

Wiltshire Council Planning Consultation Response

18 February 2026

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Officer's Name: James Taylor
Officer's Title: Planning Officer

Application No: PL/2026/00902
Outline application for the redevelopment of the site, following demolition of buildings, to provide up to 31no. dwellings with matters of Access, Layout, and Scale to be considered
LEONORA HOME, WOOD LANE, CHIPPENHAM, SN15 3DY

Please find following comments in respect of the above application(s).

Recommendations:

☒	Comment
☐	Support in principle subject to amendments to the scheme (as set out below)
☐	Support subject to conditions (as set out below)
☐	Object (for reasons set out below)
☐	No objections

Scope of comments: the following comments relate to the built historic environment.

Policy: From the point of view of the historic environment the main statutory tests are set out within the NPPF. The NPPF outlines government policy, including its policy in respect of the historic environment. Section 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 214-216 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 210 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

National Planning Practice Guidance provides guidance on interpreting the NPPF.

Wiltshire Council's Core Strategy Policy CP57 'Ensuring high quality design and place shaping': A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

Site and assets considered: The property is a unlisted Victorian building which has undergone successive extensions and alterations and more recently suffered from vandalism.

Proposal: The proposal is an outline application for the redevelopment of the site, following demolition of buildings, to provide up to 31 no. dwellings with matters of Access, Layout, and Scale to be considered.

Relevant planning history: ENQ/2025/01230 - Redevelopment of existing care home including demolition to provide 34 no. apartments in 4 buildings with associated car parking and landscaping.

Issues: impact on possible NDHA. Also Chippenham Conservation Area to the west on London Road. Various listed buildings on London Road, including nos. 87-105. Rowden Conservation Area to the south-west beyond Charter Primary School.

Information considered/provided: Paragraph 207 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance. In this case, the application is accompanied by a “Design and Access Statement” which provides sufficient information to understand the impact of the proposal and is proportionate to their scope. The requirements of the NPPF are therefore met in this respect.

However, paragraph 208 also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis.

Significance of assets and contribution of setting: The NPPF defines significance as the “value of a heritage asset to this and future generations because of its heritage interest. The interest may be **archaeological**, **architectural**, **artistic** or **historic**. Significance derives not only from a heritage asset’s physical presence, but also from its setting.” Historic England assesses significance in a similar manner, referring to evidential, historic, aesthetic and communal values of a place.

In this case the limited significance of the building lies largely with its remaining historic fabric and architecture on the south and eastern elevation. The building has however been compromised by extension and alteration during the modern period and is of lesser interest.

Assessment: The site is not located within any designated heritage assets and would be quite distant in terms of setting too. Given the distances involved and the intervening built form I do not consider that the proposals would cause harm to known designated heritage assets.

The building has some limited significance as a historic asset but due to modern extensions and alterations, including vandalism has limited historic significance remaining. The building is also not identified in the Chippenham Neighbourhood Plan as a locally significant building.

As such at this time I have no further comments to make.

Summary & conclusion: The NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). It

makes clear that any harm to a designated heritage asset requires clear and convincing justification.

The Conservation Team have no further comments to make at the current time.