
Eastleigh Court, Bishopstrow, Warminster, Wiltshire, BA12 9HW

Town Planning Statement

Kindred Living Project Ltd
March 2026

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1. Introduction and Background

1.1 This Town Planning Statement ('the Statement') has been prepared by Newmark (formerly Gerald Eve) on behalf of Kindred Living Project Ltd ('Applicant' or 'Kindred Living Project') in support of an application for Full Planning Permission and Listed Building Consent for the change of use of Eastleigh Court and the former Eastleigh Court Stables ('the former Stables') to short stay accommodation with the erection of a new ancillary pavilion building, swimming pool and substation at Eastleigh Court and former Eastleigh Court Stables, Bishopstrow, Warminster, Wiltshire, BA12 9HW (the 'Site'). Eastleigh Court is Grade II Listed, and the former Stables which are not listed.

1.2 Eastleigh Court has been used as offices, but has been vacant since 2024. This application will bring this building back into an active viable use and proposes the delivery of significant investment into the Grade II listed Eastleigh Court to deliver sensitive repair, extension and enhancement works that will result in the long-term custodianship of this important heritage asset, restoring it back to a residential layout.

1.3 Planning permission is sought for the following:

“Change of use of Eastleigh Court from offices to short-stay accommodation; repair, restoration and enhancement of Eastleigh Court including demolition of existing single storey extension and construction of replacement single storey extension; exterior alterations and repairs; roof repairs; installation of new dormers and replacement rooflights; change of use of the former Eastleigh Court Stables from a dwelling to short-stay accommodation; erection of ancillary building for use as an event space and pool house; new swimming pool, demolition of an outbuilding; landscaping; vehicle parking, new electricity substation; installation of new automatic gates to north and south entrances and associated works.”

- 1.4 In addition, Listed Building Consent is sought for the following:

“Change of use of Eastleigh Court from offices to short-stay accommodation; repair, restoration and enhancement of Eastleigh Court including demolition of existing single storey extension and construction of replacement single storey extension; exterior alterations and repairs; roof repairs; installation of dormers and replacement roof lights; internal alterations; installation of new external façade lighting and associated works.”

- 1.5 The full detail of the proposed development is set out within Section 5 of this Statement and within the accompanying drawings and Design & Access Statement (‘DAS’), prepared by Studioshaw.
- 1.6 This Statement should be read in conjunction with the plans and drawings submitted, as well as the full suite of technical documents submitted in support of the Proposed Development.

Purpose and Structure of this Statement

- 1.7 This Statement sets out the planning case in support of the application for Full Planning Permission and Listed Building Consent. It provides a comprehensive review of National and Local planning policies and guidance relevant to the nature of the Proposed Development and assesses the degree to which the proposals would accord with the policies of the statutory Development Plan and other material considerations, in accordance with the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 1.8 The Statutory Development Plan for the purposes of Section 38(6) of the Planning and Compulsory Purchase Act (2004) comprises the Wiltshire Core Strategy (adopted January 2015) and the Saved Policies from former District Local Plan. Guidance with the National

Planning Policy Framework (“NPPF”) (2025) is also a material consideration against which the Proposed Development have been considered, along with relevant supplementary planning guidance.

1.9 As the Proposed Development involves a Listed Building within a Conservation Area, consideration has also been given to Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (‘LBCA Act’).

1.10 This Statement is set out as follows:

- **Section 2** provides an overview of the Site and surroundings;
- **Section 3** describes the planning history pertinent to the Proposed Development;
- **Section 4** explains the overall vision at the for the Site;
- **Section 5** summarises the pre-application and community engagement activities;
- **Section 6** describes the detail of the Proposed Development;
- **Section 7** sets out the planning policy framework against which the proposed development should be assessed;
- **Sections 8 to 15** assess the acceptability of the Proposed Development against the Development Plan and other material considerations;
- **Section 16** sets out the planning benefits of the scheme including the social, economic and sustainability benefits;
- **Section 17** concludes the Planning Statement and makes clear the reasons why the scheme should be approved in line with NPPF, the Development Plan and other material considerations.

Application Documentation

1.11 In accordance with Wiltshire’s application validation checklist and as confirmed with Wiltshire during the pre-application engagement, this application for Full Planning

Permission and Listed Building Consent has been submitted with the following supporting documents:

- Applicant's Cover Letter, prepared by Newmark;
- Arboricultural Impact Assessment, prepared by NB Tree Management;
- Arboricultural Method Statement, prepared by NB Tree Management;
- Archaeology Assessment Report, prepared by BSA Heritage;
- Planning Statement, prepared by Newmark;
- Completed Planning and Listed Building Consent Application Form and Certificate B, prepared by Newmark;
- Completed Community Infrastructure Levy ('CIL') Form, prepared by Newmark;
- Draft Construction Management Plan, prepared by Studioshaw;
- Site Location Plan and Site Plans, prepared by Studioshaw;
- Design and Access Statement (DAS) prepared by Studioshaw;
- Design Pack, including Existing, Proposed and Demolition Floorplans, Elevations and Sections, prepared by Studioshaw;
- Ecological Impact Assessment (including Biodiversity Net Gain Assessment), prepared by Ecology by Design;
- Energy and Sustainability Statement, prepared by Skelly and Couch;
- Flood Risk Assessment and Outline Drainage Strategy, prepared by Subteno;
- Heritage Impact Assessment, prepared by Portico Heritage;
- Landscape Statement and Illustrative Views, prepared by Edward Olley Gardens;
- Landscape Drawings, prepared by Edward Olley Gardens;
- Landscape Lighting Proposals, prepared by Edward Olley Gardens;
- Noise Assessment Report, prepared by Hepworth Acoustics;
- Operational Management Statement (OMS), prepared by Kindred Living Project Ltd;
- Phosphate Neutrality Report (including Nutrient Calculator), prepared by Holbury Consultancy;
- Room Inventory, prepared by Studioshaw;

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- Socio-Economic Assessment, prepared by Volterra;
- Statement of Community Involvement (SCI), prepared by Kindred Living Project Ltd;
- Transport Statement (including Parking Strategy, Refuse, Recycling and Servicing, and), prepared by Pell Frischmann; and
- Draft Travel Plan by Pell Frischmann.

2. Site and Surroundings

- 2.1 This section of the Statement details the Site's location and character, describes the surrounding context and public accessibility.

The Site

- 2.2 The Site is located on the western edge of the village of Bishopstrow, and Warminster market town is situated approximately 2.4km northwest. The Site is also situated on the edge of the Cranborne Chase and the West Wiltshire Downs Area of Outstanding Natural Beauty ('AONB'), which is within the southwestern part of Wiltshire Council.
- 2.3 The Site comprises Eastleigh Court and the former Eastleigh Court Stables set within grounds which cover an area of approximately 13.72 acres.
- 2.4 To the rear of Eastleigh Court are the former Eastleigh Court Stables which are not listed and much altered through time. The former Stables are currently in residential use. Adjoining the former Stables is a walled garden which contains a tennis court and swimming pool area. Historically this area was part of the wider Eastleigh Court, but was sold off and operated separately for many years until recently.
- 2.5 The Applicant has also purchased this plot with the intention of reintegrating the land back into the historic Eastleigh Court Estate.
- 2.6 Vehicular access to Eastleigh Court is provided from a private driveway to the south of the grounds, whereas the former Stables vehicular access utilises the existing North entrance.
- 2.7 Eastleigh Court is a former Grade II listed country house that was previously occupied by WGP Exploration Ltd and used as office accommodation (Use Class E) until it was vacated

in 2024. The property was constructed in the c1830s, and at the time was called both Eastleigh Lodge or Eastleigh House.

2.8 The Statutory listing reads (no. 1036335) as follows:

“Detached house. Circa 1880. Flemish and English bond brick, tiled roof, grouped octagonal brick stacks. L-plan. C17 style. Two- storey, 5-windowed front; mullioned windows. Projecting porch to left of centre with Tudor-arched double doors with ornamental hinges, side lights, to either side is 3-light stone mullioned and transomed window to ground and first floor, over door is 5-light oriel on carved stone brackets, attic gables have 2-light ovolo- mullioned windows, saddleback coped verges. Range to right has two 3-light mullioned windows to ground and first floors. Left return has half octagonal 2-storey bay with cross windows to right, cross windows to centre and to left a projecting range with cross windows and 2-light mullioned window to attic gable. Right return has 4- light mullioned and transomed window with king mullion and cross window to first floor, 2-light mullioned window to attic. Rear has wooden cross windows in chamfered brick surrounds, wooden square bay to centre, lead rainwater heads and downpipes. Interior not accessible at time of survey (April 1985). An unaltered gentleman's residence, with good detail. Probably a rebuild of a house built on same site in 1830s, by Astley family. (VCH. Wiltshire, Vol 8, 1965, p.6).”

2.9 The Site is located within the Bishopstrow Conservation Area, which was designated in February 1988. Bishopstrow Conservation Area covers the historic core of the village centred round Bishopstrow Road and the land up to the River Wylfe to the north.

2.10 The existing topography of the Site is predominantly flat, with a dipped lower section near the existing entrance to Eastleigh Court, and then a lower section along the north-west boundary line, defining a previous carriageway that used to lead to Eastleigh Court. The

grounds and landscaped areas typically comprise open grassland, vegetated zones and many mature trees that cluster the Sites' boundaries.

- 2.11 The entirety of the Site is located within Flood Zone 1 (Low risk). Land and property in this Flood Zone are assessed as having a less than 1 in 1,000 annual probability of river or sea flooding. This indicates the lowest probability of flooding.

Surrounding Area

- 2.12 The Site is bound by the village to the east, Old Bishopstrow House and Bishopstrow College to the north, open arable farmland to the south stretching up to Eastleigh Wood Lane and further to the east. Residential properties lie immediately to the northeast, and the wider countryside containing some scattered and ribbon development lies to the north, west and south. The surrounding area is predominantly rural in character, with the countryside separating Bishopstrow village from other scattered development and Warminster to the north.
- 2.13 Bishopstrow village is served by a few local amenities and facilities. These facilities include the Village Hall, St Aldhelm's Church, the playing ground and recreation ground and Bishopstrow College, which is an independent international boarding school for students aged between 7 to 17 years.
- 2.14 In addition, Bishopstrow Hotel and Spa which is a large country house (Grade II listed) is located to the eastern edge of Warminster. The property was converted to a country house hotel in the late 1970s, and more recently received planning permission and listed building consent for the expansion and refurbishment of its spa facilities (Ref. PL/2022/05994).
- 2.15 There is no public access to the Site, but the Site is well located with regards to the surrounding Public Right of Way ('PROW') network and pedestrian footways are provided

from the north vehicular entrance onto Bishopstrow Road. In terms of vehicular connectivity, there are good links with the A36 and A350, which are primary vehicular routes that provide access to the West Country and then into London.

- 2.16 In terms of public transport, the closest National Rail station is Warminster, which is located approximately 2.25km from the Site. Warminster station is served by both Great Western and Southwestern Rail services, which provide direct services to London Waterloo, Bristol, Salisbury and Portsmouth Harbour. Bishopstrow Village is served by a number of buses with two bus stops located on Bishopstrow Road. There are also two local “request stops” on Boreham Road whereby patrons are required to flag the driver down.

3. Planning History

- 3.1 The following section of the Statement provides a summary of the planning history relevant to the Site. As detailed above, for many years Eastleigh Court and the Former Eastleigh Court Stables were in separate ownership and were operated separately. As such, the properties have separate planning histories, which are detailed below.

Eastleigh Court

- 3.2 A comprehensive review of Wiltshire Council's online planning register confirms that the Site has an extensive planning history. A full account of the Site's planning history is laid out within Appendix 1, but for the purpose of the masterplan proposals, the most relevant applications are summarised below.
- 3.3 As set out in the Heritage Impact Assessment, the property was historically built as a gentleman's residence and was remodelled in the early 1920s and again in 1958/9, when it was converted into three flats. In April 1989, the whole property was converted to offices and a company training centre (Ref. W/89/00423/FUL). The National Trust (Southwest Region) took occupation of the property but ultimately vacated in 2012.
- 3.4 In June 2012, Full Planning Permission was granted for the ***"change of use from commercial to a domestic dwelling"*** (Ref. W/12/00724/FUL). The Council considered that as the National Trust were moving elsewhere in Wiltshire there would be no net loss of employment, and as the proposals represented a return to the purpose for which the building was designed, it was concluded that reinstating the residential use was appropriate for the Site. The permission was not implemented and expired in June 2015.

- 3.5 Consequently, in July 2015, Full Planning Permission and Listed Building Consent was granted for the renewal of the abovementioned expired scheme for the **“change of use from commercial to a domestic dwelling”** (Refs. 15/05736/FUL and 15/05992/LBC). This renewal permission also included some minor internal alterations.
- 3.6 In July 2017, Full Planning Permission and Listed Building Consent was granted for reinstating the West Wing and replacing the single storey modern extension, with associated internal alterations and external works (Refs. 17/04066/FUL and 17/04747/LBC). The proposals were required by the occupier (WGP Exploration Ltd) to provide additional modern office accommodation for their employees and provide staff residential accommodation on the second floor. The proposals were considered to enhance the significance of the building.
- 3.7 Another renewal application was granted in September 2018, for the **“change of use from commercial to domestic dwelling”** (Refs. 18/06999/FUL and 18/07241/LBC). This renewal permission was not implemented and expired in September 2021.
- 3.8 In September 2020, another Full Planning Permission and Listed Building Consent (Refs. 20/06499/FUL and 20/07096/LBC) was granted for the resubmission of the previously approved internal alterations and external works (Refs. 17/04066/FUL and 17/04747/LBC).
- 3.9 More recently, the former owner submitted a planning and Listed Building Consent application for the **“demolition of single storey flat roof extension, construction of a new single storey and two storey extension with associated works”** (Refs. PL/2023/08458 and PL/2023/08632). The proposed extensions and associated works are similar to those approved in July 2017 and renewed in September 2020. To summarise, the proposals are to create more open plan and additional office accommodation, and to

provide the approved works for the ancillary residential accommodation on the second floor. These applications were approved in January 2025.

3.10 A further planning and Listed Building Consent application was submitted by the former owner in October 2023, for the change of use from commercial to residential including reinstating the west wing, replacing the single storey modern extension with associated internal alterations, a new tennis court and swimming pool pavilion, new garaging and external works (Refs. PL/2023/08405 and PL/2023/08631). These applications were also approved in January 2025.

3.11 The above planning records demonstrate that the Council have continued to support proposals for the change of use of the property to residential with the reinstatement of a residential layout in accordance with the original use as well as additional built form within the proximity of the Court including the replacement of the existing 1990s single storey extension.

The Former Eastleigh Court Stables

3.12 An extensive planning history of the Former Eastleigh Court Stables can be found within Wiltshire Council's Planning Register. A full account of the Site's planning history is laid out within Appendix 1, but for the purposes of the Masterplan proposals, the most relevant planning applications which relate to the use are set out below.

3.13 On 23rd January 1989, Planning Permission (ref. W/88/02191/FUL) was granted for the ***'Conversion and extensions of outbuildings to dwelling.'***

3.14 Then on 16th November 2010, Planning Permission (ref. W/10/02954/FUL) was granted for ***'Demolition of current pool structure. Reduction of front porch. External renovation and alterations of property and garage. Renovation of existing shed.'*** These proposals

included removing the aged and unattractive pool structure, reducing the height and width of the front porch and numerous internal and external renovations.

3.15 Subsequently on 13th August 2021, Planning Permission (ref. PL/2021/04839) was granted for ***‘Change of use from dwelling house (Class C3) to residential care home (Class C2) for six residents (No external works to building or curtilage).’***

3.16 On 20th March 2023, Planning Permission (ref. PL/2023/00279) was granted for ***‘Proposed garage.’*** This application proposed a new garage on the other side of the drive from the Former Eastleigh Stables (see Appendix 1). This proposed garage was never constructed.

3.17 Given the planning history set out above, the lawful use of the Former Eastleigh Court Stables is residential (Class C3) use.

4. Kindred Living Project – The Vision

- 4.1 Anna Anderson and Sam Hampson are the founders of Kindred Living Project, a company dedicated to creating beautiful gathering spaces to encourage connection, celebration, and community.
- 4.2 Kindred Living Project is the sister company of Kindred Hospitality Ltd, (founded and run by Anna) and is the company behind Kindred in Hammersmith, London, that amongst other things, has been offering high end private events for both private and corporate clients since 2018. The motivation behind both companies is the same - using beautifully designed spaces to bring people together and facilitate human connection.
- 4.3 While these are two separate companies, Anna is Director of both and the knowledge and experience gained through Kindred Hospitality Ltd will have a key role in setting up the operations arm of the Eastleigh's events offering.
- 4.4 Anna's knowledge and experience of delivering high quality services and events has helped shape the plans for Eastleigh Court. The founders have decided to work with the same design team who worked together on Kindred where they managed the careful restoration of the long neglected and forgotten Grade II listed C18 Bradmore House, to give it a new life, adapting it for modern needs and tastes, all whilst cherishing its significance as a heritage building in London.
- 4.5 Kindred Living Project is keen to be embedded into the community and has been engaging with local residents to ensure that residents in and around Bishopstrow can inform the development proposals.
- 4.6 Kindred Living Project's intention is to restore and enhance Eastleigh Court and the former Eastleigh Court Stables and all their elements that already make the properties special.

Simultaneously, Kindred Living Project would like to deliver, luxurious, self-catering, short-stay accommodation, with ancillary facilities including an acoustically-treated event space, swimming pool, pool house facilities and a tennis court.

- 4.7 For further details of the vision, please refer to the Operational Management Statement, Statement of Community Involvement, the Design and Access Statement and the Socio-Economic Assessment.

