

10 February 2026
Submitted via Planning Portal

Ref: MOOT3001

Planning Department
Wiltshire Borough Council
County Hall
Bythesea Rd
Trowbridge
BA14 8JN

Dear Sir/Madam

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 SCHEDULE 2, PART 11, CLASS B, PRIOR NOTIFICATION OF DEMOLITION – BLOCK G & SCOUTS HUT/SCOTTS GYM, AVONSIDE ENTERPRISE PARK, MELKSHAM, WILTSHIRE

I am pleased to enclose an application for prior notification in respect of the demolition of Block G and an existing free-standing building known as Scouts Hut / Scotts Gym at Avonside Enterprise Park, Melksham, Wiltshire on behalf of Moonraker (Melksham) Ltd ('the Applicant' or 'Moonraker').

In addition to this covering letter, the application has been submitted via Planning Portal (ref. 14237531), and comprises electronic copies of the documents:

Document / Plan	Author	Document Reference
Completed Application Forms and Certificates	Turley	N/A
Demolition Site Notice	Turley	Dated 10 February 2026
Demolition Plan Letter	David Horton Ltd	25221A
Location Plan	BGY Architects	1275_PL_S-002, Rev P1
Existing Site Plan	BGY Architects	1275_PL_EX-00, Rev P1
Site Demolition Ground Floor Plan	BGY Architects	1207_PL_DE-00, Rev P1
Proposed Site Plan	BGY Architects	1275_PL_GA-00, Rev P1
Ecological Impact Assessment Report	Wildwood Ecology	WWE25110 EclA

The requisite application fee of £240.00 (+£85.00 Service Charge) has been paid via the Planning Portal

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SITE NOTICE

This letter is our statement that the enclosed site notice has been posted on or near the site by the Applicant, advising of the application. We can also confirm that notice will be served on the local authority under Section 80 of the Building Act 1984, prior to any demolition commencing.

The site notice was erected on site on 10/02/26.

APPLICATION CONTEXT

Moonraker completed the phased acquisition of Avonside Enterprise Park ('Avonside') in August 2022 (having purchased the first two buildings in July 2019). It has brought the estate into single ownership. Moonraker has worked with occupiers, undergone significant marketing and invested in improving the buildings and spaces on site. This has included re-decoration of external buildings facades, improved maintenance and alterations to commercial spaces to best suit existing and prospective new tenant occupiers at the site.

The investment made by Moonraker to date include:

- The redecoration of external facades to improve the appearance of the estate as a cohesive and attractive destination in Melksham.
- The refurbishment of a circa 3,000 sq ft space on the second floor of Block A to accommodate a cyber security business as a new occupier on the estate.
- The refurbishment of a circa 3,000 sq ft space on the first floor of Block A to secure occupation by a financial services business.

Avonside has a diverse range of active commercial and employment generating uses. These fall largely into Use Class E as defined in The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. They also include some falling into a class of their own (sui generis). The range of uses continues to evolve at the site, including in response to the investment by Moonraker. The active uses are predominantly focused on the ground floor level of the estate.

Moonraker has consulted with its occupiers, agents in the market and Melksham Town Council in the years since August 2022. It participated in the preparation of the Melksham Neighbourhood Plan. Feedback received during this consultation has reflected positively on the estate and its:

- Prominent edge-of-centre location of the site.
- Status as an important mixed-use destination in Melksham.
- Heritage significance of local importance associated with the buildings and stack fronting Bath Road.
- Contribution to the overall vitality and viability of the town centre and wider settlement.

The feedback highlighted the opportunity to build positively on this contribution through continued investment in the buildings and spaces at the estate. Stakeholders wanted to see the retention of the focus on commercial and employment generating uses at the heart of the estate. This focus should be complemented by a continued diversification in the mix of uses, particularly on upper floors. Residential uses that introduce greater activity at the site and improved footfall throughout the day in this edge-of-centre location between the town centre and railway station were actively supported.

