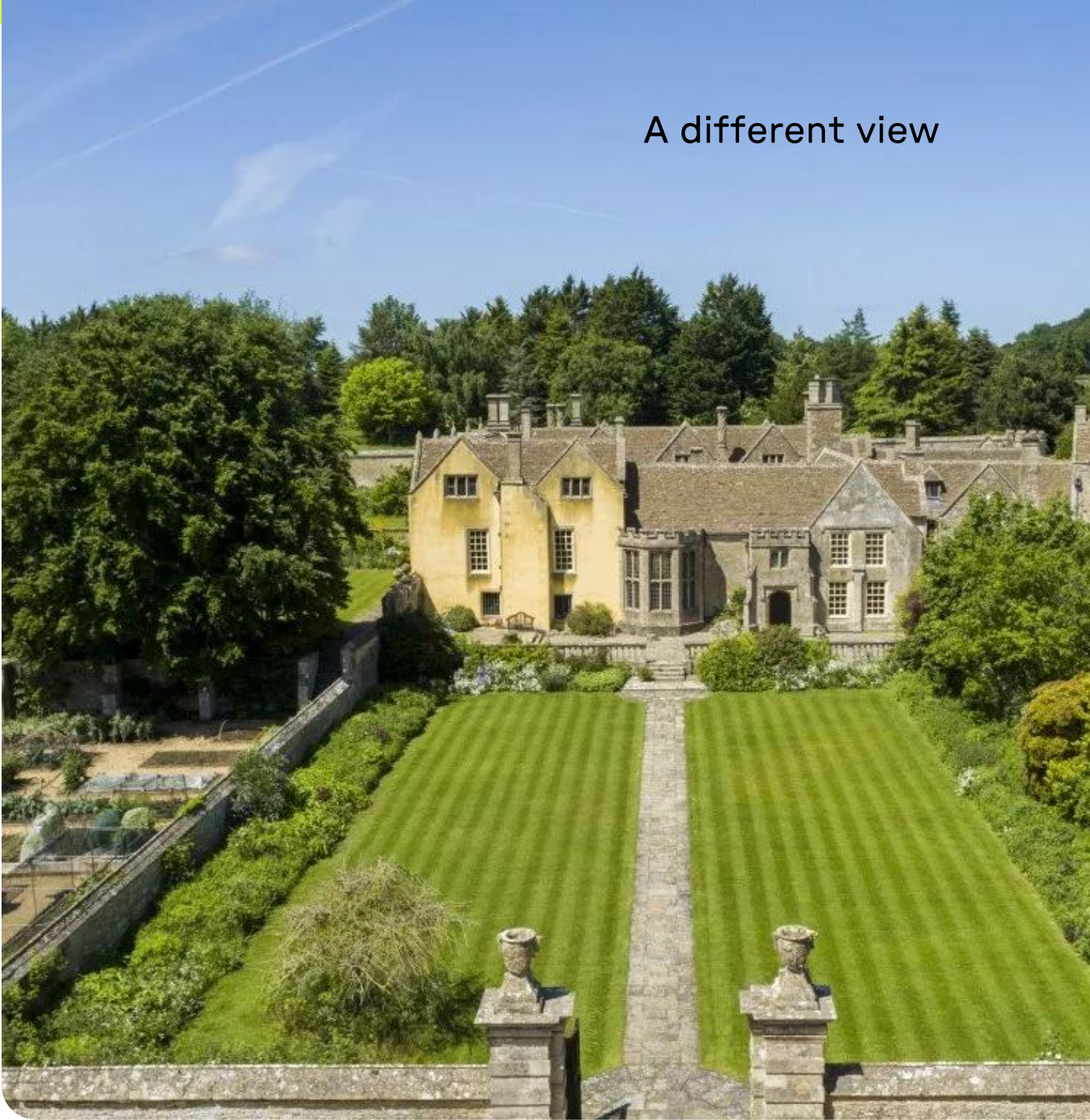


A different view



Planning statement

Hazelbury Manor, Box, Wiltshire

Hazelbury Manor Ltd

January 2026

Project title

Application for change of use of Hazelbury Manor (Grade I listed), Dower House (Grade I listed) and The Granary (Grade II listed) from mixed used, residential (C3) and agricultural, to hotel use (C1) with ancillary parking.

Applicant name

Hazelbury Manor Ltd

Date

January 2026

Client lead

Duncan Hartley BSc(Hons) MA DipTRP
MRTPI

Michael Gordon BA (Hons) MPlan MRTPI

Contents

Executive summary	4
1. Introduction	5
2. The application site	7
3. The application	13
4. Planning policy considerations	15
5. Appraisal of key planning issues	17
6. Conclusions.....	22

Executive summary

This planning statement supports an application for the change of use of Hazelbury Manor (Grade I listed), Dower House (Grade I listed), and The Granary (Grade II listed) from residential (Class C3) to hotel use (Class C1), including the provision of a sensitively located and designed parking area. The proposal, prepared by Rural Solutions Ltd on behalf of Hazelbury Manor Ltd, aims to secure the long-term conservation of these nationally significant heritage assets and the other associated listed buildings and the listed park and garden, while delivering a high-quality hospitality offer that will enhance Wiltshire's visitor economy.

Hazelbury Manor and its associated buildings are located within the Cotswold National Landscape (AONB) and the Green Belt, and are recognised for their special architectural and historic value. The proposed change of use is considered the optimal viable solution for the operation of and occupancy at the estate, ensuring its continued relevance and utility.

The submitted change of use application is supported by a comprehensive suite of expert reports addressing heritage, transport, ecology, and flood risk.

The application demonstrates full compliance with the Wiltshire Core Strategy (2015) and the National Planning Policy Framework (NPPF) (2024), including policies relating to heritage conservation, landscape protection, sustainable transport, and rural economic growth. The scheme will deliver substantial public benefits, including the conservation of important heritage assets, the creation of local employment, and the promotion of sustainable tourism.

