higher volume events and day-to-day site visitors was discussed.
It was asked if the north gate could be used for all traffic?	The applicants explained the significance of visibility splays in traffic management and the work of traffic experts engaged with the scheme, including input from Wiltshire Council planners. The distinction between higher volume events and day-to-day site visitors was discussed.
A question was asked about the presence of a pond on site	The applicants noted the potential inclusion and discussed the ecological benefits.
What Bishopstrow Hotel and Spa thought of the proposals?	Without representatives of the business present, the applicants did not give full detail of their views, but informed attendees of recent discussions and a positive ongoing relationship.
One attendee asked about the need for permanent lighting.	Lighting plans on the wider site were discussed, with applicants noting the intention to landscape plans and confirming permanent lighting akin to street lights would not be used throughout the site.
One attendee stated he was unhappy site activity may now move closer to his house, located some distance to the East of the site.	There was a discussion of landscaping, Wiltshire Council planning requirements for noise and site management proposals. The applicants expressed a wish to build a long term relationship that could address issues that came up, but that the intention was to plan proactively through smart design to mitigate impact.

4.11 The following comments were received in conversation in the meetings. Further feedback was sought immediately via the community survey.

- I. During the meeting three separate attendees publicly thanked the applicants for listening to feedback and engaging with the community. Five others expressed the sentiment following the meeting.
- II. The applicants reiterated to attendees that the process was ongoing and further comments could be made through the usual routes, including the available email address.
- III. One attendee praised the evolution of proposal for the extension section of Eastleigh Court, noting they saw it as “much more in keeping”.
- IV. The applicants noted the input of Wiltshire Council planners and expressed the view that the changes, seemingly seen as improvements by the attendees, were a result of the collaborative process.

Additional Meetings

4.12 Further direct, but informal, meetings were arranged with two local stakeholders in October 2025. While some preferred to solely engage via the community wide meeting, the meetings that did happen were both wholly positive, with gratitude expressed for the engagement and praise for the updated plans.

4.13 One meeting raised the suggestion of pursuing a greater number of events to increase economic benefit to the community. The applicants do not plan to increase the number of events and believe the application reflects the correct balance between economic viability, potential benefit and risk management.

4.14 Informal engagement was regular and varied, but not recorded verbatim. While some engagement was face to face, others were via email (such as in Appendix P with concerns raised and suggestions offered). Concerns and issues raised in face-to-face meetings were tracked, and are shown at Appendix Q.

4.15 In a meeting with residents (included in Appendix Q), concerns were raised that the visual impact, noise and additional traffic would detrimentally impact their life and, in particular, the use of their garden. Eastleigh Court sits approximately 225m away, beyond a wooded area, with two roads and a field between the site boundaries. The apex of the existing building is visible from the garden during winter months.

Whole Community Survey

4.16 The format of the whole community survey distributed electronically and in paper form on 6 November 2025 can be seen at Appendix Z.

4.17 The survey was designed with opportunities for respondents to give their thoughts and answer questions in a variety of ways,

4.18 This survey remained open and available until Wednesday 19 November 2025 online, with paper copies submitted on 15 November 2025 by the Chair of the Parish Council.

4.19 Paper copies were distributed to allow engagement from those not willing or able to access the survey via digital routes.

4.20 The distribution and return of these paper copies were undertaken via the Chair of the Parish Council to maintain anonymity of participants and encourage engagement from those not willing to engage directly with the applicants.

Survey Results

4.21 The findings of the whole community survey can be seen at Appendix AB.

4.22 The applicant's response to the survey can be seen at Appendix AC.

4.23 While the findings in full can be seen in Appendix AB, an encouraging set of findings showed that:

Over 85% of respondents felt the applicants had engaged “very well” with the community.

- **100% of the 28 respondents** had meaningful level of understanding of the proposals
- **3 respondents** felt the revised scheme brought no potential benefits

4.24 The whole community survey represented an important milestone in the process, but the applicants also did not intend this to conclude the process. Further comments were invited, as shown in meetings recorded in Appendix Q and Appendix AD, in the hope of maintaining continued dialogue in the future. One question in particular addressed this:

“Are there any ways you’d like to see the site engage more with the local community in future?”

With two notable responses indicating an ongoing practice of engagement:

- “Continued care and attention to village wants and needs”
- “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.”

4.25 The history of contact with Village Officers and attendance at Village Meetings can be seen in 3.9 and Appendices B and T.

4.26 An “open-door policy for meeting people with concerns and issues” is best shown by the open day event of 13 June 2025 and the ongoing one-on-one meetings across the entirety of 2025 and occurring as recently as February 2026, an approach the applicants plan to continue.

4.27 Similarly, a separate response suggested “It would be really good to see around once the site is up together and perhaps nearing completion”, which would be consistent with the approach taken with the 13 June 2025 event.

4.28 Furthermore, 44% of respondents suggested the support of, or hosting of, “community/village/local events”. This was the most common theme emerging, not only identifying a possible additional benefit, but suggesting a significant proportion of respondents have hope of a continued collaborative relationship and feel able to share ideas.

4.29 Overall, the survey reflects a cautiously optimistic local outlook, with indications of ongoing open communication, potential for new and emerging benefits and an appetite to monitor established and existing village-wide issues.

