

Trees

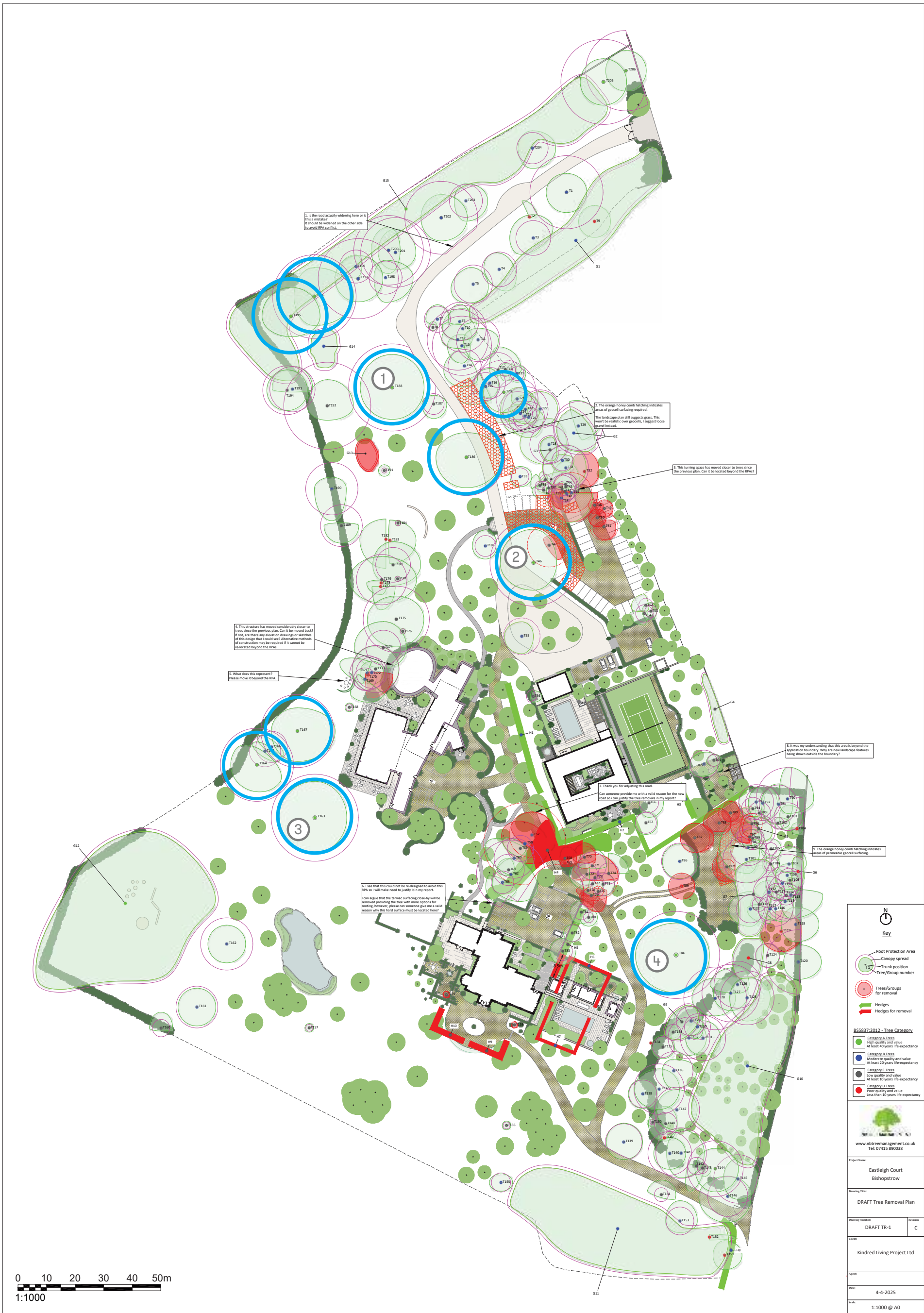
Restoring The Estate

Tree Strategy

- We are working closely with an expert arboriculturalist to inform the landscape proposal and new building placement
- Tree removal: while some trees will be removed for health and safety reasons due to ash dieback, there will also be some healthy trees removed to allow for the proposed parking areas. These tree losses are shown on the masterplan, with quality assessments provided. Where possible, the best trees will be retained and protected during construction
- Retained trees: special attention will be given to preserving high-quality trees, ensuring they are protected during construction. (see A1/A2 category trees noted on plan)
- Tree logs for wildlife: logs from necessary tree removal will be retained on site to provide further habitat for amphibians and reptiles
- Additionally, the reintroduction of historic tree planting will help restore the parkland landscape, which is currently more open due to the loss of trees over time.



1886 & 1899 maps of Eastleigh Court



Proposed Tree Removal Plan



01 - A1 Category Tree
Large leaf lime



02 - A1 Category Tree
Beech



03 - A2 Category Tree
Blue atlas cedar



04 - A1 Category Tree
London plane

Landscaping & Bio-Diversity

Restoring the Estate



Eastleigh Court & Pool - Landscape Plan



The Events Space - Landscape Plan

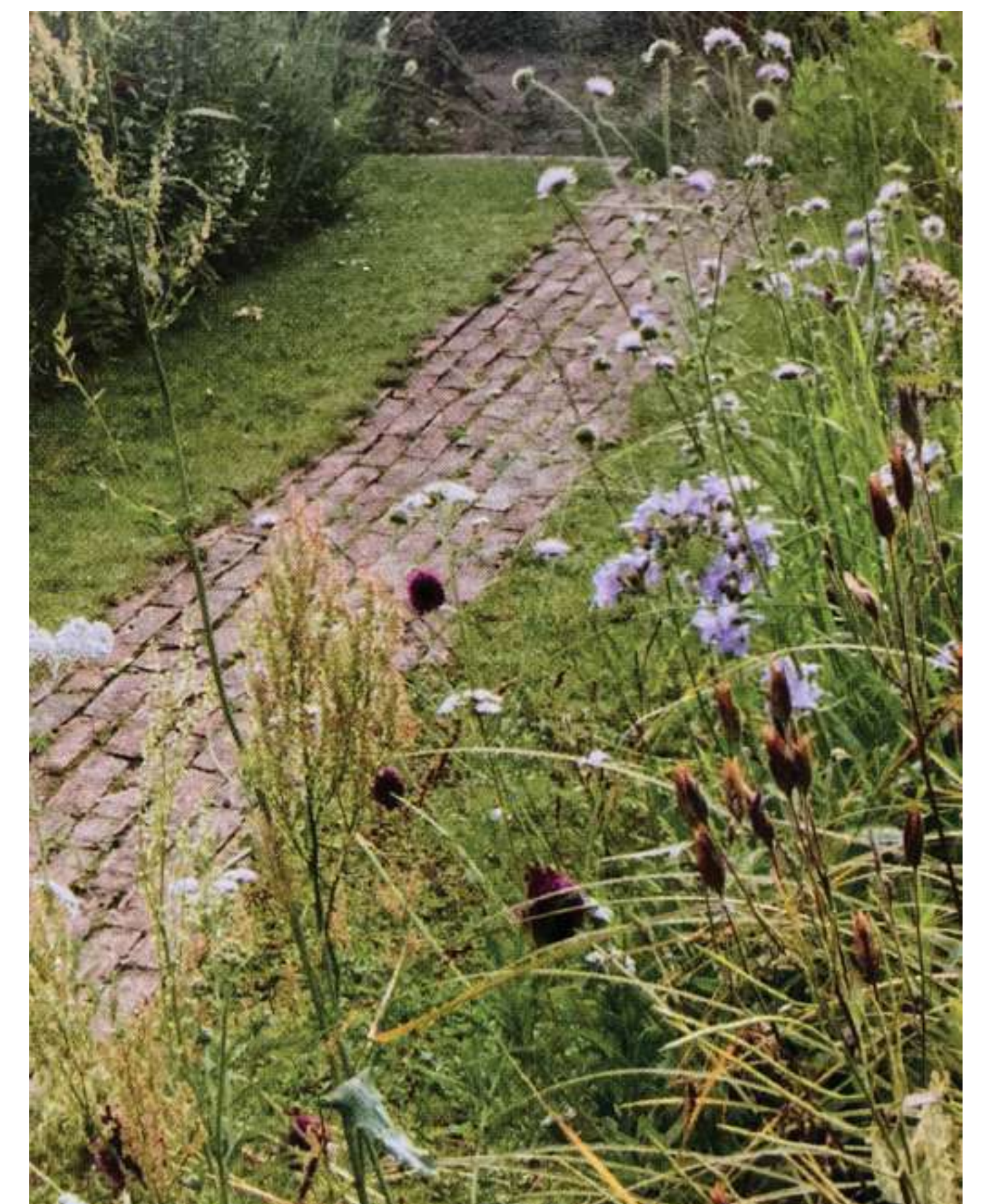
Highways

Site Access and Parking

Careful consideration has been given to how vehicles access and move through the site. The approach has been shaped by input from transport, arboricultural, and heritage consultants to ensure a design that is both functional and respectful of the setting.