5. Pre-Application Engagement

- 5.1 In accordance with NPPF Paragraphs 40, 42 and 44, along with Wiltshire's Statement of Community Involvement (2020), this application is submitted following pre-application engagement with Wiltshire Council. In addition, the application has been the subject of public consultation from an early stage with key stakeholders, residents and politicians.
- 5.2 This section provides a high-level summary of the engagement undertaken and should be read alongside the Statement of Community Involvement ('SCI'), prepared by Kindred Living Project, which is submitted with this application and provides full details of the consultation undertaken.
- 5.3 Details of how the scheme design and layout was amended to reflect comments from Officers and residents during the pre-application and consultation process is also set out within the Design and Access Statement (DAS) prepared by Studioshaw, which also accompanies this application.
- 5.4 An initial pre-application request was submitted in July 2024 (Ref. ENQ/2024/01094). Following this, a virtual pre-application meeting took place in November 2024 with Gen Collins (Planning Officer) and Maureen Pearce (Design and Conservation Officer) to discuss the principles of the development proposals. The proposals were at an early stage and the purpose of the meeting was to discuss the principles of the land use and design. The design detail was high level.
- 5.5 On 28th April 2025 a public exhibition was held in Bishopstrow Village Hall and feedback was provided which is set out in the SCI.
- 5.6 Subsequently, and following a period of further design development the Applicants undertook a panel discussion with the South Design Review Panel on 18 June 2025. The discussion was based on the 200-cover events venue design and business model. The

design has substantially changed since this meeting occurred and as such most of the comments are no longer relevant.

- 5.7 When Maureen Pearce stepped away from the scheme and Jocelyn Sage took over as the Conservation Officer, a site visit was arranged and undertaken to show her around the Site on 26th June 2025.
- 5.8 A second pre-application meeting was then held on 3rd July 2025 at which point the scheme was presented to Gen Collins and Jocelyn Sage. This presentation was again based on the 200-cover events venue design. Following the feedback in this meeting the scheme was reviewed, and the business model was changed to reflect the comments raised by Officers and in response to the feedback in the community engagement.
- 5.9 A second public exhibition was held on 3rd November 2025 at which time the revised scheme was presented. The details of the exhibition and community feedback are set out in the SCI and DAS.
- 5.10 Following the second public exhibition a whole-community survey was undertaken in November 2025. The SCI provides full details of the responses, outlining that the survey results indicated that the participants had a high level of understanding of the proposals. Stating that the responses reflected a range of broadly positive or cautiously supportive local responses, alongside some negative comments and areas of ongoing concern relating to wider village issues, not directly related to the application.
- 5.11 The SCI demonstrates that a thorough and constructive consultation process has been undertaken in the preparation of the submission of this Planning and Listed Building application, in accordance with established planning practice and standards and that feedback from consultees has influenced the proposals. The approach to consultation is fully aligned with Wiltshire's SCI.

5.12 The Applicant and their team will continue to engage with local stakeholders and residents following the submission of the applications.

6. Proposed Development

Introduction

6.1 This section of the Statement sets out the key aspects of the Proposed Development. This section should be read in conjunction with the drawings and DAS, produced by Studioshaw, and the suite of other technical assessment documents submitted as listed in Section 1 of this Statement.

6.2 The planning application description of development is:

“Change of use of Eastleigh Court from Offices to short-stay accommodation; repair, restoration and enhancement of Eastleigh Court including demolition of existing single storey extension and construction of replacement single storey extension; exterior alterations and repairs; roof repairs; installation of new dormers and replacement rooflights; change of use of the former Eastleigh Court Stables from a dwelling to short-stay accommodation; erection of ancillary building for use as an event space and pool house; new swimming pool, demolition of an outbuilding; landscaping; vehicle parking, new electricity substation; installation of new automatic gates to north and south entrances and associated works.”

6.3 The Listed Building description of development:

“Change of use of Eastleigh Court from offices to short-stay accommodation; repair, restoration and enhancement of Eastleigh Court including demolition of existing single storey extension and construction of replacement single storey extension; exterior alterations and repairs; roof repairs; installation of dormers and replacement roof lights; internal alterations; installation of new external façade lighting and associated works.”

6.4 Kindred Living Project propose to turn Eastleigh Court and the Former Eastleigh Court Stables into luxury short stay self-catering accommodation where guests can also hold celebrations and events.

Eastleigh Court

- 6.5 Planning permission is sought for the change of use of Eastleigh Court from Use Class E Offices to short stay rental accommodation. No provision is made for live-in staff. The accommodation will be self-catered with the opportunity for guests to employ their own third-party caterers and staff for the duration of their stay if desired.
- 6.6 Internal and external alterations are proposed to the Court to restore historic features, undertake repairs and reinstate a residential layout. Internal alterations to the historic plan form have been kept to a minimum and are set out in detail in the accompanying DAS and Heritage Impact Assessment (“HIA”). A room inventory which outlines all the proposed areas of change to the windows, doors, surfaces and joinery is set out as an appendix to the HIA.
- 6.7 Façade repairs are proposed on a like for like basis where required. Replacement guttering is also proposed where required. At roof level repair works are required to the roof on a like for like basis. In addition, four new dormer windows are proposed along with the replacement of a number of existing roof lights. Internal repair works are also proposed to the loft space.
- 6.8 The existing 1990s modern ground floor extension to the West elevation will be demolished and replaced with a new single storey extension to provide dining space for 60 seated covers. The design of the proposed new extension is a lightweight design constructed of limestone to match the stone features of the Court. Rectangular windows are proposed along all three elevations with a pitched copper roof which sits behind a parapet. The footprint of the new extension sits in the location of the existing extension, albeit that it extends out further from the West elevation of the Court. The new extension is however slightly narrower with a total proposed footprint of 65m² (GIA).

6.9 A new pavilion building is proposed adjacent to the Eastern elevation of the Court that will be used as a pool house and acoustically treated events space. The pavilion is a single storey building with stone facades and a pitched copper roof.

6.10 The Pavilion contains the following elements:

- An internal acoustically treated and mechanically ventilated event space at the centre of the building with no windows.
- A bar area
- Male and female toilet facilities
- A storage and back of house area
- A bin store with internal and external access
- A sauna
- A steam room

6.11 To the South of the Pavilion will be a landscaped area with a new outdoor swimming pool. The area will be screened from the wider site by hedging.

6.12 New gardens are proposed immediately adjacent to the Court and between the Court and the Pavilion building.

The Former Eastleigh Court Stables

6.13 The former Stables are currently in Class C3 use and the proposals are to convert the property from residential to short stay rental accommodation (Sui Generis use). No external or internal alterations are proposed.

Floor areas

6.14 The following table provides a summary of the existing and proposed floor areas:

	GEA Existing	GEA Proposed	GIA Existing	GIA Proposed
Eastleigh Court (including extension)	1,397 sqm	1,427 sqm	1,211 sqm	1,236 sqm
Eastleigh Court Extension only	45 sqm	75 sqm	40 sqm	65 sqm
Former Eastleigh Court Stables	580 sqm	580 sqm	510 sqm	510 sqm
Pavilion	N/A	314 sqm	N/A	270 sqm

6.15 The following table provides the floorspace totals:

	GEA Proposed	GIA Proposed
Eastleigh Court (including extension)	1,427 sqm	1,236 sqm
Former Eastleigh Court Stables	580 sqm	510 sqm
Pavilion	314 sqm	270 sqm
Total floorspace:	2,321 sqm	2,016 sqm

Landscaping Proposals

6.16 A detailed landscaping masterplan is proposed which seeks to optimise the introduction of new planting including a large number of new trees and a pond. The design and layout has been configured to introduce biodiverse planting and areas of both formal planting and low maintenance grasses.

6.17 In order to facilitate the scheme, there are 28 trees which will need to be removed to construct the proposed development. These removals include four B-grade trees, nineteen C-grade trees and five trees in very poor condition (category U trees). While there are some removals of moderate quality trees, the majority of removals are of poor-quality trees. Additionally, three groups of C-grade trees will be removed along with two B-grade hedges and four C-grade hedges.

6.18 Although the proposals are to remove 28 trees, the loss will be compensated by an extensive new tree planting scheme which will total 532 new trees. This will include 202 individual trees, 60 woodland trees and 270 trees in scrub and has been designed to complement the new site layout.

6.19 The retained trees will be suitably protected by fencing and ground protection in the locations identified on the tree protection plan and a specification for these measures are provided in the accompanying Arboricultural method statement.

Access Strategy and Site-Wide Parking

6.20 Currently the former Stables are accessed from the North entrance, and the Court is accessed from the South entrance. There is no vehicular access between the properties only pedestrian access given the absence of boundary fencing.

6.21 The proposal seeks to reconnect the properties to provide a new one-way system whereby all vehicles will access the site from the existing North entrance and exit the site through the existing South entrance. New inward opening electronic automatic gates are also proposed at both entrances.

6.22 There is currently a total of 42 existing parking spaces across the site with the following breakdown:

Location	Spaces
Eastleigh Court tarmac area to North	22
Front of Eastleigh Court	9
Gravel area between Court and former Stables	7
Space in front of former Stables	4
Total:	42

6.23 The scheme includes the delivery of 77 parking spaces as part of the landscaping masterplan. As such, this results in an uplift of 35 spaces. This is the parking provision for

all the parking requirements in relation to guests, contractors and staff when the accommodation and Pavilion is at maximum capacity. Five blue badge parking spaces are included within the 77 spaces.

- 6.24 Of the 77 proposed spaces, 15 spaces will be equipped with electrical charging ports. In addition, 8 cycle parking spaces are proposed.

Waste Management

- 6.25 An internal bin store is proposed within the Pavilion building. Rubbish and recycling facilities will be provided for daily use within the Court and former Stables. In addition, an enclosed external bin store and waste collection point is proposed within the grounds to the North of the Court. Waste will be collected by a commercial waste collection company.

Energy Strategy

- 6.26 The proposals will deliver a scheme that is highly sustainable and proposes a bespoke energy and sustainability strategy that proposes the use of Air Source Heat Pumps (ASHP). The ASHP's will be located adjacent to the parking area within the landscaping to the North of the Court. Acoustic screening is proposed for acoustic attenuation. The ASHP will provide hot water to the Court and Pavilion.
- 6.27 The scheme will achieve the national carbon reduction and overheating targets. In addition, the proposals will achieve a BREEAM score of 72% in relation to the Pavilion building which equates to an "Excellent" rating (bespoke methodology).
- 6.28 The proposal for the new Pavilion achieves a 31% improvement over the Part L 2021 target for carbon emissions and a 31% reduction in primary energy demand.

7. Planning Policy Framework

- 7.1 This section of the Statement outlines the relevant national and local planning policy and guidance documents against which the Proposed Development should be assessed.

Overview

- 7.2 Section 38(6) of the Planning and Compulsory Purchase Act (2004) states that applications for development are to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 7.3 As the Proposed Development involves a listed building within a conservation area, consideration has also been given to Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('LBCA Act'), which places a duty upon the Local Planning Authority to determine applications affecting listed buildings and pay special regard to the desirability of preserving the building or its setting.
- 7.4 The LBCA Act 1990 sets out that in considering whether to grant listed building consent for any works, the local planning authority *"shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*
- 7.5 For the purposes of the Proposed Development the adopted Development Plan comprises the Wiltshire Core Strategy (adopted January 2015) and the Saved Policies from the West Wiltshire District Plan 1st Alteration (adopted June 2004).
- 7.6 Whilst not forming part of the statutory Development Plan, the following documents are material considerations:
- National Planning Policy Framework ('NPPF') (February 2025);
 - Historic England Adapting Historic Buildings for Energy and Carbon Efficiency Advice Note (2024);

- Revised Wiltshire Planning Obligations SPD (2016).

7.7 Lastly, the Site lies within the parish of Bishopstrow which is not currently designated as a Neighbourhood Planning Area. The site falls outside of the Warminster Local Neighbourhood Plan boundary.

Emerging Development Plan

7.8 Wiltshire Council are undertaking a Local Plan Review to set out the vision of and provide a new framework for Wiltshire for the period from 2020 to 2038. The Local Plan was submitted to the Secretary of State for Housing Communities and Local Government for independent examination on 28 November 2024. The examination started on 11th November 2025 and is due to restart in spring 2026.

7.9 However, on 27th February 2026 the Planning Inspector sent a letter to the Director of Planning, Economy and Regeneration of Wiltshire Council setting out that fundamental changes are required to the plan along with the provision of new evidence to overcome the significant soundness concerns that have been identified by the Inspector. The letter suggests two courses of action for the Council's consideration. The next step is therefore for Wiltshire Council to confirm how they wish to proceed.

7.10 In line with Paragraph 49 of the NPPF, Local Planning Authorities ('LPAs') may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given). At this stage, the emerging policies are afforded limited weight and so are not considered in this planning statement.

Site Designations

7.11 In terms of planning policy designations, the Site is covered by the following designations (as defined in the adopted Wiltshire Council Core Strategy and Saved Policies from former District Local Plans Policy Maps):

- Bishopstrow Conservation Area;
- Salisbury Plain Special Landscape Area; and
- Bishopstrow Civil Parish Affordable Housing Zone.

7.12 The Site is not allocated or protected for a specific land use under the adopted Development Plan and lies outside of a defined settlement boundary (Warminster).

Key Considerations

7.13 The following section assesses the Proposed Development against the statutory Development Plan and material considerations of weight. Following the pre-application engagement, and as made clear by planning policy and guidance, the key matters to consider are as follows:

- **Section 8:** Principle of Development and Land Use;
- **Section 9:** Design;
- **Section 10:** Heritage (including Archaeology);
- **Section 11:** Landscape, Ecology and Trees;
- **Section 12:** Highways and Transport;
- **Section 13:** Noise and Amenity;
- **Section 14:** Flood and Drainage;
- **Section 15:** Energy and Sustainability;

8. Principle of Development and Land Use

- 8.1 This section of the Statement assesses the Proposed Development in relation to the land use policy considerations.

Planning Assessment

Land Use Chronology

- 8.2 Eastleigh Court was constructed in the 1830s as a gentleman's residence and was used in this way for many years. During this time period the property was remodelled and extended multiple times. Then in 1958 the property it was converted into three flats (details in the Heritage Statement, the decision notice is not on the Planning Register). Subsequently, in April 1989 the whole property was converted to offices and a company training centre (Ref. W/89/00423/FUL). The National Trust (Southwest Region) took occupation of the property and ultimately vacated in 2012. Since then, the Court has had periods of vacancy, with part of the Court being occupied as offices which ceased in 2024.

Loss of Existing Use -The Court

- 8.3 As detailed above, the lawful use of the Court is currently Offices. The Site is also not identified as a 'Principal Employment Area' and so there is no policy protection against the loss of the existing office use. We note that the supporting policy text for Core Policy 35 (Existing Employment Land) outlines that it will be important to retain existing employment uses outside of designated areas to maintain diversity, a choice of sites for employers and allow for local business expansion.
- 8.4 The property is vacant and therefore this application does not have any impact on an existing Wiltshire business in accordance with Core Policy 35. The property has been marketed several times since 2012 when the National Trust were looking to move out and

the most recent marketing by Knight Frank resulted in the sale of the property to the Applicant for a non-office use.

- 8.5 Appendix 2 of this statement contains a letter from Knight Frank which sets out that the property was marketed for a period of 10 months and that during that time, there were only 11 viewings. The letter highlights that there was no interest in using the property as office floorspace.
- 8.6 Given the listed status of the Court and its internal layout, the property is not attractive to office occupiers. In the post covid market, companies are looking for Grade A office space with air conditioning for use during the warmer months. There is also a preference for offices within town central locations. Given the properties location in Bishopstrow, it is not in a prime office area.
- 8.7 The Socio-economic Assessment (SEA) submitted in support of this application sets out a detailed explanation of the office market trends and requirements confirming the market preference for modern quality office accommodation. The assessment outlines that recent years have seen a marked shift in the office market, both nationally and in Wiltshire. Explaining that Office vacancy rates have risen significantly from a low of 3.1% in 2019 to a high of 9.8% in 2024 reflecting a sustained weakening in demand for traditional office space. The SEA states that this trend is driven by widespread adoption of homeworking and hybrid working practices, which have reduced the need for physical office space even as overall employment has recovered.
- 8.8 A material consideration in the determination of this application is the fact that the loss of office use has already been accepted. During the time period when the previous owners marketed the property for sale, they sought planning permission and listed building consent for both residential and continued office use under a number of planning and listed building consent applications where were subsequently approved (see planning history section above).

- 8.9 The well documented planning history confirms that since June 2012 the Council has continually accepted the principle of the loss of the existing office accommodation at Eastleigh Court. As set out within the planning history section above, on 21st June 2012 planning permission was initially granted for the change of use of the property from offices to residential use (Ref. W/12/00724/FUL). The committee report associated with this planning permission highlights that a marketing exercise was undertaken at the time and that the Council were satisfied that there was no interest from office occupiers. This position was then reiterated in the officer report associated with the 2015 change of use application (2015 15/05736/FUL). This application was then resubmitted and subsequently approved on 25th September 2018 (ref:18/06999/FUL) and most recently when planning permission and listed building consent (ref; PL/2023/08405/FULL and PL/2023/08631 LBC) was granted for residential use again along with other physical works. This permission is still extant.
- 8.10 A further material consideration in the determination of this application is the importance of securing a long-term use for this important heritage asset. The property has been vacant for some time which puts the building fabric at risk of degradation. It is for this reason that it is important to find a viable use for the property to bring it back into active use and to secure the long-term custodianship of the building.
- 8.11 Core Policy 1 of the Development Plan sets out a settlement strategy based on a hierarchy of settlements by size, which is intended to direct new development to sustainable locations. The settlement strategy identifies Principle Settlements, Market Towns (including Warminster) Local Service Centres and Large and Small Villages. The supporting text states that Bishopstrow is not identified as either a large or small village in Core Policy 1.
- 8.11 While the Site is not located within a Small Village, Bishopstrow is on the edge of Warminster which contains a number of shops and services along with a train station and other public transport links (see transport statement for full details). Therefore, the Site is considered to be in a sustainable location.

