

Wiltshire Council
County Hall
Bythesea Road
Trowbridge
BA14 8JN

Ourref: PR02839

Date: 23rd February 2026

SUBMITTED VIA PLANNING
PORTAL

Dear Sir/Madam,

PRIOR NOTIFICATION OF DEMOLITION

Town and Country Planning (General Permitted Development) (England) Order 2015, Part 11, Class B

Pockeridge House, Pockeridge Drive, Basil Hill Barracks, Corsham, SN13 9GB

Please find attached a Prior Notification for the demolition of the above building under Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015.

The submission includes the following:

- Completed application form;
- Site Location Plan and Block Plan to identify the site and the building to be demolished (drawing ref. QTX-PH-XX-XX-DR-A-1000 P1);
- Property Structural Report by Stewart Consulting (ref. Project No. 5424435 October 2025);
- Bat Survey and Provisional Mitigation Strategy by HT Ecology dated January 2026;
- Photographs showing the Site Notice dated 16/02/26 in-situ on the site; and
- Demolition Plan (Method Statement) dated 28th January 2026.

In accordance with Paragraph B1 of the GPDO (2015), we can confirm that the building has not been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having interest in the land; that the building is not relevant demolition for the purposes of section 196D (i.e. is not in a conservation area); does not fall under any of identified uses, and is not a statue, memorial or monument.

Further to this, under sub-paragraph B.2 (b) (iv) of condition B.2 of Part 11 (Schedule 2) of the GPDO 2015, the applicant is required to display a site notice on the site for 21 days. The site notice was erected on-site on 16/02/26 and will therefore be retained in situ for not less than 21 days in the period of 28 days beginning with the date on which the application is submitted (i.e. the site notice will need to remain in situ until 17th March 2026 but will remain on-site until the application is determined). Photographs of the site notice in-situ form part of this submission.

Assessment against Schedule 2, Part 11, Class B of the GPDO

Development not permitted by class B includes:

B.1 Development is not permitted by Class B if—

- (a) the building has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which the building stands and it is practicable to secure safety or health by works of repair or works for affording temporary support;
- (b) the demolition is "relevant demolition" for the purposes of section 196D of the Act (demolition of an unlisted etc building in a conservation area)(a); or
- (c) the building is used, or was last used, for a purpose falling within –
 - (i) article 3(6)(p) (drinking establishment etc) of the Use Classes Order; or
 - (ii) article 3(6)(q) (drinking establishments with expanded food provision) of that Order;
- (d) the building is used, or was last used, for the purpose of –
 - (i) a concert hall;
 - (ii) a venue for live music performance; or
 - (iii) a theatre; or
- (e) the demolition relates to a statue, memorial or monument ("a commemorative structure") in place for a period of at least 10 years on the date of any proposed demolition, other than a commemorative structure –
 - (i) that is a listed building;
 - (ii) that is a scheduled monument;
 - (iii) within a cemetery, on consecrated land, or within the curtilage of a place of worship;
 - (iv) within the grounds of a museum or art gallery; or
 - (v) within the curtilage of a dwellinghouse.

In relation to the above:

- (a) Pockeridge House has not been rendered unsafe or otherwise uninhabitable. The application therefore qualifies with B.1(a).
- (b) "Relevant demolition" for the purposes of section 196D of the Act (Town and Country Planning Act 1990) includes demolition of a building that is situated in a conservation area in England. The buildings are not situated within a conservation area and therefore the demolition would not be relevant demolition for the purposes of section 196D of the Act. The application therefore qualifies with B.1 (b).
- (c) Pockeridge House is not a pub. The application therefore qualifies with B.1 (c).
- (d) Pockeridge House is not a concert hall, venue for live music, or a theatre. Thus, the application qualifies with B.1(d).
- (e) The building is not a statue, memorial or monument. The application therefore qualifies with B.1.(e).

As a result of compliance with B.1 (a) - (e), demolition of Pockeridge House is permitted development allowed by the legislation and planning permission is not required.

Conditions B.2 (a) - (b) (i) - (ix) set out the procedure which must be followed in order to benefit from the permitted development rights provided by Class B. This includes condition (b) (i) which states that:

"the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site".

Accordingly, this submission forms the Prior Notification required under B.2 (b)(i). The Demolition Plan (a written method statement) sets out the method of demolition and the proposed restoration of the site.

Consistent with condition (b) (ii), this submission includes a written description of the proposed development (which is the demolition of Pockeridge House); and confirms a site notice has been displayed in accordance with condition (b) (iv).

Site Constraints

The building is not listed.

Pockeridge House (identified as Building 1 in the submitted Bat Report) contains a bat roost therefore a Mitigation Licence from Natural England is required prior to demolition.

The recommended mitigation measures are the installation of bat boxes on mature trees around the

site and the retention and enhancement of the surrounding stable buildings, which are to be retained. Full details of the mitigation proposal will need to form part of the Natural England application for the licence.

The Demolition Plan takes into account the implications for roosting bats and confirms demolition will be undertaken consistent with the recommendations in the ecological report. It also identifies that any trees within or adjacent to the site will be protected for the duration of the works.

The Demolition Plan sets out a range of procedures relating to the method of demolition; health and safety; pollution control measures; hours of working; and arrangements for access, storage and parking. It also provides a written description of the proposed site restoration.

We trust the application content is sufficient within the context of the Regulations, however, should you require any further information, please let us know.

Yours faithfully,

Stokes Morgan Planning Ltd