

Major Projects & Performance Manager
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

FAO: Mr Ruaridh O'Donoghue

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

Your ref: PL/2025/03471 / PP-14803173

13 April 2026

Tottenham House and Estate, Savernake, Marlborough, Wiltshire, SN8 3BE
Town and Country Planning Act 1990 (as amended)
Approval of Details Application to Discharge Condition 6 of Planning Permission application reference:
PL/2025/03471

On behalf of our Client, Esturmy Construction Limited ("the Applicant"), we write to enclose an application for the approval of details required by condition to discharge Condition 6 of Planning Permission application ref. PL/2025/03471, in relation to the written programme of archaeological investigation at Tottenham House and Estate, Savernake, Marlborough ("the Site").

The Site

The Site relates to North Park which is located outside of the red line boundary for Tottenham House and Estate.

North Park is located at the northernmost extent of the Grade II* Registered Park and Garden, created during the early and later 18th century. North Park is characterised by open pastureland, rather than historic parkland and is currently used for grazing dairy cattle and silage.

The historic character of the North Park has become degraded over recent years, due to intensive agricultural use, increased sub-division, and loss of parkland trees and clumps. There are two larger tree clumps to the southeast of the Site, but otherwise the area includes only four mature trees. By comparison to East Park, the area is significantly lacking in historic parkland character.

The Site boundaries are of predominantly deciduous broadleaved woodland, with some mixed conifer plantations to the north as part of Savernake Forest. The boundary with the adjacent East Park is defined by a stock fence.

A public bridleway (GBED22) runs adjacent to the northwestern boundary of North Park. This is the only public

view of the proposed Site, which only occurs in the winter and is from a field gate opening set away from the bridleway. The remaining access and viewpoints of the existing Site are all private.

Background

Regarding archaeology, the Site is located within the archaeologically rich Upper Thames Valley, which has received much archaeological attention. Past investigations of the Site have confirmed a range of activity within the wider RPG, including a Roman road which extends from the north-west to the south-east, immediately south-west of the Site. Trial trenching undertaken to the east of Tottenham House itself has identified an area of Roman pottery kilns. Other investigations have suggested the Savernake Forest was a centre for Iron Age and Roman pottery production, with a recent investigation confirming Roman features within the scheduled area. It has also been suggested that a Roman villa may be sited to the south of the Main House, after a tessellated floor was exposed in the 19th century. However, no further indicators of such a high-status structure have since come to light.

An archaeological evaluation consisting of thirty, twenty-five metre long trial trenches targeted on areas affected by the proposals approved under application ref. PL/2025/03471 were carried out across the Site. This trial trenching identified a small number of cut features, of certain or possible archaeological interest in Trench 15 in the south of the Site, which were dated to the late Saxon or Saxo-Norman period and are of local, if not greater, significance. As a result of these findings, the Wiltshire Council Assistant Archaeology Officer has requested for further archaeological investigation to be undertaken; the Written Scheme of Investigation ('WSI') which is the subject of this discharge of condition application, concerns itself with the archaeological excavation phase of these archaeological works.

Planning History

There is no relevant planning history in respect of the application Site itself, i.e. North Park, besides from the Full Planning Permission application (ref. PL/2025/03471) to which this discharge of condition application relates.

On 30 October 2025, a Full Planning Permission application (ref. PL/2025/03471) was granted for: **"Erection of a ground mounted photovoltaic array, creation of a drainage lagoon and soakaway; installation of a water mains connection; installation of subterranean connecting services and above ground pathways; landscape improvements including enhanced greening and tree planting; and other associated works."**

Conditions for Discharge

The Applicant is seeking to discharge Condition 6 attached to the aforementioned Full Planning Permission application (ref. PL/2025/03471).

Condition 6 of the Full Planning Permission application (ref. PL/2025/03471), in full, states the following:

"No development shall commence within the area indicated by application PL/2025/03471 until:

- a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and**
- b) The approved programme of archaeological work has been carried out in accordance with the approved details."**

Consultation with Wiltshire Council

Prior to the submission of this application, the appointed project Archaeological Consultant, BSA Heritage, have been in correspondence with the Assistant County Archaeologist for Wiltshire Council, Neil Adam, regarding the proposed Written Scheme of Investigation ('WSI') for the archaeological works. BSA Heritage agreed the WSI with Neil Adam on 20th March 2026 via email, and this agreed version of the WSI is submitted as part of this discharge of condition application.

Within this email exchange, Neil Adam confirmed that he would be happy to approve the WSI upon submission of a discharge of condition application. He also requested BSA Heritage keep him informed of the excavation's progress, as he would like to pay a visit at a time convenient to BSA Heritage and Thames Valley

Archaeological Services ('TVAS').

Proposals

This Approval of Details application outlines the information submitted to satisfy the requirements to discharge Condition 6 of Full Planning Permission application ref. PL/2025/03471, which relates to the erection of ground-mounted photovoltaic array, the creation of a drainage lagoon and soakaway, and the installation of a water mains connection and other associated works and landscaping improvements. Condition 6 of Full Planning Permission ref. PL/2025/03471 specifically requires the submission and approval of a written programme of archaeological investigation, including on-site and off-site work such as the analysis, publishing and archiving of the results; the condition then requires the programme of archaeological works to be carried out in accordance with these details.

As outlined above, the submitted WSI states that the initial trial trenching works identified the presence of significant archaeological deposits in one trench in the south of the area, Trench 15, and these deposits could be damaged or destroyed by the proposals approved under application ref. PL/2025/03471. Subsequently, a targeted excavation area is proposed in advance of groundworks due to the potential disturbance and destruction of surviving below-ground archaeological features, in accordance with the NPPF (2024) and Wiltshire Council's archaeology policies. Following consultation between BSA Heritage and the Assistant County Archaeologist for Wiltshire Council, these further archaeological investigative works were requested.

The submitted WSI discusses the archaeological excavation phase of these proposed archaeology works. Specifically, the WSI outlines the aims and objectives of the proposed excavation works, which will involve the excavation of a 30m by 30m (900sqm) area centred on Trench 15, the proposed scope of works including the recording methodology, and the proposals for a post-fieldwork assessment and report. Please refer to the submitted WSI, prepared by Thames Valley Archaeological Services, for further details of the proposals and methodology.

The submitted WSI has been agreed with the Wiltshire Council Archaeology Officer, as per email correspondence dated 20th March 2026.

Application Documentation

In accordance with the validation requirements of Wiltshire Council, the following documents, alongside this Covering Letter, have been provided:

- Completed Approval of Details Application Form (ref. PP-14803173), prepared by Newmark; and
- Written Programme of Archaeological Investigation (Rev. 2 – dated 17 March 2026), prepared by BSA Heritage.

Summary

This Approval of Details application has been submitted via the Planning Portal as detailed above.

We can confirm that the requisite application fee of £400.00 (inclusive of the Planning Portal Service Charge and VAT) will be paid by separate cover by the Applicant, in relation to the application to discharge Condition 6 of the Full Planning Permission application (ref. PL/2025/03471).

We look forward to confirmation of the registration and subsequent validation of this approval of details application shortly.

Should you have any queries, please do not hesitate to contact Anna Clements (0203 486 3359) or Sam Avis (0203 486 3524) of this office.

Yours faithfully,



Newmark