

Erection of 3 new structures and associated landscaping to provide additional spa facilities and hotel accommodation at Thyme - Southrop Estate Office Southrop Estate Southrop Lechlade Gloucestershire GL7 3PW

Full Application 25/02175/FUL	
Applicant:	Southrop Estates Ltd
Agent:	Taw Fitzwilliam Architects
Case Officer:	Amy Hill
Ward Member(s):	Councillor David Fowles
Committee Date:	14 January 2026
RECOMMENDATION:	PERMIT

UPDATE: This application was deferred at the 10 December 2025 Planning and Licensing Committee Meeting to allow for a Sites Inspection Briefing. The purpose of the S.I.B. was to assist Members in their consideration of the application with regard to the complexity of the site (*sensitive location - Conservation Area, Cotswolds National Landscape and affect on listed buildings*)

1. Main Issues:

- (a) Principle of Accommodation and Wellness Facilities
- (b) Design and Impact on Heritage Assets
- (c) Impact on Cotswolds National Landscape
- (d) Impact on Residential Amenity
- (e) Highways Safety
- (f) Trees
- (g) Biodiversity and Geodiversity
- (h) Flooding

2. Reasons for Referral:

2.1 Cllr Fowles requested that the application be considered by the Review Panel for referral to the Planning & Licensing Committee, for the following reason(s):

2.1.1 This site has a long history of applications from when it first started trading as a cookery school and in addition to developing the current business, the pub has been bought and a number of other residential properties have also been

acquired. The business has very little engagement with the village either by virtue of generating local employment or providing locals with a leisure amenity. Indeed the applicant has stated that the key reason for wanting to develop the spa is so Thyme can compete at the very top of the leisure and hotel sector

2.1.2 There is real concern that historic applications that were granted consent have not had the conditions properly complied with ie 19/04203/FUL and 17/01018/FUL. I believe that the enforcement team need to look into these two applications

2.1.3 In particular there is a real highway safety issue in Southrop as a result of the opening of the overflow car park which is now the only operational car park. The impact on the village is not anecdotal but can be measured via the recently introduced speed cameras

2.1.4 The proposed development will have a dramatic effect on the conservation area and the surrounding listed buildings. It will be visible from the road and footpaths.

2.1.5 There is concern about noise and light pollution, in particular the plant room which is located right on the boundary of a neighbour's property. In addition three more bedrooms are proposed very close to a neighbouring property. This is not a business which shuts at 5.30pm. It operates 24/7.

2.1.6 Finally, whilst everyone understands that this application should be judged on its merits, it is not unreasonable to assume that further applications will be made

2.2 The Review panel agreed the request for the application to be considered at the Planning and Licensing Committee, as it was necessary to consider and balance the potential harm to the Conservation Area and surrounding listed buildings, and the potential amenity impacts upon the neighbouring residents, as required by local and national policy.

3. Site Description:

3.1 The wider site comprises Thyme, a collection of converted and extended agricultural buildings which form a hotel, spa and restaurant. The site is located within the village of Southrop, with access to Thyme via a road which also serves

Southrop Manor and St Peters Church. It has a second main entrance with parking area to the south east of the village.

- 3.2 The converted agricultural buildings are Grade II listed and lie adjacent to the Grade I listed St Peters Church, with Southrop Manor, a Grade II* listed building beyond.
- 3.3 To the west of the aforementioned buildings, Thyme has incorporated other buildings, mostly used as accommodation. To the northeast of this is Southrop Lodge, a grade II listed building (listed as The Lodge), also run by Thyme.
- 3.4 The site which is subject to this application comprises land to the south of Stable Cottage (curtilage listed) and the area of land to the western side of it. There is an outdoor swimming pool and associated outbuilding to the north. To the west of the site, outside the boundaries of Thyme is another Grade II listed barn (currently known as The Dovecote) and the Grade II listed Newmans House.
- 3.5 A Public Right of Way (Southrop Footpath 7) bisects Thyme through its courtyard, separating the main historic barns from the application site. This continues to the south of the site through open fields. Additionally, Southrop Footpaths 8 and 9 run through the field to the south of the application site.
- 3.6 The site is located within the Southrop Conservation Area and Cotswolds National Landscape.

4. Relevant Planning History:

- 4.1 There is extensive planning history on the wider site.
- 4.2 The main applications relating to the conversion of the farm buildings include:
- 4.3 15/04754/FUL - Change of use of the Granary, Ox Barn, Lambing Sheds and Pigsties, Haybarn and associated land from part agricultural, equestrian, D1, D2, and B1 use classes to a composite use comprising A3 (food and drink), C1 (hotel), D1 (treatment and wellbeing/lectures/courses) and D2 (social events) use classes. Replacement of former barns to provide guest bedrooms. Construction of treatment and wellbeing buildings and the change of use of equestrian riding arena and other land, part to include overflow car parking, associated landscaping and all other associated works - Permitted - 17.06.2016

4.4 17/01013/FUL - Restoration, repair and reuse of existing buildings, including works to the Granary, Ox Barn, Lambing Sheds and Pigsties, the conversion of the Hay Barn to form ancillary kitchen and staff areas, the rebuilding of former barns as guest bedrooms, the change of use of an equestrian riding arena and other land, part to include overflow car parking, the planting of an orchard, landscaping and all other associated works; including the change of use from part agricultural, equestrian, D1, D2, and B1 use classes to a composite use comprising A3, C1, D1 and D2 use classes (Amended Application) - Permitted - 04.05.2017

Southrop Lodge:

4.5 16/04027/FUL - Change of use from residential (C3 use) to a mixed residential/hotel (C3/C1 use) together with associated minor works and change of use and conversion of the Hay Barn to ancillary hotel areas (reception and ancillary offices - C1 use) - Permitted - 25.11.2016

4.6 17/01018/FUL - Change of use of Southrop Lodge from residential (C3 use) to a mixed residential/hotel (C3/C1 use) together with associated minor works and structures [Amended Scheme] - Permitted - 04.05.2017

4.7 It is noted that the site is located within the red line boundary on the site location plan for the above application.

5. Planning Policies:

- TNPPF The National Planning Policy Framework
- EN1 Built, Natural & Historic Environment
- EN2 Design of Built & Natural Environment
- EN4 The Wider Natural & Historic Landscape
- EN5 Cotswolds AONB
- EN7 Trees, Hedgerows & Woodlands
- EN8 Bio & Geo: Features Habitats & Species
- EN9 Bio & Geo: Designated Sites
- EN10 HE: Designated Heritage Assets
- EN11 HE: DHA - Conservation Areas
- EN14 Managing Flood Risk
- EN15 Pollution & Contaminated Land
- EC3 All types of Employment-generating Uses

- EC11 Tourist Accommodation
- INF3 Sustainable Transport
- INF4 Highway Safety
- INF5 Parking Provision

6. Observations of Consultees:

6.1 Conservation Officer:

8th August: Revisions and Listed Building Consent required

2nd September: No objections

21st November: No objections

6.2 Biodiversity Officer: No objections

6.3 Flood Risk Management Officer: Additional information or pre-commencement condition sought

6.4 Environmental Health: Conditions requested

6.5 Tree Officer: No objection subject to conditions

6.6 Gloucestershire Country Council Highways: No objection

6.7 Historic England: No objections

6.8 Ministry of Defence: No objections

7. View of Town/Parish Council:

7.1 14th August 2025:

"We note some villagers and the Senior Conservation & Design Officer have posted their concerns/comments. We believe quite a number of the comments raised have merit.

7.1.1 The development will be highly visible from many parts of the existing conservation area, including road, pub, footpaths and listed buildings. This will

have a substantial and permanent impact on the village context. Lighting during hours of darkness will make these stand out all the more.

7.1.2. Neighbours note the land on which the development is proposed is rather higher than their own, making them loom even larger than expected, harder to obscure and impinging privacy. There are also windows overlooking adjoining properties some of which are in close proximity to neighbours.