Pre-application engagement with Historic England has informed the proposals, ensuring that all development principles are underpinned by best practice in heritage management. The application seeks approval in principle, with a detailed design and listed building consent to follow. The rationale for this application process is to first secure the acceptance in principle of the proposed use. An acceptance in principle will in turn aid securing the necessary substantial investment sums required to advance the relevant applications and related design processes and so deliver the development.

In summary, this proposal represents a sensitive, sustainable, and policy-compliant approach to the future heritage-led stewardship of Hazelbury Manor, the Dower House, and The Granary. It will secure their long-term conservation, deliver economic and social benefits to the local community, provide public access to a significant and important historic building and preserve the special qualities of the Cotswold National Landscape for future generations.

1. Introduction

- 1.1: This planning statement has been prepared by Rural Solutions Ltd, on behalf of our client, Hazelbury Manor Ltd, and supports the application for the following proposed development:

Change of use of Hazelbury Manor (Grade I listed), Dower House (Grade I listed) and The Granary (Grade II listed) from mixed used, residential (C3) and agricultural, to hotel use (C1) with ancillary parking.

- 1.2: The proposal seeks to secure the long-term conservation of these nationally significant heritage assets while delivering a high-quality hospitality offer that enhances Wiltshire's visitor economy.
- 1.3: This application is submitted to obtain approval in principle for the change of use of the buildings and land, including provision of an associated parking area. Following the establishment of development principles, a listed building consent application will be submitted to address the specific details of any proposed alterations to the building.
- 1.4: The applicant recently purchased Hazelbury Manor following an extended marketing period by the previous owner. It was clear from known feedback to the sales agent from prospective purchasers that the property is of too grand a scale to make for a modern home. It was considered that the existing layout of the property is not suitable for modern living due to its long corridors and multiple courtyard areas and extensive floorspace. However, it is that character that makes the property entirely appropriate for use as a hotel, which is believed to be its optimal viable use.

Pre-application process

- 1.5: Recognising the exceptional heritage value of Hazelbury Manor, the applicant has proactively engaged with Historic England prior to submitting this application. This early dialogue reflects the applicant's commitment to best practice in heritage management and to ensuring that proposals are informed by expert advice.
- 1.6: To facilitate a thorough understanding of the site and its significance, the applicant extended an invitation to senior officers from Historic England (Ross Simmonds, Head of SW Region Historic England, and Christopher Costelloe, Development Advice Team Leader SW Region), who attended a site visit and meeting alongside representatives from Yiangou, the appointed architects, in October 2025. During this site visit, the applicant's vision and aspirations for the future stewardship of Hazelbury Manor were discussed in detail, with particular emphasis on the sensitive management and enhancement of the estate's historic character.
- 1.7: It was collectively acknowledged that a formal change of use application would be required, and that Historic England would play a pivotal role as a statutory consultee in the determination of this and any subsequent applications affecting the site. The applicant welcomes Historic England's ongoing involvement and values their expertise in guiding the future evolution of this nationally important heritage asset.

- 1.8: The applicant is fully committed to ensuring that the historic significance of Hazelbury Manor is not only safeguarded but actively enhanced through any future development proposals. This approach will underpin all aspects of the project, ensuring that the estate's unique character and contribution to the nation's heritage are recognised, respected, and celebrated.

Application submission

- 1.9: Accompanying this planning statement, together with the necessary application form and fee, are the following supporting documents:

- Plans package – prepared by Yiangou Architects, including:
 - Location plan.
 - Site plan, as existing.
 - Elevations, as existing.
 - Floor plans, as existing.
 - Site plan, as proposed.
 - Elevations, as proposed.
 - Floor plans, as proposed.
- Heritage Statement prepared by Worlledge Associates.
- Heritage Impact Assessment prepared by Worlledge Associates.
- Transport Statement prepared by Nick Culhane Highways Consultant.
- Flood Risk Assessment prepared by Unda Consulting.
- Preliminary Ecological Appraisal prepared by BSG Ecology.
- Biodiversity Net Gain Calculations prepared by BSG Ecology.

- 1.10: These documents provide a detailed analysis of the site and the design proposals for it, demonstrating how the proposed change of use of the buildings has been carefully considered in order to result in minor internal alterations to provide guest rooms and ancillary facilities.

2. The application site

The application site

- 2.1: The site is located east of the large village of Box in Wiltshire, at grid reference - 51°24'51"N, 002°14'18"W. The postcode for the site is SN13 8HX.
- 2.2: Hazelbury Manor is a Grade I listed property. The whole estate is located within the Cotswold National Landscape (AONB), but positioned outside the adjacent Box Conservation Area to the west.
- 2.3: The Manor is distinguished by its special architectural value and significant historical evolution. Set within extensive grounds (circa 175 acres), it is complemented by a range of outbuildings - many of which are individually listed - each enhancing the estate's notable and refined historic environment.
- 2.4: The total ownership (see Figure 1 below) consists of:
- Hazelbury Manor (including Dower House) — Grade I listed.
 - The Granary — Grade II Listed.
 - The Tithe Barn.
 - Stables — Grade II listed.
 - Entrance gate and coach house — Grade II listed.
 - Squash court.
 - Gardens.
 - Agricultural barns.
 - Two glass houses.
 - Estate/parkland - footpaths and bridleways.
- 2.5: The submitted red line location plan relates only to specified parts of the estate – see Figure 2.
- 2.6: Following a recent change in ownership, the new proprietors have initiated a comprehensive project to revitalise this landmark estate. Their plan involves the sensitive conversion of the main house, Dower House, and The Granary into a hotel, aiming to integrate the Manor's distinguished heritage with contemporary hospitality standards. This initiative seeks to respect the property's rich history while ensuring its continued relevance and utility.