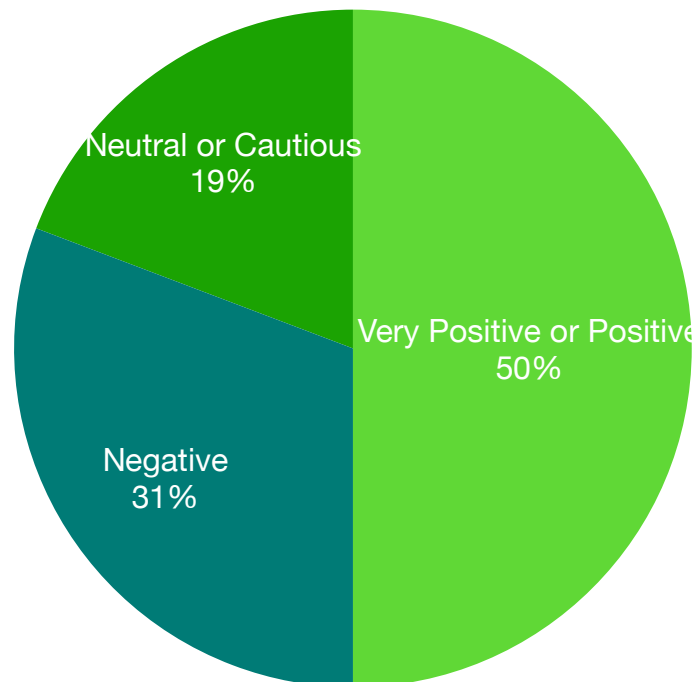
4.30 After more than six months of sustained formal community engagement across multiple events and communication channels, with a local community of 145 residents

(2021 census figure) and several businesses, 8 respondents described their view of the proposals as 'negative'.

4.31 The chart below demonstrates the survey results related to the question

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

● Very Positive or Positive ● Negative ● Neutral or Cautious

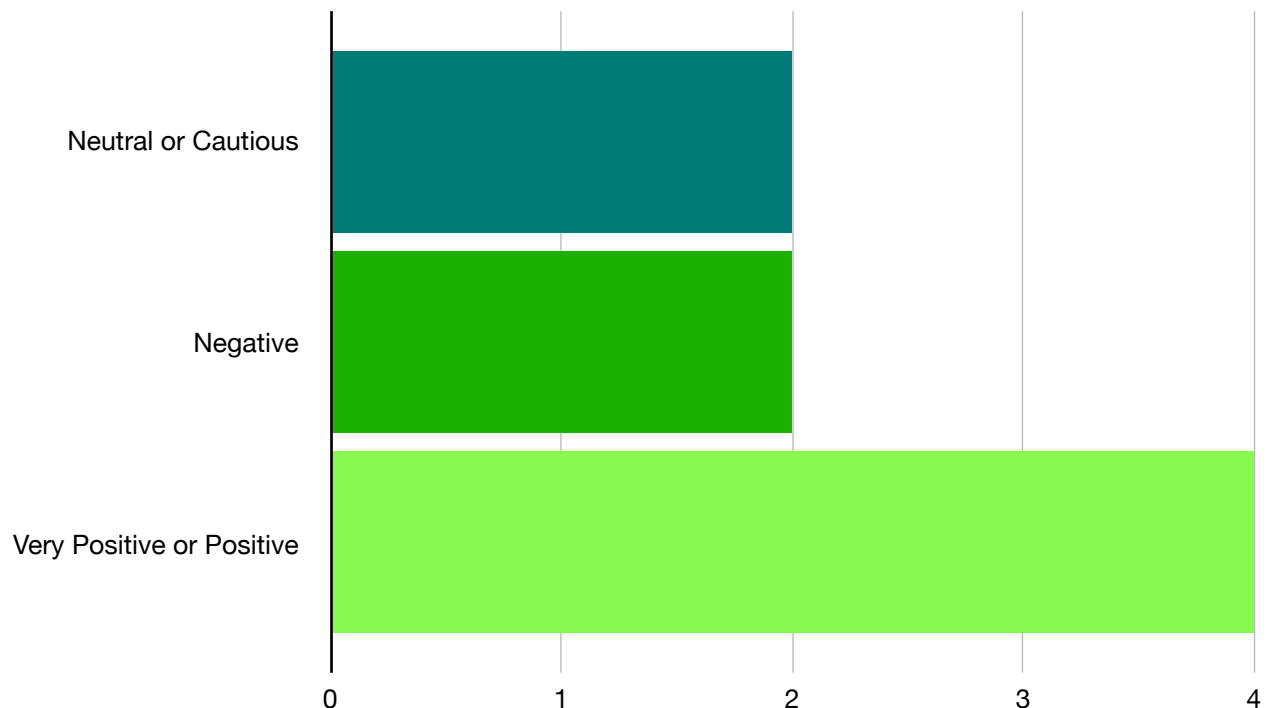


It should be noted that this chart is adjusted from Appendix AB to include results from paper surveys received and reclassifying one 'negative' response which explicitly comments 'not negative' and used the opportunity to complete the comment box.

