

Letter from Box Parish Council to Wiltshire Council in response to the additional Technical Note from Nick Culhane (Highways Consultant)

Dear Lucie Turner

Planning application reference PL / 2026 / 00168 – Hazelbury Manor, Box, Wiltshire SN13 8HX.

Proposal : Change of Use of Hazelbury Manor (Grade I Listed), Dower House (Grade I Listed) and The Granary (Grade II Listed) from Mixed Use Residential (C2) to Hotel (Class C1) with Ancillary Parking Hazelbury Manor, Box, Corsham, Wiltshire SN13 8HX.

Additional Highways Technical Note from Nick Culhane (Highways Consultant) March 16 2026 - Further comments from Box Parish Council

Thank you for providing the opportunity for Box Parish Council to review and comment upon the additional highways technical note prepared to support the above application.

The document was considered by the Planning Committee at its meeting on March 26 2026.

The comments (below) supplement and expand on those set out in its letter (and Appendix) of March 17 2026. They should be read in conjunction with that – in particular with items nos. 8 and 9 (of both documents).

As mentioned in its initial consultation response, the Parish Council recognises the opportunity that this proposal brings forward to secure a sustainable and viable future for an important heritage feature.

Proposals to show how the built and landscape heritage of the Hazelbury Manor estate along with its natural environment and archaeology are to be safeguarded and enhanced are awaited.

In contrast, there is a very clear picture of how the applicant says the proposed hotel would operate in regard to :

- the introduction of a proposed one-way system for vehicles which will be 'shared' by all parties / users (including hotel guests and non-vehicle users)
- how users of the existing footpath and bridleways (Public Rights of Way BOX54 and BOX51, respectively) which would be part of the proposed one-way access / egress arrangement will be accommodated and their safety secured
- accommodating other users not linked to the hotel (such as existing agricultural activities)
- how the proposed one-way system will connect to the wider network

The Parish Council continues to have several concerns arising from the Transport Statements.

The importance of taking into account other vehicles as well as hotel guests

The applicant's Transport Statement refers to vehicles for hotel guests and what is referred to as infrequent servicing and delivery.

The Parish Council is concerned that the expectation of relatively modest traffic movements linked to the hotel is flawed and does not take proper account of other traffic that will be associated with the hotel / estate including :

- vehicles linked to servicing the hotel (such as waste management / collection)
- hotel staff arriving and departing
- non-resident visitors to the hotel
- visitors to the Hazelbury Manor estate linked to occasional events such as 'open' gardens or recitals / drama performances.

Further, some movements linked to servicing are likely to involve larger vehicles. It is not demonstrated that these can be safely accommodated on the proposed one-way system safely.

The Parish Council's initial response highlights considerable uncertainties about the likely number of staff and how they will arrive /depart (and the parking provision for those that arrive by car).

It is an omission that construction traffic is not addressed in the Transport Statements.

These matters raise implications for the consideration of the proposal in regard to its proposed one-way system and its connection to the external highway network.

Comments on the proposed one-way system

The Transport Statements say :

- that the elements of the proposed one-way system are currently used by vehicles linked to the Hazelbury Manor estate, farming activities in the vicinity and users of the Public Rights of Way
- the applicant does not propose to make any material amendments to the existing links nor its junctions with the wider highways network outside the site.

The applicant has concluded that the likelihood of conflict between users of the one-way system is 'extremely limited' based on :

- the introduction of a proposed one-way system
- the modest levels of traffic predicted to be generated from the hotel; and
- the provision of appropriate signage and management measures such as trimming back vegetation.

The Parish Council welcomes confirmation in the Transport Statements that the existing bridleway and footpath links (BOX51 and BOX54, respectively) which will be part of the proposed one-way system will continue to be available for use by horse-riders and walkers unconnected to the proposed hotel.

The Parish Council is, however, very concerned that as proposed there is considerable likelihood of potential conflict between users of the proposed one-way system who are not linked to the hotel (walkers and horse-riders).

