

Amendments/Additional Information

- Amended layout of buildings/outside areas
- Additional background information
- Amended design
- Revised access arrangements
- Change of description of proposed development
- Change in site boundaries
- Other (as specified below)

Ox Pasture Hall Spa

Having read through your comments of 11 December regarding the re-submission we wish to respond as follows:

- This re-submission has not significantly increased in area and is in line with the original proposal. The main difference is the area of the two storey element of the scheme. In the original this was approximately 460 m sq comprising the suites. The new proposal has only 260 m sq at first floor level. This is because the suites are now located at ground floor and the fitness suite is located at first floor.
- At our last meeting we discussed how the building would fit into the area between the function room and the hill to the north. We have been able to locate the building in this area with the plan form shown on the drawings. The two storey element is closer to the function room which is also the equivalent of a two storey element. Therefore the highest volumes of the new proposal are located nearest the hotel.
- As we have maintained the floor level of the function room the whole building will be set into the ground and as we discussed this will minimise the new building's impact on the landscaped as viewed from the dwellings far away to the north.
- The concerns about the gables, shallow roof pitches and deep eaves have been addressed and the deep eaves have been omitted altogether in line with the existing hotel and the pitches of the roofs have been increased.

I trust this will satisfy your concerns but if you have any queries or if you require any further information please contact us.

Regards

13 JAN 2016