4.32 The survey results mirror conversational findings and are consistent with other channels of communication that, largely, there is not one uniform community view but the proposals as developed over time were seen as a result of the collaborative engagement process.

4.33 At the same time, broad positivity does not remove concern over ongoing village issues and the prospect of site development adding to these. However, the survey results showing more support than not while these issues remain clear and present worries for local stakeholders is an encouraging sign.

4.34 With regard to immediate boundary neighbours amongst the respondents:



4.35 It is important to note that while the raw data of the survey included 9 'negative' responses, one comment made clear it was 'Not negative' and was taking the opportunity to comment further.

4.36 A number of the survey responses characterised as 'negative' or expressing concern contain sentiments that either;

- based on assumptions not reflected in the submitted proposal
- fear a hypothetical future proposal

4.37 Some responses related to 4.36 of note are:

Question: Are there any remaining concerns you would like us to address?

Response received	Comment
The whole proposal for a commercial entertainment venue (which this is) has no place in a small village such as Bishopstrow	The Bishopstrow Hotel and Spa is the main commercial entity in Bishopstrow and has demonstrated that a venue hosting overnight guests, outdoor swimming, dining and traffic can operate successfully in this area.
I am very concerned that if permission is given for a smaller number of events with a smaller number of attendees that in time there will be other applications to extend one or both.	There are no plans for future applications and, should there be, they would be the subject to a separate process.

Response received	Comment
My concerns if the village agrees to the proposed changes . There is still a very big risk the usage etc will be increased as soon as the project is up and running.	That is not compatible with this application as submitted.

4.38 The applicants engaged with these concerns, and the wider survey results, in a full response shown at Appendix AC.

4.39 A separate email was sent to one resident further engaging with similar concerns. This resident has requested that communication with them not be included in this document. Again, this exchange demonstrated two survey responses had been made prior to clarifying the facts and at least part based based on a viewpoint set out in 4.36.

4.40 The purpose of the survey was to inform the evolution of the proposals and identify areas requiring further mitigation, rather than to demonstrate consensus. The feedback gathered played a crucial role in testing the newly changed proposals, and allowed them to be held to account.

5 Feedback Actions and Development

This section addresses direct action taken by the applicants in response to formal and informal involvement of stakeholders, resulting in a significant evolution of the proposals.

Early Stage Feedback

5.1 The engagement methodology outlined in 3. Consultation Engagement was intended to build a productive and collaborative dialogue that gave the opportunity for stakeholders to input in a way that could be registered, reflected on and meaningfully shape this application.

5.2 The constructive engagement with stakeholders has tangibly aided the development of the proposals, with significant changes made to reflect the valued role stakeholder input has had.

5.3 Initial information gathering and community introductions established existing local issues, while subsequent conversations and events over the following months provided explicit or general feedback to address.

5.4 The consultation events gave unique chances for large group engagement in a formal setting, and the opportunity to record feedback formally. The following table sets out feedback gathered after the first community-wide event in April 2025.

Comment received	SoCI Reference	Action taken
A concern expressed by an individual that any corporate booking causing a large number of arrivals around the time of school runs, which he noted (and was agreed with by others) as already a bad time to be in Bishopstrow. An attendee noted possible busy times at weekends when “we are home” and that for corporate events, there would be the potential for 200 individual arrivals with lots of cars.	4.8 I and XIII	Operational management strategy (as outlined in the Operational Management Statement) updated to consider staggered arrival windows. Additionally, the consideration of shuttle bus or taxi use for groups between local rail stations and hotels, and the site.
The group agreed proactive helpful measures should be prioritised to assist with traffic flow.	Appendix G 4.8 V and X	Collaborative work with Wiltshire Council planners and experienced transport experts has been undertaken to fully assess appropriate traffic management.
One attendee felt it was a mistake not having staff permanently on site. The applicants also noted the monitoring and proactive management of events and the expectation of hiring an house manager, among other partners.	4.8 VI	A local house manager has been hired and successfully completed a probationary period. The overall business plan has been adapted to include more staff on site for events, including the use of traffic stewards. The permanent presence of staff has not been adopted to a) avoid daily traffic of them driving to and from site, in line with other feedback - and b) avoid the need for creation of office space, at the loss of other amenity space

Comment received	SoCI Reference	Action taken
One attendee noted that one ‘can hardly get a car through’ at the moment in Bishopstrow and ‘we will object’ if this proposal impacts that. Doubts about parking capacity of Bishopstrow Road.	4.8 IX and XIII	Collaborative work undertaken with Wiltshire Council planners and experienced transport experts to plan for and design suitable car parking spaces on site. Current proposals provide for adequate guest, visitor and staff parking and there is no need for any to park off site. The option of local parking restrictions to address an existing issue was raised by one resident but that is beyond the remit of this application.
Attendees noted recent issues with delivery drivers asking for directions and confusing Court/Stables. They suggested using What3Words or improving signage. Another attendee noted other local problems with Google maps and road use.	4.8 XI and Appendix P	Requests submitted to Google for local Google Maps changes. Subsequently accepted and applied. What3Words references used for new suppliers and registered on accounts where relevant.

