

Our ref: OT/Williams/Demolition

19 May 2026

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Dear Sir and Madam

Town and Country Planning Act 1990
Prior Approval application for the demolition of agricultural buildings
Wick Farm, Wick Lane, Lacock, SN15 2LU

We are instructed by the applicant, Mr Mark Williams, to prepare and submit this prior approval application for the demolition of agricultural buildings.

Please find below Demolition Plan in support of this application:

Demolition Plan

(Prior Approval – Schedule 2, Part 11, Class B)

This Demolition Plan accompanies the application to determine whether prior approval is required for the **method of demolition** and **proposed restoration of the site** under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 11, Class B.

Proposed Demolition Works (Summary)

Buildings to be demolished:

The existing agricultural buildings on site, which are proposed to be demolished are constructed on concrete foundations with some blockwork walls and a metal frame structure and are finished with corrugated roof sheets. These structures are of typical agricultural form and materials.

Reasons for demolition:

To enhance the appearance of the farmstead and the siting of the nearby Grade II* listed barn and Grade II listed farmhouses, and to facilitate subsequent restoration project within the farmstead subject to separate consents.

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Licences & Permits

Before demolition works commence on site, the following notices, surveys and permits will be arranged (as applicable):

Demolition will be undertaken by an appropriately qualified and insured contractor, operating in accordance with CDM 2015 and a site-specific risk assessment and method statement (RAMS).

If applicable, HSE F10 notification (CDM 2015) will be submitted where the project is notifiable under CDM, at the discretion of the appointed contractor/Principal Contractor.

Building Control notice (Building Act 1984, s80): notice of intended demolition to be served on the Council's Building Control department, and any requirements in a counter-notice complied with.

A suitable asbestos refurbishment/demolition survey will be undertaken (where required) and any licensed removal completed prior to structural demolition.

An ecology check will be undertaken (where required) before any demolition works, e.g., nesting birds/bats/owls), with works timed or controlled to avoid offences.

Highway/traffic management

The works associated with the proposed demolition will be located within the site boundary (Appendix A – site location plan)

Vehicular and pedestrian access to the work area will be via the existing road networks, Wick Lane, suitable signage indicating access point to the site will be located at the site entrance to the site and at any other relevant locations (Appendix B – route plan and existing sign)

Deliveries and removal of arisings managed to avoid unnecessary waiting/queuing on the highway; vehicles to use the existing access and agreed routes.

Suitable signage will also be located at the site entrance and other relevant locations within the site indicating the health and safety requirements of the site. This will be the responsibility of the main contractor.

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Site facilities will be delivered on a flatbed vehicle to suit local restrictions on roads and access.

Anticipated facilities may include:

- Canteen / office facility
- Drying room
- Toilets

Off-loading of plant and machinery will be from low-loaders / trailers which will access the site via the main farm access. It is the responsibility of the demolition contractor / haulage contractor to ensure that weight restrictions on local roads / bridges are not exceeded, and traffic management is put in place where required.

Vehicle movements and construction traffic will be marshalled for safety and to prevent damage to existing structures and services out with the site and to ensure safety to other road users.

Demolition rubble will be stockpiled on site. This will be removed by lorry to an appropriate recycling plant.

Whenever required, highway permits or consents will be obtained prior to any commencement of demolition works.

Prior to the demolition

The staff will be briefed with the site-specific RAMS, and general housekeeping issues are to be addressed daily.

Full personal protective equipment (PPE) is to be worn at all times suitable to operation of works being carried out. All new site attendees are to be site inducted.

The existing services (any electricity, water, telecoms and drainage connections) will be traced, isolated and made safe and terminated before the demolition contractor commences. This will be achieved by organising isolated and capping of utilities at the earliest opportunity.

A Cable Avoidance Tool (CAT) scan is carried out around the perimeter of the building prior to the commencement to ensure that services have been fully disconnected.

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Heras fencing will be erected around the perimeter of the demolition works to ensure that access to unauthorised persons is minimised. The fencing will be erected in such a way as to minimise the possibility of access to unauthorised persons whilst the site is occupied / unoccupied.

All wastes will be handled in accordance with duty of care requirements, including transfer notes and licensed carriers/facilities.

Method of Demolition

The demolition contractor will prepare a detailed Risk Assessment and Method Statement, and, where necessary, an engineered demolition sequence.

The working area will be cordoned off, with exclusion zones and supervision to prevent unauthorised access.

Works will commence only after the site has been secured, services isolated, and any hazardous materials removed.

