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FAO: Helen Garside

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

Your ref: PL/2024/09312 / PP-14671731

02 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 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 haul road and logistics arrangements for the Pool House and Walled Garden Buildings.

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

In order to facilitate the approved construction works at the Walled Garden and Pool House, the Construction Team would like to implement the logistics arrangements for the construction comprising the installation of a temporary haul road and areas of hard standing for a period of two years.

The proposed temporary works comprise the following:

1. Haul road and associated storage area (marked in red)
2. Welfare facilities including portacabins (marked in blue)
3. Piling mat area (marked in black hatching)
4. Crane rig area (marked in yellow)

In terms of specification and construction methodology for the haul road and associated hardstandings, the Construction Team would excavate the topsoil to the depth shown on the accompanying section plans, install a Geo-textile mat membrane and fill with compacted aggregates taken from the site. The topsoil will be stored on site and once construction works have been completed the temporary haul road will be removed and the topsoil / grass will be reinstated in areas where new consented development is not proposed.

Assessment - Archaeology

The haul road passes through the historic Walled Garden. However, past investigations did not suggest that any remains relating to the course of a Roman road which runs through the garden now survive. Historic mapping indicates that the area crossed would have had three late 18th century or 19th century paths or tracks crossing its line. The temporary haul road route and associated temporary facilities avoid related garden structures. The impact of the haul road and associated facilities would be limited to a strip of topsoil and laying down of geotextile membrane, with MOT 1 and hard surfacing above. Given the low impact, it is not felt that any monitoring of the temporary route's course is required. If felt necessary by the Council, the topsoil strip could be monitored by Foundations Archaeology in accordance with their existing methodology (WSI).

Assessment - Arboricultural and Ecological

The proposals have been designed around the retention of the two mature trees within the north-east corner of the Walled Garden, with the proposed footprint suitably positioned away from the root protection areas of these. Protective fencing will be installed prior to the commencement of clearance works to ensure no damage from construction vehicles during the works.

A European Protected Species Licence (EPSL) for great crested newts is currently being applied for from Natural England. The footprint of the works will result in the clearance of terrestrial habitat, located approximately 140m east of a known GCN breeding pond. Although this terrestrial habitat (currently short, frequently managed modified grassland), is considered largely sub-optimal to support great crested newts during their terrestrial phase, there is the potential that the base of the walls within the Walled Garden offer suitable refuge / hibernation opportunities for this species. As such, clearance of the footprint will be undertaken under the direct supervision of the projects licensed ecologist and will include a controlled strip back of the vegetation, with at least a 2m vegetated buffer maintained between the construction zone and the base of the walls. The proposed footprint will be immediately stripped back, and laid with hardcore to ensure it remains inhospitable to great crested newts, and other amphibian species. As part of the wider Estate works, and GCN licence application,

a suite of suitable enhancement is proposed, including the restoration of a number of waterbodies to ensure the favourable conservation status of this species within the post-developed site.

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:

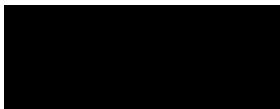
- Completed Discharge of Condition Application Form, prepared by Newmark;
- Covering Letter, prepared by Newmark;
- Walled Garden Logistics Plan, prepared by Matthew Wigan Associates; and
- Walled Garden Haul Road, prepared by Size Group.

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,



Newmark