Figure 1: Landholding at Hazelbury Manor. Source: Google Earth

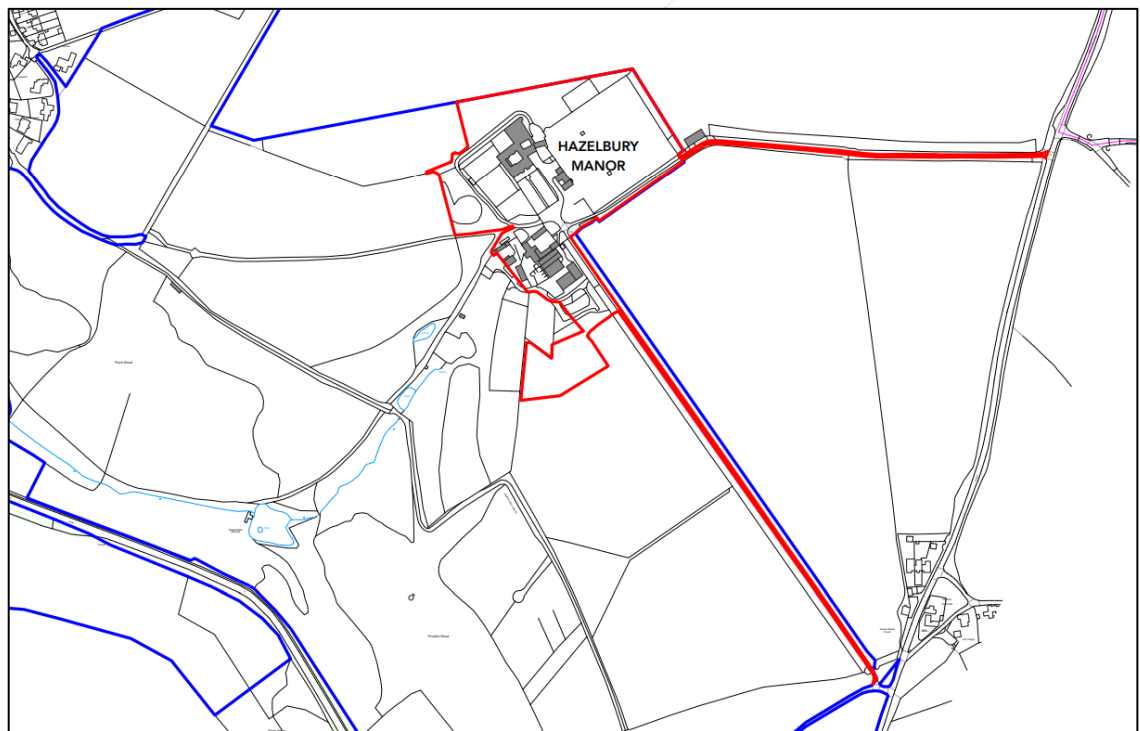


Figure 2: Submitted red line location plan

- 2.7: As referenced within the accompanying Heritage Report prepared by Worledge Associates, the list entry for Hazelbury Manor dates the house from the 15th to the 17th centuries; however, there is evidence of a house on this site dating back to the 14th century. The house was restored and enlarged in the 1920s by Sir Harold Brakspear, later becoming a girls' school between 1943 and 1971, after which it came under private ownership once more.

- 2.8: The Granary is located to the east side of the front walled garden; its date is uncertain but is typical of granaries from the 18th century. Historic maps from the 19th century show ranges of buildings attached to The Granary to the north and south. The building had been adapted for residential use at least by 1920s, as evidenced in the Harold Brakspear plans, with the attached ranges in agricultural use — both of which were removed during the 1920s renovations.
- 2.9: The Granary currently contains two residential units, known as The Granary (southern part of the building) and the Granary Bedsit (northern part), with a modern garage and carport to the north.
- 2.10: Access to the site is provided via a formal existing driveway from B3109 Bradford Road to the southeast. A secondary access runs east from the main house, before rejoining the B3109 Bradford Road.

Site area planning constraints

- 2.11: The content below provides a brief overview of planning-related designations in the context of the subject land. This information is provided to aid the reader's understanding of the site designation context:
- **National and local landscape designations** – The entire site is located within the Cotswold National Landscape (AONB) and Green Belt.
 - **Ecological designations** – The Box Mine Site of Special Scientific Interest (SSSI) and Bath & Bradford on Avon Bats Special Area of Conservation (SAC) lie immediately north of the built area of the Manor House.
 - **Heritage designations** – As referenced above, the site includes a number of listed and curtilage listed buildings and structures, including:
 - Hazelbury Manor and Dower House – Grade I (this listing description for the Manor also includes the Dower House);
 - The Granary, southeast of Hazelbury – Grade II;
 - Forecourt walls, terrace and gates to south of Hazelbury Manor – Grade II;
 - Enclosing walls to north and west of Hazelbury Manor and terrace in west garden – Grade II;
 - Stables at Hazelbury Manor – Grade II;
 - Entrance gates and coach house and Hazelbury Manor – Grade II.

The buildings are also located within a Grade II listed registered park and garden – Hazelbury Manor (reference: 1000520 (see below).

