

The Head of Planning Services
Wiltshire Council (South)
Development Services
PO Box 2281
Salisbury
SP2 2HX

17th November 2025

Your ref: PL/2024/09449
Our ref: AB/7087

Dear Sir

Re: Part Discharge of Planning Condition 8 relating to Full Planning Approval Ref. PL/2024/09449 at The Cathedral Hotel, 7-9 Milford Street, Salisbury SP1 2AJ

The following letter has been prepared in support of an application seeking to discharge conditions relating to Full Planning Approval ref. PL/2024/09449; for Extensions and Internal and External Alterations to the Grade II Listed Hotel Including Diversification of the Existing Class C1 Hotel Use involving Redevelopment of the existing 22-bedroom hotel into a 13 suite 5-star, luxury hotel with bar, restaurant, courtyard garden and rooftop terrace bar at The Cathedral Hotel, 7-9 Milford Street, Salisbury.

The Applicant is aware of the requirements and trigger points of the other conditions imposed on the permission. The Applicant is however seeking to submit details at this time in respect of a single condition; Condition 8, and to discharge this condition in Part.

Initial works of demolition have occurred on site in order to facilitate the archaeological investigative work as the existing grant of permission permits. The operational development work, which have comprised a material commencement of the development were discussed and agreed with the Council, and indeed are permitted by the wording of the imposed conditions on Full Planning Approval PL/2024/09449 and Listed Building Consent PL/2024/09842.

Condition 8 of the permission requires the carrying out of an appropriate programme of site investigation and recording within the area of archaeological interest on site. The Applicant has previously submitted to the Council and the County Archaeologist, details of the 'Initial Investigative Works' subject to their own separate 'Written Scheme of Investigation' (WSI). These details were submitted to Wiltshire Council on 4th July 2025, and acknowledged for the purposes of completeness.

The Initial WSI confirmed how the initial investigative works would take place and how these would be monitored and appropriately recorded by a suitably qualified Archaeologist. The Assistant County Archaeologist confirmed, by way of response that the Initial WSI was acceptable and that they had no concern with the works as proposed taking place.

A copy of the Post Investigation Assessment and Reporting is enclosed for the Council's reference and record, and this has been appropriately disseminated and archived at this stage. The report is appended at **ABs1** for reference.

The details now submitted to the Council seek to formally discharge in Part Condition 8; relating to the specific area of Archaeological Interest identified at the rear of the site.

For ease of reference, the wording of Condition 8 is repeated below –

- 8** No development, other than the demolition works at ground level as shown on approved DWG No. 131 Rev.P1 – Demolition – Ground Floor Plan, shall commence within the red line boundary shown, as shown on approved drawing, DWG No: 001 Site Location plan, until a written programme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority. The written scheme of investigation will provide for:
- i) A programme of site investigation and recording within the area of archaeological interest. Development will not commence within the area of archaeological interest until the site investigation has been satisfactorily completed.
 - ii) A programme of post investigation assessment, analysis, publication, dissemination and archiving. This part of the condition shall not be discharged until these elements of the programme have been fulfilled in accordance with the programme set out in the written scheme or unless otherwise agreed in writing by the Local Planning Authority.
- REASON: To record and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and to make this evidence and any archive generated publicly accessible.

This DoC Application is now accompanied by a more detailed Written Scheme of Investigation (WSI) relating to the more comprehensive scheme of Archaeological Site Investigation that is now proposed to be undertaken. This WSI is submitted to the Council for the purposes of the formal discharge of Condition 8, Criterion (i).

The WSI has been submitted directly to the Assistant County Archaeologist for their review in advance of this application being made to the Council. We have enclosed alongside this letter at **Appendix ABs2** a copy of the correspondence from the Assistant County Archaeologist confirming that they are content with the details of the WSI and that works should proceed on this basis.

Wiltshire Council may wish to reconsult with the Assistant County Archaeologist for completeness as part of discharging Condition 8, Criterion (i).

The investigative works shall be carried out on site in accordance with the details of the WSI, unless otherwise agreed with the Assistant County Archaeologist in response to position on site. The Assistant County Archaeologist has made clear their desire to be present on site at the time of these works and appropriate provision shall be made for this to occur through direct engagement.

The Council can therefore discharge this condition in Part as requested.

Other Matters

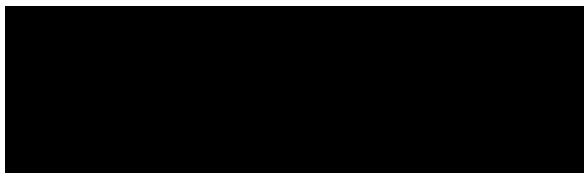
The Applicant is aware of the need to formally discharge the details subject of conditions on Full Planning Approval PL/2024/09449 and Listed Building Consent PL/2024/09842 in accordance with their various trigger points, including the carrying out of particular operations on site.

The Council should be able to sign off the details provided pursuant to Condition 8, Criterion (i), and thus Condition 8 in Part, having regard for the wording of the condition. It is understood and accepted by the Applicant that further details will need to be submitted to discharge the remainder of Condition 8 in full.

The Applicant will carry out the development in accordance with the details submitted and otherwise in view of the conditions imposed.

We will be making contact with the Case Officer once the application has been registered, if however, there are queries in relation to the submitted details, please do not hesitate to contact us directly.

Yours sincerely



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Planning Director

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Encl.

ABs1 Initial WSI AMR Report - 297391.03

ABs2 Assistant County Archaeologist - Agreement to WSI Scope