Additionally, it is concerned that :

- the egress 'arm' of the proposed one-way system is an extremely narrow vehicle carriageway. It is adjoined by substantial vegetation extending right to the carriageway edge thus further restricting its width
- agricultural vehicles linked to nearby farming operations (which are unconnected to the proposed hotel) will continue to make use of a significant length of the 'egress' element of the proposed one-way system – specifically, between the centre of the site and its junction with the B3109 highway to the north east
- agricultural vehicles will also use other parts of the proposed one-way system (albeit in a two-way manner).

Changes necessary to the proposed one-way system

The Parish Council is very concerned that there will be potential for conflict between users of the one-way system. It regards the proposed approach as both highly optimistic and fundamentally flawed. It :

- does not accept the applicant's conclusions that the proposed approach (above) will provide 'a proportionate and practical solution that will ensure the safe shared use of the access tracks and Public Rights of Way'
- disagrees with the applicant's conclusion in Section 9 of the additional Transport Statement that 'Accordingly, the proposal is considered acceptable in highways and access terms'.

The Parish Council welcomes that Wiltshire Council highways staff in their comments on the application recognise that the proposal requires measures to avoid the potential for conflict by providing passing places and widening the links in the one-way system.

The Parish Council considers that it is essential that the entire one-way proposal be significantly revised to include comprehensive physical measures to ensure that the safety of walkers and horse-riders is not adversely affected by :

- vehicles linked to the hotel use (including during the construction phase),
- traffic from the wider estate
- agricultural activities.

The one-way system must include an appropriate number of physical measures (such as refuges and passing places) that are 'designed into' the proposal as integral elements of it in order to avoid hazardous 'conflict' situations arising for all users (including hotel guests). As long as it is compatible with other objectives, opportunities for 'localised' widening should also be considered.

Appropriate lighting should also be included on both the ingress and egress route(s) to help ensure the safety of users who are not in vehicles.

Importantly, the Parish Council is concerned at the feasibility of these measures being secured since the additional Transport Statement confirms that the applicant only has existing user rights. This is contrary to what is said in the planning application form.

The additional Statement points out that the applicant does not enjoy control over important elements of the proposed one-way system and says that the provision of physical works cannot take place without prior agreement with the landowner. The additional Transport document says that even surfacing of the one-way system will only be done 'where possible'.

Under the current position where the applicant lacks full control of the land forming the one-way system, he is unable to deliver these important measures and the proposals, as submitted, would result in hazardous conditions for walkers and horse-riders.

The junction with B3109 Bradford Road

The application form says that no changes are planned to the junction of the ingress and egress routes with the adjoining B3109 Bradford Road.

Traffic leaving the proposed hotel (both guests and service vehicles) will join this road which is already very busy with fast moving traffic. The carriageway is not level nor straight and visibility is impeded because of this. A considerable number of vehicles leave the B3109 road and re-join it throughout the day linked to the large business activity located opposite Hazelbury Manor.

The Parish Council is very concerned that Wiltshire Council Highways staff have not raised concerns about these aspects of the proposal.

The 'Northern Road' (bridleway) is almost opposite the entrance to Wadswick Green/Wadswick Country Store. There is no reference to the effect that traffic coming in and out of those 2 premises on the safety of the road at that section of the B3109. Wadswick Country Store in particular has significant traffic in both directions by virtue of customers and suppliers to the business. Wadswick Country Store is a thriving retail outlet, which includes a cafe and other amenities, including in the future some sports activity. Box Parish Council feels that the planning application should take account of this when considering the safety of users of the B3109 at that point

Further analysis is necessary to demonstrate that traffic from the proposed hotel can join the Bradford Road safely and that no consequential improvements will be necessary.

Next steps

The Parish Council will be pleased to see the further work that the applicant undertakes to address these several matters including showing that the necessary changes can be delivered.

Box Parish Council Chairman / Clerk