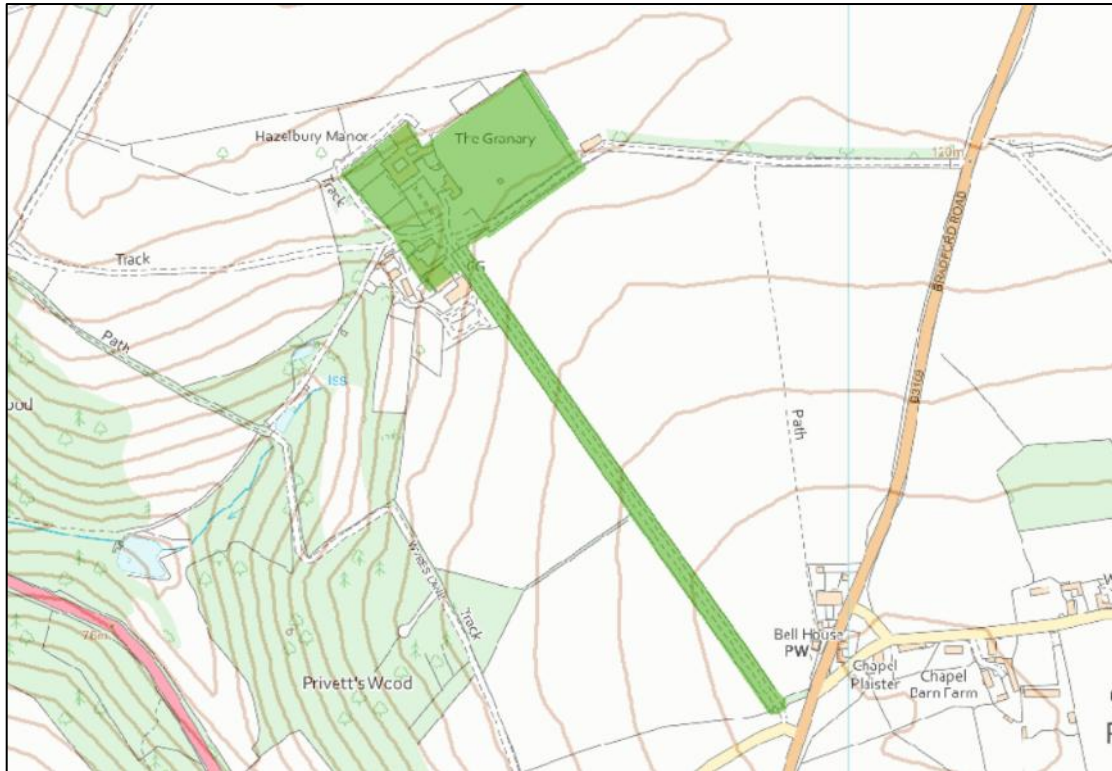


Figure 3: Registered Park and Garden marked green. Source: Historic England

- **Flood risk** – The site is located in Flood Zone 1, at the lowest risk of flooding.
- **Public rights of way (PRoW)** – There are number of public rights of way that cross the landholding. Most notably, Bridleway BOX51 runs to the south of the Manor House and out along the eastern access, whilst public footpath BOX54 runs up the main access drive to the southeast (see below).

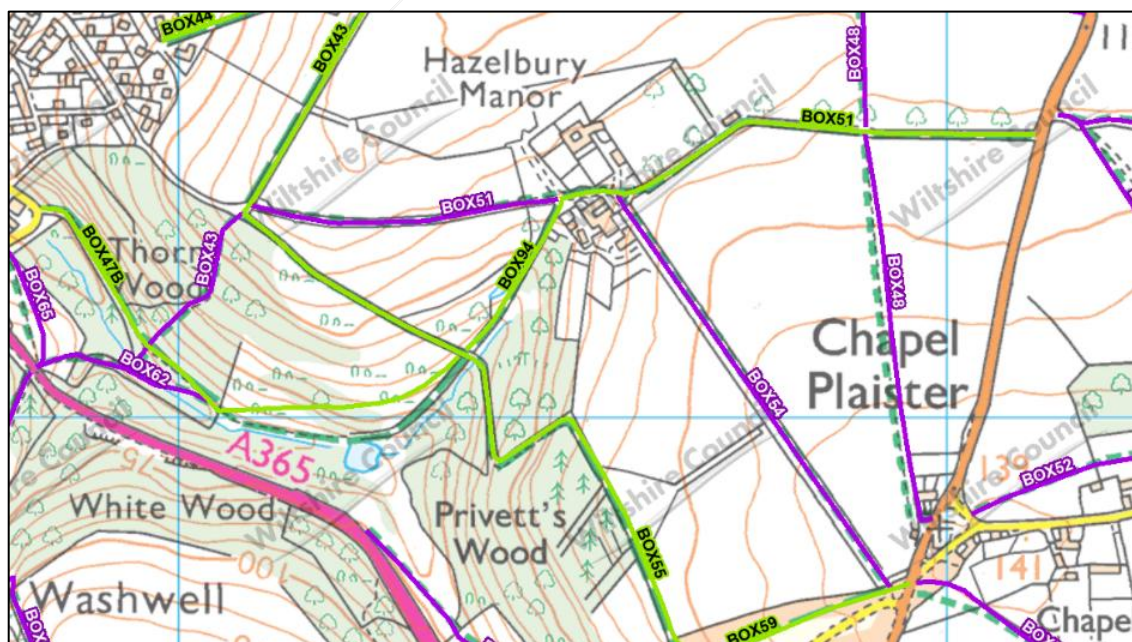


Figure 4: Public rights of way map. Source: Wiltshire Council

Planning history

2.12: A review of the Wiltshire Council planning register (viewed November 2025) provides the following extensive planning history for the estate property, dating back to 1990.

