

Good afternoon, and thank you.

My name is [REDACTED], Sustainability Manager at Whatley Manor.

Let me be clear at the outset: we are not opposed to renewable energy. We have recently achieved EarthCheck Gold certification—one of the highest global standards in sustainable tourism—and we are among a very small number of hotels in the UK to do so. This represents years of work and significant investment to operate responsibly and sustainably.

I say that so you understand the weight of what follows.

This proposal would directly and materially harm the very things we have worked so hard to protect.

Our guests come to Whatley Manor to escape. They seek peace, quiet, and the beauty of the countryside—and many return, with over a third of our business being repeat guests. This development would impact their entire experience: the approach from the motorway, the walks and cycle rides, and the tranquillity that defines their stay.

We see this as a direct threat to the enjoyment of our facilities and to the integrity of what we offer.

Let me be specific.

Construction on this scale will generate significant airborne dust over a prolonged period. That dust will not remain contained—it will travel across the valley, settle on our gardens, and impact plant health across twelve acres of carefully maintained grounds. It will affect our bee colonies, our homegrown produce, and the wider biodiversity we depend on.

These are not theoretical concerns—they are well-established consequences of large-scale construction in exposed locations.

The noise impact is equally serious. Our guests are not visiting a city hotel—they come for quiet, for birdsong, for stillness. Years of construction noise will not pause for weddings, spa guests, or couples who have travelled for a peaceful stay.

There is also a wider point.

Our EarthCheck Gold status is not a label—it requires continuous, audited performance across energy, water, waste, biodiversity, and guest experience. This development threatens our ability to maintain that standard. It risks the ecological integrity of our grounds and places an ongoing operational burden on our team to manage the effects of prolonged industrial activity on our doorstep.

In effect, we are being asked to absorb the environmental cost of a development from which we derive no benefit.

Finally, I must highlight that there has been no engagement with Whatley Manor. A leading hotel, employing over 100 people and welcoming around 10,000 guests annually—contributing significantly to the local economy—has not been consulted.

We do not believe that is acceptable. Nor do we believe the impacts on properties like ours, in direct proximity of the project, have been properly assessed.

We urge the Examining Authority to require that they are.

Thank you.

Whatley Manor Ramble Routes

We have some lovely walks straight from our door. All three routes take you up the hotel drive and for a short way along the main road (do take care as this road can be quite busy). They then follow the Fosse Way (the old Roman Road, now a bridlepath) and take a loop through fields. Some of the route can be muddy if the weather has been wet as you would expect from a walk in the countryside. Please borrow some wellies from us if you need them!