- A transport consultant has been appointed to help develop proposals for site access and parking
- A total of 96 parking spaces are proposed on the site, spread between the north east and south east of the site
- Parking locations have been carefully considered in order to limit the number of trees that will need to be removed as part of the works
- A one-way traffic system will be introduced, with vehicles entering from the north and exiting to the south
 - This approach avoids the need to alter the existing listed wall and entrance, as visibility splay analysis confirmed that the one-way system improves safety without structural changes
- The parking layout is designed to blend into the landscape, using existing and new tree planting to create a natural canopy that softens views of parked vehicles and enhances the site's overall character
- Porous and permeable surfacing will be used throughout to reduce surface water run-off
 - These surfaces help manage water sustainably by allowing rain to soak directly into the ground, supporting sustainable drainage (SuDS) solutions where appropriate

This strategy ensures that vehicle movement and parking are managed in a way that supports the functionality of the site while maintaining its rural and heritage setting.



Reference Images

Sustainability Aspirations

MEP Strategy

The MEP (Mechanical, Electrical, and Plumbing) strategy at Eastleigh Court focuses on low-energy design, renewable technologies, and future-proofed systems. It supports the sustainability ambitions of the project while offering modern comfort and efficiency across the estate.

Site-Wide Energy System

- A central ambient water loop (15–20°C), powered by an Air Source Heat Pump (ASHP) array, will circulate water across the site. Buildings will locally upgrade water temperature for efficient space heating and hot water production.

Events Space

- A dedicated plant room will employ water-to-water heat pumps to boost water temperature as needed, with buffer tanks storing hot water for peak demand.

Heating & Cooling

- Underfloor heating systems powered by water source heat pumps, with individual room controls, ensure comfort. Additional cooling and heating are provided by a passive earth tube (labyrinth) ventilation system.

Hot Water & Ventilation

- Hot water cylinders are sized to meet peak demand. Natural high-level openings in event spaces promote ventilation, supplemented by MVHR in key areas and a dedicated kitchen extract system.



The Event Space

Principles

The events space has been carefully designed to sit sensitively within the grounds of Eastleigh Court.

Key design principles include:

- Sustainable construction using high-quality, local materials
- Reusing timber from on-site ash trees where possible - minimising waste and celebrating the site's natural character
- Reflecting the local materials palette to create a design that feels rooted in place
- Low visual impact, with a single-storey, fragmented form that sits within the contours of the landscape
- Located on the west edge of the site - away from homes on Bishopstrow Road
- All terraces, doors, and windows face west, with the more solid east elevation helping to reduce noise and light spill toward Bishopstrow village
- Exploring the use of a green roof to further blend the building into its surroundings and support biodiversity
- Working with an acoustic consultant to ensure sound insulation meets high standards - preventing unreasonable or adverse noise impacts from events.



View looking west from the ceremony room in the event space building

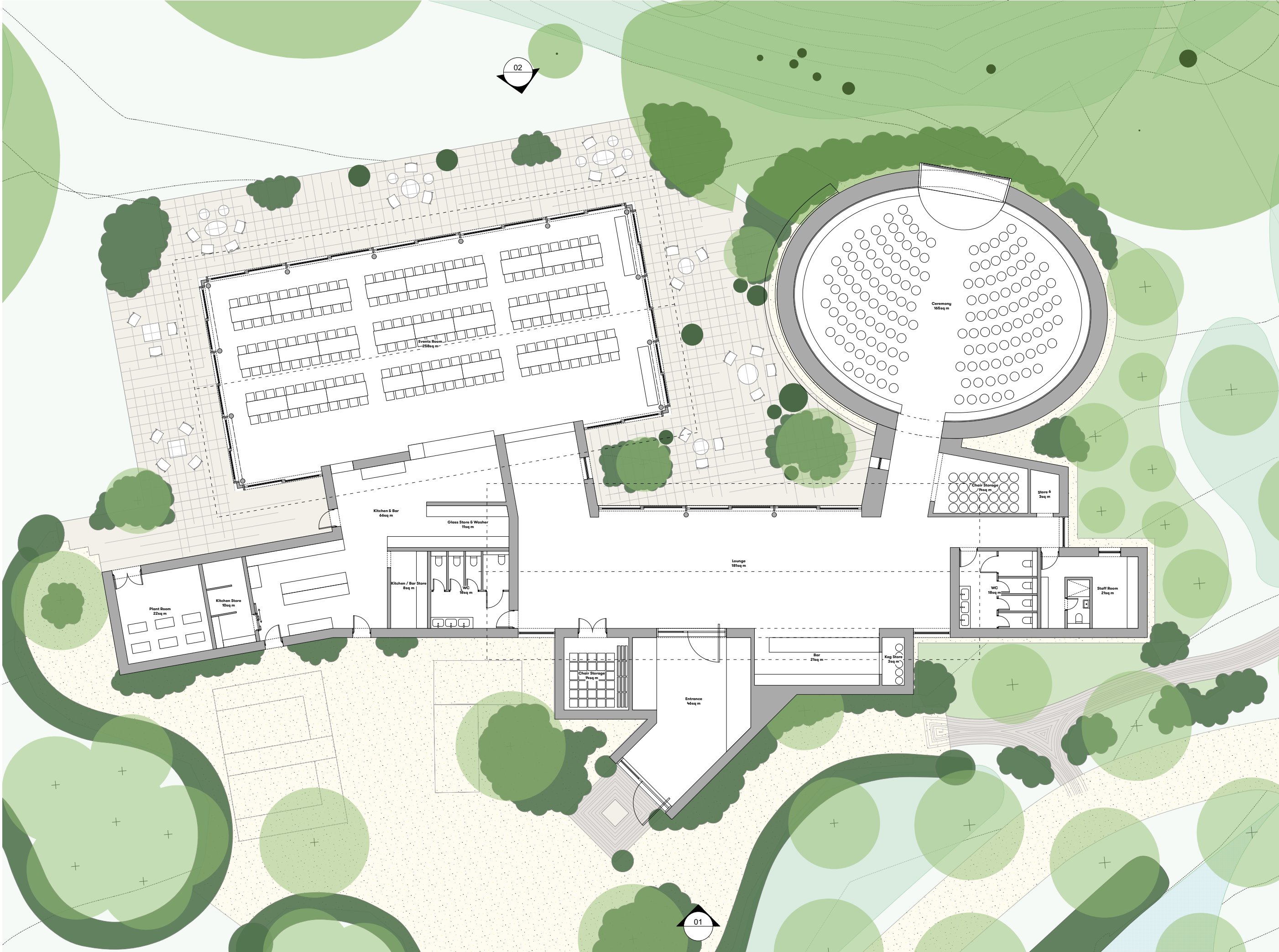


The Events Space - Proposed Elevation 01



The Events Space - Proposed Elevation 02

The Event Space



The Events Space - Proposed Ground Floor Plan



View of the interior of the Event Space looking north

Eastleigh Court & Pool House

Principles

The design approach to Eastleigh Court and its surroundings focuses on preserving and enhancing the listed building, while introducing high-quality, carefully considered additions. Key principles include:

- Internal refurbishment to remove non-original elements and restore period features, reinstating the building's original character
- Retention of all original external windows and doors, preserving the architectural integrity of Eastleigh Court
- Removal of the poor quality 1990s ground-floor extension, replaced with a high-quality new extension that:
 - Takes design cues from Eastleigh Court
 - Is subordinate in scale and contemporary yet sensitive in style
 - Is set back from the front elevation, ensuring the prominence of Eastleigh Court is maintained
- A new single-storey Pool House to the east, housing a swimming pool, plant room, sauna, steam room, gym, and WC facilities
- The Pool House is detached from Eastleigh Court to preserve the character of the eastern elevation
- Contextual re-landscaping around Eastleigh Court with garden spaces that:
 - Take inspiration from the Arts and Crafts heritage of the building
 - Include romantic, soft planting, framed with topiary and low hedging
 - Are designed to complement the new additions and enhance Eastleigh Court's setting
 - Provide seating and flower-filled spaces close to the house for enjoyment and relaxation
- A new heritage orchard will be planted north of the Spa building, contributing to biodiversity and the site's rural character
- Discreet rear parking is proposed to accommodate necessary spaces, including blue badge provision. Landscaping is carefully designed to minimise the visual impact of parked vehicles on the setting of Eastleigh Court.