Application ref	Description	Decision
N/98/00041/AGN (Hazelbury Manor)	Erection of canopy to existing livestock building.	Approved 4 th February 1998
N/97/02818/DOC (Hazelbury Manor)	Submission of details pursuant to Condition 2 of N/97/1702/F - sample panel of wall including copings.	Approved 24 th March 1998
N/97/00796/FUL (Hazelbury Manor)	Erection of new gate/stile & cattle grid.	Approved 13 th June 1997
N/96/01890/LBC (The Coach House)	Listed Building Consent Reinstatement of garden wall and forming new opening adjoining the Coach House.	Approved 11 th November 1996
N/96/01710/DOC (Hazelbury Manor)	Discharge of Condition no 3 relating to N/96/1151/F - details of landscaping.	Approved 30 th October 1996
N/96/01399/LBDC (Hazelbury Manor)	Listed Building Consent Discharge of Condition no 2 relating to N/96/0632/LB - details of natural stone walling	Approved 10 th September 1996
N/96/01400/LBC (Hazelbury Manor)	Listed Building Consent Replacement of defective gates (replica of existing) works to drive and front lawn path.	Approved 4 th September 1996
N/96/01151/FUL (Hazelbury Manor)	Erection of general purpose agricultural building.	Approved 5 th August 1996
N/96/00639/LBDC (Hazelbury Manor)	Listed Building Consent Discharge of Condition no 4 relating to N/94/0403/LB details of materials.	Approved 13 th May 1996
N/96/00631/FUL (Hazelbury Manor)	Amendment to N/94/0404/F - landscaping new boundary wallsgates/new sewerage treatment plant.	Approved 13 th May 1996
N/96/00632/LBC (Hazelbury Manor)	Listed Building Consent Alterations to existing walls and gates/erection of new walls.	Approved 13 th May 1996
N/96/00208/LBDC (The coach house)	Listed Building Consent Discharge of Condition nos 6 and 7 relating to N/95/1868/LB joinery details and ashlar piers.	Approved 14 th March 1996
N/95/02288/LBDC (Hazelbury Manor)	Listed Building Consent	Approved 10 th January 1996

	Discharge of Conditions no 7 relating to N/94/0403/LB - repairs to chimney stack details of materials & roof.	
N/95/02197/LBC (Hazelbury Manor)	Listed Building Consent Installation of flue and flue terminal.	Approved 19 th October 1996
N/95/01868/LBC (Hazelbury Manor)	Listed Building Consent Alterations and repairs to coach house including partial demolition and rebuilding.	Approved 27 th November 1995
N/95/00450/LBC	Listed Building Consent Alterations/demolition to existing pool/form new swimming pool and swimming pool enclosure.	Approved 6 th June 1995
N/94/00204/FUL (Granary Cottage)	Conversion of existing flats and garage to 3 no. staff flats and garage use as staff flats/garage.	Approved 18 th March 1994
N/94/00205/LBC (Granary Cottage)	Listed Building Consent Alterations to listed building.	Approved 18 th March 1994
N/92/00835/FUL (Hazelbury Manor)	Change of use from barn to be used as storage facilities for book storage and packing.	Approved 12 th June 1992
N/92/00834/LBC (Hazelbury Manor)	Listed Building Consent Internal alterations to barn and repointing of exterior walls.	Approved 12 th June 1992

2.13: The information contained in point 2.12 indicates that there have been very few applications concerning the maintenance of the main property at Hazelbury Manor in recent years.

2.14: It is noted that the proposed change of use for Hazelbury Manor, Dower House and The Granary will secure substantial investment in the property, thereby supporting its preservation. It will provide public access to a significant and important historic building and ensure optimal long-term use of these buildings for future generations.

3. The application

- 3.1: As noted, this application seeks permission for the change of use of Hazelbury Manor (Grade I listed), and The Granary (Grade II listed) from residential use (Class C3) to hotel use (Class C1), with associated parking area.
- 3.2: The proposed site plan shown below (Figure 5), identifies the land and buildings to which the full planning application relates for change of use to a hotel. The buildings include Hazelbury Manor, the attached Dower House, and The Granary, whilst the land includes the curtilages to the relevant buildings and the proposed sensitively sited parking area.



Figure 5: Proposed site plans showing the location of the main house (1), Dower House (2), The Granary (3) and proposed parking area (4). Source: Yiangou Architects

- 3.3: It is intended that the Manor is sensitively converted into a new hotel, consisting of consisting of 12 bedroom suites located in the Manor, along with reception rooms and dining space, and three bedrooms located in the Dower House.. The house is very well suited to hotel use by its existing layout and design, and careful planning will ensure that any alterations required are kept to an absolute minimum.
- 3.4: The proposal also seeks to apply for change of use of The Granary from residential (C3) use to hotel (C1) use, providing for eight units, each containing a bedroom and bathroom ensuite.

- 3.5: An accompanied site visit with the relevant council officers will quickly help establish an assessment on why a hotel use is the submitted (preferential) use.
- 3.6: As referenced previously, the detail of the proposed internal alterations to these buildings will follow as part of a Listed Building Consent application once the principle of the proposal has been accepted. It is acknowledged that approval of a change of use application does not give consent for any alterations which would need Listed Building Consent. It is intended that an application for Listed Building Consent will quickly follow this submitted change of use application.
- 3.7: As is typical for developments such as Hazelbury Manor, it will be necessary to provide adequate parking arrangements for the guests of the hotel and its facilities, as well as the staff.
- 3.8: Careful consideration has been given to the location of the proposed car park, and its necessary size. With the assistance of the highways consultant, it has been calculated that approximately 23 parking spaces will be required. Staff parking will be accommodated within existing parking areas within the estate.
- 3.9: The location identified for the car park is in the field south of the agricultural yard and west of the main drive. This area is already well screened from the driveway by hedges and trees, and it is the intention to enhance this screening on all sides of the car park. A range of siting options were considered for the car park and the identified location is the least impactful on the acknowledged heritage assets. It is noted that the proposed car parking area is located so that it will not be visible from the main house.
- 3.10: The applicant aims to ensure that the car park has minimal environmental impact by utilising softer surfaces, such as gravel tracks and grasscrete. The parking layout will be separated by landscaping features, including planting, trees, and hedgerows.
- 3.11: As detailed in the accompanying Transport Plan, the site intends to implement an 'in/out' access system. Guests will arrive via the main driveway to the southeast and depart through the exit to the north, ensuring a smoother flow of vehicles throughout the estate.