7.1.3 There is a plant room (to service the leisure facility's saunas, hot pools etc.) proposed close to a party wall, offering the possibility of continuous noise in an otherwise peaceful setting.

7.1.4 The development proposes 3 bedrooms, with the possibility of 24/7 noise and light pollution; ie this isn't just a daytime facility.

7.1.5 This development is on land that hitherto has not been developed, and there is reasonable concern that more of the adjacent land will be developed in the future unless a constraint is placed on the current development proposal.

We suspect that many of these matters ought to have been dealt with within a Heritage Statement which seems to be absent.

7.1.6 The applicants have, in the past, successfully renovated two large barns and other buildings in the Thyme complex to a very high standard. We hope that the applicants can take stock of the concerns raised and mitigate them"

7.2 16th September 2025:

"We see that nothing material has changed in the revision, i.e some minor tweaks. Accordingly we repeat an objection.

7.2.1 We note that an unprecedented number of villagers, many longstanding residents, have offered their carefully considered comments. Strikingly c30% of the households who live here have objected [ie net of Airbnb & Thyme letting]. Their comments are not frivolous but sufficiently serious for the applicants to read them rather than rely on their agent's interpretation. We hope the applicant will take stock of these concerns and find arrangements to mitigate them.

7.2.2 In their totality the villagers seem to suggest this application as reaching an "over development", if not there already.

7.2.3 Many villagers have raised the matter of road safety. We urge Highways to review the current traffic situation - volume, speed and safety. Southrop's approach roads are typically single carriageway. Our internal roads are narrow, have blind driveways, only a few footpaths, unlit at night, with many sharp corners. The latest planning may prove a step too far.

7.2.4 We draw your attention to prior planning consents that contribute to this. Application 19/04203/FUL; Thyme added an overflow car park to the south of the village, a one mile detour from their then main car park, pressing all Thyme traffic through the entire village (clients, suppliers, service vehicles etc) day and night. The original main car park, within the village to the East, was supposed to remain open, and an undertaking to keep it open was registered by their then agent. However, it has been closed since the overflow parking was commissioned. The over flow parking is now the only parking. This council informed the CDC's planner with a letter (20.10.20) including a statement from the school relating to safety.

7.2.5 In an even earlier application 17/01018/FUL for change of use for Southrop Lodge (bought to expand Thyme) from C3 to C1/C3 mixed, restrictions were attached to the consent, limiting use of the Lodge gates (onto the main road) to emergency vehicles only. It is known that this is not being complied with, as exhibited by the recent objection comments from Mr H Lauder and Mr A Howarth. Both live opposite, so can accurately opine. They note these gates are being regularly used for vehicular access, even though this another example of a blind driveway onto the main road. Given these gates are less than 100m from the proposed development the fear is that these gates will used even more.

7.2.6 Southrop has deployed 2 speed cameras, and works closely with Police, RAF, Thyme and their suppliers to bring speeds lower. In response to these traffic concerns the parish council will now deploy a 3rd camera on the approach to Thyme's southerly car park in an effort to calm those speeds on an unlit, unfootpathed, single carriageway road that runs through a well populated domestic housing area i.e. 50% of village households. Reference Mrs J Hadland's objection. Southrop traffic, despite our efforts, is only barely under control. This latest application will add to it.

7.2.7 Furthermore the use of conservation area and Listed building status are meant to protect these precious spaces and buildings. This application impinges on both, and if permitted warns this and other villages that these protections may be meaningless.

7.2.8 *Specifically, we reiterate:*

7.2.9 *The development will be highly visible from many parts of the existing conservation area, inc road, pub, footpaths and listed buildings. This will have a substantial and permanent impact on our village context. Lighting during hours of darkness will make these stand out all the more.*

7.2.10 *Neighbours, who live in listed buildings, note the development is right on their boundaries, highly visible, hard to obscure, with loss of privacy. The application presses too much into a small and precious green space. See objection comments from Ms R Reid and Ms S Dale.*

7.2.11 *There is a plant room (to service the leisure facility's saunas, hot pools etc.) proposed close to a party wall, offering the possibility of continuous noise in an otherwise peaceful setting. We are also concerned what will happen to the hot/treated waters being proposed and how this will be released back into the environment. This implies substantial plant.*

7.2.12 *The development proposes 3 bedrooms, with the probability of 24/7 noise and light pollution; ie this isn't just a daytime facility. Once more in a small quiet village.*

7.2.13 *This development is on land that hitherto has not been developed, and there is considerable concern that more of the adjacent land will be developed in the future unless a constraint is placed on the current development proposal."*

8. Other Representations:

8.1 50 third party representations have been received, objecting to the application on the grounds of:

- i. Site is a greenfield site which is an important open space in the Conservation Area (including setting of listed buildings)
- ii. Proposal would harm Southrop's heritage and Conservation Area
- iii. Proposals not in keeping with Southrop
- iv. Proposed designs not vernacular, unsympathetic and out of character
- v. Proposed buildings would cause harm to the beauty of Southrop
- vi. Impact of proposal on listed buildings not considered by Conservation Officer

- vii. Proposals detrimental to the setting of listed buildings
- viii. Consider harm to setting of listed buildings and conservation area less than substantial, and considered not to be outweighed by public benefits
- ix. Insufficient assessment of impact on heritage assets and disagreement with conclusions drawn from the assessment provided
- x. Proximity of proposals to neighbour dwellings (including listed buildings)
- xi. The antiquity and heritage of Southrop must be preserved above all else, and no new-build of that ilk permitted
- xii. Impact on views from Public Rights of Way
- xiii. Harm to the Cotswolds National Landscape (AONB) (including to its tranquillity)
- xiv. Proposal overdevelopment and causes urbanisation
- xv. Impact on local wildlife
- xvi. Light pollution and lose of peace and tranquillity
- xvii. Noise and disturbance to neighbours, both during construction and use (including plant room)
- xviii. Overlooking and impact on privacy
- xix. Amendments to scheme have not fully addressed issues regarding residential amenity
- xx. Buildings would dominate outlook from neighbours (and garden areas/outbuildings)
- xxi. No restrictions on use of buildings in the future
- xxii. Impact of traffic going to and from hotel (including helicopters)
- xxiii. Highway safety issues with lack of pavements, children using road and speed of drivers
- xxiv. Breaches of condition on other applications and use of access unlawfully in breach of condition
- xxv. Issue with parking within village (by staff and visitors to the pub)
- xxvi. Would prefer to see more horses than cars
- xxvii. Concern over potential further expansion of the site
- xxviii. Supporters may not have inspected the site or have concerns over their job
- xxix. Supporters do not live in the village, it is their second home, or live in a location whereby they don't experience the inconveniences caused
- xxx. Lack of information provided/consultation with neighbours and local residents
- xxxi. Facilities not accessible to residents of Southrop
- xxxii. Harm to the character of the village by virtue of the growth of Thyme
- xxxiii. Dislike of how the business is run
- xxxiv. Conduct of visitors of Thyme

- xxxv. Concerns over the village becoming a sort of Disneyland
- xxxvi. Impact on the village with a 'village within a village'
- xxxvii. Development not needed
- xxxviii. Adverse impacts of previous development
- xxxix. Development elsewhere refused
- xl. Lack of affordable houses
- xli. Query over when information was submitted and processes
- xlii. Planning and conservation departments have been weak even lazy in the defence of the many planning policies in place to protect listed buildings conservation areas and the integrity of our village and its residents
- xliii. Concerns over capacity of sewage treatment plant
- xliv. Overlooking when roof maintained
- xlv. Inappropriate materials (and appearance of roof on wellbeing studio)
- xlvi. Dimensions not provided on plan
- xlvii. Concern over location of plant room
- xlviii. Concerns over compliance with conditions
- xlix. Lack of lighting details (can concerns over effectiveness of a condition)
- i. Conditions should restrict the use site
- ii. Lack of LVIA, Noise Impact Assessment and Sound Insulation Requirements and Vent/Extraction Statement required by the Validation Checklist
- iii. Preapplication advice not made public
- liii. Proposals not 'small scale'
- liv. Loss of field which currently relating run off during wet periods
- lv. Support for the existing business and conversion of buildings
- lvi. Historic link between the site and Dovecote not properly assessed
- lvii. Latest amendment to scheme includes improvements but do not resolve concerns

8.2 1 third party representations have been received (submitted by an Associate Heritage Consultant on behalf of a neighbour). They have also subsequently written in objection to the proposal. The comment raised a number of concerns over the level of information provided as well as the potential impact of the development of heritage assets.