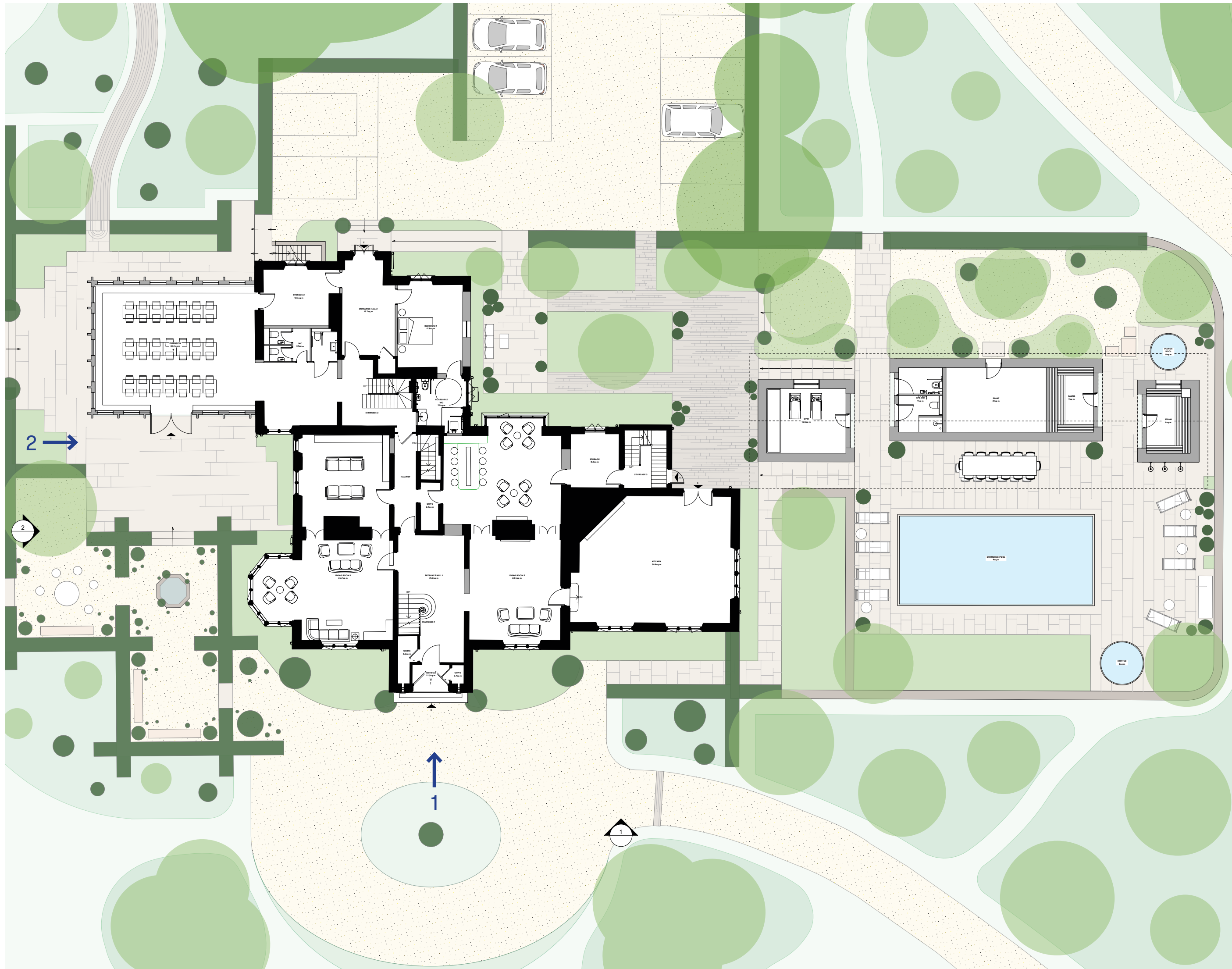


Eastleigh Court & Pool - Proposed Ground Floor Plan



Historic photo of Eastleigh Court east elevation with orangery

Eastleigh Court & Pool House



Eastleigh Court & Pool House Plan



Eastleigh Court & Pool - Proposed Elevation 02



Eastleigh Court & Pool - Proposed Elevation 01

Landscaping & Bio-Diversity

Restoring the Estate

Landscape

The landscaping proposals aim to enhance the ecological value of the site while ensuring minimal disruption to the existing habitats. Key principles include:

- The scheme presents opportunities for significant investment in the landscape; enriching biodiversity through a diverse range of species and habitats while also strengthening the site's historic character
- The design seeks to bring cohesion to the property by complementing the setting of the listed Court building while ensuring the Events Venue integrates harmoniously within the landscape.
- Tree planting and subtle, playful topography will help nestle the venue within the landscape, allowing it to be gradually revealed as visitors move through the site, particularly along the approach from the drive
- Soft, clipped hedging, trees and winding paths ground the Events Venue within the parkland and link the new building to Eastleigh Court
- There will be a significant number of new trees planted, of a semi-mature nature, throughout the parkland. Broadleaf native species – lime, oak, whitebeam, etc. – will be prioritised, as well as species showing climate resilience
- The woodland areas will be enriched through planting and the promotion of a diverse understory
- Mixed native hedging will be planted along extensive sections of the boundary, both to frame views of the surrounding landscape and to create a more wildlife-friendly environment
- A body of water will be introduced which has considerable biodiversity gains.



Landscaping & Bio-Diversity

Restoring the Estate

Bio-Diversity Net Gain

The landscaping proposals aim to enhance the ecological value of the site while ensuring minimal disruption to the existing habitats. Key principles include:

- Bat roost protection: proposed works are being designed to avoid any impact on identified bat roosts. Ongoing surveys are in place to determine roost type and species, and any necessary mitigation features will be included in the final design
- Low-level lighting: to ensure there is no impact on bat roosts or features within the landscape, lighting will be carefully designed to avoid disturbance to foraging and commuting bats
- Support for wildlife: the site is home to notable species such as breeding birds and hedgehogs, and the landscaping will enhance these habitats
- Biodiversity uplift: the proposals will improve the existing landscape and meet statutory biodiversity requirements. This will be achieved through:
 - New tree planting
 - Enhancement of grassland habitats, with some areas left to grow long and managed minimally to increase habitat diversity
 - The introduction of ponds, hedgerows, and other high-quality habitat features, creating a wildlife-friendly, aesthetically pleasing environment for both visitors and wildlife
- Construction Environmental Management Plan (CEMP): construction works will follow a CEMP to ensure that retained habitats and notable species are protected throughout the process
- Further biodiversity opportunities: features such as bird and bat boxes will be added to maximise the biodiversity value of the site