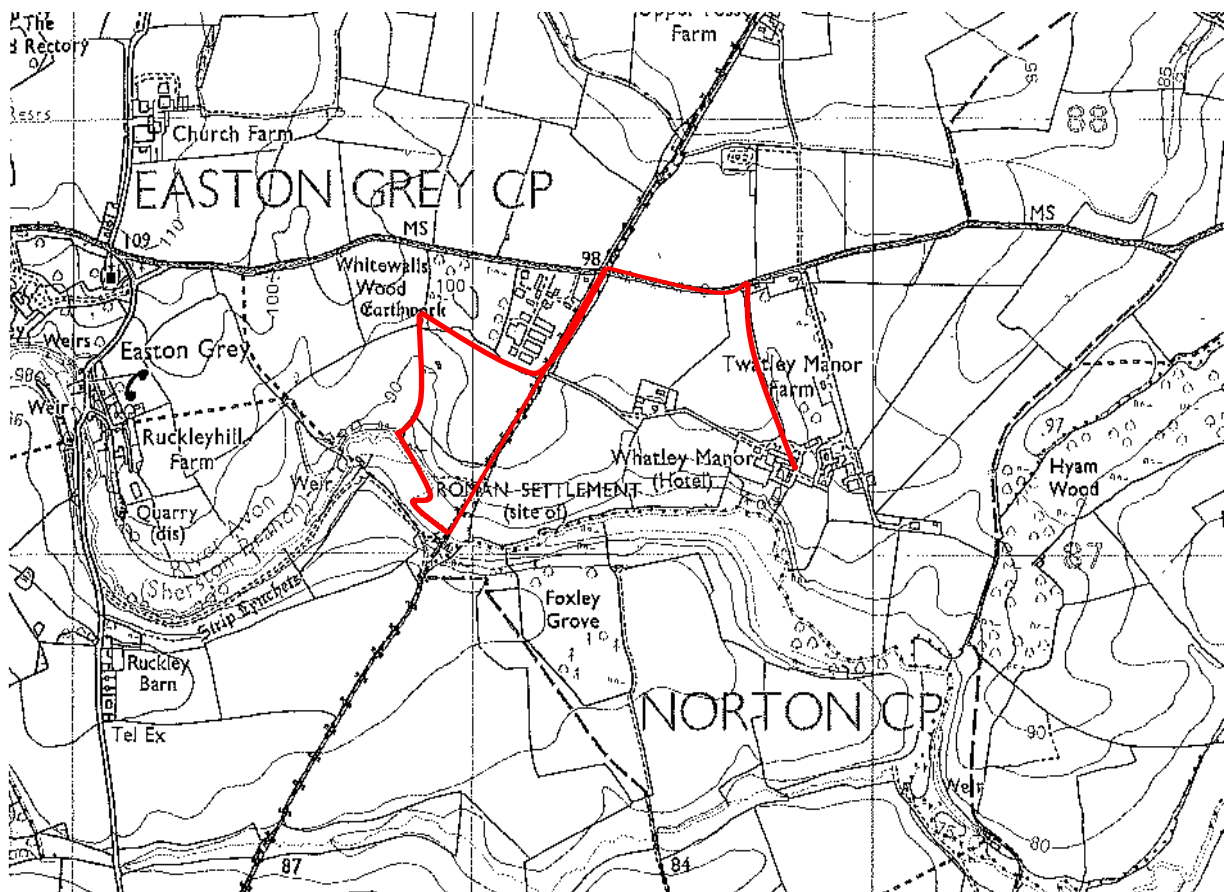
Emergency Contact for the hotel – 01666 822888

Ramble Route 1

1 hour – 3.5 miles

This walk has some lovely views and is the shortest of the three routes available. There is a beautiful view over the river and may see some lovely wildlife.

- 1 Walk down our main driveway to leave Whatley Manor.
- 2 Turn left at the end of the driveway onto the main road, walk around 300 yards towards the Fosse Way bridleway. **(Please take extreme care on the road)**
- 3 When you reach the bridleway on either side of the road turn left.
- 4 Follow this straight along until you cross the small bridge over the river.
- 5 Use the stile to the right-hand side of the bridge. The gate might be closed. (This part of the route is the muddiest). Follow the pathway through a second gate and continue up through the trees.
- 6 Keep on the path which runs alongside the field and keep to the right when it splits into two.
- 7 Go through the gate and keep to the path that runs down the slope, a little bridge will take you over the river.
- 8 After the river keep on the path through the little wood to the right, this part can be a little overgrown.
- 9 Follow the path alongside the field.
- 10 At the cross junction at the edge of the field, turn right and follow the footpath alongside the field, don't go through the gateway.
- 11 After about 10 minutes' walk, a smaller cross junction will appear; follow the footpath straight ahead. You will soon see an industrial estate on your left-hand side.
- 12 Walk through the industrial estate, go past the Tracklements factory (you can smell the chutney). Walk past the large iron gate to get back on the bridle path, turn left.
- 13 Turn right on the main road; the main entrance of Whatley Manor appears after about 300 yards on your right-hand side. **(Again, please take care on the road).**



