

25 February 2026

Dear Sir/Madam

TOWN AND COUNTY PLANNING ACT 1990 (as amended)
APPROVAL OF DETAILS RESERVED BY CONDITION

Application No:	PL/2026/01144
Proposal:	Partial discharge of condition 16 of PL/2024/09312 (Temporary haul road and logistics arrangement for the Pool House and Walled Garden Buildings)
Site Address:	Tottenham House and Estate, Grand Avenue, Savernake, SN8 3BE
On Behalf Of:	Mr Chris Rokos C/O Newmark, One Fitzroy, 6 Mortimer Street, London, W1T 3JJ

I refer to your application for the discharge of condition(s) attached to the above planning permission, dated 23rd February 2026. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration (edited for relevance):

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;***
- detailed car park and access (internal estate road) layouts;***
- other vehicle and pedestrian access and circulation areas;***
- all hard and soft surfacing materials;***

Details submitted for approval: the details relate to temporary (2 years) works for the creation of a haul route, hardstandings and facilities in connection with the works approved within the Walled Garden (Walled Garden buildings and Pool House). The works include:

- Haul road and associated storage area (marked in red)
- Welfare facilities including portacabins (marked in blue)

3. Piling mat area (marked in black hatching)
4. Crane rig area (marked in yellow)

The works are set out within your covering letter dated 2nd February 2026 ref. GAO/SAV/HDA/SWA/U0011639 and on the following plans:

Matthew Wigan Associates
Walled Garden Logistics Plan

Size Group
Walled Garden Haul Road – Typical Sections ref. SG.23.273.DWG17

Decision: The details submitted in relation to this condition are partially discharged in so far as they relate to the provision of a temporary haul route and logistics arrangements within the walled garden for a period of up to two years. Whilst we agree that formal archaeological monitoring of the top-soil strip is not required, we note the overall commitment to vigilance and awareness of the potential for archaeological assets during the works and that the team's archaeological contractor will be on hand if required. We also note the measures set out within your covering letter for ensuring the appropriate treatment of trees and ecology and the works should be carried out strictly in line with the measures noted. In particular, no works should commence until the European Protected Species Licence (EPSL) for great crested newts has been secured from Natural England

Reason for Decision: The works are considered to be acceptable to facilitate the development approved under the above application and may now be carried out in accordance with the attached plan.

Please note that in accordance with national planning guidance, discharge of condition applications are procedural in nature and do not require public consultation. While third-party representations may occasionally be received, they are not formally invited and do not form part of the statutory decision-making process. The assessment of this application has been based solely on whether the submitted details satisfy the requirements of the relevant planning condition(s).

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(s).

Yours faithfully
Head of Development Management

NOTES:

1. **Approved Conditions:**

If the condition(s) have been discharged, you may proceed with the development in accordance with the approved details. Please ensure that the approved documents or plans are implemented on-site and adhered to as part of the development. It is important to comply with all conditions of the planning permission to ensure the development remains lawful.

2. **Refused Conditions:**

If the discharge of the condition(s) has been refused, you may submit revised details or further information to address the issues raised as part of a further discharge of the condition's application. Please ensure that any resubmission adequately addresses the reasons for refusal. Alternatively, you can appeal the Council's decision (see below for details).

3. **Partially Discharged Conditions:**

If the condition(s) have been partially discharged, the remaining details that are required must be submitted for further consideration. You should provide the necessary documents in accordance with any timeframe or trigger specified in the condition to allow for the full discharge of the condition(s).

Right of Appeal:

If you are aggrieved by the decision to refuse to discharge a condition or if the condition has only been partially discharged, you have the right to **appeal** the decision to the **Planning Inspectorate**.

The appeal must be made within **6 months** from the date of this decision notice. If the appeal is submitted after this 6 month period, the Planning Inspectorate will only consider it if there are exceptional circumstances.

The procedure for making an appeal is set out under **Section 78 of the Town and Country Planning Act 1990** (as amended), along with the relevant provisions in the **Planning and Compulsory Purchase Act 2004**. For detailed guidance on how to submit your appeal, please visit the Planning Inspectorate's website:

<https://www.gov.uk/appeal-planning-decision>

Please be aware that the appeal process will focus on whether the submitted details meet the requirements set out in the original planning condition(s) and relevant planning policies.