4. Planning policy considerations

Local planning policy

4.1: The development plan for the site consists of the Wiltshire Core Strategy 2015.

4.2: Key local planning policies relevant to the proposed development include:

- Core Policy 40: Hotels, Bed & Breakfasts, Guest Houses and Conference Facilities.
- Core Policy 48: Supporting Rural Life.
- Core Policy 50: Biodiversity and Geodiversity.
- Core Policy 51: Landscape.
- Core Policy 57: Ensuring High Quality Design and Place Shaping.
- Core Policy 58: Ensuring the Conservation of the Historic Environment.
- Core Policy 60: Sustainable Transport.
- Core Policy 67: Flood Risk.

4.3: We note that Wiltshire Council's approach to Green Belt development is guided primarily by the NPPF, as the Wiltshire Core Strategy (2015) contains no standalone Green Belt policy beyond strategic references.

National planning policy

4.4: The NPPF (2024) sets out national planning policy for England. National Planning Practice Guidance provides further information on how policies should be interpreted.

4.5: National policy and guidance are material considerations in any planning decision.

4.6: The following key areas of national policy and guidance are of key relevance to this case:

- Section 2 – Achieving sustainable development.
- Section 4 – Decision-making.
- Section 12 – Achieving well-designed places.
- Section 13 – Protecting Green Belt land.
- Section 15 – Conserving and enhancing the natural environment.
- Section 16 – Conserving and enhancing the historic environment.

Other material considerations

Emerging Wiltshire Local Plan

4.7: Paragraph 49 of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

- 4.8: The emerging Wiltshire Local Plan (2020–2038) was submitted for examination in late 2024, but hearings were suspended in November 2025 due to concerns over sustainability appraisal, habitats assessment, and housing requirements. As a result, the plan is not yet close to adoption and carries only limited weight in decision-making under NPPF Paragraph 48. While it can be referenced for future policy direction, the current adopted development plan remains the Wiltshire Core Strategy (2015) and made neighbourhood plans.

Box Neighbourhood Plan

- 4.9: We note that the Box Neighbourhood Plan has not yet been “made” (adopted). As of November 2025, the draft plan has been submitted to Wiltshire Council for technical examination, and work on the Strategic Environmental Assessment and supporting documents is ongoing before Regulation 16 consultation and independent examination can proceed.

- 4.10: Until these steps are completed and the plan passes referendum, it carries only very limited weight in planning decisions, though it can be referenced for emerging local priorities.

Cotswold National Landscape Management Plan 2025

- 4.11: The Cotswolds National Landscape Management Plan is a strategic document prepared by the Cotswolds Conservation Board under the Countryside and Rights of Way Act 2000. Its purpose is to set out policies and priorities for conserving and enhancing the natural beauty of the Cotswolds Area of Outstanding Natural Beauty (AONB), now designated as a National Landscape.
- 4.12: Although it is not part of the statutory development plan, local planning authorities have a legal duty to seek to further the purposes of the National Landscape when exercising their functions. For this reason, the management plan is a material consideration in planning decisions within the AONB.
- 4.13: Demonstrating compliance with its objectives - such as conserving historic buildings, supporting sustainable tourism, and protecting landscape character - adds weight to the proposal as set out in this application and ensures that the change of use of Hazelbury Manor, the Dower House, and The Granary aligns with national and local policy aims for the area.

5. Appraisal of key planning issues

- 5.1: The introduction to this statement makes clear that the application is for the change of use of Hazelbury Manor, Dower House, and The Granary and its grounds to a hotel use. On this basis, a number of key planning issues are pertinent to the determination of this planning application — each is addressed in turn below.

Change of use

- 5.2: The current floor plans illustrate the configuration of Hazelbury Manor, the Dower House, and the Granary as residential dwellings (C3 use). The property is largely arranged with extended inner corridors leading to various connecting rooms and featuring central formal courtyard spaces. Although this layout may not align with contemporary residential preferences, it presents an excellent opportunity for conversion to hotel use (C1 use).
- 5.3: Such a change of use would require planning permission. Therefore, any proposals aimed at securing the long-term future of Hazelbury Manor must be evaluated in relation to their potential impacts, including effects on the significance of heritage assets and other material considerations of importance, such as transport-related matters.

Principle of development

- 5.4: The principle of whether the proposed development can be considered acceptable relies upon a number of strategic policies set out in the NPPF concerning Green Belt, heritage assets, and National Landscape (AONB) protection.
- 5.5: The application site is located entirely within the Green Belt. The Wiltshire Core Strategy and Local Plan make clear that applications within the Green Belt are to be determined in accordance with national policy. Paragraph 154 of the NPPF confirms that development in the Green Belt is inappropriate unless one of the listed exceptions applies, including (iv) the re-use of buildings of permanent and substantial construction and (v) material changes in the use of land, such as for outdoor sport or recreation.
- 5.6: As the proposal seeks permission for the change of use of existing buildings and land, it is considered to accord with criteria (iv) and (v) of NPPF Paragraph 154(h), and therefore aligns with national Green Belt policy.
- 5.7: The proposal further seeks permission for the change of use of a small section of an existing field to create a small car parking area (23 spaces) linked to the proposed new hotel use. Such development can be considered acceptable in principle within the Green Belt when assessed against the NPPF and Wiltshire Core Strategy policies.
- 5.8: Under NPPF Paragraph 154, new car parks are generally regarded as inappropriate development in the Green Belt unless “very special circumstances” exist. However, Paragraphs 208 and 210 of the NPPF support the sustainable reuse of heritage assets and the diversification of rural economies, recognising that enabling development may be necessary to secure the long-term conservation of nationally significant buildings.
- 5.9: In this context, the provision of a well-designed car parking area is essential to facilitate the viable reuse of the Grade I listed building as a hotel, delivering

substantial public benefits in terms of heritage conservation and rural economic growth.

