

Highway Development Management Consultation Response

Planning Application Ref: PL/2026/02097

Site Address: The Holford Arms, Knockdown, Tetbury, GL8 8QY.

Proposal: Redevelopment of ancillary barn and function building, together with works to the public house, to provide spa and gym facilities in association with the pub's enhanced attraction.

Date of Consultation Response: 16/07/2026

I refer to the above planning application dated 09/04/2026 seeking permission for the redevelopment of ancillary barn and function building, together with works to the public house, to provide spa and gym facilities in association with the pub's enhanced attraction.

Revised plans have been received for which my previous comments are still applicable as there has been no attempt to address the previously highlighted concerns with regard to the highway impact and need for a Transport Statement/Note disclosing an assessment of the existing and proposed trip generation for the site, and parking assessment through the anticipated accumulation over both the existing parking area and the 'overflow area'. Without this there is a lack of information which will require refusal on highways grounds as the cumulative impact on the surrounding highway network cannot be assessed appropriately.

I have copied my previous response for ease which remains unchanged through the revised plans submitted.

The site is located with access from the A433 a classified Road within the neighbouring County of Gloucestershire, the Local Highway Authority have been consulted in this regard. Additional access is located to the south of the site from Knockdown Road to an area for parking and camping. There are no proposals to alter either existing access with the public highway.

The proposals seek to provide spa and gym facilities within the existing barn with a slight extension to the south and extend the existing function building. There are no proposals to alter the existing parking provision.

The main public house building remains with little alteration that would alter the traffic generation of this element. Whilst there is an extension to the function building it is noted that there is an existing covered events space which would be removed and therefore the floorspace for the additional function space could be traded off on the existing event space to be removed. The main additional traffic generator would be considered to be the spa facilities, and it would be useful to understand if these would be a separate attraction or ancillary to the existing uses on site.

There are 16 parking spaces disclosed and indicated on the plans with indications within the planning statement that further vehicle parking is available within the area to the south associated with the camping and guest parking. No detail of the level of parking within the overflow has been given.

It is considered that there is insufficient information to determine the impact on the public highway in terms of the use of the site, traffic generation and the parking provision and whether this would accommodate the likely demand arising from the additional use on the site. It is therefore requested that a Transport Statement/Note be provided; limited to traffic

generation for existing and proposed uses, and parking provision with indication of parking demand, in order to fully assess the proposals.

If the information requested is not submitted to support the proposals in relation to highways impact then I would be required to offer a highways objection on lack of sufficient information.

If you have any queries regarding the above advice, please contact:

HighwaysDevelopment@Wiltshire.gov.uk