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Planning Department
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By email only: lucie.turner@wiltshire.gov.uk
August 13th 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.

Following a site visit on Friday 7th August and further discussions with the applicants, we have a clearer understanding of the site and are comfortable with the proposals.

In our previous letter dated February 18th 2026, we had become aware of contemporary features of potential significance, constructed by the architect Ian

Pollard during his 20 years ownership. Having now seen these ourselves, we can add the following comments;-

- Topiary within the formal gardens is still extant
- Water features, including ponds and watercourses, are integral to the estate's history and are currently being sensitively restored and improved.
- The Prospect Mounds – apparently constructed from the spoil from the 1980s swimming pool extension, are simple grassed mounds with levelled spiral access which have some value as viewing points to the wider landscape.
- The Stone Circle constructed in 1985 – 7 stones of varying scale positioned in a circle in a dip in the land just outside the RPG to the south-west of the house although without any intervisibility or relationship to the house and formal gardens grounds and no visibility or relationship with the wider estate.
- The Yew Henge – this feature was removed around 25 years ago as confirmed in the extract from 'Historic Gardens of Wiltshire' 2004 by Timothy Mowl

The prospect mounds and the stone circle were quirky contemporary interpretations inspired by historic features and the wider Wiltshire landscapes, and there is no evidence yet of a coherent landscaping plan produced by Pollard. In the absence of this and, as the planning application does not impact on any of these features, we have no concerns at this stage.

We would suggest that a Conservation Management Plan should be commissioned for the long-term development of the site in time and we understand that this is in the early stages of development. We do not consider that the proposed extent of change at this stage nor these specific proposals require this to be produced prior to the determination of this application.

We reiterate again 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 and the applicant appears to be undertaking a careful, sensitive approach to its redevelopment which we welcome.

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