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FAO: Helen Garside

Our ref: GAO/SAV/HDA/SWA/U0011639

Your ref: PL/2024/09312 / PP-14672137

2nd February 2026

Dear Helen Garside,

Tottenham House and Estate, Savernake, Marlborough, Wiltshire, SN8 3BE
Town and Country Planning Act 1990 (as amended)
Approval of Details Application to Partially Discharge Condition 16 of Outline Planning
Permission (ref. PL/2024/09312)

On behalf of our Client, Mr Chris Rokos ('the Applicant'), we write to enclose an application for the approval of details required by condition to partially discharge Condition 16 attached to the Section 73 Planning Permission (ref. PL/2024/09312). Specifically, this application relates to the temporary diversion of the haul road by the Grand Avenue Lodge.

The Site

Tottenham House and Estate is a privately-owned country estate located within the Wiltshire countryside. The Grade I listed Tottenham House is an 1820s country house and is positioned at the heart of the Estate, with the Grade II* listed Stable Block situated c.150m to the north-west of the Main House.

Most of the Estate lies within the Grade II* Registered Park and Garden and to the south-eastern corner of Grade II* Savernake Forest. The boundary of the Grade II* Registered Park and Garden ('RPG') extends between the Octagon and Langfield Copse.

Some of these heritage assets are referenced on Historic England's 'at Risk Register' and are deemed "most at risk at becoming lost as a result of neglect, decay or inappropriate development". The Site also lies within the Marlborough Downs which forms part of the North Wessex Downs Area of Outstanding Natural Beauty ('AONB'). Taken as a whole, the Estate comprises 864ha of landscape including formal gardens, parkland, trees and woodland and arable farmland.

Background and Planning History

Outline Planning Permission (ref. 17/12461/OUT) was granted for: **"Hybrid planning application: 'full application' for change of use and some extension/alteration of Tottenham House and grounds to residential use (C3 use) from educational use (C2 residential institution) and ancillary leisure development, related staff accommodation, and associated landscape works;**

'outline application' for outlying related family houses and further related staff accommodation" on 7 December 2018.

Listed Building Consent (ref. 18/00195/LBC) was granted for: **"Repairs and some extension/alteration to Tottenham House, The Old Stables, the Octagonal Pavilion and other outbuildings and garden walls within the curtilage of Tottenham House, to facilitate re-use as a country house and estate"** on 14 June 2018.

Several Non-Material Amendment applications to the Outline Planning Permission (ref. 17/12461/OUT) and associated Listed Building Consent applications have been made for further alterations to the Main House, Old Stables, Octagon, Walled Gardens and Pond Cottage to better reflect the Client's design aspirations and to bring about improvements to the internal and external condition of the buildings since 2019.

Most recently, Section 73 (ref. PL/2024/09312) and associated Listed Building Consent (ref. PL/2024/09243) applications were submitted in October 2024 in order to adjust the extant Outline Planning Permission (ref. 17/12461/OUT) and Listed Building Consent (ref. 18/00195/LBC) to better reflect the Owner's aspirations for the Estate. These applications are referred to as the 'Revised Masterplan' and were subsequently approved on the 29 January 2026.

Conditions for Discharge

Condition 16 of Planning Permission (ref. PL/2024/09312) states:

"Notwithstanding the details hereby approved as part of the Landscape Management Plan and Planting Principles reports by Matthew Wigan Associates, no hard and soft landscaping associated with any relevant building and/or other relevant area of the Estate or part thereof shall commence until further more detailed schemes of the hard and soft landscaping works for the relevant building and/or other relevant area of the Estate or part thereof have been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- full details of trees to be retained, together with, where relevant, measures for their protection in the course of development;***
- finished levels and contours;***
- detailed car park and access (internal estate road) layouts;***
- other vehicle and pedestrian access and circulation areas;***
- all hard and soft surfacing materials;***
- minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);***
- proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);***
- retained historic landscape features and proposed restoration, where relevant; and***
- details of fountains; and***
- details of boundary treatments and other means of enclosure***

Where site specific development is not proposed within any relevant building and/or other relevant area of the Estate or part thereof, landscaping shall be carried out in accordance with the Planting Principles report by Matthew Wigan Associates in any event."

Proposals

It is proposed to amend the Site Access Road near the Grand Avenue Lodge.

The adjusted route is set out on the submitted plan, which contains two potential routes:

1. Blue route which is the preferred alignment; and
2. Alternative dashed route to be used if the preferred option cannot be set out without impacting existing trees (this will be determined under the supervision of the appointed Arboriculturalist).

The works will be undertaken under the supervision of an Arboriculturist with the following principles adhered to. The impact to all the trees will be minimised as far as possible with the route carefully chosen to avoid impacting as many trees as possible with no mature species impacts), and a no-dig methodology will also be implemented to assist with this. Where it is unavoidable that trees will be impacted by the route, the use of a root protection system to avoid compaction of the ground within RPZs will be implemented. Any impacts to trees will be limited to young trees, which are not substantial in size or significance (and which have limited potential roost features for bats). The final setting out of the Access Road will be adjusted on site to ensure mature trees are protected.

Further, there are also no additional archaeological impacts as no excavations are required only the scraping of topsoil to allow for the route to be installed. Lastly, these access arrangements are only needed on a temporary basis for a 2-year period, and the land will be returned to its existing state once works are complete.

To conclude, we consider that the details submitted alongside this application fully meet the requirements of Condition 16 and successfully provide a justification and support the amendments of the Site Access Road located near the Grand Avenue Lodge. For further details of the proposed development please refer to the submitted drawings submitted in support of this application.

Application Documentation

In line with the validation requirements of Wiltshire Council, the following documents, alongside this Cover Letter, have been submitted via the Planning Portal:

- Completed Discharge of Condition Application Form, prepared by Newmark;
- Covering Letter, prepared by Newmark; and
- Grand Avenue Lodge Construction Traffic Routing, prepared by ADAM Architecture.

The requisite application fee of £383.00 (inclusive of the Planning Portal Service Charge and VAT) has been made by our Client concurrently to the submission of this application.

We trust that you find the enclosed Discharge of Condition Application in order and we look forward to hearing confirmation of the application's validation.

In the meantime, should you have any queries, please do not hesitate to contact Sam Aviss (Sam.Aviss@nmrk.com / 020 3486 3524), Hannah Davies (Hannah.Davies@nmrk.com / 020 7333 6221), or Sam Ward (Sam.Ward@nmrk.com / 020 3486 3630) of this office.

Yours Faithfully,

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