

Wiltshire Council
County Hall
Bythesea Road
Trowbridge
BA14 8JN



11 November 2025

Dear Sir / Madam

**DISCHARGE OF CONDITION 11 OF PLANNING PERMISSION REFERENCE
PL/2025/03125 – THE RAMSBURY MANOR ESTATE**

On behalf of The Ramsbury Manor Foundation, Gracechurch Town Planning Ltd is pleased to submit the information required to discharge condition 11 attached to planning permission reference PL/2025/03125 at The Ramsbury Manor Estate, Ramsbury, Marlborough, SN8 2RG.

This application is accompanied by the following documents:

- 2080 - Drainage Strategy Report - Estates Yard at Ramsbury Manor - Rev(A).

Background

Planning permission reference PL/2025/03125 was granted on 14 July 2025. In being granted, it amended conditions 2, 3, 5, 6 and 18 of planning permission reference PL/2022/04972 which was granted on 6 October 2023 for:

Partial demolition and redevelopment of the estate yard to provide an Exhibition Centre, demolition of existing cottage and provision of a new Staff Accommodation and Operational Hub, the creation of a new Estate Yard, ancillary car park and associated lodge, and associated access, tree planting, landscaping, lighting and site infrastructure to support The Ramsbury Manor Foundation's Plans for education and conservation, and the sustainable ecological management of The Ramsbury Manor Estate, including facilitating use by school children, students and the general public.

The specific amendments approved by planning permission reference PL/2025/03125 comprised changes to the layout of the New Estate Yard.

The applicant wishes to carry out the planning permission by starting with the development of the New Estate Yard, lodge and car park – this will then allow the current Estate Yard to be redeveloped to provide the Exhibition Centre (and new Staff Accommodation and Operational Hub).

The planning permission is subject to 20 conditions. Condition 11 is a pre-construction condition, and this application seeks to discharge that condition. Conditions 7 and 9 are pre-commencement conditions, and condition 13 is a pre-construction condition in relation to the new car park – those conditions are subject to a separate discharge of condition application. There are no other pre-commencement conditions.

Condition 11

Condition 11 sets out that:

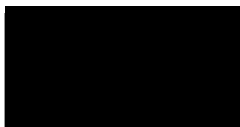
No construction shall commence on site until a scheme for the discharge of surface water (including surface water from the access and car park areas), incorporating sustainable drainage details and including clear arrangements are in place for ownership and ongoing maintenance of any sustainable drainage features, has been submitted to and approved in writing by the local planning authority. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.

The Drainage Strategy Report accompanying this application has been prepared in compliance with Wiltshire Council's Surface Water Soakaway Guidance, and designed in accordance with the Non-statutory Technical Standards for Sustainable Drainage Systems and the latest SuDS Manual (C753). It follows soil infiltration testing that demonstrated that soakaways were feasible and achievable for the New Estate Yard, and these have been proposed for the discharge of surface water runoff from the buildings.

Summary

This application seeks to discharge condition 11 of planning permission reference PL/2025/03125 that was granted on 14 July 2025. The enclosed documents provide all the necessary information to satisfy the condition, and so we trust it can be swiftly discharged.

Yours faithfully



MATTHEW JOHNSON BSc(Hons) MA(Dist) MRTPI

Gracechurch Town Planning Ltd is registered in England and Wales at Fifth Floor, 167-169 Great Portland Street, London, W1W 5PF, number 16299916.