Ramble Route 2

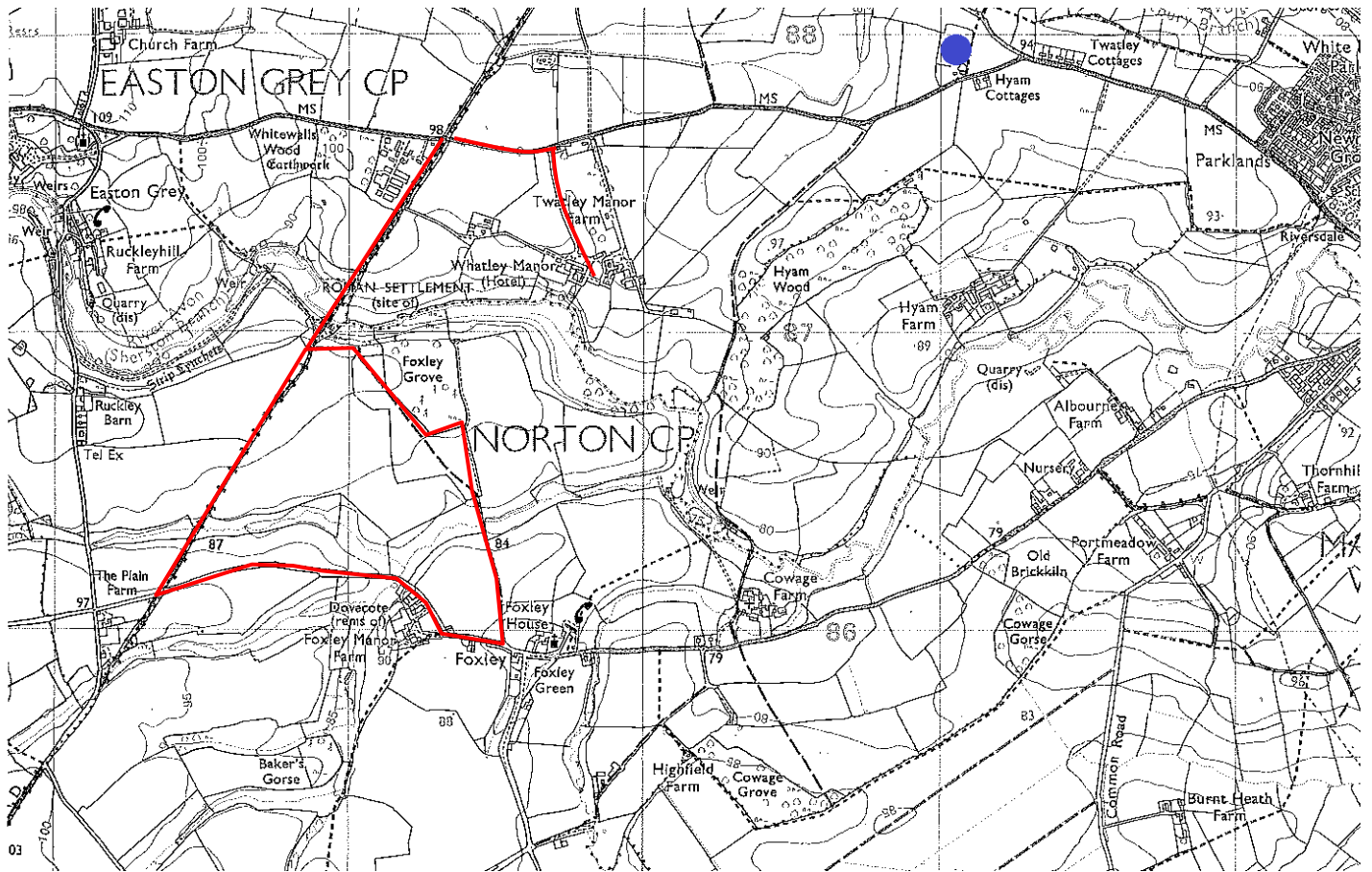
1 ½ - 2 hours

This is a slightly longer route and if it's been raining it can get very muddy along the bridleway. If you're not prepared for it or don't fancy lots of mud, route one may be a better option! The views are wonderful, and the scenery is fantastic, so this is definitely worth the extra time involved for the walk.