View of the Event Space foyer looking west into courtyard



Proposed Landscape Reference Imagery

Sustainable Drainage

Civil Engineering

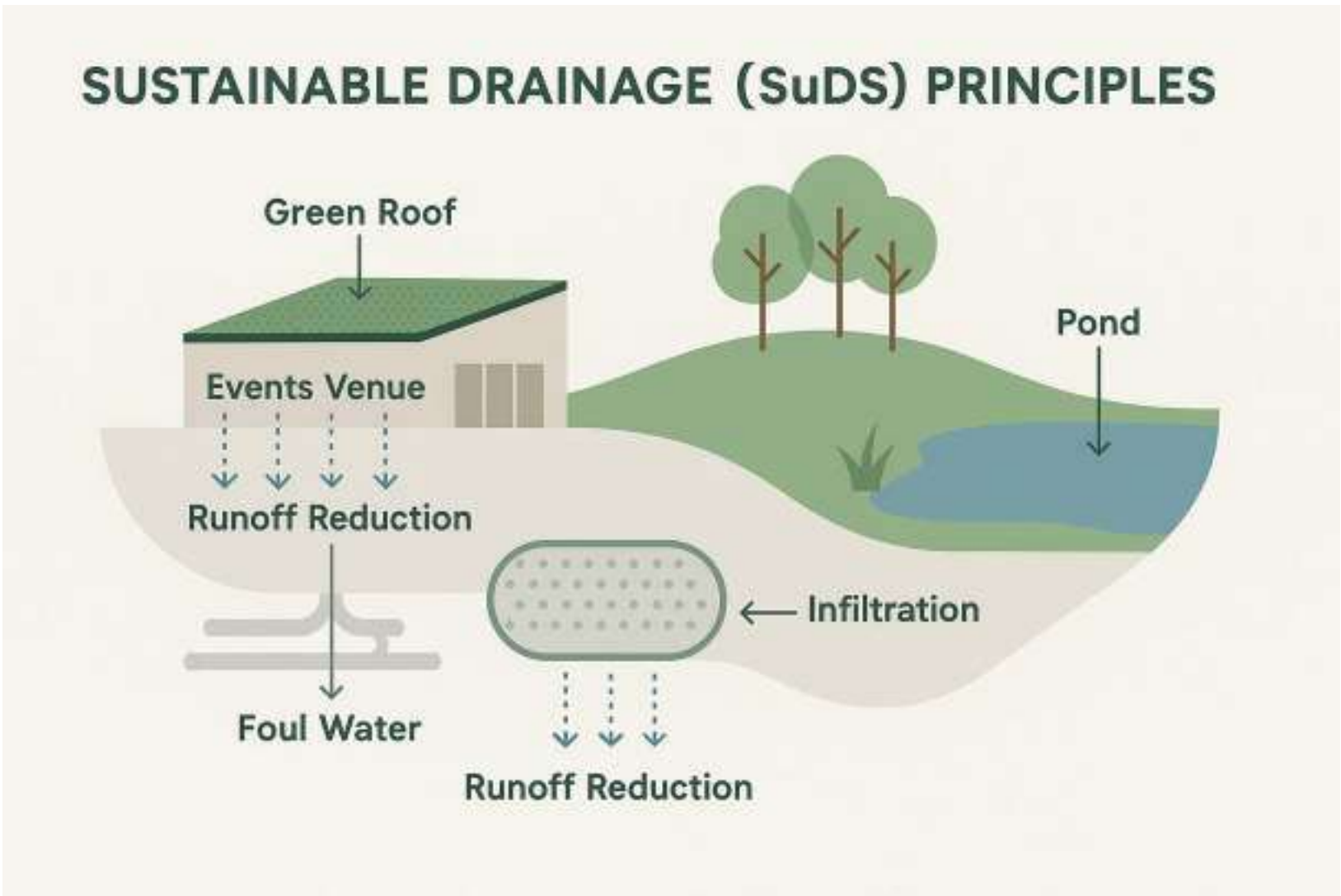
- The site is in flood zone 1, at low risk of flooding from rivers
- The proposed development location is not at risk of surface water flooding and there are no overland flow paths crossing the site that would be impacted
- The site is not at risk of reservoir flooding and groundwater flood risk is low
- It is proposed to fully utilise Sustainable Drainage Systems on the project to provide interception, source control, attenuation and treatment of all surface water runoff
- A section of green roof is proposed to the new events venue. Green roofs contribute significantly during common storm events, particularly in warmer periods when soil moisture deficit is high, generating very little runoff during intense short duration events. The green roof will provide interception, treatment and storage of runoff at source, as well as biodiversity benefits.
- 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
- 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
- Foul flows from the development’s welfare facilities will drain via a traditional pipe network into the local public sewerage system
- Ongoing investigations and surveys are currently being undertaken to further inform the proposed Drainage and SuDS Scheme at the project.

Nutrient Neutrality

- Eastleigh Court falls within the catchment of the River Avon, a chalk river system of very high ecological importance
- Over the years, development has contributed to declines in the ecological condition of the River Avon of account of phosphorous pollution
- Eastleigh Court will be delivered to be net phosphorous neutral, and will not contribute to further pressure on the river system. Increases in the loading of phosphorous to the River Avon through overnight accommodation will be offset through reducing phosphorous inputs elsewhere in the river catchment.



View of the Event Space from the west edge of the site



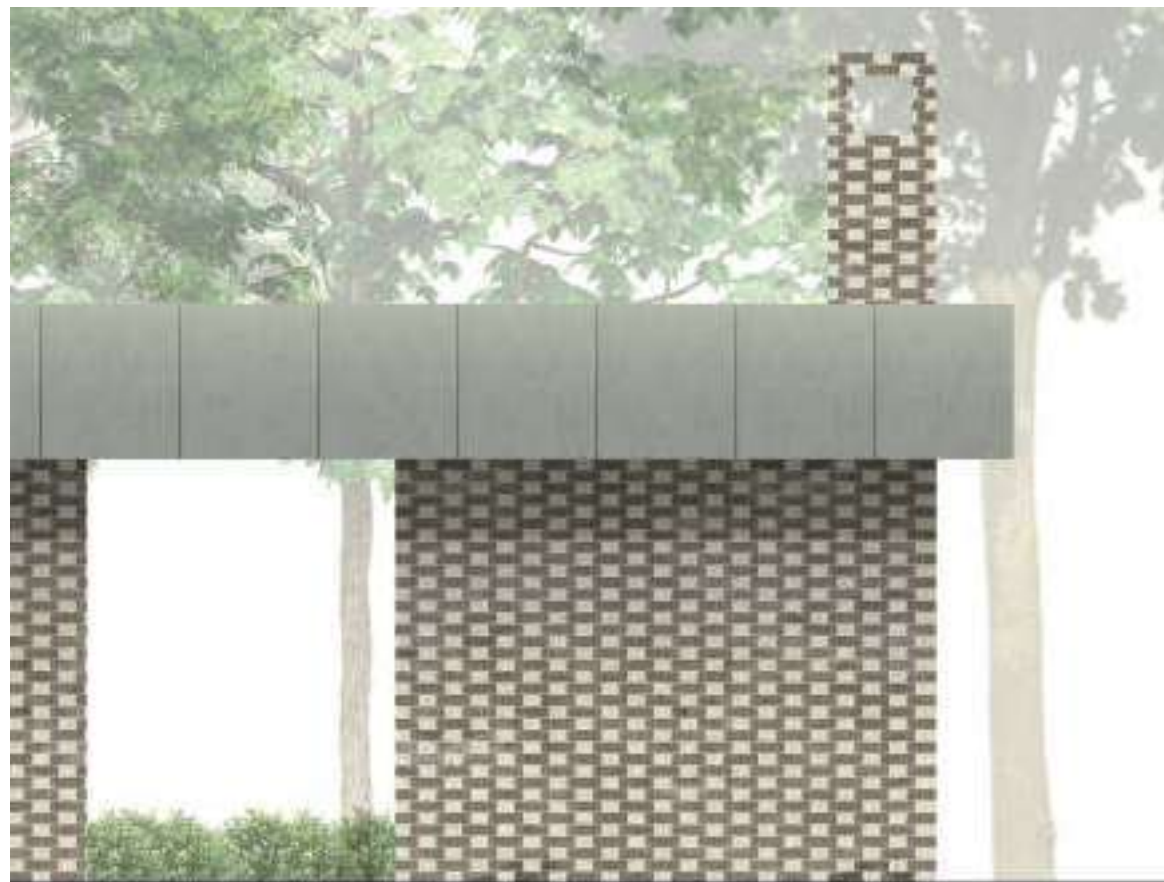
Build Quality & Architecture



View of the Event Space looking east with Eastleigh Court and the new ground floor extension in the background



Eastleigh Court extension elevation



The Pool House elevation

Materials



Stone Bricks
Eastleigh Court Extension



Wood Fibre Insulation



Locally sourced lime render
Event Space



Locally sourced timber throughout



Stained timber cladding



Metal standing seam roof



Locally sourced clay bricks
Pool House



Porotherm blocks
Event space walls

Construction & Next Steps

Planning

We engaged with Wiltshire Planning and Conservation Officers in late 2024, and plan to meet again in Spring 2025. The client would like to submit the planning and listed building consent applications in Summer 2025 and will continue to keep the local community informed of the progress

Contact Details

We would love to hear from you. There are feedback forms which are available and the team will be around all afternoon to discuss the project with you in more detail. If you would prefer to email your comments to us then please use hello@kindredlivingproject.com

Construction Compound & Site Management

We understand the importance of minimising disruption to neighbours and the wider community. The construction process will be carefully managed to ensure it runs smoothly, safely, and in line with best practice.

- A dedicated construction compound for offices, staff welfare, and secure storage will be located away from neighbouring properties. Site access is carefully managed to avoid peak times and minimise local road impacts.

Construction Hours & Timescale

Construction works will follow standard working hours, in line with national guidance:

- Monday to Friday: 8:00am – 6:00pm
- Saturday: 8:00am – 1:00pm
- Subject to planning permission, construction may start at the beginning of 2026 and last 2 years
- No work on Sundays or Bank Holidays (any exceptions will require local authority approval).

Commitment to Good Practice

- A Construction Management Plan will be in place to control deliveries, vehicle movements, dust, noise, and vibration while protecting surrounding trees and habitats. Regular community communication is a priority.



