

Community and Stakeholder Engagement Statement
Artel31
November 2025

1. Introduction

This statement summarises the engagement undertaken as part of the preparation of the planning application by Artel31 from March till November 2025, which comprises both full planning proposals relating to the conversion and restoration of listed buildings, and outline proposals for new-build development and wider publicly accessible parkland site.

The applicant has sought to engage positively and proactively with a wide range of stakeholders, including statutory consultees, local community groups, technical specialists, and relevant departments of Wiltshire Council. The objective throughout has been to ensure that the proposals respond sensitively to the site's heritage significance, local context, and community aspirations.

2. Engagement Objectives

The engagement process aimed to:

- Ensure early and meaningful dialogue with local and statutory stakeholders.
- Integrate technical and community feedback into the evolving design.
- Support a transparent and collaborative approach to the planning process.
- Ensure that both heritage and new-build elements deliver long-term benefits for the community.

3. Key Stakeholder Engagement

3.1. Transport and Active Travel:

The project team met with CTC and the Chippenham Cycle Network Development Group and NHS property Services to discuss opportunities for sustainable movement across and beyond the site. Feedback from these groups informed the site-wide movement and access strategy, including improved pedestrian and cycle connections and integration with existing local routes.

3.2. Infrastructure and Utilities:

Engagement with Wessex Water was undertaken to establish appropriate surface water discharge rates and to assess the capacity of existing networks. Their technical input has informed the drainage and flood risk strategy, ensuring compliance with local and national standards.

3.3. Highways and Waste Management

Discussions were held with the Wiltshire Council Planning and Highways Departments to agree an appropriate approach to vehicle access, parking, and waste collection arrangements. The proposals have been refined accordingly to ensure efficient site servicing and safe movement for all users.

3.4. Conservation and Heritage

Given the presence of listed buildings, extensive consultation has taken place with both external conservation experts and the applicant's in-house heritage team. The design approach was developed in close dialogue with Wiltshire Council's Conservation Department, ensuring the protection and enhancement of the site's historic character while enabling viable and sustainable reuse.

3.5. Wider Community Engagement

Beyond formal stakeholder discussions, the applicant has initiated wider community consultation to ensure that local residents and interest groups can contribute to the development process. Early engagement activities have included informal discussions with neighbours and local representatives. Feedback received to date has been used to shape proposals for public open space, parkland, and the outline self-build plots.

4. Outcomes and Next Steps

As the scheme progresses, further community engagement will be undertaken through local press releases, and targeted workshops, and informal conversations ensuring ongoing opportunities for local input at each design stage.

Engagement to date has positively influenced the emerging proposals, particularly in respect of access strategy, drainage design, heritage treatment, and community amenity provision. The applicant remains committed to continuing dialogue with the community, stakeholders, and statutory consultees throughout the planning process and subsequent reserved matters applications.

All future engagement activities and outcomes will be documented and reported to Wiltshire Council as part of the ongoing design development process.

5. Conclusion

The approach to engagement has been collaborative, transparent, and iterative, ensuring that the proposals are well-informed by local knowledge, technical expertise, and community values. This process has strengthened the overall quality and deliverability of the scheme and will continue to guide the evolution of the project through to implementation.