- 5.10: Wiltshire Core Strategy Core Policy 39 (Tourism) and Core Policy 48 (Supporting Rural Life) both support the conversion of historic buildings to visitor accommodation, provided proposals are of an appropriate scale and design for their setting and do not harm the landscape or heritage significance.
- 5.11: Core Policy 51 (Landscape) and Core Policy 58 (Historic Environment) require that development within sensitive landscapes, such as the Cotswold National Landscape, conserves and enhances natural beauty and the special qualities of the area, while respecting the character and significance of heritage assets.
- 5.12: The proposed car park is sensitively located in the context of both heritage and landscape to minimise visual impact, and would not entail substantial new built development or encroachment into the wider countryside, thereby preserving the openness and purposes of the Green Belt as required by NPPF Paragraph 155.
- 5.13: The buildings and grounds are also located in the Cotswold National Landscape (AONB), where NPPF Paragraph 190 suggests that major development should be refused permission unless there are exceptional circumstances.
- 5.14: In this instance, the conservation of Hazelbury Manor and its grounds is considered to be of paramount importance due to the national significance of the heritage assets, as required by NPPF Paragraph 210. Conserving the heritage asset, which cannot be moved due to the permanence of the buildings, therefore accords with criterion (a) of Paragraph 190, which recognises that national considerations, such as maintaining the continued use of Grade I and II buildings, can form exceptional circumstances in support of the application.
- 5.15: The National Landscape was designated in 1966. The heritage significance of Hazelbury Manor and its wider landscape setting gives weight to the need to both secure and maintain a continued use of the application site. The proposal is the most viable means towards maintaining the visual quality of the landscape and so will not cause harm to the environment, given the absence of any significant external changes. The scheme therefore accords with criterion (c) of Paragraph 190 of the NPPF.
- 5.16: The proposal protects the ongoing use of the buildings and the management of the grounds, providing continuous protection for the special qualities of the National Landscape, including the presence of Hazelbury Manor and its associated grounds within the wider landscape. Ensuring the Manor and its grounds have a continued use will protect and maintain the contribution Hazelbury Manor provides to the landscape quality of the National Landscape.
- 5.17: It is clear that the proposed change of use of Hazelbury Manor, the Dower House, and The Granary is consistent with Green Belt policy and, irrespective of the National Landscape designation, the need to maintain a viable use for Hazelbury Manor can only be addressed in situ, given the buildings cannot be moved. In light of the heritage significance of the property, any consideration of the application needs to focus on whether the proposal is sympathetic to the conservation of the buildings.
- 5.18: In conclusion, the proposed change of use of Hazelbury Manor, the Dower House, and The Granary to hotel use, together with the creation of a modest car parking area,

should be considered acceptable in principle by the council. The proposal accords with the relevant provisions of the NPPF (2024), including Paragraphs 154, 208, and 210, as well as Wiltshire Core Strategy Core Policies 39, 48, 51, and 58.

- 5.19: The scheme secures the long-term conservation and viable use of nationally significant heritage assets, delivers public benefits through rural economic growth and heritage tourism, and is sensitively designed to preserve the openness and relevant purposes of the Green Belt and the special qualities of the Cotswold National Landscape. The proposal is therefore consistent with both national and local planning policy objectives and should be supported in principle.

Heritage

- 5.20: Given the acknowledged heritage value of the site, both a Heritage Report and Heritage Impact Assessment have been prepared by Worlledge Associates to assess the impact of the proposed change of use of Hazelbury Manor to a hotel, with particular regard to the siting of a new guest car park. The assessment has been undertaken in accordance with the NPPF, Historic England guidance, and relevant local planning policies.
- 5.21: Hazelbury Manor and the physically attached Dower House are both Grade I listed buildings, with associated Grade II listed structures and a registered historic park and garden, all located within the Cotswolds National Landscape (AONB) and Green Belt. The Heritage Report highlights the historical, architectural, and landscape significance of the site, which has evolved over several centuries and retains a strong sense of its historic character and setting.
- 5.22: The proposed car park is to be located outside the boundary of the registered park and garden, adjacent to the main drive and screened by existing mature trees and vegetation. The report concludes that the car park's location and design will not harm the physical fabric or setting of the listed buildings or the registered park and garden. The openness and rural character of the landscape will be preserved, and the car park will not intrude on historic views or the experience of the heritage assets.
- 5.23: The assessment demonstrates that the proposal accords with the NPPF's requirements to sustain and enhance the significance of heritage assets and their settings (NPPF Paragraphs 200–202), and with local policy objectives (Core Policy 58) to conserve and enhance the historic environment. The careful siting and screening of the car park ensures that the development will not result in harm to the significance of Hazelbury Manor or its landscape setting, and represents a responsible approach to managing change within the historic environment.

Access and parking

- 5.24: A Transport Statement has been prepared by Nick Culhane Highway Consultant Ltd to consider the highways implications of the proposed change of use. The assessment has been undertaken in accordance with the NPPF and Wiltshire Council's adopted transport policies, including Core Policies 60 (Sustainable Transport), 61 (Transport and New Development), and 64 (Demand Management) of the Wiltshire Core Strategy.
- 5.25: The report confirms that the site benefits from two existing vehicular access points from Bradford Road, both of which provide safe and suitable access with appropriate visibility splays. The proposed one-way system for ingress and egress will further enhance operational safety. The anticipated traffic generation from the hotel is

modest, with guest and staff movements dispersed throughout the day, and is well within the capacity of the local highway network. TRICS database analysis demonstrates that the development will not result in any materially-adverse impact on highway safety or congestion, in line with the requirements of the NPPF.