Appendix G

28 April 2025 Anonymised Consultation Event 1 Comments

These notes were compiled by the applicant within the sessions, with notes taken as discussions occurred. The notes were kept as internal records, with concerns collected and responded to in the form of Appendix I, which was distributed to local stakeholders.

Eastleigh Court Open Day 28th April

2pm Session

Attendance: 19 local residents

Project Team Presentation

Sam Hampson

- Introductions and overview of meeting.

Anna Anderson

- Overview of work done, work proposed, business model thinking.

Mark Shaw

- Explained the history and ethos of Studio Shaw, including it's B Corp status and motivations.

Harry Thomson

- As Director Studio Shaw and project lead, Harry raised the availability and importance of feedback mechanisms (forms, email, in person) for this discussion and covered the proposals for the Court extension and new events venue.
- Harry explained the display boards and what they cover.
- He confirmed the involvement transport, sound and acoustics, heritage consultants, arboriculturalist etc
- Explained the RE:low philosophy.
- Reviewed proposed materials and rationale.
- Covered transport, traffic and the current proposals, including the splay considerations of gateways, a one-way system idea and site road proposals.

Pip Saunders

- Explained her role alongside Ed Olley, leading planting, ecology considerations, removal of trees (minimum, based largely on ash dieback or efforts to rejuvenate) and the overall site plan.

Sam Hampson

- When summing up, Sam again mentioned the available feedback routes.

Open Q+A in full

An attendee (A) asked ether a padel court was planned? This was based on concerns over noise. It was confirmed no padel court was planned but that the existing tennis court was remaining in place.

A asked if the original drive was to be restored? PS explained it was a proposed walking path. There was further discussion of that path and road plans.

An attendee (B) asked what the maximum number of people that would be catered for at an event? AA stated the events space is designed for a maximum of 200 people.

An attendee (C) asked if there was any accommodation planned. AA gave further detail on the plans for Eastleigh Court and the renovation of Eastleigh Stables.

An attendee (D) asked if a helipad was planned. It was confirmed that it was not.

An attendee (E) asked Anna and Sam planned to live at Eastleigh Court and stables as their home at all? AA and SH confirmed their permanent address was in London but that they wanted to be active members of the Bishopstrow community and would regularly be on site.

Attendee C asked about potential occupancy rates. AA and SH expressed confidence in the business model and stated it was hard to confirm occupation at this stage, but that it was a commercial venture and bookings would be taken regularly.

An attendee (F) asked if there were any thoughts on trucks during construction. HT discussed the inclusion of items such as this in any construction management plan, and the need to work with suitable contractors and site managers.

An attendee (G) (who lives in ‘the village over’) asked about the potential for corporate events being run? AA confirmed that yes, there could be and likely will be.

An attendee (H) praised the potential for the scheme but asked about ambient light and any consideration of the dark skies initiative. Similarly, how noise and sound is being considered. HT commented that on noise, the prospect of an entirely new build gives an opportunity to consider sound in a way that would not be possible in retrofitting an older existing building. He addressed materials and the form of the proposed events space. He confirmed there would be measures such as noise testing etc. The impact of an increased number of trees was also discussed.

He also addressed light spill, by talking through the events building elevation diagrams, and examples of light that may illuminate paths. HT confirmed there is consideration of lighting in the needs of a the planning application.

Attendee A asked about what outside space was planned and guests could use it in evenings. The site plan was discussed and confirmed that yes, there would be space to use. The location of the building was discussed and the site plan, as well as acoustic planning and materials. AA and SH also expressed hope to maintain communication with local residents and to be proactive in event management to mitigate impact.

Attendee C asked about who is the customer and AA further explained the business model and target audience.

Attendee B asked about a first booking and AA explained expected timelines for the Stables.

An attendee (I) suggested using the village meeting for further communication and updates.

Several attendees expressed an interest in a tour. AA and SH to extend invitations when Eastleigh Stables is ready.

Further comments in conversation and via feedback forms

Attendee G expressed his ‘big concern’ of any corporate booking causing a large number of arrivals around the time of school runs, which he noted as already a bad time to be in Bishopstrow.

A local resident (J) detailed his experience of bad traffic, rudeness from drivers, instances of confrontation and overall that things are already so bad he is considering moving away. He suggested a one way system was needed in the village not just the Eastleigh site.

Attendee A suggested no willow trees. They noted there used to be a 40ft hedge along the eastern boundary.

Attendee B felt the future hosting of weddings could be good for the local economy.

Attendee H suggested/requested that during the construction phase, the south entrance should be used for entry and exit. When complete, there should be some system to stop cars (e.g. taxis) using the north entrance late at night.

6pm Session

Attendance: 13 local residents

Project Team Presentation

As in previous session

Open Q+A in full

An attendee (K) asked about potential capacities for each house and at events. AA outlined plans for the bedroom arrangements and estimates of capacities. (Stables sleeping 20 including children, Court 40 and 200 event venue).

Attendee K noted her experience working at a similar venue and the need for exit time restrictions.

Attendee K asked where the staff are going to be? AA discussed operating model and hopes to work with local partners and employees.

An attendee (L) felt it was a mistake not having staff permanently on site. AA and SH discussed the operation of the accommodation versus the event space. AA and SH also noted the monitoring and proactive management of events and the expectation of hiring an house manager, among other partners.

An attendee (M) expressed his view that it was a very interesting proposal and thought it was 'great to see the building being used' as well as it being 'good to bring employment to the area'. He also asked about the timeline.

AA outlined her expectations with the planning process and estimated the very earliest construction could start would be the end of this year, but likely later. She suggested a 2 year estimate of build time, but noted many factors may affect this.

Attendee M also asked about about site traffic and the construction phase?

HT outlined construction plans, the potential use of the southern gateway and the need to work with proactive expert contractors and site managers.

Attendee L noted that one 'can hardly get a car through' at the moment Bishopstrow and 'we will object' if this proposal impacts that.

An attendee (N) asked if a one way system would be able to be prioritised to assist with traffic flow? The group agreed proactive helpful measures should be prioritised.

An attendee (O) noted recent issues with delivery drivers asking for directions and confusing Court/Stables. She suggested using What3Words or improving signage.

An attendee (P) noted other local problems with Google maps and road use. Eg, watery lane *not* a road.

An attendee (Q) asked if work would be seven days a week?

HT noted it would not be Sundays at most it will be until 1pm on a Saturday.

Attendee Q noted this meant it will be busy at weekends when we are home and that for corporate events, there would be the potential for 200 individual arrivals with lots of cars. She also asked that with 96 spaces - if you are booking an event will you be booking catering?

A group conversation followed about overspill and whether 96 is right. Mixed views from the group, with some doubts about parking capacity of Bishopstrow Road.

Attendee N noted that she believed building a new venue has a lot of advantages - gave an anecdotal example of when it works really well and was pleased this would happen here.

She asked about light - what would the implications be for light pollution and nature?

HT explained the building elevation diagrams and the potential for a lighting plan, also discussed ground lighting, and the role in a planning application. Bat survey, ecology report done.

PS noted the use of native hedging and other ecological aspects to shape the site.

Attendee O asked about the estimate of a previous village meeting about Stables rentals beginning this month and about the current timeline.

AA said there is a hope of rentals by the end of the summer.

One-on-one meeting with a local resident (R) 29 April 2025 who could not attend the open day

Issues raised and discussed;

- wildlife and ecology
- Water supply
- Problems with internet provision in the local area
- Advice on rainwater harvesting

Summary of Key Questions and responses

The afternoon consultation event of 28 April 2025 featured the questions and responses shown below.

Question	Response
Whether a padel court was planned for the site?	It was confirmed no padel court was planned but that the existing tennis court was remaining in place.
If the original drive was to be restored?	The applicants explained it was a proposed walking path. There was further discussion of that path and road plans.
What the maximum number of people that would be catered for at an event?	The applicants stated the events space is designed for a maximum of 200 people.
If there was any accommodation planned?	Further detail was given on the plans for Eastleigh Court and the renovation of Eastleigh Stables.
If a helipad was planned?	It was confirmed that it was not.
Whether the applicants planned to live at Eastleigh Court and stables as their home at all?	The applicants confirmed their permanent address was in London but that they wanted to be active members of the Bishopstrow community and would regularly be on site.
A question was asked about potential occupancy rates.	The applicants expressed confidence in the business model and stated it was hard to confirm occupation at this stage, but that it was a commercial venture and bookings would be taken regularly.
If there were any thoughts on trucks during construction?	The applicants discussed the inclusion of items such as this in any construction management plan, and the need to work with suitable contractors and site managers.
A question was asked about the potential for corporate events being run.	The applicants confirmed that yes, there could be and likely would be.
A question was asked about ambient light and consideration of the dark skies initiative.	The applicants addressed light spill, by talking through the events building elevation diagrams, and examples of light that may illuminate paths. It was confirmed to attendees that there is consideration of lighting in the needs of a the planning application.