Proposed Use –Eastleigh Court - Short Stay Accommodation

- 8.12 As detailed above, this application seeks planning permission to convert Eastleigh Court and form Stables into self-catered, short-stay, rental accommodation.
- 8.13 While the Site is not identified as a Small Village, we consider that the criteria of Core Policy 2 are a material consideration as they form a framework for the consideration of acceptable development in similar rural locations to Bishopstrow.
- 8.14 Core Policy 2 sets out that proposals for development within Small Villages will be supported where they seek to meet housing needs of settlements or provide employment, services and facilities provided that the development:
- i. “Respects the existing character and form of the settlement
 - ii. Does not elongate the village or impose development in sensitive landscape area.
 - iii. Does not consolidate an existing sporadic loose knit area of development related to the settlement.”
- 8.15 While not identified officially as an employment use, short stay accommodation will create employment and provide services and facilities to the tourist and events industry. The SEA submitted in support of this application sets out a detailed analysis of the impact that short stay accommodation will have on the job market, highlighting not only the job creation from the proposed use, but also the positive economic impacts that the scheme will have on the local area both during construction and during the operational phase of the scheme.
- 8.16 During the construction phase the SEA states that the project is expected to support an average of 70 direct jobs over the construction period, injecting approximately £272,000 into the local economy through worker spending.
- 8.17 Detailed consideration has been given the potential for job generation within the site (referred to as direct jobs). The SEA along with the OMS set out details of the proposed direct job creation and also the wider locality. Given the nature of the scheme, it is difficult

to define the exact number of jobs that will be generated owing to multiple factors. Firstly, the staff serving the property will be made up of a mixture of workers who are directly employed by the Applicant, along with agency staff and contract workers. Secondly, the exact number of staff on site will vary throughout the year depending on the number of bookings and the nature of the guest requirements. Thirdly, owing to the fluctuations in the likely demand for workers, all the roles will be part time.

8.18 The SEA estimates that there will be thirty-two workers directly required in relation to the site which will be made up of a variety of part time roles and which will equate to twenty one full time new jobs. For more details, please see section Table 6.5 and Section 6 of the SEA.

8.19 The SEA also estimates that as a result of the scheme, there will be the creation of between 46-65 net additional full-time equivalent employees or 56 to 79 net additional jobs across a variety of part time roles which includes the direct employees and reflects the opportunities that will be created for local businesses as a result of the scheme. The SEA estimates an economic output (GVA) generated by the site of around £810,000 per year.

8.20 The SEA goes on to look at the projected economic impacts on the wider local economy through increased visitor spending, stating that guests attending events or staying overnight are projected to spend between £980,000 and £1.3 million per year off-site in the local area, supporting additional jobs in hospitality, retail, and leisure businesses.

8.21 High-spending visitors, particularly those seeking luxury experiences, typically spend significantly more than average tourists, with the SEA highlighting that much of this expenditure would be retained locally as guests patronise independent pubs, restaurants, farm shops, and other specialist service providers. The report highlights that over 120 premises related to the visitor economy are located within a 15-minute drive of the site, and 560 within 30 minutes, indicating considerable opportunity for local businesses to benefit.

8.22 As set out in the SEA, Kindred Living Project plan to commit to prioritising local suppliers and contractors, supporting educational and community initiatives, and promoting local

businesses, further amplifying the positive economic ripple effects that would be delivered as a result of this scheme.

8.23 The proposal respects the character and form of the settlement, does not elongate the village or impose development in a sensitive location. In addition, the development does not result in the consolidation of existing sporadic loose knit areas of development. The ancillary subordinate Pavilion building has been positioned adjacent to the Court retaining the openness of the grounds and focusing the new built form to the East of the site proximate to Bishopstrow road where there are already properties each side of the road. The Pavilion is smaller in footprint than the former Stables and Court and located between them. As such, it is considered that the location of the proposal at the site is considered to be acceptable and in accordance with aspirations of Core Policy 2.

8.24 Full details of the design of the scheme and how the buildings sit within the site is set out in the Design section later in this statement. Please also refer to the accompanying DAS and HIA.

Loss of residential use – former Stables

8.25 The former Eastleigh Court Stables are currently in residential use (Use Class C3 Use). The Applicant purchased the property which was owned by a separate entity to the Court and undertook internal renovation works which were completed last summer. The property is now being used as a part time home for the Applicant, as well as being marketed as a self-catering short stay rental for less than 90 days per annum, which is widely considered to be the permissible period under Use Class C3 use, that has been established through case law as ancillary to that residential use.

8.26 This planning application seeks permission for the change of use of the property to allow it to be rented out beyond the 90-day period on its own or together with Eastleigh Court under Sui Generis use. No physical works are proposed as part of the proposal. Given that there is no express policy protection against the loss of market residential properties in Wiltshire this element of the scheme is in accordance with the Development Plan.

8.27 The intention is that the former Stables and Eastleigh Court will be operated together or separately and details of the proposed use are set out below and in the Operational Management Statement (OMS).

New Guest Accommodation – Tourist Facilities

8.28 Whilst there is no specific policy relating to short-stay accommodation with event spaces for celebrations, weddings and events, Core Policy Policies 39 and 40 are applicable as they relate to tourist facilities. In addition, consideration is given to Core Policy 48 as it applies to the conversion and re-use of rural buildings as tourist facilities.

8.29 Core Policy 39 addresses tourist development and sets out a requirement that outside principal settlements and market towns, tourist and visitor facilities should be located in or close to local service centres or large or Small Villages and where practicable in existing or replacement buildings. This policy requires proposals to protect landscapes, provide adequate facilities and enhance the enjoyment and financial viability of a particular countryside attraction. The policy states that new buildings required in the countryside for tourist development should be directed towards Local Service Centres, Large and Small villages.

8.30 The Core Policy goes on to state that in exceptional circumstances, development may be supported outside of Principal Settlements, Local Service Centres, Large and Small Villages where it can be demonstrated that:

- i. **“There is evidence that the facilities are in conjunction with a particular countryside attraction.**
- ii. **No suitable alternative existing buildings or sites exist which are available for reuse.**
- iii. **The scale, design and use of the proposal is compatible with its wider landscape setting and would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas.**
- iv. **The building is served by adequate access and infrastructure.**
- v. **The site has reasonable access to local services and a local**

employment base.”

8.31 In addition, Core Policy 40 stipulates that proposals for new hotels, B&Bs, guesthouses or conference facilities will be supported outside designated settlements where the proposals involve the conservation of buildings that for contextual, architectural or historic reasons should be retained and otherwise would not be. The policy goes on to state that proposals should not have a detrimental impact on the viability of the town centre and should avoid unacceptable traffic generation.

8.32 Core Policy 48 (Supporting rural life) relates to all proposals to convert and re-use rural buildings for employment, tourism, cultural and community use. The policy states that proposals for re-use will be supported where they satisfy the following criteria:

- ***“The building is structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building.***
- ***The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas.***
- ***The building can be served by adequate access and infrastructure.***
- ***The site has reasonable access to local services.***
- ***The conversion or re-use of a heritage asset would lead to its viable long-term safeguarding.”***

8.33 The principle of the delivery of new tourist accommodation, in this case short-stay, self-catered, rental accommodation, is supported by Core Policies 39 and 40 subject to certain criteria which are addressed below. The intention is that the Court and former Eastleigh Court Stables will be available for rentals of a minimum stay of three nights. It will not be possible to book any of the rooms individually because this is not a hotel.

- 8.34 It is proposed that the Court and former Eastleigh Court Stables will either be booked together or independently by two separate groups. Staff will attend the Site when guests are staying, and the proposed house manager lives in Bishopstrow. There are no live-in staff. Full details of the proposed staffing levels are set out within the accompanying Operational Management Statement (OMS).
- 8.35 The short-stay accommodation rental aspect of the business is the central focus, with the intention that guests can use the proposed ancillary Pavilion building for celebrations, gatherings and events as part of their stay should they wish to.
- 8.36 This is not a property that will be marketed directly to the wedding market via wedding planners or through the wedding media. The opportunity to host weddings at the site will be offered as a suggestion on the luxury short-stay platform that Kindred Living Project have chosen to advertise the properties. While it will be possible for companies to hire the property, it is unlikely to be desirable to businesses looking for away day team events on a larger scale owing to the fact that there will be a minimum booking period of three nights.
- 8.37 Not all guests will choose to hold celebrations or events as part of their stay. From market research and estimations, the Applicants have set out the frequency and scope of celebrations and events that they anticipate could occur as a maximum per type so that the potential impacts of the proposals can be assessed for the purposes of this planning application.
- 8.38 The table enclosed at Appendix 3 sets out the stay types and their associated details. Table 1 below sets out an extract of that table which outlines the types of stays, their frequency and associated guest numbers. It is anticipated that the majority of the annual events will involve up to 60 guests, up to 56 of whom can be accommodated on site within the Former Eastleigh Court Stables and Eastleigh Court itself. As the bedroom take up per booking can vary and is dependent on guest preferences, the level of day guests per stay type has been estimated within a range to account for a variation in the need for onsite parking. This will ensure that sufficient on-site parking is provided (see the Transport section of this report for more details).

8.39 We have not sought to identify the potential number of stays that could occur without an event or celebration occurring, so that the planning assessment can consider the maximum potential impact of the proposals.

Table 1 - Short-stay Accommodation/Event Booking Types:

Event Type Entire site	Frequency per annum anticipated	Maximum no of guests	Regulated Entertainment cut-off time	Operating Hours cut- off time	Day guests
STAY TYPE A Small scale rental Gatherings/Holidays/Celebrations/Micro weddings	Up to around 32	Up to 60	11.30pm	Midnight	Between 4 and 18*
STAY TYPE B Medium Rental weddings/celebrations/gatherings	Up to around 8**	61-90	11.30pm	Midnight	Between 34 and 48*
STAY TYPE C Maximum rental Weddings/celebrations/gatherings	Up to around 12**	91-120	11.30pm	Midnight	Between 64 and 78*

Notes:

* Assumes a range of overnight guest occupancy from 100% (all 56 bed spaces occupied) to 75% bed spaces occupied.

** The total combined number of Type B/C stays will be capped at 20 per annum.

8.40 As detailed above, the maximum standing capacity of the events space within the Pavilion building is 120 guests with an anticipated maximum celebration and event frequency of around 12 times per annum. As up to 56 guests will stay on site, this will mean the addition of between 64 and 78 day guests (at 75% overnight occupancy) with the associated vehicle trips. Based on experience managing similar venues (such as Kindred, which has a 120-guest capacity), most events fall below the maximum limit, but organisers like to have the flexibility to accommodate the full number when originally booking.

8.41 The Transport Statement sets out full details of the projected level of car use per stay type and outlines the car parking and vehicle transit pathway through the site. A new one-way system is proposed through the site to manage traffic owing to visibility splay issues with the north entrance. Guests will also be actively discouraged from driving through the village by staff and new signage.

- 8.42 As detailed in Table 1 above and the OMS, the events space within the Pavilion will be closed at midnight for all celebrations and events, with an 11.30 cutoff for regulated entertainment such as a DJ. Details of the acoustic attenuation of the events space is set out in the Design and Access statement and Acoustic Report. The space will be mechanically cooled and has no windows. Amplified music will also be prohibited within the grounds.
- 8.43 The extension to Eastleigh Court will deliver 60 seating dining covers for staying guests. For gatherings and celebrations where this number is exceeded, guests will have the option to hire a marquee to provide larger groups with seated dining for up to 120 people. A designated landscaped space has been selected for the siting of a temporary marquee and catering tent when required. Water and electrical services will be provided to the marquee area as part of the landscaping design. The marquee will be sited on grass with space for a catering tent if required. The marquee would only be erected for the event and would then be taken down immediately afterwards.
- 8.44 The OMS explains the different facilities, the servicing strategy, car parking and vehicular proposals, employment numbers and how different stay scenarios will be managed to ensure the amenity of the local area is not materially impacted by the proposals.
- 8.45 A Transport Statement has been undertaken to demonstrate that the traffic impact relating to the proposals will not have a detrimental impact on the local highway network, and that the site access arrangements are safe, suitable and that the parking provision complies with national and local guidance.
- 8.46 As the scheme will result in the reuse of an existing building and will provide visitor accommodation to allow patrons of existing Wiltshire attractions to stay overnight and increase their dwell time in the local area the scheme Core Policy 39 parts i and ii.
- 8.47 In accordance with Core Policy 39 Parts iv and v, the site is located within close proximity of the settlement boundary of Warminster and is within the village of Bishopstrow within a short distance of Warminster train station and services. The site is on a bus route, and full

details of the site accessibility are set out within the Transport Statement. The site is also in close proximity to the national Landscape area of Cranbourne Chase which is a countryside attraction.

8.48 In accordance with Core Policy 48 the proposal will result in the reuse of an existing building. In accordance with part i) of the policy, Eastleigh Court is a Grade II heritage asset that is in good structural condition and was originally designed for use as a dwelling. Therefore, its conversion back to a residential layout is of heritage benefit and will secure the long-term custodianship of the asset. The property is also clearly capable of conversion back to its original intended residential layout as is set out in the accompanying DAS and HIA.

8.49 The proposal includes a modest ground floor extension to replace an existing poor quality modern extension along with the construction of a new Pavilion structure to provide adequate ancillary facilities to Eastleigh Court. The design section of this report sets out how these additions have been designed to ensure that they preserve the character and appearance of the Court, its setting and the sensitive landscape that surrounds it in accordance with Part iii of Core Policy 39 and Part ii) of Policy 48.

8.50 In accordance with Core Policy 39 part iii, the site is set sufficiently far enough away from neighbouring occupiers, and the proposed additions are sufficiently modest so that they will not result in any detrimental harm to the amenity of surrounding residential properties. Detailed consideration has been given to the design of the proposals to ensure that the events space (where all amplified music will be contained) is acoustically treated as set out later in this statement and in the accompanying Noise Assessment. No amplified music will be permitted outside of the Pavilion.

8.51 There is an existing selection of shops, cafes, takeaways and restaurants within Warminster which serve the local community. There is also the existing Bishopstrow Hotel in close proximity to the site. The proposed use will not result in any detrimental impact on these town centre facilities and services in accordance with Core Policy 40. The proposed use is a totally different business model. As detailed above, no retail or restaurant facilities will be provided. Guests will be paying to use the accommodation at the former Eastleigh

Court stables or Court as their “home” for the period of their stay and as such will either be cooking themselves or bringing in private chefs or caterers. This is not a hotel use, so there will be no room service, meals prepared or waiting staff provided. In addition, there is no retail element. The house manager and contractors (caterers/florists etc) will be on site ahead of guest stays and events to prepare the property and then to supervise and co-ordinate events on the day. There will not be any live-in staff albeit, the house manager lives nearby in Bishopstrow. Further details are set out in the accompanying Operational Management Statement.

- 8.52 A material consideration in the determination of this application is the current under supply of visitor accommodation within Wiltshire. The SEA that accompanies this report sets out details of the significant economic benefits that come from increasing the numbers of visitors who stay overnight in Wiltshire. At present despite the variety of interesting visitor attractions currently available in Wiltshire, the SEA identifies that overnight visitors only make up a small proportion of visits compared with day trips at around ten to one. This proportion of day trips is considerably higher than the Southwest geographical area average of six to one.
- 8.53 As the average per visitor spend for overnight guests is around six times higher than a day guest this is resulting in a considerable loss of potential revenue for the economy of Wiltshire. As such, we understand that there is a desire to increase the dwell time for guests and a recognition that increasing the availability of visitor accommodation is an important part of that objective.
- 8.54 Increasing the availability of visitor accommodation and therefore the number of overnight guests will in turn increase per visitor spending at local attractions, restaurants, shops and other services.
- 8.55 The SEA also highlights the lack of availability of luxury, short-stay accommodation that currently exists in Wiltshire stating that of approximately 5,800 rooms in Wiltshire only around 2% fall within the luxury category compared to the 4% regionally and 6% nationally. While Wiltshire supports a substantial volume of visitor activity, it is potentially constrained in its ability to cater for higher value demand that prioritise quality, setting and distinctive

experiences. In the absence of a sufficient range of types of accommodation, there is a risk that this demand will either be displaced to other locations or absorbed by accommodation that does not fully align with visitor expectations, limiting the economic value captured locally. To translate growing demand into economic benefit, including higher visitor spend, longer stays and stronger links with local supply chains, additional accommodation capacity that improves the quality of the offer is required. This application will make an important contribution to the supply of luxury, short-stay accommodation that will deliver significant social and economic benefits to Wiltshire.

- 8.56 Given the above, the scheme is considered to meet the exceptional circumstances criteria as set out in Core Policy 39 and accords with Core Policies 40 and 48.

Summary

- 8.57 The proposed development has been assessed against the policies in the Development Plan relevant to land use.
- 8.58 Given the lack of policy protection for the existing office use, the poor quality of the existing office occupation, and clear evidence of a lack of commercial demand (through multiple marketing exercises), the re-use of the Court for short-stay accommodation represents an important opportunity to secure a viable future use for this heritage asset.
- 8.59 It is a material consideration in the determination of this application that the principle of the loss of the office floorspace has already been established through the multiple planning permissions that have already been granted for the change of use of Eastleigh Court.
- 8.60 While the Site is not located within a Small Village, it is sustainably located on the edge of Warminster, identified as a Market Town in Core Policy 1 and benefits from good public transport links and proximity to services.
- 8.61 The proposed short-stay accommodation use has been assessed against Core Policies 39, 40 and 48, which support the provision of tourist accommodation and the sensitive re-use of rural buildings where they enhance heritage significance, contribute to the rural

economy and protect local character. The scheme is considered to comply with these policies including the exceptional circumstance criteria of Policy 39.

- 8.62 The application also clearly demonstrates that the proposed use will support the rural economy and generate meaningful local benefits. The SEA identifies a strong need to expand high-quality visitor accommodation in Wiltshire, where overnight stays are disproportionately low and luxury accommodation constitutes only a small share of the overall market. The proposal will help increase visitor dwell time, drive higher local spending, and support a wide range of ancillary businesses (See chapter 16 for full details).
- 8.63 Overall, the scheme complies with the Development Plan and is supported by the NPPF's presumption in favour of sustainable development. It demonstrates a clear and compelling planning case for the re-use of a vacant heritage asset; provides high-quality visitor accommodation in line with Core Policies 39, 40 and 48; respects and enhances the historic and landscape context; contributes to the vitality of the rural economy; and secures significant social, economic and environmental public benefits.

9. Design

- 9.1 This section of the Statement evaluates the high-quality design attributes of the Proposed Development against the Development Plan and supporting guidance.

National Planning Policy

- 9.2 Section 12 of the NPPF stresses the fundamental importance of high-quality, beautiful design in the pursuit of delivering sustainable development. The NPPF sets out a clear rationale for high quality design, reinforcing that *“good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*.
- 9.3 Paragraph 131 of the NPPF states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- 9.4 Paragraph 135 of the NPPF states that development should function well and add to the overall quality of the area over the lifetime of the development. In pursuance of this, development should be visually attractive, sympathetic to the local character and context, and maintain a strong sense of place and distinctiveness.