8.3 36 third party representations have been received, supporting the application on the grounds of:

- i. Support for works previously undertaken at Thyme and business

- ii. Need for continued investment and growth
- iii. Proposals would be an asset to the area and would support of the rural economy
- iv. Creates jobs for people in the village
- v. Would support Thyme over the winter period
- vi. Support of facilities the community can use within the village
- vii. Proposal in keeping with the surrounding buildings
- viii. Design sensitive to the area
- ix. Thyme has undertaken previous conversion and extensions sensitively and to a high standard
- x. Limited visibility of buildings outside Thyme
- xi. Spa would create little to no noise
- xii. Traffic issues in Southrop unrelated to Thyme (village used as a cut through)
- xiii. Most of Thyme traffic utilises access outside village
- xiv. Spa would not result in additional traffic
- xv. Contribution applicants make to the village community

9. Applicant's Supporting Information:

- Aboricultural Impact Assessment and Method Statement, dated July 2025.
- Design, Access, Planning and Heritage Statement, dated June 2025 (updated August 2025).
- Drainage Strategy, reference U0666 -Rev - V1. Prepared by UrbanWater
- Preliminary Ecological Appraisal Report, reference 2025-031 Version 1, dated 15/07/2025. Prepared by smart ecology
- Biodiversity Self-Assessment Form, dated 18/07/2025
- SKY GARDEN WILDFLOWER BLANKET SYSTEM SGWBSS01 - SYSTEM SUMMARY
- SKY GARDEN WILDFLOWER BLANKET SYSTEM - SYSTEM DIAGRAM Version 1.1
- Suggested Amendments Following Meeting at 'The Dovecot' 16th October 2025 letter from agent
- Letter from agent dated 5th December 2025

10. Officer's Assessment:

- 10.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that 'If regard is to be had to the development plan for the purpose of any determination

to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.' The starting point for the determination of this application is therefore the current development plan for the District which is the adopted Cotswold District Local Plan 2011 - 2031.

- 10.2 The policies and guidance within the National Planning Policy Framework (NPPF) are also a material planning consideration.
- 10.3 In addition to the above, it is noted that the Government published a draft version of the NPPF on the 16th December 2025. The consultation period for the aforementioned document expires on the 10th March 2026 and it is anticipated that a final version of the NPPF will be released in Spring 2026. Whilst the draft NPPF is a consultation document, it is considered that the proposed policies within it are a material consideration and must be given a degree of weight at the present time.

Background and Proposed Development

- 10.4 The proposal involves the erection of a single-storey building and an extension to provide additional spa/wellness facilities and a single and two-storey separate building for additional residential/hotel accommodation.
- 10.5 The largest building comprises the wellness facilities including yoga studio, spa pools, sauna and changing rooms. The changing rooms and spa pool create an L-shape around a pool courtyard leading to the existing swimming pool. To the south of these is a wing with sauna and yoga studio. North to south it would measure approximately 32m and east to west it would measure approximately 16m. The L-shape has a flat green roof with an overall height of approximately 2.9m (taken from the pool courtyard side). It would be significantly glazed in the courtyard facing elevations, with an oak frame. The rear elevations would be less glazed, although still with glazed areas, and clad in oak.
- 10.6 The wing to the south is at a lower level (circa 0.5m) and has a dual pitched roof. It would have eaves and ridge heights of approximately 2.3m and 4.8m respectively. It would be constructed with rubblestone walls and a slate tile roof.
- 10.7 In addition, a relaxation room would be attached to the existing treatment rooms, Stable Cottage. It would be a heavily glazed green flat roofed structure. It would

extend to the side of the cottage by approximately 7.2m with a depth of approximately 4.2m. The main roof would have a height of 2.9m, with a stone chimney extending to 3.2m.

10.8 The third structure comprises the accommodation, including three guest bedrooms and linking garden room. This structure includes a single-storey element, a link, and a two-storey element. The single-storey element has a footprint of approximately 7.5m by 5.5m, with eaves and ridge heights of approximately 2.2m and 4.7m respectively. The two-storey element would have a footprint of approximately 5.8m by 9.5m, with eaves and ridge heights of approximately 3.8m and 7.2m respectively. The first floor would be accessed via external tallet steps. Both would be constructed with rubble stone walls and stone roof tiles. These are set at an angle to each other with a glazed flat roofed linking structure approximately 5.9m in length (maximum) with a height of 2.6m.

(a) Principle of Development

10.9 Southrop is considered to be a Non-Principal Settlement due to its size and the services and facilities available within it.

10.10 The proposal includes two main sections - additional bedroom accommodation and additional wellness facilities. Both of these would be operated as part of Thyme, and as such, are considered to be associated with existing tourist proposal:

"Hotels and Serviced Accommodation:

1. *New hotels and other serviced accommodation will only be permitted where the proposal:*
 - a. *is provided through the change of use of existing buildings, especially where this would involve the conservation of a listed or other historic building; or*
 - b. *is appropriately located within Development Boundaries.*
2. *Exceptionally, proposals for a new hotel that is directly associated on-site with a tourist attraction, and required to sustain the viability of the tourist attraction, will be acceptable."*

10.11 Supporting Paragraph 9.11.1 states "*Generally, hotel accommodation in the District is considered to be adequate, but with scope for the upgrading of existing facilities and further development of conference facilities. Hotels and other serviced accommodation will normally be acceptable within settlements as well as extensions to existing facilities.*"

10.12 The proposal is linked to an existing hotel and would involve the upgrading of existing facilities. It is therefore considered to be acceptable in principle.

10.13 Local Plan Policies EC1 (Employment Development) and EC3 (Proposals for all types of Employment-Generating Uses) also support the retention and appropriate growth of local employment opportunities.

10.14 Furthermore, Section 6 of the National Planning Policy Framework (NPPF) supports building a strong, competitive economy, including a prosperous rural economy. NPPF Paragraph 88 specifies decisions should enable "*c) sustainable rural tourism and leisure developments which respect the character of the countryside*".

10.15 Policy E4 within the draft NPPF is similarly supportive of facilities to support rural leisure and tourism.

10.16 The principle of the development is therefore considered to comply with Local Plan Policies EC1, EC3, EC11 and NPPF Section 6.

(b) Design and Impact on Heritage Assets

10.17 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that when considering whether to grant planning permission for development which affects a listed building or its setting, 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.

10.18 The site lies within Southrop Conservation Area, wherein the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the area, in accordance with Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

10.19 Considerable weight and importance must be given to the aforementioned legislation.

10.20 Local Plan Policy EN1 seeks where appropriate, to promote the protection, conservation and enhancement of the historic and natural environment.

10.21 Local Plan Policy EN2 states that '*Development will be permitted which accords with the Cotswold Design Code. Proposals should be of design quality that respects the character and distinctive appearance of the locality.*'

10.22 Local Plan Policy EN10 states:

'1 In considering proposals that affect a designated heritage asset or its setting, great weight will be given to the asset's conservation. The more important the asset, the greater the weight should be.

2 Development proposals that sustain and enhance the character, appearance and significance of designated heritage assets (and their settings), and that put them to viable uses, consistent with their conservation, will be permitted.

