

Date: 20 August 2026
Our ref: 556383
Your ref: PL/2026/00168



Lucie Turner
Case Officer
Wiltshire Council

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BY EMAIL ONLY

Dear Ms. Turner,

Planning consultation: 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.

Location: Hazelbury Manor, Bradford Road, Hawthorn, Corsham, SN13 8HX

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Bath & Bradford-on-Avon Bats Special Area of Conservation (SAC) – No Objection Subject to Conditions

The application site lies within an area known to support bats that form part of the populations for which the Bath and Bradford-on-Avon Bats SAC is notified and therefore has the potential to affect its interest features. European sites are afforded protection under the Conservation of Habitats and Species Regulations 2017, as amended (the 'Habitats Regulations'). In considering the European site interest, Natural England advises that you, as a competent authority under the provisions of the Habitats Regulations, should have regard for any potential impacts that a plan or project may have¹. The [Conservation objectives](#) for each European site explain how the site should be restored and/or maintained and may be helpful in assessing potential impacts.

On the basis of information provided, Natural England's advice is that this proposed development will require mitigation measures intended to avoid or reduce the likely harmful effects on a European site which cannot be taken into account when determining whether or not a plan or project is likely to have a significant effect on a site and requires an appropriate assessment (following the People Over Wind ruling by the Court of Justice of the European Union). For this reason, the proposed mitigation measures need to be formally checked and confirmed by your Authority, as the competent authority, via an Appropriate Assessment.

¹ Requirements are set out within Regulations 63 and 64 of the Habitats Regulations, where a series of steps and tests are followed for plans or projects that could potentially affect a European site. The steps and tests set out within Regulations 63 and 64 are commonly referred to as the 'Habitats Regulations Assessment' process.

The Government has produced core guidance for competent authorities and developers to assist with the Habitats Regulations Assessment process. This can be found on the Defra website. <http://www.defra.gov.uk/habitats-review/implementation/process-guidance/guidance/sites/>

Habitats Regulations Assessment – Appropriate Assessment

Natural England notes that your authority, as competent authority under the provisions of the Habitats Regulations, has undertaken an Appropriate Assessment of the proposal, in accordance with Regulation 63 of the Regulations. Natural England is a statutory consultee on the Appropriate Assessment stage of the Habitats Regulations Assessment process.

Your Appropriate Assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of the Bath and Bradford on Avon Bats Special Area for Conservation (SAC). Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England is satisfied and thus we have no objection to the proposals, providing that all mitigation measures and recommended conditions are appropriately secured in any permission given.

Additional Comments

Natural England note that additional bat activity surveys are being undertaken throughout the rest of the survey period. We request to be consulted on the final survey results to assess whether any further measures are required.

Lighting Strategy

We note that a lighting impact assessment has not been provided. Whilst the planning application does not include any external lighting, we expect a sensitive lighting strategy to be submitted separately in due course. Natural England must be consulted on any forthcoming lighting strategy.

Natural England agree with the lighting condition proposed in the Appropriate Assessment. Any granted permission should not provide for any external lighting during construction or operational phases.

Visitor Management Plan

It is recommended that a suitably worded condition is included that the visitor management plan is agreed with Natural England and your authority's ecology team prior to occupation of the proposed change of use. The visitor management plan should be informed by a complete suite of bat surveys and provide measures to limit disturbance of bats, such as from noise and lighting.

Requirement for Construction Environmental Management Plan (CEMP)

A CEMP for the scheme to avoid and mitigate effects on ecological features should be agreed by your Authority and Natural England prior to commencement of the scheme. This should have particular focus on measures to protect core bat habitat and to ensure light spill along core bat habitat is kept to a minimum. It should also avoid impacts on Annex II species' roosts.

Given the number of established trees on site, which may have bat roosting potential, it is recommended that an appropriate buffer is applied to the trees during the construction phase.

Requirement for Landscape and Ecological Management Plan (LEMP)

The scheme should provide for the retention and enhancement of habitats the details of which will need to be set out in a LEMP, which should be agreed by your Authority prior to commencement of the scheme. This should include enhancement and management of functionally linked bat habitat. The LEMP should also detail how the identified Lesser Horseshoe Bat night roosts in the stable and kennel buildings are to be retained and protected or suitably replaced in the estate. It is recommended that enhancement roosting opportunities for the local bat population are secured, the number, location and design of which should be included in the LEMP.

If you have any queries relating to the advice in this letter please contact me directly.

Yours faithfully,

Kyle Conroy

Sustainable Development Senior Officer
Wessex Area Team