5.5 Where possible, the suggestions from stakeholders have been preserved throughout the process even as some design aspects have changed, ensuring key principles have been protected and built upon. This includes the potential economic benefits, proactive sound management, biodiversity improvements and more.

5.6 Examples from the first consultation event include;

“the future hosting of weddings could be good for the local economy”
(4.9 IV)

The view that it was a very interesting proposal and thought it was ‘great to see the building being used’ as well as it being ‘good to bring employment to the area’
(4.9 VII)

The belief that building a new venue has “a lot of advantages”
(4.9 XIV)

Extended Engagement and Design Process

5.7 The 28 April 2025 consultation event, the comments received and the subsequent conversations with stakeholders made clear there was enthusiasm and encouragement within the community, but concerns that merited more attention and further design work.

5.8 In recognising that, the applicants chose to delay their initially projected schedule to conduct the engagement process in a genuine and thorough way.

5.9 The submission of this application had been originally planned for August 2025, as shared at the 28 April 2025 consultation event. An extension of six further months allowed the further engagement events shown at 3.9.

5.10 Feedback received throughout the engagement process included both general observations and specific concerns relating to traffic, noise, parking, event management and the relationship between the site and the village. These matters are summarised in Section 4, 5.19 and addressed through design and operational changes set out in this section and accompanying technical documents.

5.11 The material changes made are shown in 5.21.

5.12 A real-time test of the management of some such issues can be seen through the ongoing operation of the former Eastleigh Court Stables, albeit a smaller site but directly comparable in short-stay accommodation operational terms while sharing the immediate boundary with Bishopstrow residents and more immediate access to Bishopstrow Road.

5.13 This is particularly relevant as it allowed the applicants to apply community insight and stakeholder feedback in a practical way and to tangibly test the realities of concerns put forward.

5.14 Through renovation work across approximately ten months and more than seven months of active, regular operation, Kindred Living Project has received zero complaints.

5.15 The period of May - October 2025 featured continued engagement with stakeholders and extensive design work, iterating the design proposals while pursuing a feasible model that took action to mitigate risk and address concerns.

5.16 Throughout the process, community perspectives varied but the prolonged spell of design work and engagement sought to gather, consider and provide for those varying views.

5.17 Engagement took different forms, but small and large scale community input raised some common themes that could be acted on. The applicants recognised the value of the views gathered and pursued the principles of the business objectives in newly adapted ways.

5.18 The feedback received through informal communication, one-on-one meetings (see Appendix Q) and formal events (see Section 4) allowed the applicants to identify common themes and take steps to mitigate concerns raised. The engagement and design processes were extended to fully engage with such concerns, and where possible make changes to improve the proposals.

5.19 A summary of those most common concerns and the changes enacted can be seen below:

Headline concern raised	Comments	Change made and steps taken
Traffic	The concern that traffic levels would exceed historically appropriate levels	Alongside the work of traffic specialists, the initial proposals were refined significantly, as shown in 5.30
Parking requirements	That parking would impact Bishopstrow and Bishopstrow Road	Alongside the work of traffic specialists, the initial proposals were refined significantly, as shown in 5.30
Event noise	That large numbers of visitors socialising and music playing would threaten the character of the area.	The design proposals have consistently considered acceptable noise levels, prioritising design choices that allow for this (such as suitable constructed spaces to facilitate guests) and evaluating appropriate built form materials and technologies.
Light spill	That excessive permanent lighting would threaten the character of the area.	Sympathetic, appropriate lighting choices have formed a key part of the design process both for permanent buildings and landscaping.
Waste management	That external bottle disposal would create excess noise.	Appropriate maintenance facilities designed into built spaces, rather than rely on open-air bin storage.
Demand on utilities	Queries were raised around the potential strain on electricity, water and sewerage services. In particular, a concern that historic waste management issues could be repeated.	Appropriate power and utility measures are included with this application, including the application for an electricity supply substation. Additionally, to deal with a specific concern regarding historic issues, an immediate drainage survey was commissioned to reassure a concerned neighbour.
Lack of customer management	That a lack of event management on site or availability of staff would allow possible issues with guest behaviour and/or traffic.	A house manager was hired in May 2025 to work, initially, with the former Eastleigh Court Stables. Longer term, the business plan was adapted to include a higher level of event management staff and traffic stewards.
Frequency	That the initially proposed frequency of events would prove excessive.	A major reduction in frequency, as seen in 5.30

5.20 While not all informal engagement was recorded verbatim, issues raised were recorded and tracked. See Appendix Q.

Updated Proposals

5.21 The product of the design work, considering all feedback received, was seen in the presentation of updated - significantly improved - proposals shown to stakeholders at the second public consultation event, held on 3 November 2025.

5.22 The updated designs preserve the fundamental objective of being a viable site, complementary to the local area with the key characteristics of the applicants ambitions, but have taken action to recognise and act on the feedback received.

5.23 The evolution of the proposals, driven by proactive and constant evaluation of the business plan and the valuable input from the community, along with learnings from the operation of the former Eastleigh Court Stables, can be seen on the following page in 5.30. This was presented to the community in Appendix U and subsequently distributed in Appendix T.

