

Major Projects
Economic Development and Planning
Wiltshire Council
Bytyhesea Road
Trowbridge
Wiltshire
BA14 8JN

Our ref: GAO/RPR/ARO/U0027515

Your ref: PP- 14496549

6 March 2026

Dear Sir/Madam,

**Eastleigh Court and The Former Eastleigh Stables, Bishopstrow, Wiltshire, BA12 9HW
Town and Country Planning Act 1990 (as amended)**

We write on behalf of our client, Kindred Living Project Ltd, ('the applicant'), to submit an application for full planning permission and listed building consent at Eastleigh Court and The Former Eastleigh Court Stables, Bishopstrow, Wiltshire, BA12 9HW ('the site').

The Site

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 Cranbourne Chase and the West Wiltshire Downs Area of Outstanding Natural Beauty ('AONB'), which is within the Southwestern part of Wiltshire Council.

The Site is set within 13.72 acres of grounds and comprises Eastleigh Court and The Former Eastleigh Court Stables. Eastleigh Court is a Grade II Listed property that was previously occupied by WGP Exploration Ltd and used as office accommodation (Use Class E) until it was vacated in 2024. The Former Eastleigh Court Stables is currently in residential use (Use Class C3).

The Proposals

This application for Planning Permission and Listed Building Consent is for the change of use of Eastleigh Court and the Former Eastleigh Court Stables to short-stay accommodation with the erection of a new ancillary Pavilion building and swimming pool along with a large area of landscaping.

The Applicant is seeking full Planning Permission 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.”

In addition, the Applicant is seeking Listed Building Consent 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.”

Application Documentation

The following documents and drawings have been submitted in support of this Planning and Listed Building Consent application:

1. Arboricultural Impact Assessment, prepared by NB Tree Management;
2. Arboricultural Method Statement, prepared by NB Tree Management;
3. Archaeology Assessment Report, prepared by BSA Heritage;
4. Planning Statement, prepared by Newmark;
5. Completed Planning and Listed Building Consent Application Form and Certificate B, prepared by Newmark;
6. Completed Community Infrastructure Levy ('CIL') Form, prepared by Newmark;
7. Draft Construction Management Plan, prepared by Studioshaw;
8. Site Location Plan and Site Plans, prepared by Studioshaw;
9. Design and Access Statement (DAS) prepared by Studioshaw;
10. Drawings including Existing, Proposed and Demolition Floorplans, Elevations and Sections, prepared by Studioshaw;
11. Ecological Impact Assessment (including Biodiversity Net Gain Assessment), prepared by Ecology by Design;
12. Energy and Sustainability Statement, prepared by Skelly and Couch;
13. Flood Risk Assessment and Outline Drainage Strategy, prepared by Subteno;

14. Heritage Impact Assessment, prepared by Portico Heritage;
15. Landscape Statement and Illustrative Views, prepared by Edward Olley Gardens;
16. Landscape Drawings, prepared by Edward Olley Gardens;
17. Noise Assessment Report, prepared by Hepworth Acoustics;
18. Operational Management Statement, prepared by Kindred Living Project Ltd;
19. Phosphate Neutrality Report (including Nutrient Calculator), prepared by Holbury Consultancy;
20. Room Inventory, prepared by Studioshaw;
21. Socio-Economic Assessment Report, prepared by Volterra;
22. Statement of Community Involvement, prepared by Kindred Living Project Ltd;
23. Transport Assessment (including Parking Strategy, Refuse, Recycling and Servicing), prepared by Pell Frischmann; and
24. Draft Travel Plan prepared by Pell Frischmann.

The application fee of £3,613.00 has been paid via the Planning Portal to Wiltshire Council (ref. PP-14496549).

We trust the enclosed is sufficient for the purposes of validation and we look forward to confirmation of this shortly.

Please do not hesitate to contact Rosalind Price (0207 333 6365) or Amy Robinson (0207 333 6376) of this office should you have any questions regarding the above.

Yours faithfully,



Newmark

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