Question	Response
How noise and sound was being considered?	The applicants commented that on noise, the prospect of an entirely new build gives an opportunity to consider sound in a way that would not be possible in retrofitting an older existing building. Materials were discussed and the form of the proposed events space. It was confirmed there would be measures such as noise testing etc. The impact of an increased number of trees was also discussed.
What outside space was planned and guests could use it in evenings?	The site plan was discussed and confirmed that yes, there would be space to use. The location of the building was discussed and the site plan, as well as acoustic planning and materials. The applicants also expressed hope to maintain communication with local residents and to be proactive in event management to mitigate impact.
Who is the customer ?	The applicants further explained the business model and target audience.
The dates of a first booking were asked about.	The applicants explained expected timelines for Eastleigh Stables.

The evening consultation event of 28 April 2025 featured the questions and responses shown below.

Question	Response
A question was asked about potential capacities for each house and at events. The questioner noted the need for exit time restrictions.	The applicants outlined plans for the bedroom arrangements and estimates of capacities. (Stables sleeping 20 including children, Court 40 and 200 event venue).
Where will the staff come from and work on site?	The applicants discussed operating model and hopes to work with local partners and employees.
Potential building site traffic was queried.	The applicants outlined construction plans, the potential use of the southern gateway and the need to work with proactive expert contractors and site managers.
Would site work be seven days a week?	The applicants noted it would not be Sundays at most it will be until 1pm on a Saturday.
If a one way system would be able to be prioritised to assist with traffic flow?	The group agreed proactive helpful measures should be prioritised.
If you are booking an event will you be booking catering?	The applicants discussed the opportunity of hiring local caterers or larger suppliers.
What would the implications be for light pollution and nature?	The applicants explained the building elevation diagrams and the potential for a lighting plan, also discussed ground lighting, and the role in a planning application. Bat survey, ecology report done. The use of native hedging and other ecological aspects to shape the site were also noted.

Question	Response
The estimate of a previous village meeting about Stables rentals beginning this month (April) was asked about, and about the current timeline.	The applicants said there is a hope of rentals by the end of the summer.

Appendix H

6 May 2025 Consultation Event 1 Email

From: [REDACTED]
Subject: Re: Resume
Date: 6 May 2025 at 16:53
To: Sam Hampson samueljhampson@gmail.com



Hi Sam
No problem and thanks. I'll let you know if I get any feedback.
[REDACTED]
Sent from my iPhone

On 6 May 2025, at 16:31, Sam Hampson <samueljhampson@gmail.com> wrote:

Hi [REDACTED]

So sorry for the delay. A summary is attached to this email, and this link to the documents should work
<tjzngyd99pd3aq6m1ljam.png>

250331_Consultation Boards 02.pdf
dropbox.com

Happy to discuss or answer any questions.
<Eastleigh Court Summary.pdf>

Sam

On 6 May 2025, at 14:27, mikeandval@blueyonder.co.uk wrote:

Hi Sam

I don't know if you had a break over the weekend but if you did, I hope it was a good one. I'm away for the best part of a week from tomorrow but will take my laptop with me. Have you been able to make any progress with the resume?

All the best

[REDACTED]

Appendix I

7 June 2025 Letter to Community

7th June 2025

Hi everyone,

We wanted to thank everyone who came to our consultation event a few weeks ago, and those who have since written to us or visited. As relative newcomers to this beautiful village, we have been bowled over with your generosity of spirit, engagement and willingness to have an ongoing conversation about our proposals. Your questions and points raised have been so, so helpful (genuinely!) in the development of our plans, so thank you. We wanted to offer a light touch update on some of the more popular queries that have been raised - with particular regard to noise, traffic and parking - which we've summarised below.

We would also love to invite you to an **open house on Friday the 13th June, at 3pm**. We'll have some tea and cake, we can have a wander around the house and grounds, and continue the conversation, for anyone interested in joining. Hopefully the weather will be good - but rain or shine, you'd be so welcome, and we'd love to use this as an opportunity to get to know some of you better too. (And for those interested, you'd be more than welcome to have a look around the Stables too - we've been working hard on the gardens and it's starting to look quite lovely!) If you're not able to make that date, but you'd like to arrange another time to visit, please feel free to contact us directly and we'll try and get something else in the diary.

Here are some points relating to the overall plans that have developed since receiving feedback and queries from you all.

Noise

We understand that noise is a key concern for many of you, and fairly so. To address this, we commissioned Hapworth Acoustics to test the venue's design and have since made several improvements. These include adding mechanical ventilation (at higher cost, but avoiding the need for open windows), upgrading the roof structure, and enhancing the glazing, all to ensure we're comfortably meeting Wilshire's noise standards and doing everything possible to engage with the issue.

We've also listened to concerns about how events will be managed. Our proposal now includes having venue staff and stewards on site until the end of each event, ensuring guests leave quietly and promptly.

Noisy tasks like bottle disposal will take place indoors, and waste collections will only happen during daytime hours. Part of the ambition to build a venue is to properly plan these facilities.

Traffic

To help reduce through-traffic in the village, we're introducing a one-way system for event-related vehicles. Guests will enter from the north and exit via the south, with signs directing them to turn right toward Sutton Veny. Along with the use of stewards, this should help keep Eastleigh Court traffic out of the main of Bishopstrow itself.

Parking

Parking is a serious concern for many of you, so we have been carefully considering this. Experts have helped calculate a capacity that allows for ample guest and staff parking for general expected use, and shuttle options for guests staying at local hotels and staff will be used when needed. Our venue team will manage parking with stewards to make sure no one parks on village roads or outside the property boundary. The proposals have been developed with input from Wiltshire officials as form part of a long-running conversation.

In summary, we have no desire to be a nuisance to any of you, and while we've not been here long, we have fallen in love with Eastleigh Court, and Bishopstrow, and want to be a positive part of this community.

The aim of our plan is to ensure we're able to look after this beautiful property for generations to come, so once again, thank you for being so proactive and engaged with us. As we said at the open event, we want this to develop with your input; the emails, texts and direct conversations we have had are truly invaluable in shaping a proposal that can deliver on the business plan to do justice to the site and work with you and the village of Bishopstrow.

Please keep talking to us, and please do come along to the open house on the 13th if you can. It'd be lovely to see you.

Our warmest,

Anna and Sam

hello@kindredlivingproject.com

Appendix J

7 June 2025 Letter Update

Subject: Letter update
Date: 7 June 2025 at 10:01
To: [REDACTED]
Cc: Samuel Hampson samueljhampson@gmail.com



Hi [REDACTED] morning.

You may have seen I've just sent out a small update to the whatsapp group about Eastleigh Court. Do you think it's worth sending out our letter to your mailing list? I've attached here.

Many thanks in advance

Anna



Anna Anderson
Founder & CEO
anna@wearekindred.com
020 3146 1370
[Website](#) | [Instagram](#)

Letter to Bishopstrow Neighbours
.pdf



Appendix K

8 June 2025 Update

From: [REDACTED]
Subject: Fw: Letter update
Date: 8 June 2025 at 09:38
To:



Good Morning

In case you didn't see Anna's post on WhatsApp here is the update on Eastleigh Court. Please share it with anyone not in either group.

Thanks

[REDACTED]

Letter to Bishopstrow Neighbours
.pdf
34 KB



Appendix L

14 June 2025 Open Day Comment 1

From: [REDACTED]
Subject: Thank you
Date: 14 June 2025 at 09:31
To: Anna Anderson hello@kindredlivingproject.com

Good morning Anna

Just a line to say many thanks for inviting us all to see Eastleigh yesterday - and I write on behalf of Diana as well - who had been a regular visitor to the Stables when it was owned by somebody who raised funds for the NSPCC.

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

With many thanks and all good wishes for this exciting project - [REDACTED]

Appendix M

15 June 2025 Open Day Comment 2

Appendix N

9 July 2025 Update and request for engagement

From: [REDACTED]
Subject: Eastleigh Court
Date: 9 July 2025 at 10:04
To:

MV

Good Morning

[REDACTED] and I had a meeting with Anna and Sam about a forthcoming meeting with our County Councillor. They remain very keen to hear views from villagers, both negative and positive. They are open to face-to-face meetings with individuals or groups or via email or WhatsApp. By letting them know your worries they will be in a better position to address them so please take the opportunity if you feel able.

Appendix O

28 July 2025 Meeting Notes

These notes were compiled by the Secretary of Bishopstrow Parish, who attended the meeting. They were shared, and agreed, with the applicant.