5.24 The community's involvement has played a meaningful role in the development, identifying and protecting favoured aspects while driving focus on areas of concern.

5.25 The development of these proposals has significantly reduced and narrowed potential commercial revenue opportunities, instead prioritising a collaborative pursuit of the best designed, least intensive use of the site that remains financially, legally, and operationally viable.

5.26 The changes made from the initial proposal presented to the community and the version found to be the minimum viable use are shown in 5.30.

- Reduction in capacity
- Reduction in scale
- Reduction in frequency
- Reduction in distance between buildings
- Reduction in parking required

5.27 In evaluating whether the engagement process has been genuine and impactful, it is worth considering the most recent feedback received, notably in the final, open comment opportunity of the November 2025 survey.

5.28 While some comments note ongoing concerns (considered more fully within 4. Feedback Received), a wider common theme does emerge that several respondents viewed the process - and the outcomes - favourably.

5.29 The following comments are all taken from the final open comment box of the November 2025 community survey (Appendix Z):

"Sam and Anna have listened and adjusted their previous plans which is very commendable"

"Eastleigh Court have worked well with village over all plans"

"Well done both for addressing this"

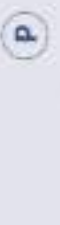
"Thank you for listening and for your continued engagement."

"I am grateful for the engagement so far"

"Thank you for taking in village feedback"

"Thank you for your genuine community engagement and understanding of concerns that some had/have"

5.30 The significant evolution of the design and operational proposals is shown below:

	PREVIOUS PROPOSAL	WHAT THE SAsS COMMENTS & CONCERNS FROM THE COMMUNITY	CURRENT PROPOSAL	IMPACT
BUSINESS CASE	 Students there will frequently be accompanied by	Relates to traffic	 Accommodation focus will be accompanying students	 Reduction in night-time activity opportunities
CAPACITY	 100 beds	Relates to traffic	 More 100 beds	 With Reduction
SIZE (M ²)	 100	No. of people Noise Management	 100	 With Reduction
DISTANCE - NEAREST DWELLING -> VERGE	 100 meters	Relates to traffic	 100 meters	 With Reduction
DISTANCE - COURT -> VERGE	 70 meters	Relates to traffic	 70 meters	 With Reduction
NATURE OF EVENTS	 2000 people	Relates to traffic	 2000 people	 With Reduction
PARKING	 100 spaces	Relates to traffic	 100 spaces	 With Reduction

6 Conclusion

6.1 KLP's proposals seek to balance the significant renovation costs, the expected upkeep, the competitive market demands, the opportunity to make a positive social impact and the needs of the local social, commercial, residential and ecological area.

6.2 This Statement of Community Involvement demonstrates that the applicant has undertaken a prolonged, structured and meaningful programme of engagement with the Bishopstrow community and relevant stakeholders over a period of approximately sixteen months.

6.3 Engagement was initiated at an early stage, prior to the submission of a planning application, and was sustained through multiple formal consultation events, Parish Council meetings, a community open day, direct meetings with residents and businesses, and an anonymised whole-community survey. These activities were supported by ongoing informal dialogue using established local communication channels.

6.4 The engagement process was not treated as a procedural exercise. Feedback received was actively considered and has directly influenced the evolution of the proposals. This is evidenced by substantial changes to the scale, layout, capacity, access arrangements and operational model of the scheme.

6.5 In response to community concerns, the proposals have been materially amended to reduce event capacity and frequency, increase separation from neighbouring dwellings, reduce built footprint, improve traffic and parking arrangements, and strengthen noise, lighting and site management strategies. These changes represent a demonstrable shift towards a lower-intensity and more locally responsive use of the site.

6.6 The engagement process informed not only the design of the proposals, but also the scope and content of the accompanying technical submissions and operational controls that form part of the planning application.

6.7 The applicant extended the pre-application period by approximately six months in order to continue engagement and fully incorporate feedback into the evolving design. This decision reflects a commitment to achieving a balanced outcome rather than pursuing a fixed or predetermined scheme.

6.8 Feedback gathered through the November 2025 whole-community survey indicates a high level of understanding of the proposals and reflects a broadly positive or cautiously supportive local response, alongside ongoing concerns relating to wider village issues that pre-date this application.

6.9 As seen at 4.31, the significant evolution of the designs and the tangible effect of the feedback given saw 69% of respondents describe their attitude towards the latest revised proposals as neutral, cautious, positive or very positive.

6.10 While not all views expressed were supportive, the engagement process has been transparent, accessible and proportionate, offering multiple opportunities for stakeholders to raise concerns, seek clarification and influence outcomes. Those opportunities have been taken, with the development of proposals corresponding to the input received.

6.11 Overall, the proposals submitted for Eastleigh Court are the product of sustained community engagement, involvement and iterative design development. They represent a considered and proportionate response that balances the long-term restoration and viable use of a historic asset with the character, capacity and concerns of the local community.

