# Bamford Property scales back Mill House Hotel plans amid local concerns over traffic and AONB impact



Plans to reinvigorate the derelict Mill House Hotel in Kingham have sparked renewed interest as Bamford Property submits a new application for 10 holiday cottages. This proposal comes on the heels of a previous scheme that envisioned a larger 38-room hotel, approved by West Oxfordshire District Council last August. The fresh plans, however, propose a significant reduction in accommodation capacity, with a total of only 23 beds now being planned.

The Mill House Hotel has a fraught history, having closed its doors in December 2017 and previously facing rejection for redevelopment due to the impact on the Cotswolds Area of Outstanding Natural Beauty (AONB). In 2021, an application was denied on grounds that the development did not demonstrate "exceptional circumstances" necessary for such a project in a sensitive environmental zone. This latest proposal has already attracted public scrutiny, including concerns raised by local resident James Price, who warned that the cumulative effects of increased traffic and visitors could exacerbate existing strain on local infrastructure. He likened the potential impact to that seen in Bibury, where tourism has led to significant disruptions for local residents.

Adding to the complexity, Oxfordshire County Council's transport department has voiced reservations over the traffic implications of the new proposal. While the department’s objection noted that the additional traffic might not lead to severe impacts on the road network, it questioned the rationale behind the proposed alterations to access routes—specifically a wider vehicular access compared to prior permissions and a reduction in the planned width for a pedestrian pathway from two metres to one and a half metres.

The applicant's planning statement highlights a shift in focus attributed to post-pandemic challenges and changing demands in hospitality. The document asserts that the aim is now to provide fewer, yet higher-quality accommodations, enhancing the overall guest experience. Since acquiring the site in spring 2019, the strategy appears to have pivoted towards creating a phased development approach, which prioritises the holiday cottages before potentially returning to the more extensive hotel concept.

However, the intricacies of local sentiment remain a significant factor as this proposal unfolds. Previous large-scale plans proposed by Daylesford Organic, such as the development of a 33-bedroom hotel with extensive amenities, similarly faced backlash and concerns over community impact before ultimately being rejected in 2020. Local feelings about the viability and appropriateness of large hotels versus smaller-scale accommodations continue to shape the conversation about the future of the Mill House property and its potential role in Kingham's evolving landscape.

Continuous community engagement will be essential as these plans progress, ensuring that the local voice is not only heard but considered as the developers attempt to navigate the complex landscape of modern hospitality, heritage preservation, and tourism management within a sensitive environmental context.

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.oxfordmail.co.uk/news/25210660.oxfordshire-village-hotel-plans-10-holiday-cottages/?ref=rss> - Please view link - unable to able to access data
2. <https://www.oxfordmail.co.uk/news/19379575.daylesford-plans-hotel-complex-kingham/> - Daylesford Organic, owned by the Bamford family, has submitted plans to redevelop the former Mill House Hotel in Kingham into a 33-bedroom hotel featuring a restaurant, spa, gym, swimming pool, alehouse, and bakehouse. The proposal includes a free electric shuttle bus service connecting Kingham railway station, The Mill, The Wild Rabbit pub, and Daylesford Organic Farm. The application has received both support and objections from local residents, with concerns about the development's scale and impact on the village community. ([oxfordmail.co.uk](https://www.oxfordmail.co.uk/news/19379575.daylesford-plans-hotel-complex-kingham/?utm_source=openai))
3. <https://www.oxfordmail.co.uk/news/24386806.lord-lady-bamford-re-apply-38-room-hotel-kingham/> - Lord and Lady Bamford have re-applied for planning permission to redevelop the Mill House Hotel in Kingham into a 38-bedroom hotel with a restaurant, gym, pool, alehouse, bakehouse, and demonstration barn. The revised plans aim to restore the cultural heritage of the site and have been welcomed by Kingham Parish Council, though concerns about scale, parking, and traffic have been raised. The application is under consideration by West Oxfordshire District Council. ([oxfordmail.co.uk](https://www.oxfordmail.co.uk/news/24386806.lord-lady-bamford-re-apply-38-room-hotel-kingham/?utm_source=openai))
4. <https://www.oxfordmail.co.uk/news/19579184.daylesford-plans-hotel-kingham-now-refused/> - Plans for a new 33-bedroom hotel with a restaurant, spa, gym, swimming pool, alehouse, and bakehouse in Kingham have been rejected. The development was deemed to have a significant adverse impact on the area's natural beauty and landscape, including its heritage. The decision was influenced by concerns over the scale of the development and its appropriateness within the Cotswolds Area of Outstanding Natural Beauty. ([oxfordmail.co.uk](https://www.oxfordmail.co.uk/news/19579184.daylesford-plans-hotel-kingham-now-refused/?utm_source=openai))
5. <https://www.kinghamoxfordshire.com/mill-house-hotel-planning-application-opportunity-to-view-the-plans/> - Kingham Village Hall hosted an event on 9 July 2020 to allow residents to view and comment on the Mill House Hotel planning application (20/01165/FUL). The event aimed to gather community feedback before the Parish Council's formal decision. Attendees were advised to maintain social distancing and use hand sanitiser during the event. ([kinghamoxfordshire.com](https://www.kinghamoxfordshire.com/mill-house-hotel-planning-application-opportunity-to-view-the-plans/?utm_source=openai))
6. <https://meetings.westoxon.gov.uk/ieListDocuments.aspx?CId=1154&MId=2072&Ver=4> - The agenda for the Uplands Area Planning Sub-Committee meeting on 6 March 2023 included the Mill House Hotel redevelopment application (22/03311/FUL). The meeting discussed various aspects of the proposal, including financial contributions, drainage details, and highways concerns. The planning officer recommended approval, subject to certain conditions and agreements. ([meetings.westoxon.gov.uk](https://meetings.westoxon.gov.uk/ieListDocuments.aspx?CId=1154&MId=2072&Ver=4&utm_source=openai))
7. <https://camra.org.uk/pubs/mill-house-hotel-kingham-156217> - The Mill House Hotel in Kingham is listed as permanently closed and has been converted into housing. The establishment was previously a hotel with a bar open to the public. ([camra.org.uk](https://camra.org.uk/pubs/mill-house-hotel-kingham-156217?utm_source=openai))