A combination of this feedback and experience of the market in seeking (and successfully attracting) new occupiers to the estate in recent years has informed the Moonraker vision for Avonside. The opportunity for the significant planned investment is balanced with pragmatism in the face of the current market conditions. This balance has resulted in the plan for a phased implementation of the planned investment to deliver the vision in the coming years. Sequential investment on a priority basis will best build on the successful investments in improving the estate to date.

The proposal and this sequential approach to investment will underpin the commercial and employment generating core of the estate. It will improve existing ground floor commercial spaces to better suit the needs of existing occupiers and maximise the prospects of attracting new entrants into the estate. The focus here is improved spaces, interaction with the external spaces and a high quality hard and soft landscaping scheme that will transform the attractiveness of the estate and its contribution to this important edge-of-centre destination.

The reality is that the large areas of the upper floors of the estate are currently under utilised and vacant. It has not been viable to bring these spaces back into active occupation despite active marketing and investment by Moonraker since August 2022. The upper floor spaces will continue to decline without a step change in investment and approach. In turn, this will undermine ongoing investment and planned activity across the wider estate. Ultimately, this position will limit the scope for investment and regeneration of the estate.

The vacant upper floors offer the opportunity for the major enhancement and regeneration of the estate without any loss in its core commercial and employment generating function. They are the opportunity for a step change in investment to deliver a greater diversification in the mixed-use site. The planned introduction of residential uses on upper floors will deliver this step change in a direction welcomed in the local feedback received to date and towards greater activity and footfall at the site and into the town centre throughout the day.

The phase of planned investment to introduce a mix of high-quality residential accommodation on upper floors will complement its core function. Parking provision will be rationalised to service the new mixed-use operation of the site. Buildings will be demolished and external elevations upgraded as part of a carefully considered design focus including new hard and soft landscaping to positively transform the appearance of the site.

This phased and pragmatic approach will regenerate Avonside in a resilient, carefully considered, and comprehensive manner. It will build on the enhancements already delivered in continuing the progress towards re-establishing Avonside as a landmark location for Melksham, its town centre and the local community. Avonside will become a hugely improved mixed use asset with a significantly enhanced public realm at an established and prominent destination in the heart of Melksham. The regenerated estate will make fantastic contribution to the town.

The proposals to achieve this phased regeneration are the subject of the following planning application being submitted for determination by Wiltshire Council:

- Planning application 1 – Change of use from sui generis to residential (Use Class C3).
- Planning application 2 – Prior approval for change of use from Class E to residential (Use Class C3).
- Planning application 3 – Full planning application for external alterations, including hard and soft landscaping works.
- Planning application 4 – Prior notification of demolition for proposed selective demolition on site.
- Advertisement consent application – new signage for the ground floor commercial units.

The applications should be read and considered together. This Design Note presents a detailed analysis of the proposed design, including in response to the constraints and opportunities of the site and its surrounding context.

SITE CONTEXT

The site is located immediately south of New Broughton Road (A3102), within the town of Melksham, Wiltshire, and falls under the administrative area of Wiltshire Council. The wider Avonside site covers approximately 1.07 hectares.

The land is entirely brownfield and is surrounded by a mix of uses. To the north lies a Lidl supermarket, while the northeast is bordered by residential properties and industrial units, including facilities formerly operated by the

Cooper Tire and Rubber Company. To the south, the site is bounded by the River Avon.

Vehicular access is available directly from New Broughton Road (A3102), and the site benefits from pedestrian footpaths that support active travel, including a cycleway/path (surfaced) on Bath Road. Melksham railway station is located approximately 0.4 miles away, roughly a ten-minute walk, and offers direct services to Chippenham, with onward connections to London Paddington. Additional public transport options are available from the Avonside Enterprise Park bus stop, which is served by routes 14, 15, 68, 68A, and 69. These bus routes provide access to nearby towns including Chippenham, Bath, Trowbridge, and Corsham. The range of destinations accessible via public transport offers strong connectivity for traveling to other towns and cities for work, education, and other purposes.

According to the Environment Agency's long-term flood risk maps, the site is at medium to high risk of flooding from rivers. Almost the entire site is at very low risk of surface water flooding, and there is no significant flood risk from groundwater.

