

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.

A Transport Statement has now been submitted to address the points raised in relation to the proposals. For which I make the following observations.

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.

The Transport statement discloses that the spa facilities would predominantly be for the use of guests with the facilities also being offered to the wider public if there is remaining capacity. It is also disclosed that the applicant does not intend for the spa facilities to operate concurrently with any large-scale wedding or function events. This would limit the demand on the existing parking facilities which are disclosed as a total of 60 spaces across the site, comprising, 5 allocated spaces for chalet accommodation, 3 staff parking spaces, 36 visitor parking spaces accessed from the Knockdown Road access, and 16 spaces off the A433 access.

The vehicle parking provision is unaltered and currently serves the public house, guest accommodation and functions/events. The demand for parking has been discussed in terms of the functions/events space which has a capacity for 160 guests and has operated without any overspill issues historically and operated in conjunction with the public house and guest accommodation available on site. If the site can be conditioned to control the operation of the function space and spa facilities as proposed then I would not have a concern that the site would result in overspill and has been demonstrated to have the capacity to accommodate the total demand during non-function events of 84, however I would question this when in section 5 at Table 5.1 it is disclosed that there are also 31 pitches and 4 bell tents which have the potential to use the 36 spaces for parking if the site is at capacity for

these elements. A worst-case scenario for parking demand can be calculated on the information given for the proposed use which equates to some 142 guests/staff/vehicles on site for non-function days. I am unsure of how the 84 have been calculated as no detail has been given other than to reference section 5 and without the 35 bell tents/camping facilities the demand is still beyond the number quoted at 107.

This being said the site currently operates with the existing numbers quoted which are not significantly different to that proposed and the only additional trips on the network which give rise to parking demand are those of the spa facilities, which I understand would be limited to 12 guests on a two hourly basis, therefore the site would experience somewhere in the region of 288 two way trips over the entire day.

I therefore require further clarification in regard to the parking provision for the camping and whether this is additional to the already disclosed parking on site.

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

HighwaysDevelopment@Wiltshire.gov.uk