3 Proposals that would lead to harm to the significance of a designated heritage asset or its setting will not be permitted, unless a clear and convincing justification of public benefit can be demonstrated to outweigh that harm. Any such assessment will take account, in the balance of material considerations:

- The importance of the asset;*
- The scale of harm; and*
- The nature and level of the public benefit of the proposal.'*

10.23 Local Plan Policy EN11 Designated Heritage Assets - Conservation Areas states:

'Development proposals, including demolition, that would affect Conservation Areas and their settings, will be permitted provided they:

- a. Preserve and where appropriate enhance the special character and appearance of the Conservation Area in terms of siting, scale, form, proportion, design, materials and the retention of positive features;*
- b. Include hard and soft landscape proposals, where appropriate, that respect the character and appearance of the Conservation Area;*

- c. *Will not result in the loss of open spaces, including garden areas and village greens, which make a valuable contribution to the character and/or appearance, and/or allow important views into or out of the Conservation Area.*
- d. *Have regard to the relevant Conservation Area appraisal (where available); and*
- e. *do not include internally illuminated advertisement signage unless the signage does not have an adverse impact on the Conservation Area or its setting.'*

10.24 Section 12 of the NPPF seeks to achieve well designed places. Section 16 of the NPPF seeks to conserve and enhance the historic environment. Paragraph 212 states that when considering the impact of the proposed works on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 213 states that any harm to or loss of significance, through alteration or development within the asset's setting should require clear and convincing justification. Paragraph 215 states that where proposals will cause harm to the significance of a designated heritage asset that is less than substantial harm, that harm is weighed against the public benefits of those works.

10.25 Policies HE4, HE5, HE6 and HE9 in the draft NPPF address the impact of development within of designated heritage assets.

10.26 Further guidance is available within the Cotswold Design Code, the National Design Guide, and Historic England's Historic Environment Good Practice Advice in Planning: Note 3.

10.27 With regard to the impact of the development on the Conservation Area, the Council's Design and Conservation Officer has advised:

10.27.1 "The application site lies within the designated conservation, the boundary of which follows the original, curved boundary to the south of Southrop Lodge. The application site is a not unattractive open space, which appears to have been associated with, and within the historic curtilage of Southrop Lodge, rather than part of the wider agricultural landscape, albeit it a functional rather than an aesthetic capacity. The general character of the immediate context is very much edge-of-settlement, with former farm buildings to the west, and the designed pleasure grounds and orchard of Southrop Lodge to the east. The site does not appear to have been intentionally, aesthetically designed, and does not contribute to any significant views and is not widely visible. The site contributes to the historic

value, character and appearance of the conservation area primarily as a space that appears to have been associated with Southrop Lodge, and an integral part of the transitional, edge-of-settlement area. The site is of some aesthetic value (fortuitous rather than designed) as an open space; but as it is not widely visible with no significant view, it is not an important open space, and as such, makes a very limited contribution to the character and appearance of the wider conservation area, other than simply forming a part of the general, edge-of-settlement transition between the village and the surrounding countryside.

10.27.2 The proposed development of the site with low-density, sympathetically-designed buildings that are intended to either resemble ancillary outbuildings appropriate to a quasi-agricultural, edge-of-settlement site, and discrete contemporary buildings beneath low, green roofs, would reflect and sustain the traditional, edge-of-settlement character of the context, and the association with Southrop Lodge would also be sustained. The loss of the open paddock itself would entail some very limited loss of aesthetic (fortuitous) value, although the wider impact upon the character, appearance and significance of the conservation area would be negligible. Therefore, there may, potentially, be some harm, but this would, at most, be of a very limited nature, and at the extreme bottom of the less-than-substantial spectrum. Any such harm should be weighed against any public benefits that would accrue from the proposal in accordance with Paragraph 215 of the N.P.P.F."

10.28 With regard to the setting of listed buildings, the Conservation Officer has provided an assessment of the impact on those close to the site as well as the value of the open space part of the site (Appendix A). The site is considered primarily to have historically been associated with Southrop Lodge, with a functional association. It is considered that the contribution that the site makes to the setting and significance of Southrop Lodge is modest. Due to the design of the proposal, as above and detailed below, it is considered that the proposed development would not cause any harm to the setting or significance of Southrop Lodge. The relaxation room would be attached to the Stable Cottage, within the historic garden area of Southrop Lodge and curtilage listed to it. Whilst the proposal is linked to Stable Cottage the design would result in the appearance of a distinct, but abutting garden structure, rather than an extension, which is considered suitable for the site. The proposal would also include the removal of a modest section of historic wall, providing an entrance way and in association with the extension. Whilst creating an opening, the

majority of the wall would remain intact and would retain its form and significance as a boundary between Southrop Lodge and the field.

- 10.29 Regarding The Dovecote, this was a functional, agricultural building, which would not have had an aesthetically-designed setting, with the site's contribution to its setting considered limited to the general, edge-of-settlement character of its surroundings. As such, given the quasi-agricultural, edge-of-settlement design of the proposals, it is considered that the proposed development would cause any harm to the setting or significance of The Dovecote.
- 10.30 Regarding Newman's House, this appears to comprise a 17th and 18th century house. There is little direct intervisibility between Newman's House and the site. The site is considered to make only a limited contribution to its setting and significance, with a general, edge-of-settlement character. Given the design approach, the proposal is considered to have little impact upon Newman's House, and consequently it is not considered that the proposed development would cause any harm to the setting or significance of Newman's House.
- 10.31 It is noted that historically the site and the aforementioned listed buildings may have been under shared ownership. As part of the evolution of the village the field boundaries have changed over time, and with the current arrangement it is considered the significance of their setting is a laid out above.
- 10.32 With regard to other listed buildings, the Conservation Officer notes "*The other listed buildings within this part of the village are at greater distance to the site, which contributes little to their setting or significance, and consequently it is not considered that the proposed development would cause any harm to their setting or significance.*"
- 10.33 Overall, the proposed development is considered to be low-density, with sympathetically-designed buildings that are intended to either resemble ancillary outbuildings and discrete contemporary buildings beneath low, green roofs. The most enclosed element of the proposal relates to the proposed spa pools and changing rooms. This aspect comprises an L-shaped contemporary addition, with light weight glazing and timber with green roof. This juxtaposition of a contemporary structure, but of a scale proportionate to its surrounds and incorporating traditional materials, is considered to fit well within this section of

the site. It follows a courtyard pattern reflecting the agricultural nature of the area. Details of the green roof would be required by condition.

10.34 The more traditionally designed buildings to the south of the site are considered appropriate to a quasi-agricultural, edge-of-settlement site, which would reflect and sustain the traditional, edge-of-settlement character of the context.

10.35 The Conservation Officer has advised the following regarding the other aspects of the proposal:

"Yoga studio.

10.35.1 In the middle is a linear range on the western side of the site. This echoes the form and roof pitch of several former agricultural structures within the context, and appears reasonable.

10.35.2 The building now takes the form of a six-bay shelter shed, the arrangement of the posts and lintels has now been improved, and following historic precedent elsewhere on the site, the roof is now proposed to be clad in blue slate.

Relaxation room.

10.35.3 The relaxation room, which also comprises the extension to The Oxhouse, would comprise a simple, clean, contemporary, oak and glass structure with a green roof, echoing the design of the changing-room building. The room would be accessed from the curtilage-listed building through an existing, modern pair of French doors, and a narrower, lower link would give the room the appearance of a distinct, but abutting garden structure, rather than an extension.

Bedrooms.

10.35.4 The overall form and massing of the southern, bedroom range, follows the preapplication discussions, with two outbuilding-style structures with a light-weight link.

10.35.5 The fine detailing of the proposal has gone through a number of refinements, and the final design is clean, simple and appropriate.

10.35.6 The link echoes the architectural language of the relaxation room and the changing room building, and will allow visual permeability through the building, and allow the two ends of the structure to rear visually as separate elements. The western end appears as a simple interpretation of a small stable with hayloft above, with tallet steps to the north, and simple, clean, rectangular openings. These openings have no expressed lintels and glazing with minimal frames, but in a building that is a subtle, simple contemporary interpretation, this could work.