PLANNING HISTORY

The wider site's planning history dates back to 1984. However, an online planning search indicates that there is no recorded planning history specific to the demolition of any previous units.

PRIOR APPROVAL OF DEMOLITION

This prior notification of demolition includes the selective demolition of Block G and existing free-standing building known as Scouts Hut / Scotts Gym as shown on the accompanying Demolition Plan.

The proposed works and measures are to be undertaken by an appointed demolition contractor. The proposed works include demolition of buildings and structures and asbestos removal.

In accordance with the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 11, Class B this application seeks Wiltshire Council's determination as to whether their prior approval is required as to the method of demolition and any proposed restoration of the Demolition Site. The remainder of this letter considers these two matters to which Wiltshire Council's determination is required.

Method of Demolition

The accompanying Demolition Plan confirms the works will be undertaken across 16 weeks in 4-5 phases to minimize disruption to occupied buildings.

The method of demolition for Block G and the existing free standing building known as Scouts Hut / Scotts Gym is set out below:

Block G

- Access the roof using tower scaffolds erected on the existing first and second floors
- Remove asbestos cement roof sheets by hand and place into rollonoff skips with roll over covers
- Licenced asbestos will be removed by a licenced asbestos removal contractor (subject to survey)
- Soft strip buildings by hand and place waste into rollonoff skips
- Erect independent scaffold across the entrance on the NW wall to protect building occupiers and car park users
- Cut concrete roof and walls abutting the retained building 50mm from the retained wall face using an electric track saw (removal of roof/wall nibs and making good by others)
- Working from the SE corner (rear) demolish building using a tracked demolition machine and grab and load into rollonoff skips

- Work through the building towards the scaffold
- Remove scaffold protection
- Cut floor slab next to retained building using a petrol floor saw
- Break up floor slab to the saw cut using a demolition machine and breaker and load into 8 wheeled lorries for transport off site
- Remove brickwork in foundations using a demolition machine and grab
- Remove small section of concrete between the saw cut and the retained building using a demolition machine. Load into an 8 wheeled lorry
- Level site and fill foundation wall voids with site gained sub-soil
- Remove plant and welfare unit from site

Former Scout Hut / Scotts Gym

- Remove asbestos cement roof sheets by hand and place into rollonoff skips with roll over covers
- Licenced asbestos will be removed by a licenced asbestos removal contractor (subject to survey)
- Soft strip buildings by hand and place waste into rollonoff skips
- Demolish building using a tracked demolition machine and grab and load into rollonoff skips
- Break up floor slab and brickwork down to the top of the concrete foundations using a demolition machine and breaker and load into 8 wheeled lorries for transport off site
- Level site and fill foundation wall voids with site gained sub-soil

The accompanying Demolition Plan also confirms the vehicle movements, site working hours, and health and safety measures associated with the above works. It also confirms the measures taken to protect the natural environment and dust management.

Site Restoration

Following the completion of the demolition, the ground under the footprint of the existing buildings and structures will be left as hard standing comprised of the crushed material generated through demolition or existing concrete slabs. The site will be secured, where relevant, with fencing until the future redevelopment of the site is undertaken.

Other Environmental Impacts

Other environmental impacts have also been considered in preparation of this application, and a summary of relevant matters are set out below.

Ecology

The application is supported by an Ecological Impact Assessment prepared by Wildwood Ecology.

The assessment confirms that to address potential impacts on the River Avon SAC, a Construction Environmental Management Plan (CEMP) will be required to ensure that construction activities are carefully managed to avoid or mitigate ecological harm.

Subject to the implementation of these mitigation measures, the proposal is considered ecologically acceptable.

CONCLUSION

Having regard to the above considerations, it has been demonstrated that the proposed demolition can take place in a successful and controlled manner that will not give rise to adverse impacts. Further, the range of mitigation measures referred to above will ensure that any impacts arising are effectively mitigated and managed to avoid potential detriment. As such, the Local Planning Authority should be minded to conclude that the development can proceed in accordance with the submitted details.

I look forward to hearing from you within 28 days of this letter. In the meantime, please do get in touch with me if you require any further information.

Yours sincerely



Owen Francis
Director, Head of Planning Wales