Local Policy Context

- 9.5 Wiltshire Core Strategy Policy 57 (Ensuring High Quality Design and Place Shaping) explains that a high standard of design is required in all new developments. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

- 9.6 Core Policy 57 goes on to set out the criteria that proposals must address to show how they will make a positive contribution to the character of Wiltshire, including, but not limited to, providing a detailed Design Statement in the case of major developments which outlines how analysis of the local context has informed the proposals. The Policy states that schemes should deliver high standards of building materials, finishes and landscaping.

Planning Assessment

- 9.7 Each of the elements of the scheme will be discussed below.

The Court

- 9.8 The proposals include the refurbishment, enhancement and extension of the Court for use as short stay accommodation. Internal alterations are proposed to facilitate the conversion of the property from office use back to the originally intended residential layout. Details of the proposed internal alterations to the plan form and internal fabric are considered in detail in the accompanying DAS, Room Inventory and Heritage Impact Assessment.
- 9.9 The Court has had many different owners since its construction and has been altered many times. So, these proposals mark the next phase in the Court's evolution and will ensure that the property is brought back into active use as a viable business that will ensure its long-term future.
- 9.10 As detailed above, there is the intention to replace the existing single storey extension along the Western elevation with a more modern high-quality extension that better reflects the design and materials palette of the Court. While the extension footprint is being increased from 45sqm (GEA) (40sqm (GIA)) to 75sqm (GEA) (65sqm (GIA)) the extension will still be of a form and scale that is ancillary to the Court.

- 9.11 The new extension will be constructed using local limestone with large rectangular steel framed windows and doors with a standing seam pitched copper roof set behind a parapet. The façade has been designed to be a simple and elegant piece of contemporary architecture which takes reference from the stone mullions of the original windows of the Court.
- 9.12 Internally the extension will be predominantly wood with a pitched internal ceiling design.
- 9.13 The proposal is to undertake a schedule of external repair works to the pointing and guttering where required, to ensure that the façade is repaired on a like for like basis.
- 9.14 At roof level the intention is to undertake like for like roof repairs and to install four new dormers, along with replacing the remaining rooflights. These additions are required to improve the quality of the rooms on the top floor that are to be converted to sleeping accommodation.
- 9.15 The dormers will be clad to match the existing roof materials with timber glazing bars and as such will appear part of the roof form from the ground floor. The design and number of these dormers have already been approved under planning permission PL/2023/08458 and Listed Building Consent PL/2023/08632.

The Pavilion

- 9.16 A new Pavilion building is proposed adjacent to the Eastern elevation of the Court. In accordance with Core Policy 57 detailed consideration has been given to the delivery of a high-quality design that will enhance the setting of the Court and will embed the new building within the landscaping. The design has been conceived to ensure that the structure will not compete with the design of the Court and will remain ancillary in terms of both its design and massing.

- 9.17 The Pavilion has been conceived as a single-storey, low-lying structure that would be delivered on a square-shaped footprint measuring 19m by 19m. A simple façade design is proposed with soft curved lines and inset deep reveals that will be constructed in locally sourced limestone. Openings have been kept to a minimum and carefully positioned to deliver a simple design allowing the more complex window styles and façade details of the Court to remain more prominent. The elegant roof design has been proposed as a low-lying pitched design, finished in copper and conceived to appear light weight sitting on top of the more robust stone base. It was concluded that a bulky design would be inappropriate. The roof design has overhanging eaves concealing guttering to create a sleek design with the thin metal edge expressed. The copper was selected to compliment the red brick of the Court. A limestone chimney will provide ventilation and serve as simple roof addition to contrast with the copper.
- 9.18 The height relationship with the Court has been carefully considered to ensure that the Pavilion massing relates to the windows of the Court, while remaining ancillary. As can be seen from the accompanying drawings, the Pavilion gutter line aligns with the top of the ground floor windows of the Court.
- 9.19 In addition, the Pavilion has been well set back from the Southern primary elevation of the Court in order to emphasise the ancillary scale and land use of the building in the Estate hierarchy. The square shape also means that less bulk is visible adjacent to the Southern Court façade. Hedging is also proposed in front of the Pavilion to both enclose the pool area and to further soften the Pavilion in views from the South entrance through the trees.
- 9.20 This location was chosen for several reasons. Firstly, there is historical precedent for having built form in this location as the Pavilion is proposed on the footprint of the 19th century orangery which was subsequently demolished. Secondly, the precedent for the creation of additional new built form within close proximity of the Court within its immediate setting was established through planning permission reference 20/06499/FUL which granted approval for a two-storey building to the North and Northwest of the Court. Page 98 of the DAS shows the location of this planning permission and illustrates that the Pavilion footprint is partly within the footprint of this approved scheme.

- 9.21 Thirdly, locating the Pavilion in an area to the East of the Court and to the South of the former Stables means that the rest of the landscape is left for the enjoyment of the guests. Therefore, the massing remains clustered together along the Eastern boundary minimising the area of the site taken up by built form and allowing the remaining grounds to be used for the enjoyment of guests. This will allow for the delivery of a high-quality landscaping scheme including the reinstatement of a number of trees that have been lost from the grounds through the passage of time. The detail of the landscaping is addressed in detail later in this statement.
- 9.22 As a result of the location of the Pavilion adjacent to the Court it will be read in longer distance views to the South and West across the fields as subordinate to the Court and as such will not have a detrimental impact on the setting of the Cranborne Chase and the West Wiltshire Downs Area of Outstanding Natural Beauty in accordance with Core Policy CP51.
- 9.23 It is also important to locate the Pavilion close to the Court for operational reasons allowing event staff to move between the building quickly and discretely. The presence of the rear parking to the North of the Court and Pavilion allows for easy servicing and also meets the DDA requirements associated with blue badge parking.
- 9.24 The Pavilion includes an acoustically treated events space (with a capacity of 120 people) measuring 81sqm along with a plant room, hot tub, sauna and cold plunge, WC's, gym, bar and storage area. An outside swimming pool will be adjacent to the building allowing guests to enjoy the pool area with the use of the Pavilion facilities in close proximity (such as the toilets).
- 9.25 Detailed consideration has been given to the specification of the Pavilion to ensure that the build-up provides the necessary acoustic attenuation. The events space has been located at the centre of the structure deliberately to assist with this attenuation and has no windows. The building is also mechanically ventilated to provide the necessary cooling to the events space as it does not have openable windows. The accompanying Noise Assessment, OMS and DAS provide details of how the scheme meets the requirements of the Wiltshire noise guidance.

Temporary Structure - Marquee

- 9.26 Provision has been made within the landscaping for an area where a temporary Marquee and accompanying catering tent could be located when the number of seated guests for a gathering or celebration exceeds the 60 seated covers in the Court extension. The intention is that the marquee would be hired by the lead guests who book the accommodation and would only be on site for the duration of the event. As this facility is not permanent there is no permanent impact on the setting of Eastleigh Court or the new Pavilion Building. In addition, the area will be partially screened by trees and hedges and has been positioned to the Southwestern side of the front elevation of Eastleigh Court away from the primary views from the listed building.

The Gates

- 9.27 The existing North and South entrances are currently open enabling anyone to drive or walk into the site. In order to provide security, the proposals include the installation of two sets of metal gates. The design for both gates takes inspiration from the Victoria era and proposes a traditional design that is similar in style to the previously approved gate design under planning application reference PL/2023/08458 and Listed Building Consent PL/2023/08632. The gates will be automatic and their position set into the site away from the road means that when required cars have waiting space off the road. The accompanying DAS, Transport Statement and drawings provide more details.
- 9.28 Historically, both entrances would have had gates and given their elegant design which is appropriate to the period of the property it is considered that this element of the scheme is in accordance with Core Policy 51 relating to landscape.

Substation

- 9.29 A new substation is proposed that will be located to the right of the Southern entrance within the site. The substation will be screened from the road by the existing hedging that will be enhanced as part of the landscaping proposals (See the Landscape Statement and landscaping drawings for more details). Additional hedging will be provided to screen the substation from the West when drivers exit the site through the South exit.

Summary

- 9.30 In accordance with Wiltshire Core Strategy Policy 57 (Ensuring High Quality Design and Place Shaping) the scheme will deliver a high-quality design that draws on the design and materials pallet of the Court and local context to deliver the next phase in the ongoing evolution of this Estate.
- 9.31 In accordance with Core Policy 57 the scheme will make a positive contribution to the character of Wiltshire using local materials. In line with NPPF Paragraph 189 the proposals have been designed to work with the historical landscape and surrounding context to deliver a scheme that is appropriate to and enhances the setting Cranborne Chase and the West Wiltshire Downs Area of Outstanding Natural Beauty.

10. Heritage and Archaeology

- 10.1 This section contains a brief overview of the relevant legislation, NPPF guidance and planning policy associated with the heritage considerations related to this scheme. The scheme is then assessed against this legislation, policy and guidance below.

Legislative Context

- 10.2 Section 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“LBCA Act”) require that special regard be given to the desirability of preserving or enhancing listed buildings, their settings or any features of special architectural or historic interest.
- 10.3 Furthermore, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that, in respect of development affecting conservation areas, *“special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”*.

National Planning Policy

- 10.4 The NPPF (February 2025) sets out the guidance for assessing development affecting heritage assets, in line with statute and case law on listed buildings and conservation areas. It states that, in determining applications that result in a level of harm to, or loss of, significance in respect of a designated heritage asset (from its alteration or development within its setting), this should require clear and convincing justification.
- 10.5 The key paragraphs are summarised below:
- Paragraph 207 states that *“in determining applications, local planning authorities should require an Applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.”*
 - Paragraph 208 highlights the need to identify and assess the significance of any

heritage assets that may be affected by a proposal, so as to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposed development.

- Paragraph 210 is clear that *"in determining planning applications, Local Planning Authorities should take account of: (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and (c) the desirability of new development making a positive contribution to local character and distinctiveness."*
- Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm shall be weighed against the public benefits, where appropriate, securing its optimum viable use.

10.6 The Planning Policy Guidance (PPG) on Conserving and Enhancing the Historic Environment provides further guidance in assessing the impact of development proposals which effect heritage assets. It sets out that "significance" derives not only from a heritage asset's physical presence, but also from its setting. It sets out that *"Public Benefits"* may follow from many developments and could be anything that delivers economic, social or environmental objectives. These objectives are described at Paragraph 8 of the NPPF.

10.7 Historic England have also released a second edition of their guidance entitled The Setting of Heritage Assets Guidance which is designed to guide their own staff, Local Authorities and specialists in determining what forms a setting and how it adds to or detracts from the significance of a heritage asset or assets (Historic England 2017). It also advises on assessing the effect of development proposals and how to avoid or minimise loss of or enhance significance.

10.8 In 2008 English Heritage published the Conservation Principles, Policies and Guidance for the sustainable management of the historic environment which sets out a comprehensive framework for managing England's historic environment. The guidance sets out six core principles aimed at ensuring decisions related to heritage assets are evidence-based, transparent, and consistent.

Local Policy Context

- 10.9 Policies within Wiltshire's Core Strategy accord with the NPPF in seeking to conserve or enhance the significance of heritage assets. Specifically, Wiltshire's Core Policy 58 (Ensuring the Conservation of the Historic Environment) stipulates that development should protect, conserve and where possible enhancement the historic environment.
- 10.10 Core Policy 57 promotes high quality design and place shaping, outlining at part iv) that schemes should make a positive contribution to the character of Wiltshire through being sympathetic to and by conserving historic buildings.

Planning Assessment – Above ground heritage Assets

The Evolution of Eastleigh Court

- 10.11 Eastleigh Court is Grade II listed as detailed earlier in this report and dates from the Early 19th century albeit, that it has been much altered since. The origin of Eastleigh Court is an early 19th century house called Eastleigh Lodge or Eastleigh House which was built in around 1830. The form Stables were mentioned as part of a sale catalogue dated 1884 and are believed to have been constructed by 1838.
- 10.12 Since its construction, Eastleigh Court has been altered multiple times and has had a number of different owners. The HIA outlines that there was originally an Orangerie along the eastern elevation which can be found on Ordnance Survey maps from 1886 and 1899. Subsequently this extension was demolished in the 1920s, along with a large section of the West End (including the removal of the turrets) and a conservatory at the East End of the property. At the same time, further building work was undertaken which included the erection of a half octagonal bay along the western elevation and the removal of stucco from the façade. A number of the timber-framed windows were replaced with stone-mullioned windows at this time.

10.13 In 1958 there was a proposal to convert the Court into three flats and work was undertaken involving the removal of the north-east corner of the Court, the truncation of the ballroom on the ground floor and its conversion to a sitting room. At the same time the old kitchen was converted to a garage, the scullery to a kitchen, with the creation of a new corner chimney breast, (reusing the original stone fire surround, hearth and firebricks ashlar). The exterior doorway was also altered to the East end of the house and the door and fanlight incorporated into the new entrance to the sitting room.

10.14 In the 1960's landscaping and planting works were undertaken to the surrounding grounds and in the early 1970s they added a swimming pool within the stable block. The Stables were then sold off in 1987.

10.15 In 1989 The Court was sold again and transformed into offices. The occupier went into liquidation in 1990 and so in 1991 the property became the Wessex Regional Office of the National Trust. The Trust then added a single storey extension to the front of the property in the 1990s before vacating the Court in 2013-14 subsequently selling it in 2014.

Assessment of Significance

10.16 In accordance with Paragraph 207 of the NPPF, the significance of the site and its heritage context have been assessed in detail. For full details please see the HIA.

10.17 Given the complex ownership history and office use, the plan form of the Court has gone through considerable alteration over time. As outlined earlier in this statement, while historic features remain, additions such as partitions for fire purposes have been added such as the partition at the top of the front stairs.

10.18 Elements such as the original back stair remain with modern additions and the attic space also contains features such as original fireplaces but has otherwise been opened up to provide modern office accommodation. A large number of modern 'Velux' rooflights were inserted into the roof to light the second-floor office space when it was in use.

- 10.19 The HIA highlights that the impact of the later demolitions and alterations is most apparent externally to the rear, where the removal of the North Eastern part of the Eastern wing (that once formed the ballroom) is apparent, with a secondary stair replacing it in a white-rendered extension and the concrete lintel of the former garage still apparent to the side of the northern wing.
- 10.20 The HIA explains that the grounds have been much altered through time, with the removal of the majority of the planting and pathways shown on the historic maps, leaving the landscape as open as “parkland”, with open views to the South and West which now gives a very different impression of how the Estate would have been viewed historically.
- 10.21 In accordance with the NPPF and English Heritage Guidance, the relevant heritage assets are considered to be the listed building itself, the character and appearance of the Bishopstrow Conservation Area and the setting of the nearby listed buildings.
- 10.22 The HIA concludes that the Court today reflects the changing ownership and uses through time and that whilst the history of the Court dates back to 19th Century, the building that exist today relate largely to the late 19th and the beginning of the 20th Century.
- 10.23 The HIA states that the former Stables although completely altered contribute to the setting of Eastleigh Court by virtue of its contribution to the overall concept of the 19th Century model Estate and that it does not contribute architecturally. The report also outlines that the kitchen garden is an important element of the overall Estate.
- 10.24 The report concludes that the existing car parking to the North of the Court is located in the most appropriate locations for such a facility, albeit that it does limit views and the relationship between the main building and its associated stable block and the tarmac and utilitarian landscaping does not contribute positively to the setting of the building.
- 10.25 The report identified that an important element of the buildings setting is its designated parkland landscape which was clearly designed to both enhance an appreciation of the Court as well as aspects and views from it. The report notes that historically the landscape

contained more trees meaning that there were glimpsed views from around the estate rather than the more direct views through the open parkland that exists today. The HIA states that the loss of many of these trees has diminished this element of the landscape although it has opened up wide and distant views to the Southwest.

- 10.26 The report also identifies the loss of the long drive that originally connected the North entrance to the Court enabling visitors to experience arriving from the North and circling round the West elevation of the Court before arriving at the main Court façade.

Impact of the proposals on the significance of the heritage assets

- 10.27 The impact that each of the elements of the proposals have on the landscape will be addressed in turn below.

The Former Eastleigh Court Stables

- 10.28 The HIA states that the change of use of the former Stables to short-stay rental accommodation will have no impact on the heritage significance of the Court. The HIA goes on to state that the proposals for the Court have been carefully designed to both respect the significance of the building as an elegant dwelling with services and facilities commensurate with that use.

The Court

- 10.29 The HIA concludes that the reinstatement of the residential layout will enhance the Court's status, quality and function by reinstating the majority of the rooms back to their former purpose as grand reception rooms, luxurious bedrooms and associated accommodation. Stating that this aim is to ensure minimal intervention into historic plan form where it

remains with the de-institutionalisation and restoration of the principal spaces being one of the key benefits of the proposals.

10.30 Whilst the HIA concludes that the proposals inevitably require some alterations and intervention this has been kept to a minimum and does not lead to the loss of any fabric of special interest. Albeit it is acknowledged that there is some alteration to the historic plan form.

10.31 The assessment identifies the following benefits:

- Removal of the modern kitchen from one of the principal ground floor rooms;
- Removal of the existing functional single storey extension and its replacement with a high-quality conservatory space that will add an element of architectural quality in the spirit of the 1920s bay window extension to the house;
- The replacement of the utilitarian, and detracting, window and lintel that fills the former garage door space with a window that lines up with that above and is in proportion, materiality and in form that is more in keeping with the architecture of the building;
- Removal of the unsympathetic 'fire barrier' from the top of the main staircase reinstating the sense of space and grandeur;
- The replacement of the remaining modern rooflights with conservation rooflights.
- Where existing historic features remain (coving, fireplaces, ceiling decoration) they will be incorporated into a high-quality interior refurbishment that will restore the house to its former glory.

The Wider Estate

10.32 The HIA concludes that the reconnection of Eastleigh Court with the former Stables through the landscaping proposals, and the reintroduction of part of the historic long drive

(that will re-connect the two properties together) will be a positive enhancement to the overall estate. The assessment also concludes that in turn, the proposals will deliver an enhancement to the wider character of the Bishopstrow Conservation Area.

10.33 The HIA identifies that while the landscape is not of historical importance in its own right, the intent of the Court was for it to be perceived within its grounds, identifying that the reintroduction of the historical planting to provide “glimpsed” views towards the Court and grounds is a positive change.