10.35.7 There has been discussion over whether the stone should be pointed or left unpointed. The latter would be preferable, as it would both emphasise that the structure is an interpretation, rather than pastiche; furthermore, there is some historic precedent for outbuilding, even two storey ones of entirely dry-stone construction. This could be clarified by way of a conditioned sample panel."

- 10.36 Some amendments have been submitted since these comments to address concerns raised by neighbour. It is considered that these amendments do not materially alter the above assessment with regard to the impact of the proposal on heritage assets.
- 10.37 Overall, subject to details, the proposals are considered to reflect the quasi-agricultural nature of the site, and setting of nearby listed buildings, and the rural context of the village and Conservation Area. The proposals are considered to preserve the setting of the listed buildings, and the significance of Stable Cottage.
- 10.38 The Conservation Officer has identified that there may be some harm to the significance of the Conservation Area, but has advised that this would be, "*at most, be of a very limited nature, and at the extreme bottom of the less-than-substantial spectrum.*" Paragraph 215 states that where proposals will cause harm to the significance of a designated heritage asset that is less than substantial harm, that harm is weighed against the public benefits of those works. In this case, the proposal would support the continued growth of Thyme, a business that provides employment and facilities within a rural village where alternative opportunities are limited. This represents a clear public benefit. Given the very limited level of harm identified, only a modest degree of public benefit is required to outweigh that harm. On balance, it is considered that the public benefits of the proposal would outweigh the identified harm.

10.39 The proposal is therefore considered to accord with the design and heritage considerations of Local Plan Policies EN2, EN4, EN10 and EN11, and Sections 12 and 16 of the NPPF.

10.40 The draft NPPF incorporates a greater level of detail on what would be expected from an assessment submitted with an application; however, given the conclusions drawn above, as well as the limited weight given to the policies of the draft NPPF at this time, the level of information submitted is considered sufficient. The proposal is considered to generally accord with the policies of the draft NPPF.

(c) Impact on the Cotswolds National Landscape (Area of Outstanding Natural Beauty)

10.41 The site is located within the Cotswolds National Landscape (Area of Outstanding Natural Beauty). Section 85(A1) of the Countryside and Rights of Way (CROW) Act 2000 (as amended by Section 245 of the Levelling-up and Regeneration Act 2023) states that relevant authorities have a duty to seek to further the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty.

10.42 Local Plan Policy EN1 states that new development will, where appropriate, promote the protection, conservation and enhancement of the historic and natural environment by:

- a. ensuring the protection and enhancement of existing natural and historic environmental assets and their settings in proportion with the significance of the asset;*
- b. contributing to the provision and enhancement of multi-functioning green infrastructure;*
- c. addressing climate change, habitat loss and fragmentation through creating new habitats and the better management of existing habitats;*
- d. seeking to improve air, soil and water quality where feasible; and*
- e. ensuring design standards that complement the character of the area and the sustainable use of the development.*

10.43 Local Plan Policy EN4 states that development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape (including the tranquillity of the countryside) of Cotswold District or neighbouring areas, and that proposals will take account of landscape and

historic landscape character, visual quality and local distinctiveness. They will be expected to enhance, restore and better manage the natural and historic landscape, and any significant landscape features and elements, including key views, the setting of settlements, settlement patterns and heritage assets.

10.44 Local Plan Policy EN5 Cotswolds Area of Outstanding Natural Beauty (AONB) states that in determining development proposals within the AONB or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight.

10.45 Paragraph 187 of the NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by '*protecting and enhancing valued landscapes*' and '*recognising the intrinsic character and beauty of the countryside*'.

10.46 Paragraph 189 of the NPPF states that '*great weight should be given to conserving and enhancing landscape and scenic beauty in ... National Landscapes which have the highest status of protection in relation to these issues.*'

10.47 The draft NPPF amends the wording of the weight given to the protection of 'Protected Landscapes', which include National Landscapes, to require *[s]ubstantial weight should be placed on the importance of conserving and enhancing the natural beauty of these areas*. The consultation document clarifies that "*[t]he current Framework uses a number of terms where the government expects weight to be given to particular matters (great, significant, substantial). In general, these are not intended to imply any sort of 'weighting' hierarchy, so we are proposing that 'substantial' is used throughout the document where positive weighting of this sort is intended.*"

10.48 In addition, Cotswold District Council endorsed the Cotswolds National Landscape Management Plan 2025-2030 on the 8th May 2025 within which Policy CE13 is of relevance as it deals with 'Development and infrastructure - principles'. This policy includes:

'CE13.1. Development and infrastructure proposals in the Cotswolds National Landscape (CNL) and its setting should be delivered in a way that is compatible with and seeks to further the conservation and enhancement of the natural beauty of the CNL including its special qualities. In doing so, they should have regard to -

and be compatible with the CNL Management Plan and guidance produced by the CNL Board'

10.49 The site is classified in the Cotswolds Conservation Board's Landscape Character Assessment (LCA) as within Landscape Character 12 the Dip-Slope Lowland Valley, and within this the Character Area 12C Lower Leach Valley. The Cotswolds Conservation Board's Landscape Strategy and Guidelines advise the "*Dip-Slope Lowland Valleys are deeply rural and are therefore sensitive to developments that might compromise this characteristic*" although "*[e]xisting valley settlements also have a reduced sensitivity to change*".

10.50 As part of this, Potential Landscape Implications include:

- *Intrusion of expanded settlement fringes into the landscape.*
- *Erosion of distinctive settlement patterns due to settlement growth and coalescence.*
- *Loss/dilution of organic growth patterns of settlements including the relationship between the historic core and adjacent historic fields, paddocks and closes*
- *Proliferation of suburban building styles, housing estate layout and materials and the introduction of ornamental garden plants and boundary features*
- *Increased traffic leading to increased damage to road verges and roadside hedges and walls and the creation of informal passing places*
- *Introduction and accumulation of lit areas and erosion of characteristically dark skies.*
- *Loss of archaeological and historical features, field patterns and landscapes.*
- *Interruption, weakening or loss of the historic character of settlements and the historic context in how they have expanded, especially the importance of the relationship between the historic core of the settlement and surviving historic features such as churchyards, manor houses, burgage plots, historic farms, pre-enclosure paddocks and closes*

10.51 Suggested Landscape Strategies and Guidelines include:

- *Maintain the sparsely settled character of the Dip-slope Lowland Valley by limiting new development to existing settlements.*
- *Avoid development that will intrude negatively into the landscape and cannot be successfully mitigated, for example, extensions to settlements on visible valley slopes.*

- *Ensure new development is proportionate and does not overwhelm the existing settlement*
- *Ensure that new development does not adversely affect settlement character and form or impact on views of key features such as church towers.*
- *Avoid developments incorporating standardised development layout, suburban style lighting, construction details and materials that cumulatively can lead to the erosion of peaceful landscape character.*
- *Layout of development should respect local built character and avoid cramming up to boundaries resulting in hard suburban style edge to the settlement.*
- *Control the proliferation of suburban building styles and materials*
- *Promote the conservation and/or encourage the restoration of existing stone buildings in preference to new built development particularly in rural areas.*
- *Promote the use of local stone and building styles in the construction of new buildings and extensions to existing dwellings. (New buildings should, at least, respect local vernacular style).*
- *Conserve the existing dark skies.*
- *Adopt measures to minimise and where possible reduce light pollution*
- *Retain existing trees, dry stone walls, hedges etc as part of the scheme.*
- *Break up harsh edges of new development with appropriate and adequate tree planting ideally in advance of the development taking place.*
- *Ensure the density of new development reflects its location relative to the 'core' of the settlement and its proximity to the surrounding rural landscape*
- *Consider the impact on local Public Rights of Way as settlements expand and take into account any required improvements*

10.52 Whilst the site provides an open area, due to the walling on three sides, it provides limited views through from the village to the fields beyond. Whilst the development would be next to historic buildings within the village it would not adversely affect views of key features within it. The settlement boundary is irregular in this location, and the proposal would essentially infill an area, with the design retaining the informal edge of this part of the settlement. The scale of the development is considered proportionate to the existing village and would not overwhelm it.