7 Appendices

Summary of Appendices

Appendix	Document Title	Nature of Document	Detail	Page
A	Stakeholder Strategy	Information	Identification of key local stakeholders.	27
B	25 Oct 2024 Bishopstrow Parish Meeting	Meeting minutes	Attendance and initial introduction to Bishopstrow Village Meeting	29
C	8 April 2025 Update for Village Meeting	Email exchange setting out announcement	An update to be delivered at the Village Meeting, notifying residents of the 28 April 2025 Consultation Event.	30
D	22 April 2025 Community Consultation Flyer	Flyer	Flyer distributed locally, including via neighbourhood Whatsapp group and physically.	31
E	26 April 2025 Consultation Reminder	Email	Email reminder to the community regarding the first Consultation Event	32
F	28 April 2025 Consultation Event Boards	Information	Information boards presented to the community at the first Consultation Event	N/A
G	28 April 2025 Anonymised Consultation Event 1 Comments	Comments	Comments and questions received in relation to the first Consultation Event	33
H	6 May 2025 Consultation Event 1 Email	Email	Email sent to the local community, sharing related documents	39
I	7 June 2025 Letter to Community	Email	Letter to the local community engaging with concerns raised	40
J	7 June 2025 Letter Update	Email	Email to ensure further distribution of communication of Appendix H	42
K	8 June 2025 Update	Email	Email further distributing Appendix G	42
L	14 June 2025 Open Day Comment 1	Email	Email received giving feedback on the Open Day	43
M	15 June 2025 Open Day Comment 2	Email	Email received giving feedback on the Open Day	43
N	9 July 2025 Update and request for engagement	Email	Email via community leadership encouraging further engagement	44

Appendix	Document Title	Nature of Document	Detail	Page
O	28 July 2025 Meeting Notes	Meeting minutes	Meeting notes produced by Jeremy Kelton, secretary of Bishopstrow Parish	44
P	Local residents communication	Email	An example of local stakeholder involvement.	45
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R	Oct 2025 Community Consultation Flyer	Flyer	Flyer distributed locally	51
S	25 Oct 2025 Minutes of Bishopstrow Village Meeting	Meeting minutes	Bishopstrow Village Meeting minutes sent via email	52
T	6 Nov 2025 Consultation Event 2 Related Documents	Email	Email including Appendices V, W, X, Y, Z, AA which was distributed to local residents.	53
U	6 Nov 2025 Consultation Boards	Information	Information presented at, and distributed after, the second Consultation Event	N/A
V	6 Nov 2025 Business Case for Eastleigh Court Pavilion	Information	Information presented at, and distributed after, the second Consultation Event	54
W	6 Nov 2025 Proposed Site Plan	Information	Information presented at, and distributed after, the second Consultation Event	58
X	6 Nov 2025 Response to Bishopstrow Residents Survey	Information	Information presented at, and distributed after, the second Consultation Event	59
Y	6 Nov 2025 Summary of Operations Table	Information	Information presented at, and distributed after, the second Consultation Event	61
Z	6 Nov 2025 Feedback Survey	Survey template	The blank survey template distributed electronically and in paper form	63
AA	8 Nov 2025 Survey Further Information	Email	Clarification for respondents of the feedback survey	66
AB	19 Nov 2025 Electronic Survey Responses	Survey responses	Breakdown of responses received to community survey	67
AC	January 2026 Update	Information	Update letter sent to stakeholders	80
AD	1 Feb 2026 January Update Email	Email	Email containing Appendix AC	84

Appendix A

Stakeholder Strategy

1. Purpose

This Stakeholder Engagement Strategy sets out:

- How stakeholders were identified
- Why those stakeholders were appropriate and proportionate
- The methods used to engage
- How the approach aligns with the priorities and expectations of Wiltshire Council

The engagement strategy was designed to be targeted, proportionate and locally focused, reflecting the scale and context of the proposal.

2. Stakeholder Identification

Stakeholders were identified using three criteria:

1. **Proximity** – those directly affected by visual, traffic or amenity considerations
2. **Operational Interface** – landowners or businesses with functional relationships to the site
3. **Community Representation** – established communication and governance structures within Bishopstrow
4. **Statutory Planning Oversight** – engagement with the local planning authority

On this basis, the following were identified as the appropriate and primary stakeholders:

Immediate Local Residents – Bishopstrow

Residents in close proximity to the site were identified as key stakeholders due to potential impacts relating to access, traffic, visual amenity and village character.

Eastleigh Farm and Holiday Cottages

As a directly adjacent landowner and tourism accommodation provider, Eastleigh Farm was a material stakeholder with operational and amenity interests.

Bishopstrow Village Meeting

The Bishopstrow Village Meeting (including its established WhatsApp group and email circulation list) functions as the recognised communication channel for residents.

Engagement through this structure ensured:

- Efficient information sharing
- Transparency
- Equal access to updates
- Community-level dialogue

Local Ward Member

Christopher Newbury

As the elected representative for the area, Councillor Newbury was engaged to ensure democratic oversight and alignment with ward-level concerns.

Bishopstrow House and Spa

Bishopstrow House and Spa

As a significant hospitality operator within the village, Bishopstrow House and Spa was identified as a relevant commercial stakeholder.

Wiltshire Council Planning Officers

Engagement with planning officers at Wiltshire Council was undertaken through the submission of two formal pre-application enquiries. This enabled early professional input into:

- Site design
- Access considerations
- Landscape and heritage context
- Policy compliance

GEA and Bishopstrow College

Bishopstrow College, as a neighbour within close proximity was identified as a stakeholder to engage with, but ceased operation during the engagement process.