10.34 The landscaping will reintroduce an element of lost formality close to the Court and reinstates historic pathways where possible, including as a pedestrian route following the path of the long drive that is not being reinstated for vehicles.

10.35 The HIA concludes that the inevitable requirements such as parking and the new substation have been carefully located in less sensitive parts of the landscape and to avoid all tree root protection zones and minimise any visual impact on key views. The substation will be naturally screened and will cause no harm to any heritage significance or character.

Pavilion

10.36 The HIA concludes that the Pavilion will not detract from or interfere with key views towards and from the Court or its relationship with both the long drive to the estate and the Southern entrance. It is also considered salient that the Pavilion is also on the approximate footprint of where the orangery once stood in a location which has been much altered through time.

10.37 The HIA considers that the Pavilion design is “low-key” and has been designed to be read as a garden structure that compliments the setting of the Court. The report concludes that the chosen materials palette is appropriate and that the new structure would sit comfortably within the site. Overall, the HIA identifies that the Pavilion will make a complimentary contribution to the setting of the listed building and its landscape,

preserving the special interest of the Court, creating a subservient but high-quality addition to the Estate.

The Marquee

10.38 The HIA observes that the proposed location for the temporary marquee has been located away from key views towards the Court, to the southeast of the Court entrance and screened behind hedges. Observing that the marquee will only be put up for events and then taken down. Therefore, it is concluded that this element of the scheme will not have a detrimental impact on the setting of the Court.

Summary

10.39 Overall, the HIA concludes that where intervention may be regarded as causing an element of harm within the spectrum of less-than-substantial harm, that overall, the package of positive public, and heritage, benefits outweigh this harm in accordance with Paragraph 215 of the NPPF. The full heritage and public benefits are listed in Section 16 of this report. Stating that the scheme will lead to an overall preservation of the special interest of the Grade II listed Eastleigh Court.

10.40 With regards to the character and appearance of the Bishopstrow Conservation Area, the assessment concludes that the approach taken in respect of the landscape will ensure that the proposals also preserve the character and appearance of the conservation area in so much as Eastleigh Court and the former Stables contributes to it.

10.41 As such, the proposed scheme is considered to enhance the special interest of the listed building and the setting of nearby listed buildings along with the character and appearance of the Bishopstrow Conservation Area in accordance with Section 66 (1) and Section 72 (1) of the Planning Listed Building and Conservation Areas Act 1990.

10.42 In accordance with Paragraph 207 of the NPPF, the history and significance of the site have been evaluated and the impact of the proposals on this significance has been

assessed. In addition, in compliance with NPPF Paragraph 210 the proposals have been found to strike a balance between sustaining and enhancing the significance of the heritage asset and putting them to viable uses consistent with their conservation. The assessment re the positive contribution that the scheme makes to sustainable communities including their economic viability and having full regard for the desirability of new development making a positive contribution to local character and distinctiveness.

10.43 So, for the reasons detailed above the scheme will protect, conserve and enhance the historic environment in a manner appropriate to its significance in accordance with Core Policy 58. The proposals will secure a viable use for the site and the long-term custodianship of this heritage asset. Therefore, we consider that the proposal is in compliance with the NPPF and Core Policies 57 and 58.

Planning Assessment – Archaeology

Summary of Archaeology Research

10.44 An Archaeology Assessment prepared by BSA Heritage Limited is submitted in support of this Planning and Listed Building Application which sets out an assessment of the archaeological potential of the site and an assessment of the scheme.

10.45 The assessment assesses the known and potential below ground heritage asset baseline by setting out findings from a number of sources, including the Wiltshire Historic Environment Record (HER) for the site and its surroundings and Historic England's National Heritage List for England. Detailed fieldwork reports completed nearby and historic Ordnance Survey maps, Tithe and Estate maps available at the Wiltshire History Centre in Chippenham and online were also used.

10.46 The closest monument to the site was found to be a pair of Bronze Age Barrows which lie 100m to the north of Bishopstrow Road. The assessment also states that the majority of other scheduled monuments within the study area are also Bronze Age bowl barrows and

include two within a large arable field a minimum of 200 metres southeast of the site (Plate 1, HERs 14148 & 14350). These survive as grassed mounds within the cultivated field.

10.47 Approximately 700 metres northeast of the site, the assessment located a larger Monument (HER 13725). The assessment identifies that although the latest Ordnance Survey mapping uses the symbol for a tumulus or round barrow, this site is actually thought to include the remains of a medieval castle motte and surrounding 'ring work' banks and ditches. A similar distance to the north, in the grounds of Bishopstrow House, lie two further bowl barrows and a likely earlier long barrow (HERs 13318, 14481 & 14598).

10.48 The assessment also identifies that two Iron Age hillforts lie on the downland of Salisbury Plain more than a mile North and Northeast of the site (Battlesbury and Scratchbury respectively). Although these sites benefit from extensive views taking in the site, the assessment concludes that the small-scale change proposed would not be perceptible from these designated sites given the distance, surrounding development and vegetation. Although these sites confirm activity in the late prehistoric period, the assessment confirms that their significance would not be harmed through the minimal change to their wider setting.

10.49 HER 1133 records show an extensive enclosure which is located West of the site, and which was surveyed by Sir Richard Colt-Hoare in the late 18th and early 19th centuries (Plate 3 in the Archaeology Assessment). The assessment states that 'The Bury' is thought to extend into the western edge of the site itself and that Colt-Hoare thought the site was probably a Roman settlement off the main road between Bath and Salisbury noting a considerable volume of finds including pottery, coins and bone.

10.50 During the National Trust ownership, a single trench was excavated across the apparent ditch and bank which defines the Western edge of the site. At the time the assessment states that a small geophysical survey was completed in the field to the West of the site, but that the results were inconclusive.

- 10.51 The assessment outlines that an undated pit alignment observed on aerial images north of the River Wylfe and circa 600 metres East of the site might also be prehistoric (HER 1172). Stating that investigations close to the scheduled medieval remains in the 1980s did locate pits and prehistoric pottery (HER 1394). That Mesolithic and Neolithic worked flints have also been recorded close to barrows at Bishopstrow House (HER 5638). However, outlining that more recent geophysical survey in the same area was inconclusive (HER 9482).
- 10.52 Finally, the assessment observes that Iron Age and Bronze Age activity has been revealed during recent investigations north of the site and the River Wylfe, with a number of pits, ditches and post-holes also associated with Mesolithic flintwork (HER 8729). However, that small-scale archaeological investigations at Bishopstrow College, south of this and only tens of metres from the site, found nothing of interest (HERs 6872 & 7452).
- 10.53 The Assessment goes on to outline the findings of historical maps and other sources.

Summary

- 10.54 The assessment concludes that the wider site is likely to have been in agricultural use for centuries and that there are no other indications of early interest. Stating that an early 19th century map indicates a route through the site to Warminster from Bishopstrow Road, whilst Eastleigh Court itself dates to the early part of the Century.
- 10.55 Despite the likely harm caused by past extraction, tree roots and cultivation, the assessment states that the proximity of a significant enclosure and visible features on the Western edge of the site indicate high archaeological potential a geophysical survey was undertaken in June 2025 in accordance with a methodology agreed with Wiltshire Council. This survey did not identify any likely significant deposits, but secured responses which may be related to the enclosure ditch.
- 10.56 Other 'uncertain' responses were thought most likely to relate to more recent activity including landscaping of Eastleigh Court's grounds or quarrying, but given the adjacent

site, an earlier archaeological cause cannot be wholly discounted ahead of intrusive investigations (trial trenching). Nonetheless, other than the evident ditch on the western boundary of the site, the assessment concludes that there is low potential for other significant sub-surface remains.

10.57 The assessment highlights that the proposals are largely discrete and small-scale or low impact. They include the excavation of a wildlife pond in the Southwest of the site and a new extension to the East of the Court, an area where earlier extensions have subsequently been demolished. Geophysics was unable to survey much of the footprint of the latter but indicates a quarry in the same area as the proposed pond.

10.58 The assessment identifies that the proposed drive and areas of parking would only have a superficial impact. Also, that the exact location of the substantial number of new trees could be altered where required to avoid any significant archaeological deposits.

10.59 Given the lack of any clear indication of significant archaeological deposits and the limited extent of elements which could not be relocated, the assessment suggests that further fieldwork could be secured through a planning condition. The assessment states that trial trenching could be completed ahead of construction and inform the location of new trees if required.

10.60 In the unlikely event that trenching identifies significant archaeological deposits which conflict with the proposals, the assessment states that it may be possible to vary the design to avoid harming the deposits. If this is not possible, as with the Eastern extension to Eastleigh Court, further archaeological investigation ahead of construction would be undertaken to mitigate harm.

10.61 As such, the proposals are considered to be in accordance with Core Policy 58.

11. Landscape, Ecology and Trees

- 11.1 This section of the Statement identifies the relevant policies and guidance in the Development Plan related to landscaping, Biodiversity Net Gain (BNG) and trees and assesses the scheme against these policies.

Landscape

- 11.2 Full details of the proposed landscaping are set out within the accompanying Landscape Statement and drawings, In accordance with Paragraph 20 and 135 of the NPPF which promote developments that are visually attractive and contribute towards the provision of quality landscaping, detailed consideration has been given to the landscaping masterplan for the Site from the start of the design process.
- 11.3 The Site is situated just outside the edge of the Cranborne Chase and the West Wiltshire Downs Area of Outstanding Natural Beauty ('AONB'), which is within the southwestern part of Wiltshire. As such, in accordance with NPPF Paragraph 189 the proposals have been designed to work with the historical landscape and surrounding context to deliver a scheme that is appropriate to and enhances the surrounding AONB.
- 11.4 Wiltshire Core Policy 51 states that proposals should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. The policy states that the proposals should be informed by the relevant Landscape Character Area (i.e. Salisbury Plain Training Area Landscape Character Assessment)
- 11.5 Core Policy 51 adds that for proposals for development outside of an AONB that is sufficiently prominent (in terms of its siting or scale) to have an impact on the area's special qualities (as set out in the relevant management plan), must also demonstrate that it would not adversely affect its setting.

- 11.6 The Eastleigh Court and former Eastleigh Court Stables landscape has evolved significantly through the passage of time and in recent years there has been limited investment into the grounds. In the 1920s significant tree clearance took place along with the removal of some of the pedestrian paths throughout the site. An advertisement for the sale of Eastleigh Court in 1957 shows that many of the parkland trees have been removed particularly along the Southern boundary and closer to the house. This is illustrated in a photograph dated 1975 within the landscape statement.
- 11.7 The long drive has been left to turn to grass but remains in part despite not being used for years. The drive in front of the Court was pre-existing and was reinstated in tarmac in the 1990s delivering access to and from the South entrance.
- 11.8 There is currently grass and tired shrubby planting around the Court that is unplanned and is not considered to be part of the historical landscaping.
- 11.9 Overall, the Landscape Statement concludes that the evolution of the Court has been to the detriment of the landscape.
- 11.10 The historical images showing footpaths and a tennis court adjacent to the Court demonstrates that this parkland was used recreationally historically and now the proposals seek to reinstate this recreational use to support the proposed short stay accommodation. The proposal is to create more formal gardens within the immediate proximity of the Court with formal planting. To the West of the Court a new terrace will be delivered where guests can enjoy views across the grounds. Then adjacent a low-level parterre will be planted allowing for views from the ground floor bay window of the Court to the parkland beyond.
- 11.11 Further away from the Court to the Southwest will be areas of longer grasses with bulbs and topiary shapes. A mown path west of the Court is proposed that would lead guests to a spot where ceremonies could be held.

- 11.12 In the south-western corner of the grounds, a small lake is proposed surrounded by trees and a woodland grove.
- 11.13 The turning circle will be retained outside the Court in an oval shape using a permeable surface that will deliver a softer aesthetic. In addition, new planting will be delivered around the Court with topiary shapes framing the front door.
- 11.14 To the east of the Court is a courtyard garden with the proposed pool garden area around the new swimming pool just beyond. The swimming pool area is screened from the south by new hedging. New planting is also proposed surrounding the new Pavilion building.
- 11.15 The gardens continue along the northern aspect of the Court, around the new parking areas. In addition, new tree planting is proposed to reinstate the historical tree planting around the Court.
- 11.16 Detailed consideration has been given to the proposed planting to ensure that appropriate native species are proposed. A significant number of new trees are also proposed that will reinstate the historical landscape.
- 11.17 A landscaped area to the South of the Court is proposed to allow for the siting of a marquee and catering tent when required by guests. This area has been positioned to the East of the main view South from the Court and will be screened from view to the North, East and West by landscaping.
- 11.18 Overall, the landscaping proposals have been designed to deliver a scheme that reinstates the recreational use of the grounds and reintroduces elements of the historic landscape that have been lost through time in accordance with Core Policy 51. In addition, the scheme will have a positive impact on the setting of the AONB in accordance with Core Policy 51.

Ecology and Biodiversity Net Gain

- 11.19 Under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021), Biodiversity Net Gain (BNG) is mandatory. Developers must deliver a BNG gain of 10%, and a development must result in better-quality natural habitat than there was before.
- 11.20 The Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 seek to provide a framework for the protection of natural habitats and wild Fauna and flora. The legislation sets out protections for wild birds, animals and plants.
- 11.21 Chapter 15 of the NPPF outlines the framework for conserving and enhancing the natural environment. Paragraph 187 specifically states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity and development proposals should help to improve local environmental conditions.
- 11.22 Core Policy 50 outlines that developments must protect features of nature conservation to maintain their ecological value, connectivity and functionality in the long term. The policy states that ecological features can be lost where there is sufficient justification and mitigation delivered to ensure there is no loss of local biodiversity. Outlining that proposals should include measures to reduce disturbance of sensitive wildlife species and habitats. The policy also states that proposals should deliver biodiversity enhancements.
- 11.23 In accordance with NPPF Paragraph 187 and Core Policy 50, an Ecological Impact Assessment (EIA) is submitted in support of this application. The assessment identifies three internationally designated sites for nature conservation within 7km of the site, six nationally designated sites for nature conservation within 5km and seven non-statutory sites within 3km of the site which are detailed in the EIA that accompanies this application.
- 11.24 A preliminary Ecological Appraisal was undertaken in February 2025, and a number of different habitats were identified within the site in accordance with Core Policy 50. The site was found to be dominated by modified grassland, with woodland blocks bounding

the site to the Northeast and West. Individual trees were found scattered across the site with hedgerows and urban habitats associated with the two buildings on site.

11.25 The report identifies that (following the June 2025 Condition Assessment), the woodland block to the Northeast is considered to be a Habitat of Principal Importance (HoPI) 'Lowland Mixed Deciduous Woodland' in accordance with the UK Biodiversity Action Plan Priority Habitat descriptions (JNCC, 2008).

11.26 The Western and Eastern blocks of woodland are described to be in moderate condition, whereas the woodland to the North is identified as being in a poor condition. The report considers that the site's ecological importance is of 'District' importance.

11.27 An external and internal Preliminary Roost Assessment was conducted in the existing buildings on the site. As part of this assessment a daytime bat walkover survey and nighttime bat surveys were conducted. The report outlines that the importance of the site to bats is considered to be of "local" level of importance.

11.28 The report assesses the presence or potential presence of protected, notable and invasive species within the site and local area which are set out in detail in table 4.6 of the report. Overall, the report concludes that the site contains suitable habitat to support breeding and overwintering birds, hazel dormouse, badger, reptiles, hedgehog, common toad, invertebrates and protected plant species. In accordance with the criteria set out in Appendix 5 of the Ecological Impact Assessment, the site is considered to be of 'local' value as supporting both habitats and species of local value within the surrounding landscape.

11.29 In order to obtain data to inform the Biodiversity Net Gain assessment, a habitat Condition Assessment was undertaken in June 2025. This was due to the PEA survey being undertaken outside of the optimal botanical surveying season and therefore an additional site visit was required.

- 11.30 The report identifies that the proposals have the potential to result in a reduction of species diversity, and ultimately biodiversity within the site. To address this potential impact a detailed landscaping scheme has been designed in accordance with Core Policy 50, which sets out proposals to plant a significant number of appropriate species of plants and trees to mitigate this potential habitat loss. The accompanying Biodiversity Net Gain Assessment (BNG) has been undertaken which demonstrates that the scheme will deliver 113.50 habitat units, and 4.84 hedgerow units, equivalent to +18.29% habitat units, and +1760.54% hedgerow units within the red line. In addition, all trading rules have been satisfied. This exceeds the current Wiltshire Policy BNG of 10% in line with Schedule 14 of the Environment Act 2021.
- 11.31 To ensure that retained habitats within the site are not impacted during the construction phase, a Construction Environmental Management Plan (CEMP) is to be prepared post determination and construction works will be carried out in accordance with the recommendations within CEMP once drafted and the Ecological Impact Assessment. This CEMP will outline protective measures such as the erection of protective fencing, the provision of spill kits and appropriate storage of materials and machinery, to ensure that there are no significant residual effects on retained habitats.
- 11.32 A draft Construction Management Plan (CMP) is submitted in support of this application which sets out the high-level approach to the construction and logistics associated with the construction phase of the scheme. A detailed version will then be submitted at the condition stage once a contractor has been instructed.
- 11.33 Tree and hedgerow protection measures will be used during construction as set out in the Arboricultural Method Statement, Tree Protection Plan, Ecological impact Assessment and the draft CMP.
- 11.34 The presence and extent of Cotoneaster within the site boundary will be carefully monitored to ensure that this invasive species does not spread. An eradication program will be implemented that will include careful mechanical removal and disposal away from the site to prevent further propagation.