10.53 The proposals, as amended, includes guest bedroom accommodation (and garden room) which extends in line with the boundary to the east, but also include elements which are stepped back from this existing boundary. Whilst there would be areas of glazing along this boundary elevation, this is primarily at ground floor level and therefore limits the degree of light spill. The building

is considered to appear as the edge of the village, rather than as an intrusion into the landscape. Additionally, there is a secondary wall and boundary to the south of the site (approximately 32m away) which forms the edge of the conservation area and wider field. This boundary is relatively tall as a field boundary, although there is a gateway which provides a clearer view. This wall provides visual separation between the PROWs within the field and the proposed development, as well as retaining the existing field. The design of this building reflects agricultural buildings and utilises high quality traditional local materials.

- 10.54 The development to the north, has a generally low form, with a more contemporary design. This approach is considered suitable for the less sensitive inner section. The overall design remains reflective of the quasi-agricultural character of the site and part of the settlement. The density of the proposal remains relatively low, suitable for the surrounding context.
- 10.55 External lighting has the potential to adversely affect the dark skies of the National Landscape, as well as appearing suburban in character. As such, a condition is recommended to require a lighting scheme to be submitted and approved.
- 10.56 The proposed use as part of the existing hotel is considered not to negatively affect the peaceful landscape character of the site, especially with the structure on the edge comprising primarily of bedrooms. As such, both the principle of the use of this area of land, as well as the design of the proposal is considered to be acceptable with regard to the impact on the Cotswolds National Landscape.
- 10.57 The proposal is therefore considered to conserve the natural beauty of the Cotswolds National Landscape in accordance with Local Plan Policies EN4 and EN5, Section 15 of the NPPF, and the Cotswolds National Landscape Management Plan.

(d) Impact on Residential Amenity

- 10.58 Local Plan EN2 advises proposals should accord with the Design Code. This includes sections relating to privacy, loss of daylight and overbearing.
- 10.59 Local Plan Policy EN15 states:

1. *Development will be permitted that will not result in unacceptable risk to public health or safety, the natural environment or the amenity of existing land uses through:*

- a. pollution of the air, land, surface water, or ground water sources; and/or*
- b. generation of noise or light levels, or other disturbance such as spillage, flicker, vibration, dust or smell.*

10.60 Paragraph 135 states *Planning policies and decisions should ensure that developments:*

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

10.61 The nearest neighbouring properties (outside the ownership of the applicant) are The Dovecote (listed building address Barn Approximately 30 Metres To South East Of Newmans House) and Newmans House (also listed). These are to the west of the site and share a boundary with it.

10.62 The dwellinghouse of The Dovecote is separated from the site by approximately 16m at its closest corner, with a stone wall along the boundary. Perpendicular, and attached, to the wall is an outbuilding (ancillary guest accommodation) serving this dwellinghouse, with pool to the front. It benefits from an additional garden area to the west of the dwellinghouse. The dwellinghouse of Newmans House is separated from the site by approximately 38m. A detached outbuilding is located between them, approximately 17m from the boundary with the site.

10.63 The proposal has been amended to reduce and relocate plant rooms away from the boundary near the ancillary accommodation.

10.64 The proposed yoga studio and spa pool building runs parallel to the boundary wall with these neighbours, separately by approximately 1.8m. In addition, the single-storey bedroom structure would similarly be located near the boundary. Third parties have raised that the land levels of the neighbours are somewhat lower than the site; however, the overall land is relatively level and it is considered that the level differences would be limited. Given the proposed

structures height and separation from windows within the ancillary accommodation, and main houses, the proposals are considered not to unacceptable affect the residential amenity of the occupiers of these buildings with regard to loss of daylight or overbearing. The windows facing this boundary are at single-storey level and as such the proposal is also considered not to cause unacceptable adverse impacts on the neighbours with regard to loss of privacy as a result of these.

10.65 Concerns have been raised in relation to the use of this area as part of the hotel, with overlooking possible over the wall into the garden and pool area of The Dovecote. To the north west the site and part of the garden of The Dovecote are separated by a taller wall (circa 1.8-2m); however, the wall along the boundary alongside The Dovecote's swimming pool is lower, allowing potential views across this area. For most guests this area would not be more available than currently so, with a wall and fences proposed to limit their access to the boundary wall, and as such, their views over this area. The guests within the bedrooms would be able to access the area to the south, which shares a boundary. However, this would be limited to a small number of people at any time, and is not indicated as a siting out area or similar. In addition, The Dovecote benefits from other garden areas and there are nearby PRoWs with a degree of overlooking from these possible. It is also noted that concerns have been raised regarding overlooking whilst the flat green roofs are being maintained. Whilst those maintaining the roof would have greater views over garden areas, this would be undertaken for relatively brief periods, with workers engaged in their task. This is considered reasonable and not dissimilar to many a situation where works are required for maintenance of taller structures or trees. Given this, it is considered that the proposal would not result an unacceptable level of overlooking/loss of privacy.

10.66 The use of the bedrooms, although potentially occupied throughout the day and night are considered unlikely to result in unacceptable noise levels given the number of rooms and nature of the use of these.

10.67 The wellness facility, including yoga studio, whilst intended for calm activities, but could be used with louder music. The Environmental Health Officer has therefore advised the inclusion of a condition to manage the impact of any amplified music. Whilst the neighbour is divided by a wall and the yoga section of the building is located away from the boundary, there is the potential for music at a volume which would unduly disturb the neighbouring properties. It

is expected for the use of the building including the yoga studio would not result in an unacceptable level of noise; however, there may be some disturbance, and as such it is considered reasonable to include a condition which would restrict operational hours such that it could not be operated between 9pm and 6am.

- 10.68 Other properties around the site are either associated with Thyme for which any noise and disturbance concerns would be expected to be addressed by Thyme, or a separate residential properties located further from the site that those discussed above. Given the greater level of separation, it is considered that the impact on these properties would acceptable.
- 10.69 Concerns have been raised in relation to the use of the area for a bar or similar. It is noted that the area formed part of the area which was previously granted a change of use, and as such could be used for such activities (on the basis that this did not include operational development). However, the addition of structures in the area could increase the likelihood of this occurring. Additionally, without control the buildings proposed could be operated for alternative uses associated with the hotel. Some of these uses may result in disturbance to the neighbouring properties. It is therefore recommended that a condition to ensure the buildings and amenity areas are used for the purposes indicated on the site plan.
- 10.70 As such, subject to condition the impact on the neighbouring properties amenity is considered acceptable, and in accordance with Local Plan Policies EN2 and EN15, and Section 12 of the NPPF.

(e) Highway Safety

- 10.71 Local Plan Policy INF4 states that development will be permitted that provides safe and suitable access and has regard, where appropriate, to the Manual for Gloucester Streets.
- 10.72 Local Plan Policy INF5 states that development will provide residential and non-residential vehicle parking where there is clear and compelling evidence that such provision is necessary to manage the local road network.
- 10.73 Section 9 of the NPPF promotes sustainable transport. Paragraph 114 of the NPPF states that in applications for development, *'it should be ensured that:*

- a) sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location;
- b) safe and suitable access to the site can be achieved for all users;
- c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code; and
- d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach.'

10.74 The proposal seeks to provide additional facilities and accommodation to an existing facility. The proposal does not include direct access to these areas by car, with the guests expected to utilise the existing car park associated with Thyme. A number of objections have been raised in relation to traffic through the village as a whole, as well as in relation to traffic to Thyme.

10.75 Gloucestershire County Council Highways Officer has advised:

10.75.1 "I have of course given this application a great deal of consideration and thought in recognition of the numbers of letters of primarily, objection and secondly, in support of this development.