Meeting with Cllr Christopher Newbury, Anna Anderson, Sam Hampson, [REDACTED]
[REDACTED] at Eastleigh Court, 28 July 2025

Anna and Sam bought the house after there were no offers for it as a private home. There is no need for another hotel here either. It needs planning permission to convert from commercial to residential use, and will require strict adherence to Listed property rules. No planning application has been made yet, and they are awaiting Wiltshire Council (WC) responses to their second pre application submission. They are 'pressing pause' while they learn of locals' concerns, not wanting to submit an application which has a lot of local opposition.

The house will sleep 40, the Stables 22 and the events venue will fit in 200. They are planning on 60% weddings/40% corporate events and would hope to do 50 events in a year at the upper end, inclusive of weeks/weekends. The events venue will cost as much as the house restoration and will be made of modern noise damping blocks. It is difficult if not impossible to visit any similar site as the materials are constantly improving.

The house is in need of work, though it doesn't appear to be in a dangerous state. There is some damp possibly caused by the virginia creeper.

They are keen on the ecological side and plan to add some water (eg. a lake) for wildlife. Utilities are currently being assessed and will be upgraded as part of the final plan.

[REDACTED] said that villagers are pleased about the restoration side of the plan. However, there is worry about events, which was clear at the recent EGM. Anna and Sam said that they are aware that there are worries about traffic and noise. They 'don't want to be a pain' or to harm the community.

While WC guidelines have been followed (eg. regarding noise being 5dB below ambient levels), both Anna/ Sam and Christopher Newbury (CN) agreed that it's about locals' views as well as permissible regulations.

CN said that large houses were now sometimes used as wedding venues, but these were mostly away from villages. Villagers worry about numerous loud events and locals are good at thinking things through and understanding the future pitfalls. People were 'very agitated' at one recent loud event at Fisherton de la Mere. Loud noise and especially bass notes are particularly intrusive at night when there are no other competing noises.

Anna and Sam want as much local input as possible while they are on 'pause' and are grateful for the proposed questionnaire. It is expected that the questionnaire will be completed by mid to late August, and no planning application will happen before this.

They are not looking to maximise returns though the event side of the business is important for their profitability numbers as well as the concept. There is a desire for people to get away for a week with family and friends (though there 'may' be flexibility on this) and combine that with an event like a wedding.

Appendix P

Local residents communication

Eastleigh Court development External Inbox x

Tue, Apr 29, 2025, 7:58 AM

Dear Anna and Sam,

Thank you for putting on the presentation yesterday evening. We appreciate you taking the time to engage with the village.

and I have discussed the project and have a few questions and comments for you.

Traffic

of Watery Lane, which Google thinks is a through road to Pit Mead Lane. At present we get bewildered looking people trying to get to Bishopstrow College from the B3414. We would welcome a sign at the B3414 end of Watery Lane to say no construction traffic. I have just re-reported to Google that it is not a road.



Other people better placed tell you about the traffic problems in the main part of Bishopstrow. In the course of my work I visit many construction sites; please do not underestimate the lack of care that the average builder has when he's trying to get home. You will need to strictly signpost and enforce a one way construction traffic flow. If you have insufficient space on site for vans, lorries, materials and site movements, vans will end up parking on the Sutton Veny road, making the scheme extremely unpopular. Requesting a temporary or permanent clearway on this road would say to the village you are serious about their concerns.



Contractors

We have some good local contractors capable of this project, and I hope you have already engaged with them. Mouldings, just down the Wylde Valley, are the best known, and I can introduce you to Tim Moulding if you haven't already met. They are conservation experts, but have also constructed more contemporary new builds. Importantly, their 120 staff are employed, so you get a consistent high-quality onsite. Biggs and Emery are other large contractors, probably cheaper, probably less refined in my experience! Further afield, Stonewood are quality large contractors, having carried out much of the work at the Newt.

Local suppliers

You talked about using local suppliers if possible. For oak, we use Hewins in South Petherton. There are local quarries at Chicks Grove/Chilmark (Lovell) and Mamhull.

[REDACTED]

Parking

I am sure everyone will raise this. It is part of the council's remit to reduce car use, and minimising parking is a blunt tool at their disposal, so you are pushing at an open door by having an insufficient car park in your planning application. The increase in EV use may lead to more cars used for rural journeys. Bishopstrow is effectively not connected by public transport, and Warminster station has limited options. We feel that you will need sufficient car parking for your maximum capacity, and staff, likely around 230 spaces. However, I agree that it is probably something to plan and budget for, but add later, as it is unlikely to help your planning application.

Light pollution

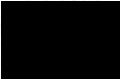
We are lucky to have relatively dark skies here and were pleased to hear that this has been considered.

Questions

1. What occupancy rate must you achieve for the business to be viable?
2. Is there sufficient capacity in existing water and sewerage services?
3. Is there a sufficient electrical supply to the site? You will need a large number of EV chargers, as well as running the heat pumps, so your demand will be intense at times.

With best wishes,

[REDACTED]

  <hello@kindredlivingproject.com> Apr 30, 2025, 3:02 PM ☆ 😊 ↩ ⋮

Thank you for your thoughtful email, and the contributions you and  made on Monday. We really appreciate you being so engaged and adding real value to the session and wider thought process.

Working through the points in order...

Traffic
It feels like there are a few factors here, and perhaps more discussion to have (maybe via the village meeting in October?). We will work the Google angle from our side too. We are having useful discussions with Wiltshire planners on traffic so far, and we'll record these comments here to make sure they make it to contractors, site managers etc too in future.

Contractors
This is super helpful, thanks  this will likely go out to tender when appropriate and I'll make sure each of these are involved.

Local suppliers
Thanks  Really helpful to have your recommendations here too. Especially of what looks to be an excellent kitchen and furniture supplier! We are obviously some way away from really getting into this but definitely let's discuss in future.

Parking
Yes, absolutely one of the key pieces. The planning application and design is going to be made on where discussions settle, with the views of transport consultants and Wiltshire planners holding significant weight. We aren't looking to be hyper cautious or hyper optimistic. Whether for a planning application or operationally in the future, it will be under constant review.

Light pollution
Agreed.

Questions
1. Viability. I hope this doesn't seem avoidant, but it's probably best I don't set a number here as there are still a number of moving parts. However, based on current projections, research and extensive discussions with the accommodation platform we are optimistic there is an achievable level, but that each part of the proposal needs to function to contribute.

Parking
Yes, absolutely one of the key pieces. The planning application and design is going to be made on where discussions settle, with the views of transport consultants and Wiltshire planners holding significant weight. We aren't looking to be hyper cautious or hyper optimistic. Whether for a planning application or operationally in the future, it will be under constant review.

Light pollution
Agreed.

Questions
1. Viability. I hope this doesn't seem avoidant, but it's probably best I don't set a number here as there are still a number of moving parts. However, based on current projections, research and extensive discussions with the accommodation platform we are optimistic there is an achievable level, but that each part of the proposal needs to function to contribute.
2. Water and sewerage. This is an ongoing conversation with Wessex Water, so I suppose the short answer is that it is being considered and investigated, with no assumption the current infrastructure should be relied on.
3. Electrical supply. There have already been a number of energy assessments, and the projected use will be considered extensively in the designs. There is a site-wide plan with renovations and new builds designed with that factored in. Ensuring the supply is sufficient, reliable and as modern and clean as possible is important in each case. As an example, we have used two air source heat pumps to modernise the Stables and move away from the old oil system.

Thanks,

Sam

  May 1, 2025, 3:49 PM ☆ 😊 ↩ ⋮

Thanks for your detailed reply Sam. We look forward to learning more as the project progresses.

With best wishes,



(sent)

Appendix Q

Summary of meetings

A record of key issues raised at informal face-to-face meetings with local stakeholders.

The applicant held 17 meetings with a total of 19 local residents/stakeholders between 29th April 2025 and 22nd February 2026. The discussions, comments and concerns, can be summarised as follows.

This documents does not record verbatim minutes but captures key issues and concerns raised at scheduled face-to-face meetings, in person and via online mechanisms such as Zoom.

A number of stakeholders requested that names, addresses and comments were not shared within this document. The record has been anonymised in full and references to Resident A, B, C etc do not correspond with other appendices to the Statement of Community Involvement.