- 11.35 Given the scope of the works to the Eastleigh Court roof space to facilitate the installation to the proposed dormers, necessary roof repairs and mechanical and services elements, the Ecological Impact Assessment concludes that the proposal will have a potential impact on the identified bat roosts within the Court roof structure. Accordingly, the report concludes that a bat licence is required.
- 11.36 Five bat boxes will be attached to trees within the landscape to provide continuation of roosting opportunities for bats. These boxes will be installed at 3-5m height on a Southern or Western aspect with a clear flight line away from artificial light sources. Bird boxes will also be installed in mature trees within the landscaping. Please refer to the Landscape Statement and Ecological Impact Assessment for further details.
- 11.37 Where trees are to be removed, aerial inspections will be undertaken and if necessary night time roost surveys will be carried out.
- 11.38 In accordance the recommendations in the EIA any external lighting will be designed to have minimal impact on bats in accordance with the industry standard guidance.
- 11.39 Additionally, the Ecological Impact Assessment identifies that the site lies within 6.4 kilometres zone of influence for increases on recreational pressure to Salisbury plain SPA. Given that the current proposal will involve the change of use of the Court from offices to short stay accommodation, there is the potential for increased recreational pressure on the designated site.
- 11.40 Given the above, the scheme is considered to accord with the Conservation of Habitats and Species Regulations 2017, The Wildlife and Countryside Act 1981, Paragraph 187 of NPPF, Schedule 14 of the Environment Act 2021 and Core Policy 50.

Phosphates

11.41 The site is located within the catchment area of the River Avon Special Area of Conservation (SAC) which is identified as being in an unfavourable condition due to the level of phosphorus pollution. In accordance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations), schemes that provide new residential development are required to demonstrate that Site would be phosphate neutral. As this scheme delivers an uplift in sleeping accommodation at the Court, it is necessary for the proposal to be assessed using the phosphorous calculation methodology.

11.42 Core Policy 69 also seeks to ensure that schemes minimise the potential environmental effects on the River Avon SAC. In accordance with Core Policy 69 and Regulation 63 of the Habitat Regulations, a Nutrient Neutrality report is submitted in support of this application which sets out the findings of the nutrient budget calculator in line with the Natural England Guidance. The report concludes that the proposed scheme will reduce phosphorus loading to the water environment, securing the scheme as better than nutrient neutral. As such, the report concludes that the scheme will not adversely affect the integrity of the River Avon SAC either alone or in combination with other plans and projects.

Trees

11.43 In Accordance with Core Policy 50 and 51 and Saved Policy C40, an Arboricultural Impact Assessment and Tree Protection Plan is submitted in support of this application. The report confirms that there are no trees within the Site have Tree Protection Orders (TPOs).

11.44 The report identifies and categorises the trees on site as follows:

BS 5837	Category	Quality	Trees Groups	Hedges
A	High	13	2	-

B	Moderate	98	5	6
C	Low	87	7	4
U	Very Poor	18	2	-
	Total	216	15	10

11.46 The Applicant is keen to retain as many of the existing trees as possible. The tree consultant was instructed at an early stage to help inform the scheme development. Wherever possible, trees will be protected and retained. However, in order to deliver the necessary infrastructure to support a commercially viable use for this heritage asset some tree loss is unavoidable.

11.47 The report identifies that a total of 28 trees will need to be removed which includes four B-grade trees, 17 C-grade trees and four Category U trees. Additionally, one group of C-grade trees will be removed along with two B-grade hedges and four C-grade hedges. As such the majority of these trees are lower quality. The tree removal plan submitted in support of this application shows the location of all these trees.

11.48 An extensive programme of tree planting will be carried out to replace these trees and to reinstate this historic planting. This will include 202 individual trees, 60 woodland trees and 270 trees in scrub which totals 532 new trees. The proposed locations for these trees are shown on the tree planting plans produced by Edward Olley Garden Design which accompanies this application.

11.49 The arboricultural method statement outlines that the effect of the proposed tree removals in combination with new tree planting will greatly improve the canopy cover of the site and long-term aesthetic value of the area.

11.50 In addition, the arboricultural method statement confirms that the installation of new hard surfacing, new services runs and the removal of existing hard surfacing will be undertaken carefully avoiding root protection zones (RPZs) where possible and in accordance with

the construction methodology set out in the accompanying draft CMP and the arboricultural method statement.

11.51 Given the above, the scheme is considered to accord with Core Policies 51, 52 and 57 and Saved Policy C40.

12. Highways and Transport

- 12.1 This section considers the Development Plan policies in relation to transport and waste and then accesses the acceptability of the proposals in relation to these policies.
- 12.2 Chapter 9 of the NPPF sets out the Government's policies relating to sustainable transport. The overall aims are to promote solutions that support a reduction in greenhouse gas emissions and reduce congestion and contribute to wider sustainability and health objectives.
- 12.3 A Transport Statement is submitted in support of this planning application which sets out how the scheme will address the potential impact of the proposals on the highways network in accordance with the NPPF Chapter 9 and Core Policies 60, 61, 62 and 64.
- 12.4 In accordance with Core Policy 60 the scheme is located in a sustainable location, in close proximity to Warminster station and in proximity to local bus routes. Full details are set out on pages 8-13 of the Transport Statement.
- 12.5 Core Policies 60, 61 and 64 outline the importance of promoting sustainable transport alternatives, particularly reducing the need to travel by private car. Core Policies 60 and 64, outline the importance of promoting appropriate demand management measures; to reduce reliance on cars and encourage sustainable transport alternatives. Accordingly, the following measures are proposed to encourage guests to use public transport and minimise car usage:
- A shuttlebus service will be provided between Warminster Station and The Site (See OMS for details)
 - Information on car sharing, including the financial benefits.
 - Maps on cycling and public transport routes.
 - The provision of secure cycle parking.
 - Timetables on bus services.
 - Information about the health benefits of cycling.

Access and Egress – New One-Way System

- 12.6 The historic entrance to the site is via the Northern access which is the current access and egress for the former Eastleigh Court Stables. The Court was access and egress is currently from the Southern entrance. Now the intention is to create a new one-way system whereby all guests, staff and servicing/refuse vehicles access the site from the Northern entrance and exit through the South exit.
- 12.7 As set out in detail in the accompanying transport statement, the northern access does not achieve visibility splays in line with the guidance in Manual for Streets, so the proposed one-way system removes the requirement for vehicles to exit the site via this route which will improve highway safety. Signage will also be installed within the site to encourage drivers to turn right at the South exit to avoid driving through Bishopstrow.

Vehicle tracking

- 12.8 Vehicle tracking has been undertaken to ensure that there is sufficient space for manoeuvring emergency vehicles. These drawings indicate that there would be some centreline over sweep on Bishopstrow Road, however, this is not unusual for HGV vehicles, and drivers will wait within the site until the main road is clear before performing an exit manoeuvre. It should also be noted that under the site's office use, service vehicles such as refuse collection vehicles would have accessed the site via the same junctions, confirming that the proposed arrangements do not introduce a new operational constraint compared to historic conditions.

Road Safety

- 12.9 The Transport Statement sets out that the collision analysis confirms that no incidents have occurred in proximity to the site for the most recent five years for which collision data is available. At the Northern access, the existing junction visibility splay is

constrained by the boundary walls. However, this is mitigated by the one-way system, which removes the need for vehicles to exit the Northern access.

- 12.10 At the Southern access, the posted speed limit is 30mph, increasing to 60mph approximately 40m South of the junction. Through junction visibility splay analysis, based on recorded vehicle speeds, it has been demonstrated that the necessary junction visibility splays can be provided.

Refuse and Recycling

- 12.11 The Operational Management Statement (OMS) submitted in support of this application, presents a waste strategy which covers the following different elements of waste: Domestic/Sanitary Waste, Waste arising from Special Events and Grounds Garden Waste. Refuse Collection for all waste forms, and Pest/Rodent Control is subsequently covered. For full details of the waste and recycling strategy, please see the OPM and DAS submitted in support of this application, but for the purposes of this report, a summary is provided below.
- 12.12 For domestic and sanitary waste, each accommodation unit is equipped with individual waste and sanitary bins, while the kitchen will include dedicated food waste storage. Waste arising from special events will be handled separately through a dedicated internal bin store, which will accommodate a 1100L bin for general waste and two 240L bins for recycling and food waste. Grounds Garden Waste arising from maintenance of the grounds will be managed through a combination of composting, mulching, habitat creation and specialist contractors.
- 12.13 Refuse Collection for all waste streams follows a coordinated approach, with bins moved on collection days to an external store adjacent to the RCV collection point. Collections will be scheduled to avoid peak event times, and bottle disposal will be restricted after 10pm during events to limit noise.

- 12.14 To further control the site environment, Kindred Living Project will appoint a professional pest control contractor to proactively manage any risks of infestation associated with waste storage or disposal.

Parking

- 12.15 There are 42 standard parking spaces that are currently located onsite. These spaces are not formally marked out and have been calculated using the parking space measurement standards. The breakdown of the location of these spaces is as follows:

- Eastleigh Court tarmac area to North - 22 Spaces
- Area to the front of Eastleigh Court - 9 Spaces
- Gravel area between Court and Stables - 7 Spaces
- Space in front of Stables - 4 Spaces

- 12.16 In accordance with Core Policy 64, the proposals provide a total of 77 car parking spaces for guests, staff and contractors which results in an uplift of 35 parking spaces. For full details of how these parking spaces have been allocated between staff and guests please see the accompanying Transport Statement.

- 12.17 Wiltshire Council's Car Parking Strategy requires that designated parking spaces for disabled users be provided in accordance with current best practice, the strategy does not specify a fixed percentage. National guidance such as BS8300 and Building Regulations Part M typically recommends a minimum of one disabled space or 5% of the total parking capacity, whichever is greater. For a development providing 77 parking spaces, this equates to a minimum of four disabled spaces. However, the scheme is exceeding this minimum requirement by delivering five spaces (which equates to 6% disabled spaces) and reflects best practice for inclusive design. These five disabled blue badge parking spaces are provided to the rear of the Court.

- 12.18 The Wiltshire Parking Strategy does not currently set a specific requirement for electric vehicle (EV) charging infrastructure for this category of development. However, national guidance, including Building Regulations and Department for Transport

recommendations suggests that new developments should provide at least one EV charging point per five parking spaces. This equates to a circa 20% provision. The proposed allocation of circa 20% EV charging spaces (approximately 15 spaces) is therefore consistent with national expectations and supports the promotion of sustainable travel.

- 12.19 Wiltshire Council's Local Transport Plan Cycling Strategy does not provide specific cycle or motorcycle parking standards for wedding and events venues. However, a review of comparable land uses such as hotels (Use Class C1) indicates a requirement of 1 covered cycle space per 12 employees in rural areas, with visitor spaces to be determined on merit. As thirteen event staff will be required, this results in a requirement for two covered cycle parking spaces for staff. Given the nature of the development and the potential for occasional visitor cycling, it is proposed to provide a total of eight cycle parking spaces, exceeding the minimum requirement and allowing for both staff and guest use. These spaces are proposed in a safe, secure, and overlooked position, in accordance with Wiltshire Council's quality standards for cycle parking.
- 12.20 While no specific motorcycle parking standard is provided, it is proposed that motorcycle parking will be accommodated within the standard car parking bays, which are of sufficient size to allow for safe mounting and dismounting.

Travel Plan

- 12.21 In Accordance with Core Policies 60 and 64, a Travel Plan has been prepared to accompany this application which, in accordance Wiltshire and national guidance, includes a commitment to providing guest information that encourages guests to travel by sustainable modes and where guests do drive, they will be encouraged to car share where possible. In accordance with these policies the travel plan will be monitored and updated as necessary.

Trip Generation

- 12.22 The trip generation resulting from the proposals has been calculated based on a worst-case scenario i.e. Stay Type C (See Appendix 3 for details) whereby guests who are staying onsite arrive on the day before the event or celebration in the afternoon and depart on the day following the event or celebration in the morning. This also assumes that the remaining guests, event day contractors and staff arrive / depart on the day of the event.
- 12.23 Whilst the majority of contractors are expected to be on site on the days preceding guest arrival and post event, consideration has also been given to those contractors who will attend the site on the day of the wedding / event i.e. the celebrant, photographers and the entertainment.
- 12.24 The transport statement concludes that, based on the maximum capacity event or celebration and accounting for the likely pattern of staff, contractor and day guest arrivals and departures, it is envisaged that the greatest volume of trips will occur when guests who are not staying in the on-site accommodation, and contractors arrive and depart.
- 12.25 The total maximum forecast trips are 92 two-way vehicle movements on an event or celebration day (42 day off site guest trips, 26 staff trips and 24 contractor trips). Then the transport statement forecasts a further 28 movements on the day preceding the event by on-site guests.
- 12.26 On event days the trip generation is considered as a flat profile this equates to approximately 1 vehicle movement every two minutes for the hour period preceding an event. As set out in the transport statement, this is not considered to be a significant volume of traffic and will not have a significant impact on the operation of the local highway. It is also worth noting that guest departures will be staggered over a number of hours following the event and will have a lesser impact than arrivals.
- 12.27 The trip generation from the scheme should be considered in the context of the existing land uses. The current lawful use of the Court is as Use Class E offices and based on TRICS data for Office sites (see transport statement for details) the existing use is

forecast to generate 150 two-way vehicle movements per day spread across commuter peak hours. It is acknowledged that the timing of the trips between the uses differ, with the office use movements concentrated during weekday commuter peaks, while the events venue shifts activity to off-peak periods and weekends. However, the change of use would result in a daily reduction of 58 vehicle movements on the event day compared to the office use, and a reduction of 122 movements on the day preceding an event when only guests staying on site arrive. Although arrivals for the events venue may be concentrated within a short window (particularly in the hour preceding an event) the volume of traffic, at approximately one vehicle every two minutes, is not considered significant and is unlikely to adversely affect the operation of the local highway network.

- 12.28 The transport statement also highlights that the proposed venue incorporates measures to manage arrivals and departures effectively, including a one-way circulation system and a shuttle bus service linking Warminster Station and Bishopstrow Hotel (see the OMs for details). These initiatives, combined with the provision of suitable on-site parking spaces will accommodate demand without overspill onto the external highway or excessive internal circulation.
- 12.29 Given the nature of the proposed use, and exclusivity associated with hosted celebrations, it is expected that demand for onsite bedrooms will be high, with the majority of guests opting to stay on site during events, leading to full occupancy. On this basis, the Transport Statement states that the full-occupancy scenario set out above is considered to be the most realistic operating profile for events. The statement then goes on to state that, notwithstanding this, a sensitivity test has been undertaken to assess a reduced overnight occupancy scenario ensuring a robust appraisal of potential trip demand.
- 12.30 Accordingly, the Transport Statement outlines the trip generation associated with an alternative occupancy profile where 75% of the on-site bedspaces are occupied which equates to 42 overnight guests rather than the 56 guests at capacity. In this scenario the Transport Statement states that there would be 102 two-way vehicle movements comprising 52 movements from day-guests, 26 from staff and 24 from contractors. This represents a modest increase compared to the full-occupancy scenario and the overall

volume of movements remains notably below the 150 daily two-way trips associated with the extant office use. The Transport Statement also observes that the trip activity for the proposed development continues to fall outside weekday commuter peak periods and remains focused within off-peak and weekend periods.

- 12.31 In summary, the Transport Statement concludes that the sensitivity test confirms that even with a reduced proportion of overnight guests and a corresponding increase in day-guest trips, the development continues to generate a proportionally low level of traffic. The increase in day-guest vehicle arrivals does not materially alter the conclusions of the assessment, and the volume and distribution of trips remain within the capacity of the local highway network and the proposed site access arrangements.

Summary

- 12.32 For the reasons set out above, the scheme accords with the NPPF and Core Policies 60, 61 and 64.

13. Noise and Amenity

- 13.1 In accordance with Core Policy 57 detailed consideration has been given to the potential impacts of the scheme on the surrounding residents from a noise and amenity perspective.
- 13.2 As set out in the accompanying Acoustic Report by Hepworth Acoustics submitted in support of this application, a detailed analysis has been undertaken in respect of the noise considerations associated with the current proposal, in accordance with the NPPF Guidance, Wiltshire Council Noise and Planning Technical Guidance, the Wiltshire Planning Consultation Guidance Note and Core Policy 57.
- 13.3 Noise monitoring has been carried out including at weekday and weekend periods to quantify the prevailing existing noise climate in the area. Accordingly, the Acoustic Report covers the following considerations:
- An inspection of the development site and environs;
 - A baseline noise survey over weekday and weekend periods;
 - Assessment of the potential noise impact from entertainment music noise breakout;
 - Assessment of the potential noise impact from guests using outdoor amenity areas;
 - Assessment of the potential noise impact from guest vehicles arriving, leaving and parking;
 - Assessment of the potential noise impact from new external plant; and
 - Recommendations for noise insulation, mitigation measures and management strategies.
- 13.4 The report concludes that the potential entertainment music noise breakout from the proposed new Pavilion will be in accordance with the Wiltshire Council guidance. Detailed consideration has been given to the design of the building to ensure that the internal wall and roof build-up provides sufficient attenuation to prevent noise breakout. In addition, following advice from the acoustic consultant high performance glazing has

been proposed along with the intention to use an acoustic attenuator on the air handling unit. The DAS and Acoustic Report set out details of this design development.

- 13.5 Potential noise associated with guests using outdoor amenity spaces has been assessed in line with Wiltshire Council Guidance and no adverse noise impacts are anticipated, taking into account recommendations for good practice site management operational control measures which are set out in the Operational Management Statement submitted in support of the application.
- 13.6 The acoustic report also addresses the potential noise associated with guest vehicles arriving/leaving and parking and has been assessed by comparison with the residual noise levels during a worst-case 1-hour period (between midnight and 1am when the last day only guests would leave from an event) and no adverse noise impacts are anticipated.
- 13.7 Noise from external plant proposals has been assessed against the Wiltshire Council criteria and the results show that the plant noise levels will operate within the limits owing to the 2.4m high acoustic barrier proposed around the ASHPs.
- 13.8 As the Pavilion building is single storey, low-lying and has been located away from neighbouring residential properties to the East of the Court and to the South of the South of the Stables it will be screened from surrounding residential properties. In addition, given the siting of the Pavilion and distance from neighbouring residential properties, the massing will not be overbearing, will not result in a loss of light to neighbouring properties or loss of privacy. In addition, given the nature of the use there will be no issues with vibration. It is also worth noting, as set out earlier in the report, that there is no commercial kitchen proposed only a domestic-scale kitchen which will be extracted using the methodology of a standard residential kitchen, so there will be no material issues with food smells.

- 13.9 As such, the proposals are considered to be in accordance with the NPPF, Noise Policy Statement for England 2010, British Standard 4142:2014+A1:2019 Wiltshire Council Noise and Planning Technical Guidance, the Wiltshire Planning Consultation Guidance Note and Core Policy's 48 and 57.