10.75.2 I have arrived at my decision based on the increase of 3 bedrooms added to the existing 28 that are currently at the hotel. The additional spa features are what can be expected at a hotel of this scale and therefore I do not wish to raise any objections to the development.

10.75.3 The Highway Authority has undertaken an assessment of the planning application. Based on the analysis of the information submitted the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.

10.75.4 The Highway Authority therefore submits a response of no objection".

10.76 Officers agree that given the limited number (and proportion) of additional bedrooms proposed, and that the majority of the built form is to provide additional facilities to accommodate existing guests, that the impact on highway safety would not be unacceptable. The existing parking area is

considered sufficient to accommodate the additional cars which may result from the proposal.

10.77 The proposal is therefore considered to accord with the requirements of Local Plan Policies INF4 and INF5 and Section 9 of the NPPF.

(f) Trees

10.78 Local Plan Policy EN7 requires development to conserve and enhance natural assets likely to be affected, including trees, hedgerows, and woodland of high landscape amenity, ecological or historical value as well as veteran trees.

10.79 There are a couple of lower value trees which would be removed as part of the proposed development. This is considered acceptable subject to securing suitable replanting as part of a landscaping plan.

10.80 The proposal would also intrude on root protection area of two mature lime trees. It is considered that the degree by which they would intrude would not result in unacceptable detriment to the tree; however, that an arboricultural method statement would be required to ensure how the works were undertaken (i.e. how any roots were dealt with and what measures would be put in place to stop concrete leeching). A condition to this effect is therefore recommended.

(g) Biodiversity and Geodiversity

10.81 Local Plan Policy EN8 outlines that development will be permitted that conserves and enhances biodiversity and geodiversity, providing net gains where possible. Furthermore, it outlines that proposals that would result in the loss or deterioration of irreplaceable habitats and resources, or which are likely to have an adverse effect on internationally protected species, will not be permitted.

10.82 Local Plan Policy EN9 seeks to safeguard the integrity of designated biodiversity and geodiversity sites at international, national and local scales. This conforms with Section 15 of the NPPF.

10.83 Section 15 of the NPPF also outlines that development should conserves and where possible enhances biodiversity and geodiversity and should not result in the loss or deterioration of irreplaceable habitats and resources.

10.84 A preliminary ecological assessment was undertaken and protected and priority species were not observed during it. Nevertheless, there are commuting and foraging opportunities present. The Biodiversity Officer has therefore advised that precautionary mitigation should be followed, with CDC's precautionary method of working document details considered sufficient precautionary measures in this case. A condition to this effect is therefore advised.

Biodiversity net gain

10.85 The proposal would result in an overall net loss in habitat units on-site (- 89.07%). The PEA report identifies that the applicant intends to purchase off-site units to meet the biodiversity gain objective and discharge the biodiversity gain condition. The Biodiversity Officer has advised that this approach is acceptable; however, evidence of the unit purchase will be required to enable the successful discharge of the biodiversity gain condition.

(h) Flooding

10.86 Local Plan Policy EN14 requires that proposals should not increase the level of risk to the safety of occupiers of a site, the local community or the wider environment as a result of flooding, through the appropriate application of the sequential and exception tests, and the provision of site specific flood risk assessments where applicable. It requires the incorporation of flood risk management and mitigation measures in the design and layout of development proposals that provide adequate provision for the lifetime of the development, and that include a Sustainable Drainage System unless this is demonstrably inappropriate. This is in accordance with Section 14 of the NPPF.

10.87 The site is located within a Flood Zone 1, which is the lowest designation of flood zone, and the proposed type of development is acceptable in principle in Flood Zone 1. As such, the principle of the proposal is acceptable; however, to ensure a suitable drainage system is implemented a pre-commencement condition requiring details of this is recommended.

Other Matters

10.89 The CIL rate for this type of development is zero and therefore no CIL is payable.

10.90 Whist a number of documents are requested as part of the Local Validation List, and it notes that the application may not be validated without this, it is at the

Council's discretion as to whether to require these before the determination of the application. The NPPF advises that *"Local planning authorities should only request supporting information that is relevant, necessary and material to the application in question"* (Paragraph 44). Planning Practice Guidance reinforces this, noting that *"Local planning authorities should take a proportionate approach to the information requested in support of planning applications."* and information requested with any particular application should be *"reasonable having regard, in particular, to the nature and scale of the proposed development".*

- 10.91 Regarding the LVIA, it is considered that due consideration can be given to the impact of the proposal on the village edge and views from public vantage points without the submission of such a document. It is considered that requiring this would not be proportionate or reasonable.
- 10.92 Regarding a Noise Impact Assessment it is considered that given the stated intention for the use of this area that this would not inherently result in an unacceptable level of noise, and that the potential individual risks (i.e. through amplified music) could be dealt with via condition.
- 10.93 Regarding a ventilation statement, no mechanical ventilation has been shown as proposed, but would be conditioned which is considered adequate.

11. Conclusion:

- 11.1 The proposal is considered to comply with Local Plan Policies and material considerations. The proposal is considered to accord with the draft NPPF policies. As such is recommended for permission.

10. Proposed Conditions:

1. The development shall be started by 3 years from the date of this decision notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following drawing number(s):

Location Plan

048_01_300 Rev P4 - Proposed Site Plan
048_01_301 Rev P4 - Proposed 1F Site Plan
048_01_302 Rev P4 - Proposed Roof Plan
048_01_310 Rev P3 - Bedroom 1 & 2 Proposed Floor Plan
048_01_311 Rev P3 - South Spa Building Proposed Ground Floor Plan
048_01_312 Rev P4 - North Spa Building Proposed Ground Floor Plan
048_01_313 Rev P3 - Bedroom 3 Proposed Floor plan
048_01_314 Rev P2 - Relaxation Room Proposed Plans
048_02_300 Rev P3 - Proposed Long Section
048_02_301 Rev P2 - Proposed Site Cross Section
048_03_300 Rev P3 -Proposed South Elevation Bedroom 1, 2, and 3
048_03_301 Rev P4 - Proposed North Elevation Bedroom 1, 2, and 3
048_03_302 Rev P5 - Proposed Elevations Bedrooms 1, 2, and 3
048_03_303 Rev P3 - Proposed Elevations Wellbeing Studio
048_03_304 Rev P3 - Proposed Elevations Wellbeing Studio
048_03_305 Rev P3 - Proposed Elevations Spa
048_03_306 Rev P3 - Proposed Elevations Spa
048_03_307 Rev P2 - Proposed Elevations Greenhouse west
048_03_308 Rev P2 - Proposed Elevations Greenhouse East and South

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with the National Planning Policy Framework.

3. Prior to the commencement of development, a full surface and foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the size, position and construction of the drainage scheme, and results of soakage tests carried out at the site to demonstrate the infiltration rate. Three tests should be carried out for each soakage pit as per BRE 365, with the lowest infiltration rate (expressed in m/s) used for design. The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved. Development shall not take place until an exceedance flow routing plan for flows above the 1 in 100 year + 40% CC event has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality (National Planning Policy Framework and Planning Practice Guidance). If the scope of surface water drainage is not agreed before works commence, it could affect either the approved layout or completed works.

4. No development, including demolition, site clearance, or construction works, shall take place on the application site outside the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays. No works shall be carried out on Sundays or Public Holidays.

Reason: In the interests of residential amenity on accordance with Local Plan Policy EN15.

5. Prior to the installation of any pumps and associated plant to be installed, details of these shall be submitted to and approved in writing by the Local Planning Authority. The submitted information shall include:

- Manufacturer and model specifications
- Location and mounting details
- Predicted noise levels and any proposed mitigation measures

The approved pumps and plant shall be installed and operated in accordance with the approved details.

Reason: In the interests of residential amenity on accordance with Local Plan Policy EN15.

