



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/00168
Decision Date: 27/08/2026

Applicant:	Hazelbury Manor Limited c/o Agent
Particulars of 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.
At:	Hazelbury Manor, Bradford Road, Hawthorn, Corsham, SN13 8HX

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with policy DM3 (1)(a) of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Site Location Plan 2956-0010-P7 received 9 Jan 2026

Proposed Site Plan 2956-055 received 9 Jan 2026

Technical Note Transport received 16/03/2026

Hazelbury Manor Landscape Analysis of Key Views Parts 1, 2 and 3 received 16/04/2026

Options Appraisal Hazelbury Manor WA and RSL received 8 Apr 2026

Highway Consultant Statement received 14 Jan 2026

Flood Risk Assessment received 14 Jan 2026

Planning statement received 9 Jan 2026

Setting and Car Park Statement received

Heritage Statement received 9 Jan 2026

REASON For the avoidance of doubt and in the interests of proper planning.

- 3** No development shall take place until a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

REASON: To ensure that archaeological features are appropriately investigated and recorded.

- 4** Prior to the first use of the hotel hereby approved, a Visitor Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include measures for the management of visitor activity within the estate, including measures to avoid adverse effects on ecological receptors and designated sites. The approved Plan shall thereafter be implemented and maintained.

REASON: To ensure that visitor activity does not adversely affect ecological interests, including the Bath and Bradford-on-Avon Bats Special Area of Conservation.

- 5** The development will be carried out in strict accordance with the following documents:

Shadow Habitat Regulations Assessment. June 2026. Ethos Environmental Planning. Project No. ETH26-357;

RE: Hazelbury Manor HRA. 30 July 2025. Ethos Environmental Planning;

Ecological Impact Assessment. 12 March 2026. BSG Ecology. Project No. P25-359;

Preliminary Ecological Appraisal. 15 August 2025. BSG Ecology. Project No. P25-359;

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

- 6** Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be

submitted to the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:

- a. Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.
- b. Working method statements for protected/priority species, such as nesting birds, bats, badgers and reptiles.
- c. Mitigation strategies already agreed with the local planning authority prior to determination, such as for nesting birds, Priority Habitat Traditional Orchard, Box Mine SSSI, Woodland, hedgerows and bats; this should comprise the pre-construction/construction related elements of strategies only.
- d. Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.
- e. Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).

Development shall be carried out in strict accordance with the approved CEMP.

REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

- 7 Prior to the start of construction, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management to attain targets. The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.

REASON: To ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme.

- 8 No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation.

The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes

on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of habitat used by bats

- 9** No development shall commence until a detailed surface water drainage strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include:

- existing drainage arrangements
- proposed drainage design
- discharge rates

The development shall be carried out in accordance with the approved details.

REASON: To ensure the development does not increase flood risk.

- 10** Prior to the installation of any plant or mechanical equipment, a noise impact assessment shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON To protect residential amenity.

- 11** Prior to the operation of any kitchen ventilation or extraction system, details of the system, including odour control measures, shall be submitted to and approved in writing by the Local Planning Authority.

The approved system shall be installed prior to first use and retained thereafter.

REASON: To prevent unacceptable odour impacts.

- 12** The development hereby permitted shall be used solely as a hotel (Use Class C1) and for no other purpose (including any other purpose in Class C1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

REASON: To ensure the use remains consistent with that assessed.

- 13** No construction / demolition vehicle access may be taken along BOX51 and BOX54 without prior consultation with the Wiltshire Council Rights of Way Warden. Where appropriate any safety/mitigation/reinstatement measures must be approved by the Wiltshire Council Rights of Way Warden.

REASON: To ensure the public right of way remains available and convenient for public use.

Informative

- 1 The applicant is advised that concerns have been raised by the Council's Public Rights of Way Officer regarding the use of existing routes within the site as part of the proposed access arrangements. These include opportunities to improve the safety and convenience of users, including walkers and horse riders.

The applicant is encouraged to engage with the Public Rights of Way team to explore potential improvements to the network, including measures such as passing places, surfacing improvements and accessibility enhancements, as part of the detailed design and management of the site.

Informative

- 2 The application indicates access to the application site will be over land which is subject to a public footpath/bridleway. Section 34 of the Road Traffic Act states that "...if without lawful authority a person drives a motor vehicle-

(b) on any road being a footpath or bridleway he is guilty of an offence".

Lawful authority is taken to mean the express permission of the owner of the land.

The applicant should ensure that all necessary rights in respect of vehicular access to the application site can be secured.

Informative

- 3 The roof space of Hazelbury Manor, Bradford Road, Hawthorn, Corsham, SN13 8HX is used as a bat roost. Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a European Protected Species Licence will be required before any work is undertaken to implement this planning permission. Future conversion of the roof space to living accommodation or replacing the roof could also breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.

Informative

- 4 The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial

lighting at night”, issued by the Bat Conservation Trust and Institution of Lighting Professionals

Nic Thomas - Director of Planning, Economy and Climate

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)