GEA represents another local commercial site, but with access to the site a considerable distance from Eastleigh Court and the former Eastleigh Stables, and the nature of GEA's work being entirely independent of the proposals, engagement was deemed a lower priority than other stakeholders. However, the potential accidental use of it's access road (Watery Lane) was considered.

3. Engagement Methods

Engagement methods included:

- Direct conversations with immediate neighbours
- Written communication through village email circulation
- Updates via the Bishopstrow WhatsApp group
- Engagement with the local ward councillor
- Formal pre-application submissions to Wiltshire Council

This approach ensured accessibility, transparency and the opportunity for feedback at an early stage.

4. Alignment with Wiltshire Council Priorities

Wiltshire Council's planning framework places emphasis on:

- Early engagement
- Community involvement
- Proportionate consultation
- Good neighbour relationships
- Policy-led development

The strategy adopted was consistent with these priorities by:

- Engaging stakeholders at pre-application stage
- Targeting those directly and materially affected
- Using established local communication structures
- Incorporating feedback into scheme evolution
- Seeking officer advice prior to formal submission

The engagement undertaken was therefore appropriate in scope and scale, and compatible with Wiltshire Council's expectations for locally responsive and policy-aligned development proposals.

25 Oct 2024 Bishopstrow Parish Meeting

Appendix C

8 April 2025 Update for Village Meeting

From: Sam Hampson [redacted]
Subject: Re: Village Meeting
Date: 8 April 2025 at 00:51
To: [redacted]
Cc: Anna Anderson [redacted], [redacted]



H [redacted]

We'd be really grateful if you could add the following information to the meeting this week:

For the last couple of months we have been developing a scheme for Eastleigh Court; to restore the building in a way that is sensitive to the history of the property, and the local area, while also considering its long term economic viability.

We're really excited to share our proposed plans with Bishopstrow residents, to gather thoughts, feedback, answer questions, and ensure we can take any potential concerns into consideration prior to submitting the planning application. On 28th April, we will be using the Village Hall to run an open day, and we would love for as many to attend as possible.

As well as Anna and Sam, representatives from the building architect firm (responsible for the buildings and usage) and the landscape architects (focussed on the grounds and ecology) will be there.

We propose running a short presentation at both 2pm and 6pm, hopefully allowing anyone to attend that wants to around existing work and/or childcare commitments. We will also be in the hall between those times to discuss the ideas along with information displays.

Happy for you to paraphrase the above but think that covers it all. If it comes up on the day, feel free to confirm that we have also worked with planning, energy and transport consultants too. We can also cover the existing planning application that has already been approved. All to be discussed on the 28th though!

We will be sorting out the flyer in a week or so. We will definitely post it to the whatsapp group but as we are away getting it out physically may be a bit late.

Any questions just let me know! Sorry not to be there - see you soon.

Sam

On 4 Apr 2025, at 08:00, Sam Hampson <[redacted]> wrote:

[redacted]

Thanks for your note. We actually don't fly until tomorrow - first a conference and then a wedding in the US.

It's a good point to provide some information for the meeting on the 11th. [redacted] also suggested sending something (maybe a flyer?) to the village. I will write something up and send over in the next couple of days.

Sam

On 2 Apr 2025, at 12:28, [redacted] wrote:

Hi Anna and Sam

Great weather here - [redacted]

I think you said that you wouldn't be able to make the Village Meeting on the 11th April but we have an agenda item on Eastleigh Court and Stables. Is there anything you want to put out to the meeting about what's happening with both properties and the consultation event?

All the best.

[redacted]

Appendix D

22 April 2025 Community Consultation Flyer

Eastleigh Court

Site Plan Open Day – Bishopstrow Village Hall

28th April 2025

Monday

- Presentations and open session to discuss business plans, planning applications and the future of the site.
- Anna, Sam and expert contributors to attend.
- Chance to input and ask questions.

Presentations at 2pm and 6pm

Available between those times for one-on-one conversation.

 **Email**
hello@kindredlivingproject.com

Appendix E

22 April 2025 Community Consultation Flyer

From: [REDACTED]
Subject: Eastleigh Court
Date: 26 April 2025 at 10:02
To:

MV

Good Morning

Just a reminder that the open day concerning Eastleigh Court is this coming Monday.



Eastleigh Court

Site Plan Open Day - Bishopstrow Village Hall

28th April 2025

Monday

- Presentations and open session to discuss business plans, planning applications

Presentations at 2pm and 6pm

Available between these times for one-on-one conversation.

and the future of the site. Anna, Sam and expert contributors to attend. Chance to input and ask questions.

Email hello@kindredlivingproject.com

Hi all, we are running an open event at the village hall on Monday to discuss our plans for Eastleigh Court and the wider site. I believe this was also raised at the recent village meeting.

We've talked about the plans with a few of you before (and everything at the event will be in line with those conversations!) but this is a chance to tie everything together and have a proper chance to ask questions and gather your input.

