

Development Management  
Wiltshire Council  
County Hall  
Bythesea Road  
Trowbridge  
BA14 8JQ



27<sup>th</sup> March 2026

Dear Sir/Madam,

***Discharge of Conditions 3, 4, 5, 6, 8, 9, 15, 17, 20 and 21 in relation to approved scheme  
PL/2025/06308***

**At: Land off Rollestone Street and to the rear of 24-28 Endless Street, Salisbury, Wiltshire, SP1 3UT**

On behalf of our Client, please find enclosed an application to seek approval of details reserved by planning conditions attached to Planning Permission PL/2025/06308, that was granted by Wiltshire Council on the 18<sup>th</sup> December 2025.

The description of development as set out on the Decision Notice is as follows:

*“The erection of three dwellings including access, parking, landscaping and associated works”*

Details are provided under the requirements of planning condition numbers 3, 4, 5, 6, 8, 9, 15, 17, 20 and 21:

| Condition Number | Summary of Condition                                              | Information Submitted                                                                                                               |
|------------------|-------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| 3                | Boundary wall protection and stabilisation scheme                 | Boundary protective fencing plan produced by Planning and Design Ltd (February 2024)                                                |
| 4                | Repair works to boundary walling                                  | Statement enclosed in this covering letter and boundary protective fencing plan produced by Planning and Design Ltd (February 2024) |
| 5                | Details of materials                                              | Details of materials                                                                                                                |
| 6                | Details of boundary railings along the Rollestone Street frontage | Boundary railing elevations produced by Planning and Design Ltd (February 2024)                                                     |

|    |                                                                                                               |                                                                                      |
|----|---------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| 8  | History and current condition of the site                                                                     | Statement enclosed in this covering letter                                           |
| 9  | Construction Management Plan                                                                                  | Construction Management Plan produced by Atlas Planning Group (March 2026)           |
| 15 | Evidence of compliance to Wiltshire Council New Forest Protected Sites Recreational Impacts Mitigation Scheme | Credit Screening Approval Certificate (December 2025)                                |
| 17 | Evidence of compliance to Wiltshire Council River Avon Special Area of Conservation Mitigation scheme         | Credit Screening Approval (December 2025)                                            |
| 18 | Ecological Enhancements                                                                                       | Ecological Enhancement Plan (March 2026)                                             |
| 20 | Surface Water Drainage Strategy                                                                               | Wessex Water Agreement (December 2025)                                               |
| 21 | Sustainable Drainage Scheme                                                                                   | Construction Management Plan (March 2026) and Wessex Water Agreement (December 2025) |

In terms of condition 3, Figure 1 shows the proposed protective boundary fencing which will be positioned in front of the existing boundary walls.

In terms of condition 4, the Developer has confirmed that repair works to the boundary walling is not required. The hoarding will protect the existing boundary walling during the course of the development.



*Figure 1 - Example protective boundary fencing*

With regard to condition 8, the site has been dormant with no previous uses other than a parking area. A borehole was driven 5m below ground level in May 2024 to establish if groundwater is present beneath the site, and investigative digs have since been undertaken. Contamination was not detected in both instances.

The Developer therefore confirms that the site is likely to be free from contamination which may pose a risk to people, controlled waters or the environment, and will unlikely encounter any unforeseen contamination during the development.

In the event of unexpected contamination being identified, the Developer confirms agreement to condition 5 (b) in that all development on the site shall cease until such time as an investigation has been carried out and a written report submitted to and approved by the Local Planning Authority.

Finally, and in terms of condition 20, we acknowledge that the surface water drainage strategy will need to comply with the SuDS hierarchy.

The British Geological Survey's (BGS) mapping shows superficial deposits of River Terrace Deposits - sand and gravel underlying the site. The bedrock underlying the site is mapped as the Newhaven Chalk Formation. Online soil mapping suggests that the site is underlain by Loamy and clayey floodplain soils with naturally high groundwater.

Borehole records within the Ground Investigation Report submitted with the planning application (AIS JOB NO. AD0502) indicates that groundwater was encountered between 46m AOD and 47m AOD. The approved site plan shows the external proposed ground levels on site will be circa 46.85m AOD to 47.15m AOD, with FFLs proposed at 47.00m AOD.

Under the 2025 National SuDS Standards, there must be a 1m unsaturated zone between the highest recorded groundwater level, and the base of any infiltration feature (soakaway, permeable paving etc). However, given that the recorded groundwater level of 47m AOD is at external levels, this will not be possible, and use of infiltration should be discounted on that basis.

As such, written approval has been obtained from Wessex Water (December 2025) to connect to the nearby surface water sewer, and which has been submitted as part of this application.

I trust that the enclosed information is sufficient to discharge the conditions referenced above, however, should you require any further information please do not hesitate to contact me.

Yours sincerely

*Oscar Heasman*

**Oscar Heasman BA (Hons) MSc MRTPI**

Senior Planner

[oscar@atlasplanninggroup.co.uk](mailto:oscar@atlasplanninggroup.co.uk)

01722 638 008