14. Flood and Drainage

- 14.1 In accordance with Paragraph 181 of the NPPF a Flood Risk Assessment is submitted in support of this application to provide evidence that the scheme will not result in an increased risk of flooding. In accordance with Paragraph 182 this report sets out the proposal for the introduction of a sustainable drainage system to the site in order to control flow rate and reduce volumes of runoff.
- 14.2 The design of the scheme has been undertaken to ensure that the building will be protected from all forms of flooding through the design of appropriate resilience measures. Surface water is to be managed through a sustainable drainage system (SuDS) in the form of a deep borehole (subject to further investigation and approval with the Environment Agency), which will prioritise re-use (where feasible) and provide storage for the 1:100-year event including a climate change allowance in accordance with Core Policy 67.
- 14.3 The site is in Flood Zone 1, at low risk of flooding from rivers. The proposed development location is not at risk of surface water flooding and there are no overland flow paths crossing the site that would be impacted. In addition, the site is not at risk of reservoir flooding and groundwater flood risk is low.
- 14.4 The scheme has been designed to incorporate water efficiency measures and to consider the risk to groundwater resources and quality in accordance with Core Policy 68. Measures will be put in place to protect the quality of the existing ground water during both the construction and operational phases of the scheme.
- 14.5 Porous and permeable surfacing will be utilised throughout the scheme. Permeable pavements provide interception, source control and treatment of run-off at source, before disposing of run-off directly into the natural ground beneath (where ground conditions allow) therefore significantly reducing volumes of surface water run-off.

- 14.6 A pond is proposed as part of the scheme, which will provide an area for attenuation storage at ground level, providing treatment of run-off as well as biodiversity and amenity benefits.
- 14.7 It is currently envisaged that surface water run-off will be disposed of predominantly with the use of soakaways and infiltration methods, limiting the discharge of surface water flows into the local sewer network.
- 14.8 Foul flows from the development's welfare facilities will drain via a traditional pipe network into the local public sewerage system in accordance with Saved Policy U1a.
- 14.9 Full details of the approach are set out in the accompanying Flood Risk Assessment and Drainage Strategy.

15. Energy and Sustainability

- 15.1 The proposals will deliver a scheme that is highly sustainable and would create a bespoke energy and sustainability strategy using a renewable energy source to be as efficient as possible within the Court, in accordance with NPPF Paragraphs 161, 163, 164 and 165. Full details of the strategy are set out in the accompanying Sustainability and Energy Strategy.
- 15.2 In accordance with Core Strategy Policy 41, the accompanying Sustainability and Energy Statement sets out that the Pavilion will achieve the national carbon reduction and overheating targets and will achieve an overall BREEAM score of 72% through the bespoke building assessment methodology, which equates to an “Excellent” rating in accordance with Core Policy 41. Eastleigh Court is not assessed under BREEAM as it is a listed building and is treated separately using a conservation led approach rather than BREEAM.
- 15.3 The superstructure of the Pavilion and Court extension are both predominantly timber which will be locally sourced and has been designed assuming a low grade of softwood (please see Energy and Sustainability Statement for details) in order to keep the options for timber species open. In addition, the timber sizes have been kept down to avoid using engineered timber products this will also assist with transit to the site and assembly.
- 15.4 The Pavilion has been designed to minimise overheating and solar gain during warmer months, with a passive, design first approach, using architectural form and building fabric rather than cooling systems as initial mitigation measures. These are set out in detail in the Sustainability and Energy Strategy and comply with the energy hierarchy set out in the Core Policy 41 and Guidance CIBSE TM52 for limiting heat risk.
- 15.5 To provide resilience during high occupancy events or prolonged hot weather, the Pavilion is equipped with an air handling unit incorporating a direct expansion cooling coil in

accordance with Core Policy CP57 which requires buildings to deliver comfortable and usable environments for occupants.

15.6 In accordance with Core Policy 41 weather compensation time controls and occupancy sensors will ensure cooling is used only when required.

15.7 The scheme has been designed to ensure a reduced energy demand through improved energy efficiency and by supporting the transition to low carbon energy sources in accordance with Local and National sustainability objectives as set out in Core Strategy Policy 41. As such, the development aims to contribute meaningfully to Wiltshire's target for reducing carbon emissions and promoting sustainable growth. The largest carbon savings can be made from good passive design on the basis that energy use is reduced or eliminated at source.

15.8 The following measures are being put into place for the Pavilion:

- a high-quality thermal envelope and good airtightness to industry good practise standards
- excellent daylighting to minimise use of artificial lighting in the day;
- optimised glazing levels on different facades to provide solar heating in the colder month with deep reveals for solar shading in the summer;
- glazing positioned to provide good daylight penetration within the deep floor zone;
- utilisation of the building form for effective natural ventilation by promoting both cross; and
- stack ventilation.

15.9 In addition, the following active measures are proposed:

- demand driven ventilation in areas with mechanical extract/ventilation;
- MVHR in wet rooms to recover up to 95% of the heat from the extracted air;
- heating and hot water provided by heat pump technology throughout;
- energy efficient LED lighting with >100lumen/watt output;

- lighting controls linked to occupancy and daylight levels;
- water saving measures such as non-concussive taps to save on DHW generation;
- optimised hot water storage to reduce standing and distribution losses;
- grade 'A' efficiency electrical kitchen appliances throughout;
- sub-metering on all major energy consuming loads; and
- use of an intuitive plant control system.

15.10 Incorporating low/zero carbon energy systems are a key element for energy and carbon reduction. Space heating and domestic hot water will be provided to the entire Estate by air source heat pump technology (ASHPs) providing the baselevel heating which will be boosted by Water Source Heat Pumps (WSHP) to take the distribution temperature up to between 65 and 75 degrees Celsius.

15.11 The ASHP system will extract latent heat from the ambient air and upgrade it to a usable temperature via a vapour compression cycle. Compared with conventional fossil fuel boilers, the ASHPs offer significantly improved efficiency, with a seasonal coefficient of performance (SCOP) typically between 3.0 and 4.0. This means that for every 1 kWh of electricity consumed, 3.4 kWh of heat is delivered to the building as set out in the accompanying Sustainability and Energy Strategy.

15.12 The WSHP will be located within the existing Eastleigh Court plant room.

15.13 The proposed Pavilion heating system design includes:

- Low-temperature underfloor heating circuits to maximise heat pump efficiency;
- Buffer and hot water storage tanks sized to meet peak heating, and hot water demands typical of event occupancy patterns; and
- Weather compensation and smart controls to modulate output based on internal and external conditions, reducing unnecessary energy use.

15.14 All heating and hot water demand is met without the use of fossil fuels, ensuring the building contributes to long-term decarbonisation targets and aligns with Wiltshire Council's climate objectives. The suggested measures maximise the renewable savings

as they are based on building use profiles, building location, form and layout. A PV array was considered but discounted because the array would have been limited by the roof profile, overshadowed by trees and due to concerns regarding the potential impact on the listed building.

15.15 A Part L Building Regulations 2021 compliance assessment has been undertaken for the Pavilion. The results demonstrate that the building significantly outperforms the minimum regulatory requirements for energy efficiency and carbon emissions. The building emission rate will improve by 30.8% and the building primary energy rate will improve by 30.7% demonstrating compliance with Part L of the Building Regulations 2021.

15.16 Key Factors Contributing to Compliance are:

- Use of Air Source Heat Pumps (ASHPs) for all heating and hot water demand, removing reliance on fossil fuels and significantly reducing regulated emissions;
- High-performance building fabric, including improved U-values and reduced air permeability;
- Efficient heating distribution systems such as low-temperature emitters compatible with heat pumps; and
- Reduced energy demand from lighting and auxiliary systems, achieved through LED lighting, smart controls and time/occupancy scheduling.

15.17 The Pavilion achieves a 31% improvement over the Part L 2021 target for carbon emissions and a 31% reduction in primary energy demand. This demonstrates clear compliance with national building regulations and contributes to wider objectives of Core Policy 41 – Sustainable Construction and Low Carbon Energy and the National Planning Policy Framework (NPPF).

15.18 The refurbishment of the listed Eastleigh Court will be done sensitively in accordance with Core Policy 41, with the restoration of historic features, along with the refurbishment and re use of materials throughout.

15.19 The current heating and hot water system in the Court is served by oil-fired boilers which connect to traditional radiator heat emitters and distribution pipework. In accordance with Core Policy 41 the intention is to install a two-stage hybrid heat pump system to replace the oil boiler plant. An external air source heat pump will provide low carbon ambient temperature heat at approximately 40 to 50° C. Then water source heat pumps will feed a series of water source heat pumps located within the existing plant room to upgrade the heat to higher distribution temperatures between 65 and 75° C allowing compatibility with the existing radiator system and pipe work. This cascade arrangement provides high overall system efficiency while providing user comfort and maintaining the building's existing systems. This approach will allow for the possible reuse of the majority of the existing radiators and pipe work reducing the embodied carbon cost and also minimising the level of intervention required into the historic fabric.

15.20 Given the details set out above the scheme is considered to be in accordance with the NPPF and Core Policy 41.

16. Planning Benefits

- 16.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) states that applications for development are to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Earlier in this statement a number of material considerations are highlighted that should be considered in the determination of this planning application. This section of the statement sets out these material considerations and the significant number of public benefits that would be delivered if planning permission and listed building consent is granted.
- 16.2 In accordance with the NPPF, the heritage section of this report identifies the areas of heritage significant in relation to the Court and its setting and then assesses the impact of the proposals on this significance. The next step is then to identify the heritage benefits that will be delivered as a result of the scheme and to assess whether these heritage benefits outweigh any identified harm in the planning balance.
- 16.3 The conclusion of the heritage section of this statement and the accompanying HIA is that the heritage benefits derived from this scheme will outweigh any perceived harm within the spectrum of less than substantial harm in accordance with the NPPF.
- 16.4 Set out below are the planning benefits that will be delivered should planning permission and listed building consent be granted:

Heritage Benefits

- 16.5 The following enhancements to the Eastleigh Court are proposed:

Stewardship of Heritage Asset

- The delivery of internal and external fabric repairs to the Court that will preserve the heritage asset.
- Delivery of a commercially viable business and use for the Court that will provide the income to ensure its long-term custodianship.

Enhancement of Heritage Asset

- The reinstatement of a residential layout more in line with the original historical residential use of Eastleigh Court;
- Removal of a poor-quality single storey 1990s extension and its replacement with a high-quality single-storey design;
- Removal of detracting modern features;
- Delivery of a significant investment into the existing landscaping to reinstate some of the historic planting along with creating landscaping for guests to enjoy; and
- Landscape enhancements improving the visual amenity of the Eastleigh Court and its setting and the wider setting of the Conservation Area.

Wiltshire Tourism

16.6 The scheme will deliver the following local benefits to Wiltshire tourism:

- Contributing to the unmet local need for luxury short-stay accommodation that is under provided within Wiltshire when compared to the rest of the Southwest;
- Addressing the current undersupply of visitor accommodation in Wiltshire through the delivery of 56 new bedspaces;
- This contribution to the existing visitor accommodation will in turn increase the per visitor spend;
- Contributing to the unmet local need for luxury bespoke event space for weddings, family gatherings, etc.
- Utilisation of nearby hotels, guest houses and other existing forms of visitor accommodation by guests attending events who are not staying on site; and
- Knock-on positive impacts for existing visitor attractions locally who will benefit from the presence of these additional guests e.g. Longleat which will in turn make an important contribution to the Wiltshire economy.

Employment

16.7 During the construction phase the SEA states that the project is expected to support an average of 70 direct jobs over the 20 month construction period (equivalent to 120 total job years). Apprentice roles will also be made available and will be delivered in accordance with the Wiltshire Council requirements following discussions with the Officers.

16.8 As set out in Section 8 of this report, detailed consideration has been given the potential for job generation within the site during the operational phase. The SEA submitted with this application sets out details of the proposed job creation within the site and also the wider locality.

16.9 The SEA estimates that there will be thirty-two workers directly required in relation to the site which will be made up of a variety of part time roles and which will equate to twenty-one full time new jobs. For more details, please see section Table 6.5 and Section 6 of the SEA.

16.10 The SEA also estimates that as a result of the scheme, there will be the creation of between 46-65 net additional full-time equivalent employees or 56 to 79 net additional jobs across a variety of part time roles, which includes the direct employees and reflects the opportunities that will be created for local businesses as a result of the scheme.

Local economic impact

16.11 The SEA sets out details of the contribution that the scheme will make to the local economy within Wiltshire. The SEA outlines that during the construction phase the scheme is expected inject approximately £272,000 into the local economy through worker spending.

16.12 During the operational phase of the scheme the SEA estimates an economic output (GVA) generated by the site of around £810,000 per year following the completion of the scheme.

16.13 There will be the creation of new opportunities for existing companies and individuals who provide services to facilitate and support celebrations/parties and other gatherings through the requirements for cleaners, caterers, officiants, videographers, photographers, florists and other suppliers. The estimated jobs to be created are detailed earlier in this section of the statement.

16.14 Through attracting new overnight guests to the area, the scheme will also generate increased local spending by guests. In addition, the employees, agency workers and contractors will also increase local spending as a result of being in the area through buying meals, food and other items from local shops and hospitality outlets. The SEA estimates that off-site visitor spend will be between £980,000 and £1.3million per annum.

16.15 The Applicant has already established a clear commitment to supporting local business through expenditure on grounds maintenance, specialist contractors and a wide range of everyday services. The SEA notes that the Applicants have already spend £396,000 across Warminster, Salisbury and Frome.

16.16 The SEA estimates that the scheme will result in an annual tax revenue of between £245,000 and £325,000 per annum.

Climate Change and pollution

16.17 The scheme will deliver the following improvements to the energy efficiency of the existing Court building;

- Removal of oil-fired boilers thereby removing direct on-site emissions of pollutants such as carbon dioxide nitrogen oxides and particulate matter (soot) and potentially carbon monoxide internally,
- Installation of a new sustainable heating source in the form of ground source and air source heat pumps for all the heating and hot water demands;
- The introduction of water efficiency measures to ensure water usage is minimised;
- Removal of oil-fired storage tank, thereby removing a pollutant, fire/explosion and health and safety hazards.

Biodiversity Net Gain

16.18 The following BNG gains will be delivered through the scheme following considerable investment into the existing landscape;

- Delivery of a Biodiversity Net Gain of 18.29%;
- Planting of 532 trees including 202 individual trees and 60 wood land trees and 270 trees in scrub;
- Creation of a new pond which adds to the diversity of the sites ecosystem; and
- Habitat protection initiatives designed and planned by an Ecologist.

Sustainable Drainage

16.19 The following SuDs measures are proposed:

- Removal of impermeable hard standing and the delivery of the majority of the new areas of hard landscaping as porous and permeable surfaces to assist surface water runoff; and
- Introduction of a SuDs system using a borehole (subject to further investigation and Environment Agency approval).

Power Network

16.20 In order to meet the needs of the proposed development and boost capacity in the local power network, the proposal includes the installation of a new site-specific electrical substation.

Social Value

16.21 The Applicant has made a clear commitment to support local business, particularly across Warminster, Salisbury and Frome, through expenditure on grounds maintenance, specialist contractors and a wide range of everyday services. The Applicant is very keen to ensure that Eastleigh Court and the former Stables make a contribution to the local community. Accordingly, set out below are commitments that the KLP intend to make to deliver a range of benefits focused on social value.

16.22 **Community Access and Use** - KLP will make Eastleigh Court available for up to two community-focused day events per calendar year at no hire cost, limited to non-commercial local uses such as village events, charitable initiatives, or educational activities. This offering is primarily for Bishopstrow residents, with the option to include the immediate surrounding area. Events will be subject to reasonable notice, availability, and standard operational requirements.

16.23 **Public Open Days** - KLP will host a minimum of three free-access public open days per calendar year, providing managed access to the estate grounds and selected areas of Eastleigh Court. These will be marketed through local channels to encourage participation from the local surrounding community. Dates and access arrangements will be determined by KLP having regard to estate operations, safety considerations, and visitor management requirements.

16.24 **Schools and Educational Engagement** - Following completion of the approved development works, KLP will use reasonable endeavours to engage with schools located within an approximate three-mile radius of Bishopstrow, offering opportunities for scheduled educational visits where practicable. Such visits may include themes relevant to the estate and its setting, including biodiversity, sustainable energy systems, heritage, and architectural restoration. This commitment will apply once the site is operational and will not extend to periods during which the property is an active construction site.

- 16.25 **Local Interest Group Engagement** - KLP will use reasonable endeavours to foster constructive relationships with local interest groups and community organisations with shared interests in heritage, biodiversity, landscape, sustainable energy, or related educational activities.
- 16.26 Where compatible with estate operations, KLP will consider reasonable requests for occasional access, visits, or collaborative activities. This commitment is anticipated to commence no earlier than one year following the grant of planning permission, allowing for the implementation of the development and operational stabilisation.
- 16.27 **Local Contractor and Construction Participation** - During the construction and refurbishment phases of the development, KLP will use reasonable endeavours to promote opportunities for participation by businesses operating within Wiltshire and the surrounding sub-regional area. KLP will ensure that a minimum of five Wiltshire-based contractors, subcontractors, or specialist trades are invited to tender, quote, or otherwise participate in procurement processes associated with the works, where suitable skills and services are available.
- 16.28 **Local Services and Economic Participation** - KLP will establish and maintain a Local Supplier Directory for Eastleigh Court guests and clients, promoting businesses and service providers operating within Wiltshire and the surrounding area. KLP will use reasonable endeavours to ensure that a minimum of ten Wiltshire-based suppliers or service providers are included within this directory at any given time, covering categories relevant to estate operations and visitor needs, such as catering, floristry, photography, beauty treatments, transport, and hospitality services. The directory will be made available to guests and event organisers with the objective of encouraging local expenditure and supporting the rural economy.
- 16.29 **Local Employment and Business Support** - KLP will adopt a local-first operating approach and will use reasonable endeavours to source a range of operational services from businesses operating within Wiltshire and the surrounding area. KLP will seek to ensure that a minimum of five locally based service providers or small businesses are engaged on an ongoing or periodic basis to support estate operations, which may

include services such as cleaning, waste management, grounds maintenance, pest control, window cleaning, or other property-related services.