In short, it will be our plans to rejuvenate the site and what we think needs to happen. We've had extensive input from ecology, transport/traffic, architects, with other issues such as heritage, energy and noise covered too... but proper conversation with the community is also one of the most important pieces. We'd love anyone to attend who wants to or, if Monday doesn't work, to find a way to discuss separately.

A New Vision for Eastleigh Court

Meet The Team

The Kindred Living Project

Anna and Sam are the founders of Kindred Living Project, a new lifestyle and property company passionate about creating meaningful, connecting spaces. Their experience began with the founding of Kindred - a vibrant, community-focused venue in Hammersmith, London. There, after an extensive renovation of a Grade II listed building, they bring people together through co-working, culture, food, and events, with a strong emphasis on social impact. Kindred regularly hosts community outreach programmes, charity partnerships, and initiatives that support local causes and under-represented voices.

They were thrilled to discover Eastleigh Court, a property in which they saw huge potential to create further spaces for meaningful gatherings, as well as engaging their passions for restoring historic buildings, investing in sustainable architecture and improving biodiversity.

Their vision is to create a premium events venue, and luxury holiday accommodation business that celebrates the character, beauty and history of the site and the surrounding area. Whilst they anticipate the main business case for the venture will be for private events and weddings, They are also committed to making the events space accessible for community uses and look forward to engaging with locals and getting their views on his this vision could be brought to life.

To help bring this vision to life, Anna and Sam have assembled an award-winning team of consultants with a track record in designing exemplar projects within historic and sensitive contexts. They are working closely with Portico Heritage to ensure the scheme is sensitive to the site's heritage, with key features of significance within Eastleigh Court carefully preserved and respected.

This consultation is being hosted by Kindred to engage with the community, hear your thoughts, and shape the proposals together. The scheme is still evolving, and your feedback is a vital part of that process.



Kindred, London

Vision

- To deliver a high-quality scheme that will see the restoration and enhancement of Eastleigh Court and its grounds for use as a rental business for weddings and corporate events under Sui Generis use
- Considerable investment will be made into Eastleigh Court itself to transform it from tired offices back into a house for use as short stay sleeping accommodation in association with weddings and corporate events. The scheme will ensure the restoration and long-term custodianship of this heritage asset
- Following years of office use Eastleigh Court has lost historic features and so the scheme will look to sensitively repair and restore the building
- The plans include the removal of the existing low quality 1990s extension and its replacement with a new high-quality single-story design that sits within the same footprint
- Restoration of landscape to increase bio-diversity including planting a large number of new trees and creating a lake
- Two new ancillary buildings are proposed in the form of a pool house and event space
- A new low-carbon heating and cooling strategy is proposed for the site that includes the use of air and water Source Heat Pumps and passive ventilation
- Providing car parking that sits as discreetly as possible in the landscape.



Anna and Sam, founders of the Kindred Living Project

Eastleigh Court

History & Proposed Use

History

- Eastleigh Court has been altered, demolished and added to on numerous occasions over the years. The current building can therefore be seen as an assembly of elements of different era, some more successful than others. A time-line of Eastleigh Court is summarised below.
 - c.1884 — Eastleigh Lodge built on the site of a previous country house, originally built in 1830
 - c.1886 — House renamed to Eastleigh Court, extended to the east and west
 - c.1920 — West wing demolished. Turrets demolished, stucco removed. Timber windows replaced with stone mullions. Bay window added to west elevation
 - c.1958 — Converted into 3 flats. North eastern corner demolished (all 3 floors), reducing ballroom by half and converting it to a sitting room
 - 1988 — Stables sold off as a separate property. Eastleigh Court converted to offices
 - 1990 — Single-storey flat roof extension added to the north elevation

Eastleigh Court

- Fully refurbished and extended to be short stay accommodation bookable for groups associated with the event space as well as external groups when events are not taking place
- A high quality and accessible design
- 15 bedrooms including one fully accessible on ground floor
- Dining room for up to 40 people
- New family kitchen and living spaces.

The Pool House

- Dedicated pool house for use by guests of Eastleigh Court
- New swimming pool
- Pool house including sauna, steam and gym.

The Event Space

- 200-cover managed wedding and events venue
- Ancillary spaces including commercial kitchen, bar and toilets.



Eastleigh Court - View of west elevation



Plan showing history of additions to Eastleigh Court



Photograph of Eastleigh Court from 1888

Masterplan

Principles

The Masterplan is still evolving, and what is shown here represents the current proposals. Key design principles include:

- Protecting historic views to and from Eastleigh Court by carefully positioning new buildings
- Reinstating historic pathways where possible
- Retaining existing access points to the north and south of the site
- Locating the venue on the western edge of the site, away from neighbouring homes on Bishopstrow Road
- Introducing a one-way system to help manage traffic and reduce impact on the local road network
- Preserving as many existing trees as possible and enhancing boundaries with new planting.



Existing Site Plan



● EXISTING TREES	BRICK PAVERS	SANDSTONE PAVING	PERENNIAL & SHRUB PLANTING	GRASS MOWN
+ PROPOSED TREES	SETTS OR COBBLES	GRAVEL or TAR & CHIP	HEDGE EXISTING OR PROPOSED	LONG GRASS or GRASS BANK

Proposed Masterplan