- 5.26: Parking provision has been designed in accordance with Wiltshire Council's maximum standards for hotels. The 23 formal parking spaces provided are for guest use only. Staff parking will be accommodated using existing parking areas elsewhere within the site, ensuring that all operational needs are met without risk of overspill onto the public highway.
- 5.27: The site is accessible by public transport, walking, and cycling, supporting the promotion of sustainable travel modes as required by both national and local policy. Staff numbers are modest and shift patterns are staggered, further minimising transport impact.
- 5.28: In summary, the Transport Statement demonstrates that the proposed development will not result in any unacceptable highway or transport impacts and is fully compliant with the NPPF and Wiltshire Council's adopted transport policies (Core Policy 60).

Flood risk and drainage

- 5.29: A Flood Risk Assessment (FRA) has been prepared by Unda Consulting Limited in accordance with the NPPF, National Planning Practice Guidance, and the Wiltshire Council Strategic Flood Risk Assessment (SFRA, 2024). The FRA confirms the site is within Flood Zone 1, as defined by both the Environment Agency and the Wiltshire SFRA, indicating a low probability of flooding from all sources. There are no records of historic flooding affecting the site, and the risk from surface water, groundwater, sewers, and reservoirs is assessed as low or negligible.
- 5.30: No external alterations are proposed, and there will be no increase in impermeable area or built footprint. The proposed car park will use permeable surfacing, ensuring no increase in surface water runoff. The development therefore complies with both national and local policy requirements to avoid increasing flood risk elsewhere.
- 5.31: Appropriate flood risk management measures are proposed, including flood-resistant construction where feasible, a flood plan, and registration with the National Severe Weather Warning Service. Safe escape routes are available, even when considering climate change. The FRA concludes that the proposal is appropriate in flood risk terms and fully accords with national and Wiltshire local planning policy on flood risk.

Ecology

- 5.32: A Preliminary Ecological Appraisal (PEA) has been undertaken by BSG Ecology to assess the potential ecological constraints associated with the proposed change of use of Hazelbury Manor. The report confirms that the proposed change of use of the Manor building itself, with no external alterations, can be undertaken without any direct ecological impact. The appraisal found that the majority of renovation works are internal and below ceiling level, with no anticipated changes to the roof, insulation, or external fabric of the building.
- 5.33: As such, there is no risk of harm to protected species, including bats, or to any habitats of ecological value. No further ecological survey or species licensing is

required for the change of use of the building alone, provided that the scope of works remains as described.

- 5.34: In support of this application, biodiversity net gain (BNG) calculations have been provided by BSG Ecology. The application seeks the change of use of Hazelbury Manor, the Dower House and the Granary (with no external alterations proposed to the buildings), and the change of use of an area of an existing pasture field to create a small, permeable car parking area. The BNG assessment has been undertaken in accordance with current national and local policy requirements.
- 5.35: The calculations confirm that the proposal can deliver a minimum 10% increase in biodiversity net gain, as required by national planning policy and the Environment Act 2021. This demonstrates that the development will not only mitigate any potential ecological impacts but will also result in a measurable enhancement of biodiversity on site.
- 5.36: Confirmation of the BNG outcome and supporting calculations are included within the submission.

6. Conclusions

- 6.1: Rural Solutions Ltd has prepared this planning statement on behalf of Hazelbury Manor Ltd to support the application for a change of use of Hazelbury Manor (Grade I listed), Dower House (Grade I listed) and The Granary (Grade II listed) from residential (Class C3) to hotel use (Class C1), including an associated parking area.
- 6.2: The proposal aims to ensure the long-term conservation of these nationally significant heritage assets, while providing a high-quality hospitality experience that enhances Wiltshire's visitor economy.
- 6.3: This application seeks approval in principle to change the use of the buildings and land, including parking provisions. Once development principles are established, a separate Listed Building Consent application will shortly follow, addressing the specifics of any alterations to the structure in accordance with statutory requirements and Core Policy 58, which ensures that any changes to listed buildings are sympathetic and preserve their significance.
- 6.4: Hazelbury Manor was recently acquired by the applicant after an extended period of marketing by the former owner. Upon careful review, the existing property layout is not considered suitable for contemporary living due to its long corridors and multiple courtyards. However, it is firmly considered that the property is ideally suited for use as a hotel, representing its most viable purpose and supporting appropriate tourism development in rural locations as encouraged by Core Policy 39.
- 6.5: Converting Hazelbury Manor, Dower House and The Granary to hotel use reflects a sensitive and sustainable approach to managing these important heritage sites. This adaptation guarantees their ongoing preservation, will provide public access to a significant and important historic building, and makes a positive contribution to the local economy and Wiltshire's tourism sector in accordance with Core Policies 39 and 48, as well as supporting the NPPF's emphasis on sustainable development and rural economic growth.
- 6.6: The application is considered to constitute sustainable development by virtue of maintaining the natural environment (Core Policy 51), offering social and economic benefits in respect to protecting important heritage assets (Core Policy 58), and minimising traffic movements, consistent with the principles set out in Paragraphs 154, 208, and 210 of the NPPF.
- 6.7: The applicant looks forward to working with the council, Historic England, and all relevant consultees on this application for the proposed change of use of Hazelbury Manor (Grade I listed), Dower House (Grade I listed) and The Granary (Grade II listed) from mixed used, residential (C3) and agricultural, to hotel use (C1) with ancillary parking.



Disclaimer: The information, analysis and recommendations within this document are made by Rural Solutions Limited in good faith and represent our professional judgement on the basis of the information obtained from others. No statement made within this document may be deemed in any circumstance to be a representation, undertaking or warranty and we cannot accept any liability should you rely on such statements or such statements prove to be inaccurate. In particular the achievement of particular goals depends on parties and factors outside our control. Any illustrations and otherwise in this report are only intended to illustrate particular points of argument.

This document and its contents are confidential and will remain confidential until we waive confidentiality or the document is published by a Local Planning Authority.

Copyright © Rural Solutions Limited January 26
Any unauthorised reproduction or usage is strictly prohibited.



We are rural