- 1 Walk down our main driveway to leave Whatley Manor.
- 2 Turn left at the end of the driveway onto the main road, walk around 300 yards towards the Fosse Way bridleway. **(Please take extreme care on the road)**
- 3 When you reach the bridleway on either side of the road turn left.
- 4 Follow this straight along over the small bridge over the river and carry on going.
- 5 When you reach the end of the path turn left and follow the road into Foxley. The road is not too busy but for a quieter walk you can walk on the grass on either side of the road.
- 6 Carry on into Foxley, and approximately 100 yards on the left is a wide opening which is a bridleway (the gate is usually closed), take this track.

If you are not wearing walking boots / good shoes or similar you can turn here and follow the above directions in reverse to return to Whatley Manor. However, the following part of the walk is the most beautiful although it can be very muddy.

- 7 Keep walking alongside the field and follow the path along. You will reach another gate, go through it and follow the line of the field.
- 8 When you reach the next field, you will see a wooded area in front of you. Follow the path, which bends to the right, along this field and then around to the left with the wood on your right.
- 9 You will then see another wood in front of you. Enter this and follow the path immediately to the left.
- 10 Keep on this pathway being extremely careful as it does get very narrow and muddy and can be challenging when wet.
- 11 When you reach the end of this path, go through the gate and you will find yourself back on the Fosse Way. Turn right here.
- 12 Follow this pathway straight along and you will reach the main road again.
- 13 Turn right and follow the road back to Whatley Manor. Please take extreme care on the road and use the grass verge to stay well away from the road when cars are coming.



Ramble Route 3

1 ½ - 2 hours – 5 Miles

Most of the route can be walked on bridleways and the ground is fairly solid. This walk is very quiet and peaceful, and you will see the typical Wiltshire countryside.

- 1 Walk down the main driveway to leave Whatley Manor
- 2 Turn left at the end of the driveway onto the main road and walk 300 yards until you reach the bridleway. **Please take extreme care on the road**
- 3 When you reach the bridleway on either side of the road turn onto the right path
- 4 Stay on this bridleway, which goes from gravel to tarmacked and pass the farm (Upper Fosse Farm) on the right-hand side of the lane.
- 5 At the cross junction, go straight ahead and turn right onto the footpath after the Fosse Cottages.
(Should the roads be very muddy, you can also turn right at the cross junction onto the main road, and right at the next cross junction. You can then continue the ramble Route at number eight).
(There is another alternative route further north and right at the next major crossroad junction and then right at Brook farm where you will re-join the path at number 8.)
- 6 This footpath will lead you through a field with Fosse Farm being on your right-hand side.
- 7 After about 15 minutes you reach a crossing. Take a sharp right turn onto the bridleway. The bridleway will go slightly downhill and leads into a little wood.
- 8 Continue on this bridleway until you reach the cross junction with the road.
- 9 Go straight ahead and follow the bridleway along the field. The field will be on your right-hand side and a hedge will be on your left.
- 10 Follow the footpath around the field (this should take about 15 minutes) until you reach the end of the hedge. The second opening in the hedge on the left-hand side will lead you into the next field.
- 11 Follow the footpath straight ahead until you come to a small T-junction in the fields. Turn right here. The main road is right in front of you, and you need to keep the main road to your left.
- 12 On your left hand side are open fields and on your right is a little stream. After about 10 minutes you will come to a cross junction. Turn left on the tarmac road, which will bring you to the main road (B4040).
- 13 Turn right on the main road and the main entrance of Whatley Manor will be on your left-hand side. As before take care on the road.