Meeting Date	With	Summary of discussion, including key comments and concerns
		Early stage, pre-consultation event 1
19 March 2025	Residents A and B	[REDACTED]
		Immediately following consultation event 1, with presentation shared and information replicated
29 April 2025	Resident C	Meeting with resident also noted in Appendix G. Issues raised and discussed; - wildlife and ecology - water supply - problems with internet provision in the local area - advice given on rainwater harvesting Information given that had been presented at the Community Consultation Event.
		Post-consultation event 1
21 May 2025	Resident C	Follow-up meeting with Resident C. Expressed support for proposals, with further conversation about the need to protect and improve utilities if possible. Some discussion around pest control measures. Some discussion of concerns raised in the community, such as noise and traffic.
23 May 2025	Resident D	Had not been able to attend consultation event, so information and discussion covered. Guided tour of site given. Some questions around the operational business plan, and the prospect of a large number of events.
11 June 2025	Resident E	Discussion around business model proposals. Expressed support for the principles of the proposals but raised the problems with parking provision on Bishopstrow Road. Some discussion of concerns raised in the community, such as the prospect of bottle disposal or fireworks. Applicant confirmed fireworks would not be allowed and that further provision for bottle recycling indoors could be adopted into the proposals.

Meeting Date	With	Summary of discussion, including key comments and concerns
22 June 2025	Resident F and G	General discussion and guided tour of site. Potential parking near the fence of residents garden the main concern raised, largely around the prospect of noise on this side of the site. Supportive of site renewal but some concerns around proximity of site activity to north entrance and neighbours. Resident F stated they were “very impressed” with the renovation of the former Eastleigh Court Stables and landscape to date.
4 July 2025	Resident C	Meeting with Resident C and Wessex Water representatives to evaluate supply.
7 July 2025	Residents H and I	Discussion around the broader impact of proposals on the local area. Residents H and I were keen to pass on views of others who did not want to talk directly to the applicant. Discussion focussed on historic and existing traffic/parking issues, and the prospect that the proposals may add to them. Further discussion on concerns on the scale and frequency of event operation. Residents D and E expressed sympathy for the need for a business model to be economically viable, and were supportive of the prospect of the site being restored and used rather than sit empty or become derelict, while balancing the needs and concerns of the local residents.
19 July 2025	Residents A and B	
19 July 2025	Resident J	Conversation mainly focussed around traffic, the proposed one-way system and the use of gates. Resident would prefer lower levels of traffic than the proposals presented in April, but recognised the need for the site to be viable. Requested that any proposed gates would not be loud, and that any associated lighting would be respectful of immediate neighbours.
29 July 2025	Resident K	
30 July 2025	Resident L	
30 August 2025	Resident C	Update meeting. No new concerns raised with continued support expressed.
Pre-consultation event 2, previewing key information		
31 October 2025	Stakeholders M and N	Applicants presented the updated proposals ahead of the second community event due on 3 November. Stakeholders expressed support and the view that proposals had been scaled back excessively. Some discussion around operational model and commercial opportunities.

Meeting Date	With	Summary of discussion, including key comments and concerns
31 October 2025	Residents A and B	[REDACTED]
Post-consultation event 2		
11 February 2026	Resident K	[REDACTED]
22 February 2026	Residents O and P	Significant concerns around the prospect of noise (particularly amplified music) from the proposed marquee. Discussion around the facts of the proposal, including the rationale for the pavilion and that amplified music would not be within the marquee. Concerns around impact on life and experience of their garden. Residents do not want any additional traffic from the current inactive site. Would prefer to see no events at all. Discussion of the potential impact on their view. Eastleigh Court sits approximately 225m away, beyond a wooded area, with two roads and a field between the site boundaries

Appendix R

Oct 2025 Community Consultation Flyer

Eastleigh Court Community Consultation

Monday 3rd November | 12pm or 6pm | Bishopstrow Village Hall



We've been working hard behind the scenes, using your feedback to make some improvements to the proposal and wanted to share where we've got to.

Please do come along to one of the sessions, or write to us at hello@kindredlivingproject.com with any questions, thoughts or feedback.

Hope to see you there!

Anna and Sam

Appendix S

25 Oct 2025 Minutes of Bishopstrow Village Meeting

Minutes of the Bishopstrow Village Meeting 31st Oct 2025 Inbox

J [REDACTED] Sun, Nov 2, 2025, 3:39 PM

Minutes of the Bishopstrow Village Meeting 31st Oct 2025

Attendees: [REDACTED]
[REDACTED], Anna Anderson, Sam Hampson, [REDACTED]

Apologies: [REDACTED]

A **Silence** was first held for [REDACTED]

[REDACTED] sent a card of thanks to all of those who helped make her birthday party so memorable

The **Minutes** of the last meeting were approved.

Matter arising: [REDACTED] will follow up on more quotes for CCTV.

Finances [REDACTED] a warranty for the traffic indicator (SID) since the [REDACTED] Precept was received in April. With the likely cost of mowing [REDACTED], there will be approx [REDACTED] in the Village account by year end.

Planning: there are no new applications at present. Sam thanked everyone for the surveys re. Eastleigh Court and said there will be presentations of the updated plans at 12pm and 6pm on Monday 3rd November in the Village Hall.

Appendix T

6 Nov 2025 Consultation Event 2 Related Documents

From: [REDACTED]
Subject: Fw: Eastleigh Court - Summary Docs and Survey
Date: 6 November 2025 at 09:28
To:

MP

Good Morning

Following the latest consultation events Anna and Sam have asked me to forward the following documents. Please have a look at them and complete the survey if you can.

You can contact them via email, WhatsApp or in person as well.

Thanks

[REDACTED]

Hi everyone,

Thank you so much to all of you for being so engaged with us during this process. We're sharing this **Dropbox folder** with some documents relating to our updated plans for Eastleigh Court, that we shared with some of you during the recent village consultation event on the 3rd Nov. We're also asking for feedback [via this survey](#) once you've had a chance to look through the documents.

[Please use this link for the dropbox folder.](#)

This folder contains the following files:

1. **Response to Bishopstrow Residents post-survey:** this is a good place to start if you're already quite familiar with the plans for Eastleigh Court, and if you'd like to know how we've taken your feedback and acted on it directly to make some big changes to our proposals.
2. **Business case for Eastleigh Court pavilion:** this is a detailed overview of what we're aiming to achieve with our proposals for Eastleigh Court, and some of the specifics of how we imagine it working.
3. **Summary of operations table:** this is a helpful reference guide for how we're proposing each space will be used.
4. **Consultation Boards:** these are some architects drawings that were shared at the recent consultation (including reference to the previous plans), as well as a helpful infographic if you want to see a visual representation of the changes made and how they impact on the village.
5. **Proposed site plan:** what it says on the tin! You'll be able to see here the placement of the new proposed pavilion building, and if you remember the previous site plan, you will see that the proposed events building is now no longer there!

We would love your feedback!

Please do feel free to write to us directly (hello@kindredlivingproject.com) if you would like to ask any questions or start a conversation about any feedback or concerns you may have. We're always happy to make time for a cup of tea too!

We've pulled together [this feedback survey](#) that can be done totally anonymously, based on the current proposals, so once you've had time to look through the files, please do take 5 minutes to fill this in for us to tell us your views. We'd be so grateful!

Thank you once again for being so helpful and engaged, and we look forward to continuing the conversation with you all.

Our warmest,

Anna and Sam

	PREVIOUS PROPOSAL	WHAT YOU SAID (COMMENTS & CONCERNS FROM THE COMMUNITY)	CURRENT PROPOSAL	IMPACT
BUSINESS CASE	 Events focus with supporting accomodation	Noise Traffic	 Aaccomodation focus with occasional events	 Reduction in night time events departures
CAPACITY	 200 People	Noise Traffic	 120 People	 40% Reduction
SIZE (M²)	 900	No. of people Waste Management	 290	 68% Reduction
DISTANCE - NEAREST DWELLING → VENUE	Local Dwelling  R1 118 meters  Venue Local Dwelling  R2 203 meters  Venue Local Dwelling  R3 100 meters  Venue	Noise Traffic	Local Dwelling  R1 222 meters  Marquee Local Dwelling  R2 365 meters  Marquee Local Dwelling  R3 166 meters  Marquee Local Dwelling  R3 100 meters  Pavilion	Local Dwelling  44% Further away  Marquee Local Dwelling  27% Further away  Pavilion
DISTANCE - COURT → VENUE	Court  70 meters  Venue	Travel time between court and proposal	Court  12 meters  Pavilion	Court  82% Reduction  Pavilion
NATURE OF EVENTS	200 Events with upto 200 people	Noise Traffic	Court & Stables  54 Stay Event Type S 6 day guests M 36 day guests L 66 day guests Frequency / year Max 32 Max 8 Max 12	Around 20 Events/year with more than 60 day guest
PARKING	 94 Total Car parking 62 Close to village	Noise Traffic	 74 Total Car parking 30 Close to village	 22% Reduction