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Planning Department
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By email only: lucie.turner@wiltshire.gov.uk
February 18th 2026

Dear Ms Turner,

PL/2026/00168

**Hazelbury Manor, Bradford Road, Hawthorn, Corsham, SN13 8HX
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.**

Thank you for consulting the Gardens Trust in its role as Statutory Consultee on the above application which may have a material impact on the significance of Hazelbury Manor, a Grade II registered park and garden (RPG) included by Historic England on the Register of Parks and Gardens of Special Historic Interest. We have liaised with our colleagues in the Wiltshire Gardens Trust and their local knowledge informs this joint response.

The listing details the site as "Remains of an early C17 garden surrounding a manor house, restored in the early C20 by Harold Brakspear and extended in the late C20."

We have reviewed the application documents for the change of use of Hazelbury Manor, the Dower House and the Granary to hotel use along with the construction of a new car park adjacent to the main driveway. We welcome that the application has included very detailed Heritage Statement and Appendices along with a detailed Setting Study relating to the introduction of a car park to serve the change of use. Here follows our comments;-

- Despite the excellent documents detailed above, we still feel that the application lacks specifics on how heritage will be managed and enhanced.
- A Conservation Management Plan should be commissioned to outline the care and protection of historic features and landscapes.

- Other than the proposals for the car park, there is very little assessment of the impact of the proposals on the RPG with particular reference to the protection of significant trees and landscape features.

In particular, we consider that further research and assessment is required for the following reasons:

- The Setting report states (pg 9) *"It should be noted that the setting of the heritage assets, at least in part, are a 20th century iteration. Firstly the gardens and grounds were a re-imagining of the 17th century layout restored by Brakspear, and following this, Ian Pollard extended and developed this further. Therefore the original intent and designed views from the Manor if any, have been masked by subsequent changes."* This does not diminish the significance of the earlier phases of development and that the later changes are detailed in the listing also indicates their significance. Therefore, further research should be conducted to better understand the significance of all aspects of the RPG and to assess the impact of the proposals on the RPG as part of any application for change of use.
- The Stone Circle is not mentioned in the Heritage Statement and is of historical significance and should be included in assessments.
- Water features, including ponds and watercourses, are integral to the estate's history and need further investigation for their significance.
- The Yew Henge and Prospect Mounds, created by Ian Pollard, are important contemporary landscape features that should be acknowledged and preserved.
- Ancient woodlands and veteran trees on the estate are irreplaceable and need to be considered in light of the proposals
- The estate's watercourses and ponds contribute to local biodiversity and should be safeguarded and enhanced.

We appreciate that the application presents an opportunity to consider the broader implications for the Hazelbury Manor Historic Estate to provide a sustainable future for the estate. However, while the change of use for the Manor is generally acceptable, concerns about the lack of a comprehensive conservation strategy remain and we recommend that further work is undertaken to develop an holistic approach to conservation planning to protect both the historic and natural features of the estate.

If you have any further queries, please contact us at this email address, and we would be grateful to be advised of the outcome of the application in due course

Yours faithfully

Joanne Mirzoeff BA (Hons) MSc
Consultant Conservation Officer