Wiltshire Council

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Dear Sir/Madam

Partial Discharge of Condition 17

Application No:	PL/2023/05944
Proposal:	Discharge of Condition 17 (Hard and Soft Landscaping) of planning application 17/12461/OUT (external below ground drainage).
Site Address	Tottenham House, Savernake, Marlborough, SN8 3BA
On Behalf of	Mr Chris Rokos

Thank you for your recent request
for the partial discharge of Condition 17 which required the submission of detailed proposals for hard and soft landscaping and related issues including “proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc.)”.

The overall proposals relate to details for routing of drainage runs within and outside the main house to allow for the discharge of surface and foul water. It is understood that where possible, the existing runs (from the previous combined surface/foul water system) which are largely at some depth (2-3m) beneath the lower ground floor under house, will be repaired and reused to accommodate surface water and will discharge to the existing open soakaway to the north-east of the house. New below ground foul water drainage runs will, however, be required to meet current regulations and the details of the new floor layout and above ground runs and the latter will run to a new pump chamber in the north courtyard and then on to a sewage treatment plant (location to be confirmed) to the north of the walled garden.

This planning discharge of conditions application relates to the proposals around and outside the house. An accompanying listed building discharge of conditions (PL/2023/5944) relates to the proposals for runs within the foundations beneath the footprint of the house.

The proposals are summarised in your covering letter ref. GAO/JOR/SAV/KAT/HDA/U0011639, dated 17th July 2023 and set out within the following documents:

Documents
• Archaeology Statement (dated 11 September 2023), prepared by BSA Heritage
• Justification Statement Version 2 (dated 12 September 2023), prepared by ADAM Architecture
• Statement to accompany proposed below ground drainage (dated 14 July 2023), prepared by Alan Baxter Associates

Existing Plans

Alan Baxter Associates
Existing GAs
• Main House Existing Drainage Zone 1 (ref. THB001-ABA-XX-XX-DR-S-3100 Rev A)
• Main House Existing Drainage Zone 2 (ref. THB001-ABA-XX-XX-DR-S-3200 Rev A)
• Main House Existing Drainage Zone 3 (ref. THB001-ABA-XX-XX-DR-S-3300 Rev A)
• Main House Existing Drainage Zone 4 (ref. THB001-ABA-XX-XX-DR-S-3400 Rev A)
• Main House Existing Structure Zone 2 Lower Ground Floor (ref. 1896/10/MH1201 Rev D)

GB Geotechnics Ltd
• Location of Subsurface Tunnels (ref. 4211-1)

Proposed Plans

Alan Baxter Associates
Proposed Details
• Main House Proposed Drainage Details Sheet 1 (ref. THB001-ABA-XX-XX-DR-S-4020 Rev E)
• Main House Proposed Drainage Details Sheet 2 (ref. THB001-ABA-XX-XX-DR-S-4021 Rev E)
Proposed GAs
• Main House Ground Floor Proposed External Drainage Zone A (ref. THB001-ABA-XX-XX-DR-S-4A02 Rev H)
• Main House Ground Floor Proposed External Drainage Zone B (ref. THB001-ABA-XX-XX-DR-S-4B02 Rev G)
• Main House Ground Floor Proposed External Drainage Zone C (ref. THB001-ABA-XX-XX-DR-S-4C02 Rev G)
• Main House Ground Floor Proposed External Drainage Zone D (ref. THB001-ABA-XX-XX-DR-S-4D02 Rev G)
• Main House Ground Floor Proposed External Drainage Zone E (ref. THB001-ABA-XX-XX-DR-S-4E02 Rev H)
• Main House Ground Floor Proposed External Drainage Zone F (ref. THB001-ABA-XX-XX-DR-S-4F02 Rev G)
• Main House Ground Floor Proposed External Drainage Zone G (ref. THB001-ABA-XX-XX-DR-S-4G02 Rev G)
• Main House Ground Floor Proposed External Drainage Zone H (ref. THB001-ABA-XX-XX-DR-S-4H02 Rev G)
• Main House Ground Floor Proposed External Drainage Zone J (ref. THB001-ABA-XX-XX-DR-S-4J02 Rev G)
• Main House Ground Floor Proposed External Drainage Zone K (ref. THB001-ABA-XX-XX-DR-S-4K02 Rev H)
• Main House Ground Floor Proposed External Drainage Zone L (ref. THB001-ABA-XX-XX-DR-S-4L02 Rev G)
• Main House Ground Floor Proposed External Drainage Zone M (ref. THB001-ABA-XX-XX-DR-S-4M02 Rev H)
• Main House Ground Floor Proposed External Drainage Zone N (ref. THB001-ABA-XX-XX-DR-S-4N02 Rev G)
• Main House Ground Floor Proposed External Drainage Zone X (ref. THB001-ABA-XX-XX-DR-S-4X02 Rev G)
• Main House Ground Floor Proposed External Drainage Overall Plan (ref. THB001-ABA-XX-XX-DR-S-4-02 Rev H)
• Proposed Below Ground Drainage Overall Site Plan (ref. THB001-ABA-XX-XX-DR-S-4000 Rev D)
• Main House Proposed Surface Water Drainage Zone 5 (ref. THB001-ABA-XX-XX-DR-S-4001 Rev D)
• Main House Proposed Surface Water Drainage Zone 6 (ref. THB001-ABA-XX-XX-DR-S-4002 Rev D)
• Main House Proposed Surface Water Drainage Zone 7 (ref. THB001-ABA-XX-XX-DR-S-4003 Rev D)

• Main House Proposed Surface Water Drainage Zone 8 (ref. THB001-ABA-XX-XX-DR-S-4004 Rev B)

ADAM Architecture
• LGF Services Trench Plan (ref. 6150/690C)

The proposals are considered to be acceptable in providing design and structural details for new below ground drainage runs which facilitate the layout and provision of facilities previously granted approval previous approval whilst being designed to avoid or mitigate any impact on trees and archaeology. The works should now be carried out in accordance with the details listed above. In particular you are reminded to pay attention to paragraphs 1.25-7 of the Archaeological Assessment from BSA Heritage which include a commitment to archaeologically monitor any new trenching on previously undisturbed ground beyond the house via specific Written Schemes of Investigation (WSIs), to be prepared as required following discussions with Wiltshire council Archaeology Service (WCAS) and in accordance with Condition 14 to the main consent 17/12461/OUT.

This letter acts as official confirmation and therefore I suggest that you attach it to the decision notice as evidence that you have complied with the requirements of the relevant condition.

Yours faithfully
Head of Development Management