Road Safety

16.30 To address issues with the existing visibility splay of the North entrance, the scheme proposes the creation of a new one-way system that will improve highways safety by ensuring that vehicles are exiting and entering the site with safe visibility splays without the need to negotiate vehicles going the opposite direction. This new system will see vehicles enter the site through the North entrance and exit only through the South entrance.

17. Conclusions

- 17.1 The vision for Eastleigh Court and the Former Eastleigh Court Stables is to sensitively restore, enhance and repurpose this historically significant estate into high quality, luxury, short-stay accommodation supported by a discreet, acoustically-insulated events pavilion and carefully curated landscaping. The proposals seek to secure the long-term custodianship of the heritage asset, reinvigorate the grounds as a recreational landscape, and deliver a commercially viable use that respects the site's historic character, its rural setting and the surrounding Bishopstrow community.
- 17.2 The scheme has been assessed against the policies set out in the Development Plan and other material planning considerations.
- 17.3 The design assessment demonstrates that the scheme delivers a high-quality, contextually sensitive architectural response. The works to Eastleigh Court including the reinstatement of a residential layout, removal of detracting modern fabric, and construction of a refined contemporary extension preserve and enhance the building's significance. The Pavilion has been intentionally designed as a subservient, low-lying structure, with minimal openings and a restrained material palette, enabling it to sit comfortably within the landscape without competing with the listed building. The siting of the temporary marquee, new gates and substation have been designed to support the site's operational requirements while the respecting key views, heritage significance and the landscape setting.
- 17.4 The HIA confirms that the proposals protect and enhance the significance of the Grade II listed Court, its setting and the character and appearance of the Bishopstrow Conservation Area. The reinstatement of historic landscape elements, reconnection of the Court and Stables and repair and restoration works to the Court, all deliver clear heritage benefits. Any limited areas of less than substantial harm are demonstrably outweighed by the public benefits that would be delivered.
- 17.5 Archaeological evaluation confirms that the development avoids significant harm to below-ground remains, with any residual risk capable of being appropriately managed by condition.

- 17.6 The landscape, ecology and trees assessments show that the scheme will significantly improve ecological value and landscape character. The comprehensive landscaping masterplan reinstates elements of the historic parkland, enhances biodiversity and responds sensitively to the setting of the AONB. Although some tree removal is required, the overall scheme delivers substantial environmental gains, including 532 new trees, a new pond, extensive habitat creation and an 18.29% Biodiversity Net Gain. Appropriate mitigation, construction controls and species-specific protection measures will be used and agreed with Wiltshire Council via a CEMP.
- 17.7 The highways, transport and access strategy demonstrates that the proposals will not have a detrimental impact on the highway network from a trip generation or road safety perspective and that the new one-way access system would mitigate visibility splay concerns at the Northern entrance. The proposed parking, cycle provision, refuse arrangements and sustainable travel measures have been considered in detail and are considered acceptable.
- 17.8 The noise and amenity chapter of this statement confirms that the Pavilion's internal acoustic design, the operational controls set out within the OMS and site-wide management strategy would ensure that there will be no material adverse impacts on neighbouring properties. All amplified music will be contained within the acoustically treated and mechanically ventilated events space, and amplified music elsewhere within the grounds or buildings will be prohibited. The Noise Assessment concludes the vehicle movements, guest activity and plant noise all fall within acceptable thresholds set out in the Wiltshire guidance.
- 17.9 The flood risk, drainage, energy and sustainability assessments collectively demonstrate that the scheme is highly sustainable, resilient to climate change and compliant with national and local planning policy. The proposals are located entirely in Flood Zone 1, incorporate SuDs measures (a deep borehole), deliver significant reductions in energy consumption and the Pavilion achieves a 31% improvement over Part L 2021 carbon targets. The Pavilion also achieves a BREEAM "Excellent" rating (bespoke methodology), and the heat pump energy strategy replaces fossil fuel systems, reducing emissions and supporting the long-term viability of the heritage fabric.

- 17.10 Overall, the Proposed Development delivers substantial public benefits (see the land use and public benefits sections above). These include the long-term stewardship of a significant heritage asset, restoration of historic landscape features and the introduction of a viable use that will safeguard Eastleigh Court for future generations. The works bring the building back into active use, reinstate the historic residential use and plan form, remove harmful later additions and enhance both the Courts architectural quality and its wider setting.
- 17.11 The scheme also generates major economic benefits. These include new jobs during the construction and operational phases, considerable potential for new revenue generation within existing local supply chains, increased visitor spending and wider support for the regional tourism economy. The provision of new short stay high-quality luxury accommodation will also help address an identified undersupply in Wiltshire's luxury overnight visitor offer.
- 17.12 The proposed Biodiversity Net Gain of 18.29% exceeds the statutory requirement for a 10% gain, with the delivery of a large quantum of new planting including 532 new trees, a new pond, diverse planting and areas of low management to promote habitat diversity.
- 17.13 In conclusion, in accordance with the Development Plan and material considerations, this high-quality scheme will deliver a highly sustainable, heritage led proposal that will result in significant investment into the Court and wider landscape to deliver a range of public and heritage benefits. For the reasons laid out in this statement, planning permission and listed building consent should be granted.

APPENDIX 1

Planning History: Eastleigh Court and the Former Eastleigh Court Stables

Eastleigh Court and the Former Eastleigh Court Stables, Bishopstrow, Warminster, BA12 9HW

Eastleigh Court				
Reference Number	Type of Application	Validation Date	Description of Development	Decision and Date
W/76/00528/HIS	Historic application	17/05/1976	Portal framed building to cover existing swimming pool.	Approved (12/07/1976)
W/88/02191/FUL and W/88/02229/LBC	Full Planning Permission and Listed Building Consent	28/11/1988	Conversion and extensions of outbuilding to dwelling.	Approved (24/01/1989)
W/89/00423/FUL	Full Planning Permission	02/03/1989	Change of use of Eastleigh Court to offices and company training centre.	Approved (27/04/1989)
W/89/00989/FUL	Full Planning Permission	26/05/1989	Change of use of area indicated from offices to caretakers flat and construction staircase extension.	Approved (27/07/1989)
W/89/00990/LBC	Listed Building Consent	26/05/1989	Proposed staircase extension giving access to caretakers flat and minor internal alterations.	Approved (25/07/1989)
W/90/01708/FUL	W/94/01088/FUL	06/12/1990	Change of use caretakers first floor flat to be used as additional office space within existing office.	Approved (22/01/1991)
W/91/00174/FUL and W/91/00175/LBC	Full Planning Permission and Listed Building Consent	14/02/1991	Construction of external timber-built store extension to car park and insertion of four rooflights and one new window.	Approved (02/04/1991)
W/94/00860/FUL and W/94/00859/LBC	Full Planning Permission and Listed Building Consent	13/07/1994	Ground floor extension.	Approved (07/09/1994)

W/94/01088/FUL	Full Planning Permission	02/09/1994	Temporary siting of portakabin (for 18 months from October 1994 to March 1996).	Approved (10/10/1994)
W/96/00014/LBC	Listed Building Consent	05/01/1996	Internal alterations and insertion of casement window.	Approved (14/02/1996)
W/12/00724/FUL	Full Planning Permission	23/04/2012	Change of use from commercial to domestic dwelling.	Approved (21/06/2012)
15/05736/FUL and 15/05992/LBC	Full Planning Permission and Listed Building Consent	16/06/2015	Change of use from commercial	Approved (13/08/2015)
17/04066/FUL and 17/04747/LBC	Full Planning Permission and Listed Building Consent	16/05/2017	Demolition of single storey flat roof extension, construction of a new single storey and two storey extension with associated works.	Approved (11/07/2017)
18/06999/FUL	Full Planning Permission	31/07/2018	Change of use from commercial to domestic dwelling.	Approved (25/09/2018)
18/07241/LBC	Listed Building Consent	31/07/2018	Internal alterations to facilitate change of use from commercial to domestic dwelling.	Approved (25/09/2018)
20/06499/FUL and 20/07096/LBC	Full Planning Permission and Listed Building Consent	31/07/2020	Demolition of single storey flat roof extension, construction of a new single storey and two storey extension with associated works.	Approved (25/09/2020)
PL/2022/07706	Discharge of conditions	04/10/2022	Discharge of Conditions 3,5,6 and 8 on 20/07096/LBC (Demolition of single storey flat roof extension, construction of a new single storey and two storey extension with associated works).	Partial Discharge (14/12/2022)
PL/2023/00272	Full Planning Permission	12/01/2023	Change of use to a dwelling to include demolition of single storey flat roof extension, construction of a new single storey and two storey extension (as approved under 20/06499/FUL and 20/07096/LBC) with ancillary accommodation.	Withdrawn by Applicant

PL/2023/00280	Listed Building Consent	12/01/2023	Change of use to a dwelling to include demolition of single storey flat roof extension, construction of a new single storey and two storey extension (as approved under 20/06499/FUL and 20/07096/LBC) with ancillary accommodation.	Withdrawn by Applicant
PL/2023/08405	Full Planning Permission	06/10/2023	Change of use to a dwelling to include demolition of single storey and two storey extension (as approved under 20/06499/FUL and 20/07096/LBC) with ancillary accommodation. (resubmission of PL/2023/272).	Approve with Conditions (15/01/2025)
PL/2023/08631	Listed Building Consent	06/10/2023	Change of use to a dwelling to include demolition of single storey flat roof extension (as approved under 20/06499/FUL and 20/07096/LBC) with ancillary accommodation. (resubmission of PL/2023/00280).	Approve with Conditions (15/01/2025)
PL/2023/08458	Full Planning Permission	06/10/2023	Demolition of single storey flat roof extension, construction of a new single storey and two storey extension with associated works.	Approve with Conditions (15/01/2025)
PL/2023/08632	Listed Building Consent	06/10/2023	Demolition of single storey flat roof extension, construction of a new single storey and two storey extension with associated works.	Approve with Conditions (15/01/2025)

The Former Eastleigh Court Stables

Reference Number	Type of Application	Validation Date	Description of Development	Decision and Date
W/88/02229/LBC	Listed Building Consent	28/11/1988	Conversion and extensions of outbuildings to dwelling.	Approved with Conditions
W/90/01005/FUL	Full Planning Permission	12/07/1990	Garage/workshop	Approved with Conditions
W/91/01399/FUL	Full Planning Permission	19/11/1991	Change of use to hotel	Withdrawn

W/10/02954/FUL	Full Planning Permission	28/09/2010	Demolition of current pool structure. Reduction of front porch. External renovation and alterations of property and garage. Renovation of existing shed	Approved with Conditions
PL/2021/04839	Full Planning Permission	06/05/2021	Change of use from dwelling house (Class C3) to residential care home (Class C2) for six residents (No external works to building or curtilage)	Approved with Conditions
PL/2023/00279	Householder Planning Permission	12/01/2023	Proposed garage.	Approved with Conditions

APPENDIX 2

Date: 3 June 2025

Kindred Living Project Ltd
28 Petley Road
London
W6 9ST

Att: Anna Anderson

Dear Anna,

Eastleigh Court, Bishopstrow, Warminster, Wiltshire, BA12 9HW

I understand that as part of your planning and listed building application in relation to Eastleigh Court, that you require a summary of the marketing activities that took place prior to your purchase of the property in June 2024. As you know, we were instructed by Eastleigh Court Ltd, the former owners in September 2023 to market the property. We took the property to market for a variety of uses to explore interest from the commercial and residential sectors. We advised that the previous owner to keep the historic residential planning permissions extant to maximise the value of the asset and provide flexibility for future purchases.

In total we marketed the property for a period of approximately 10 months and during this time we had 11 viewings and the interest was limited. This included advertising in Country Life with a full page. According to our records we also sent the brochure to 88 people on our database.

The challenge with this property, is that given the Courts listed status and its geographical location it is not really, an attractive or suitable location for commercial uses. Eastleigh Court was in used as offices by the previous owner for a period of time, however owing to the poor quality of the office accommodation and the size restrictions on the floor plates, there was no other interest coming forward during our marketing period.

In terms of residential, we found some of the prospective buyers were put off by the cost of building works that would be incurred in renovating the court and turning it back into a private dwelling. Considerable investment was also required into the landscape to create attractive gardens and grounds.

When we showed Kindred Living who were interested in purchasing the property, it had been vacant for some time. Your proposal to convert the property into a venue with short stay accommodation was the first commercial type use that had come forward. Since purchasing the property, we have also experienced a very tricky market and properties over £1,500,000 have become difficult to sell. According to Rightmove there are currently 303 properties available, on the market in excess of £1,500,000 within a 15 mile radius of Bath.

I enclosed with this letter the marketing brochure that was used to attract purchases. I trust this is of help please do not hesitate to contact me if we can be of any further help.

Kind regards



Charlie Taylor

Knight Frank
4 Wood Street, Queen Square, Bath, BA1 2JQ
+44 1225 325999

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APPENDIX 3

Appendix 3: Eastleigh Court Stay Types and Operational Details
Eastleigh Court and the Former Eastleigh Court Stables, Bishopstrow, BA12 9HW

Stay Types									
Event Type (Entire Site)	Frequency Per Annum Anticipated	Maximum Number of Guests	Events Hours	Marquee Dining (no amplified music allowed)	Pavilion Pool House: Swimming Facilities	Pavillion: Acoustically Treated Venue Space (only location for amplified/live music)	Eastleigh Court	The Former Eastleigh Stables	Day guests not sleeping on site
STAY TYPE A Small Scale Rental Gatherings/ Holidays/ Celebrations/ Micro Weddings	Up to around 32	Up to 60	Midnight Regulated Entertainment and serving of alcohol to end by 11.30pm	No	Yes, for Court Guests	Yes, if Regulated Entertainment is Required under the Licensing Act 2003 is required	Short-stay accommodation and reception/ dining spaces for special occasions/ weddings.	Short-stay, self- catering accommodation - either stand- alone or together with Eastleigh Court	Scenario (1) Court/stables are booked by the same event party => 4 to 18 event day guests (assuming range of 100% to 75% overnight stay occupancy) Scenario (2) Court only is booked by the event party => 28 to 42 event day guests (assuming range of

									100% to 75% overnight stay occupancy)
STAY TYPE B Small-Medium Rental Weddings/ Celebrations/ Gatherings	Up to around 8 The total combined number of Type B or Type C Stays will be capped at 20 per annum	61-90	Midnight Regulated Entertainment and serving of alcohol to end by 11.30pm	Potentially Yes	Yes, for Court and Stables Guests as Stay Types B and C require the Court and Stables to be booked together.	Yes, if Regulated Entertainment is Required under the Licensing Act 2003 is required	Short- Stay accommodation and receptions spaces for drinks, or post party reception/ dining space for pre-drinks.	Short-stay, self-catering accommodation - booked together with Eastleigh Court	Court/stables are booked by the same event party => 34 to 48 event day guests (assuming range of 100% to 75% overnight stay occupancy)
STAY TYPE C Maximum Rental Weddings/ Celebrations/ Gatherings	Up to around 12 The total combined number of Type B or Type C Stays will be capped at 20 per annum.	91-120	Midnight Regulated Entertainment and serving of alcohol to end by 11.30pm	Yes	Yes, for Court and Stables Guests as Stay Types B and C require the Court and Stables to be booked together.	Yes, if Regulated Entertainment is Required under the Licensing Act 2003 is required	Short-Stay accommodation (insufficient room for use as reception/ dining space on celebration day due to cover numbers).	Short-stay, self-catering accommodation - booked together with Eastleigh Court	Court/stables are booked by the same event party => 64 to 78 event day guests (assuming range of 100% to 75% overnight stay occupancy)

Use of Temporary and Permanent Structures				
Venue	Operating Hours	Capacity	Nature of Use	Staff Approach
Eastleigh Court	24 Hours Accommodation	Sleeping:32 Maximum Dining Room Covers: 60 Maximum	Guests will rent the entire Court Site including the pavilion building, albeit they may not use all the facilities.	Any caterers if required, will use the family kitchen to prepare meals. No catering kitchen will be required.
The Former Eastleigh Court Stables	24 Hours Accommodation	Sleeping:24 Maximum Dining Room Covers: 24 Maximum	The Former Stables could either be rented as part of a package with the Court or separately for Stay Type A but always together with the Court for Stay Types B and C. It will not be possible to rent the Stables with the Pavilion building without the Court. The walled garden areas will only be used for recreation associated with the short-stay accommodation.	Any hired chef will use the family kitchen to prepare meals. No catering kitchen will be required, because this is short-stay accommodation.
Marquee	Daytime and Evening Dining Facilities from 12 noon until 8pm. Then 8pm to 9pm for catering staff to clear up after guests depart marquee.	Seated Dining Room Covers: 120 Maximum	Dining activities and drinks only with no amplified music/ dancing.	If required, a separate catering tent will be erected adjacent to the marquee.
Pavilion: Venue	Midnight Closure with serving alcohol and Regulated Entertainment under the Licensing Act 2003 ending by 11.30pm.	Seated Dining Room Covers: 100 Maximum Dancing: 120 Maximum	Dance floor and amplified music venue for Regulated Entertainment under the Licensing Act 2003	Unlikely to be used for seated dining as this will be provided for in the Court extension. Late night food/desert grazing boards may be served here, catered for either from catering tent or Eastleigh Court kitchen.

Pavilion: Pool House Swimming Facilities	Daylight and Twilight Hours Seasonally	Guests of the Court and, if booked together with the Court, guests of the former Stables	Recreation space for guests.	This will be a self-service area for guests without staff support, other than routine pool and pool house cleaning / maintenance staff or trainers hired by the guests.
Accommodation Breakdown				
Accommodation	Bedrooms	Guest Breakdown - Adult/Child		Maximum Guest Total
The Former Eastleigh Court Stables	8 Bedrooms 7 Double Bedrooms (14 People) 1 Twin Room (2 People) 1 Bunk Room, with 4 double bunk beds (8 People)	Total maximum number of adults: 24 (Including the 4 top bunk beds) Total bedspaces designed for children: 8 (Including all bunk bed spaces)		24 people
Eastleigh Court	15 Bedrooms Ground Floor- 1 Double Bedroom (2 People) First Floor- 7 Double Bedrooms (14 People) Second Floor- 6 Double Bedrooms (12 People and 1 Bunk Room with 4 People)	Total maximum number of adults: 32 (Including the 4 top bunk beds) Total bedspaces designed for children: 4 (Including all bunk bed spaces)		32 people
TOTAL:				56 people

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