Demolition will be undertaken by soft strip first, then mechanical means (e.g., excavator with appropriate attachments), working from the top down in a controlled manner.

Soft Strip

- All loose fixtures and fitting contained within the building to be demolished are to be removed by hand from site
- All internal fixtures and fittings are to be carefully removed by hand, utilizing the appropriate tool where necessary
- All materials removed will be sorted for recycling or reuse first, the remaining materials will be placed in a skip and removed from the site.

Demolition sequence

- Removal all doors and windows together with their respective frames from site
- Remove roof cladding and associated timber roof structure
- Remove internal walls using propping where necessary
- Remove blockwork sub-structure
- Hardding retained
- Walls of adjacent buildings to be made good

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Amenity Controls (Dust, Noise, Vibration)

- **Dust:** damping down/water suppression as required; sheeting of wagons where necessary; stockpiles managed to minimise dust generation.
- **Noise and vibration:** use of well-maintained plant; avoidance of unnecessary impact breaking; works timed to reduce disturbance.
- **Working hours:** works audible at the site boundary shall be restricted to **08:00–18:00 Monday to Friday** and **08:00–13:00 on Saturdays**, with **no works on Sundays or Bank Holidays**. Any requirement for working outside these hours (for example, emergency works, safety-critical operations, or activities that must be undertaken at a particular time) would be subject to prior agreement with the Council's Environmental Protection team where necessary, and local residents would be notified in advance.
- **Mud and debris:** wheels washing facilities will be installed prior to any demolition works, and other appropriate measures implemented as required to prevent mud/debris being deposited on the public highway.

Waste, Recycling and Disposal of Arisings

- Demolition arisings will be segregated on site where practicable (e.g., stone, blockworks, timber, metals) to maximise re-use and recycling.
- Materials suitable for re-use may be retained on the holding (subject to need and practicality). Remaining materials will be removed from site by licensed waste carriers.
- Waste will be taken to appropriately licensed facilities and supported by the relevant waste transfer documentation.
- Any hazardous wastes (if encountered) will be identified, safely stored, and disposed of by suitably authorised contractors.

Proposed Restoration of the Site

- Following demolition, all foundations/obstructions (as appropriate) will be grubbed out or reduced to a safe level, and the area left in a safe condition.
- Any hardstanding removed will be made good, and surface water run-off managed to avoid causing on-site or off-site flooding/ponding.

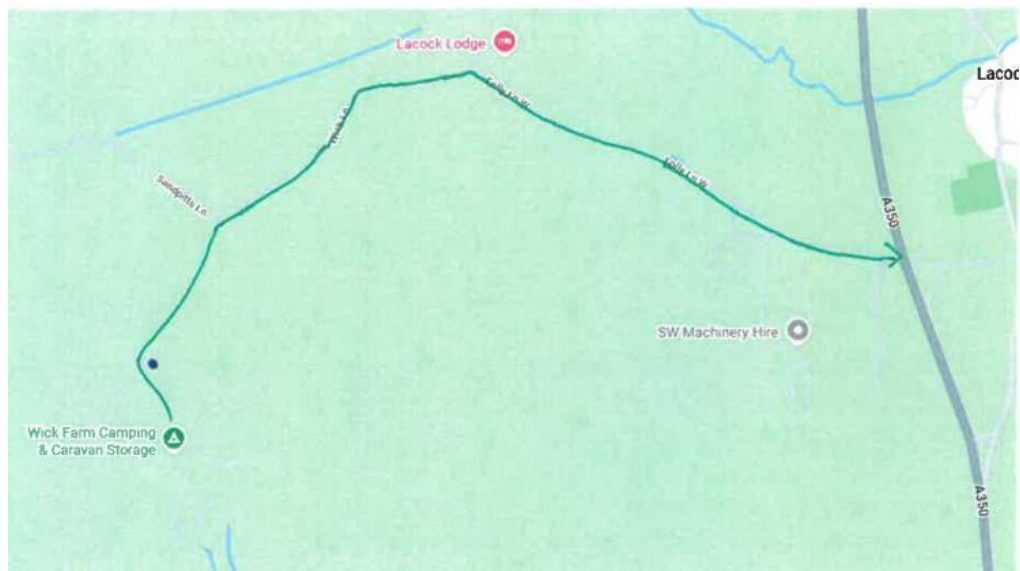
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- If required, the restored area will be finished with topsoil and seeded or otherwise returned to an agricultural/landscaped condition.

Appendix A – Site location plan



Appendix B – Route for construction vehicles, signage location



— Construction vehicles
● Existing site sign