6. No amplified sound shall be operated at the development until a noise management plan, including a technical specification and acoustic assessment prepared by a suitably qualified person, has been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be implemented and maintained to ensure compliance with the specification

Reason: In the interests of residential amenity in accordance with Local Plan Policy EN15.

7. No external lighting shall be installed until a lighting scheme has been submitted to and agreed in writing by the Local Planning Authority which specifies the provisions to be made for the level of illumination of the site and the control of light pollution. The scheme shall be implemented and maintained in accordance with the approved details with no additional lighting installed.

Reason: To prevent light pollution in accordance in accordance with Cotswold District Local Plan Policies EN4, EN5 and EN15.

8. The development shall be undertaken in accordance with Cotswold District Council's Precautionary Method of Working document. All of the recommendations shall be implemented in full according to the specified timescales and thereafter permanently retained.

Reason: To protect biodiversity in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), the Circular 06/2005, the Protection of Badgers Act 1992, paragraphs 187, 192 and 193 the National Planning Policy Framework, Local Plan Policy EN8, and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

9. Prior to the construction of any external wall of the development hereby approved, samples of the proposed walling, roofing and external paving materials shall be approved in writing by the Local Planning Authority and only the approved materials shall be used.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policies EN2, EN4, EN5, EN10 and EN11, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

10. Prior to the construction of any external wall of the development hereby approved, a sample panel(s) of walling of at least one metre square in size showing the proposed stone colour, coursing, bonding, treatment of corners, method of pointing and mix and colour of mortar (if applicable) shall be erected on the site and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel and shall be permanently retained as such thereafter. The panel shall be retained on site until the completion of the development.

Reason: To ensure that in accordance with Cotswold District Local Plan Policies EN2, EN4, EN5, EN10 and EN11, the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the site and its surroundings. Further discussions are expected as to whether some or all walling shall be pointed or unpointed. Retention of the sample panel(s) on site during the work will help to ensure consistency.

11. The oak frames and cladding shall not be stained or painted and shall be left to weather and silver naturally and shall be permanently retained as such thereafter.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policies EN2, EN4, EN5, EN10 and EN11.

12. Prior to the installation of any external doors or windows (including frame colour/finish), oak-frames, and the green roofs, in the development hereby approved, their design and details (including large scale plans and eaves details) shall have been submitted to and approved in writing by the Local Planning Authority.

The design and details shall be accompanied by drawings to a minimum scale of 1:5 with full size moulding cross section profiles, elevations and sections. The development shall only be carried out in accordance with the approved details and retained as such at all times.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policies EN2, EN4, EN5, EN10 and EN11.

13. New rainwater goods shall be of cast iron construction or a substitute which has been approved in writing by the Local Planning Authority and shall be permanently retained as such thereafter.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policies EN2, EN10 and EN11.

14. No bargeboards or eaves fascias shall be used in the proposed development.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policies EN2, EN4, EN5, EN10 and EN11.

15. The new rooflight(s) shall be of a design which, when installed, shall not project forward of the roof slope in which the rooflight(s) is/are located and shall be permanently retained as such thereafter.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policies EN2, EN4, EN5, EN10 and EN11.

16. The additional bedroom accommodation, wellness centre/spa facilities, and associated outside area hereby permitted shall be used solely for purposes ancillary to

the operation of the hotel as a wellness centre and guest accommodation as shown on the approved site plan, and retained as such thereafter. The approved areas shall not be used for any other purpose, including (but not limited to) a bar, entertainment venue, or any activity likely to cause noise disturbance to guests or neighbouring properties.

Reason: To ensure the development is used in a manner consistent with the approved use, to protect the amenity of guests and neighbouring occupiers, and to prevent activities that could result in noise or disturbance, in accordance with Policy EN15.

17. The wellness buildings, including yoga studio and spa, hereby permitted shall not be open to hotel guest or other customers outside the following times 6am and 9pm.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Cotswold District Local Plan Policy EN15.

18. Prior to the first use/occupation of the development hereby approved, a comprehensive landscape scheme shall be approved in writing by the Local Planning Authority. The scheme must show the location, size and condition of all existing trees and hedgerows on and adjoining the land and identify those to be retained, together with measures for their protection during construction work. It must show details of all planting areas, tree and plant species, numbers and planting sizes. The proposed means of enclosure and screening should also be included, together with details of any mounding, walls and fences and hard surface materials to be used throughout the proposed development.

Reason: To ensure the development is completed in a manner that is sympathetic to the site and its surroundings, and provides boundaries to assist in privacy for neighbouring properties, in accordance with Cotswold District Local Plan Policy EN2.

19. All fencing, walling and surfacing shown on the approved landscaping scheme shall be carried out prior to the development being brought into use or in accordance with an implementation programme first approved in writing by the Local Planning Authority.

Reason: To ensure that the hard landscaping is carried out and thereby achieves the objective of Cotswold District Local Plan Policy EN2.

20. The entire landscaping scheme shall be completed by the end of the first planting season following the completion of the first building on the site.

Reason: To ensure that the landscaping is carried out and to enable the planting to begin to become established at the earliest stage practical and thereby achieving the objective of Cotswold District Local Plan Policy EN2.

21. Prior to the commencement of any works on site (including demolition and site clearance), a Tree Protection Plan (TPP) shall be submitted to and approved in writing by the Local Planning Authority.

The TPP shall be a scaled drawing prepared by an arboriculturalist showing the finalised layout proposals, tree retention, tree/landscape protection measures and Construction Exclusion Zones (CEZs) - all in accordance with BS5837:2012 'Trees in relation to design, demolition and construction - recommendations'.

Tree protection measures shown on the TPP must be put in place prior to the commencement of any works on site (including demolition and site clearance) and shall not be removed without the written approval of the Local Planning Authority.

Reason: To safeguard the retained/protected tree(s) in accordance with Cotswold District Local Plan Policy EN7. It is important that these details are agreed prior to the commencement of development as works undertaken during the course of construction could have an adverse impact on the well-being of existing trees.

Informatics:

NOTE TO APPLICANT:

1. The Surface Water Drainage scheme should, where possible, incorporate Sustainable Drainage Techniques in order to ensure compliance with;
 - Flood and Water Management Act 2010 (Part 1 - Clause 27 (1))
 - Code for sustainable homes - A step-change in sustainable home building practice
 - The local flood risk management strategy published by Gloucestershire County Council, as per the Flood and Water Management Act 2010 (Part 1 - Clause 9 (1))
 - CIRIA C753 SuDS Manual 2015
 - The National Flood and Coastal Erosion Risk Management Strategy for England, produced by the Environment Agency in July 2020, pursuant to paragraph 9 of Section 7 of the Flood and Water Management Act 2010.
 - Updated Planning Practice Guidance on Flood Risk and Coastal Change, published on 25th August 2022 by the Environment Agency - <https://www.gov.uk/guidance/flood-risk-and-coastal-change>

- Non-statutory technical standards for sustainable drainage systems (March 2015)

2. IMPORTANT: BIODIVERSITY NET GAIN CONDITION - DEVELOPMENT CANNOT COMMENCE UNTIL A BIODIVERSITY GAIN PLAN HAS BEEN SUBMITTED (AS A CONDITION COMPLIANCE APPLICATION) TO AND APPROVED BY COTSWOLD DISTRICT COUNCIL.

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan in writing.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Cotswold District Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Based on the information available this permission is one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply. If the onsite habitats include irreplaceable habitats (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitats) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans. Advice about how to prepare a Biodiversity Gain Plan and a template can be found at <https://www.gov.uk/guidance/submit-a-biodiversitygain-plan>

Information on how to discharge the biodiversity gain condition can be found here:
<https://www.cotswold.gov.uk/planning-and-building/wildlife-and-biodiversity/biodiversity-netgain-bng/>

Cotswold District Council's Precautionary Method of Working document can be found here:
<https://www.cotswold.gov.uk/planning-and-building/wildlife-and-biodiversity/biodiversityspecifications/>