

5th June 2026



Adrian Smith
Planning and Building Control
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Simon Wilson
simon.wilson@savills.com
+ 44 (0) 117 910 2211

Dock House
Welsh Back
Bristol
BS1 4SB
www.savills.co.uk
+44 (0) 117 910 2200

Dear Adrian,

Rose Villa, Roundway, Devizes, Wiltshire, SN10 2HY

Application for Approval of Details Reserved by Condition

On behalf of The Crown Estate, I enclose an application for the approval of details reserved by conditions, following grant of planning permission (LPA Ref: PL/2023/07020) for Rose Villa, Roundway, Devizes, Wiltshire, SN10 2HY.

Supporting Information – Conditions Sought for Discharge

The information submitted in support of this application is in accordance with the requirements of the relevant conditions attached to the planning permission, and the Council's validation checklist. In addition to the completed Application Form, the table below lists the conditions that this application is seeking to discharge, which includes conditions 3, 4, 5, 7 and 8. The table below specifies the information submitted.

Condition	Detail	Documents / Plans to be submitted for Condition to be Discharged
3	No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme. REASON: To ensure that the development can be adequately drained.	Drainage Strategy Report (June 2026) – <i>prepared by WCI</i> Factual Ground Investigation Report (ref: TF-25-441) – <i>prepared by Terra Firma</i>
4	No development shall commence on site until details of the works for the disposal of sewerage including the point of connection to the existing public sewer have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the approved sewerage details have been fully implemented in accordance with the approved plans. REASON: To ensure that the proposal is provided with a satisfactory means of drainage and does not increase	Drainage Strategy Report (June 2026) – <i>prepared by WCI</i> Factual Ground Investigation Report (ref: TF-25-441) – <i>prepared by Terra Firma</i>

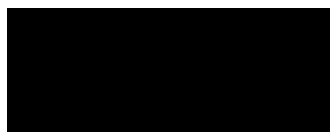
	the risk of flooding or pose a risk to public health or the environment.	
5	No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include: • location and current canopy spread of all existing trees and hedgerows on the land; • full details of any to be retained, together with measures for their protection in the course of development; • a detailed planting specification showing all plant species, supply and planting sizes and planting densities; • means of enclosure; • all hard and soft surfacing materials; REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that enhanced opportunities for biodiversity are provided and in the interests of the character of the area and to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.	Hard and Soft Landscape Plan (ref: 2693201-SBC-00-XX-DR-L-201 PL02) – <i>prepared by Soltys Brewster</i> Soft Landscape Specification (ref: 2693201-SBC-00-XX-SP-L-901-PL01) – <i>prepared by Soltys Brewster</i>
7	No development shall commence within the area indicated by application PL/2021/08195 until: - 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 - The approved programme of archaeological work has been carried out in accordance with the approved details. REASON: To enable the recording of any matters of archaeological interest.	Written Scheme of Investigation (April 2026) – <i>prepared by Savills</i> (incl. Method Statement for Archaeological Monitoring and Recording – <i>prepared by Wessex Archaeology</i>)
8	No development shall commence on site until details of the accesses, car parking and turning areas have been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until the accesses, car parking and turning areas have all been constructed and laid out in accordance with the approved details. REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the	Hard and Soft Landscape Plan (ref: 2693201-SBC-00-XX-DR-L-201 PL02) – <i>prepared by Soltys Brewster</i> Soft Landscape Specification (ref: 2693201-SBC-00-XX-SP-L-901-PL01) – <i>prepared by Soltys Brewster</i>

	development is undertaken in an acceptable manner, in the interests of highway safety.	
--	--	--

The application fee is calculated to be £400.00 (including the Planning Portal service charge of £91.00) and has been paid by bank transfer to the Planning Portal . We understand that the payment will be 'confirmed' the same working day and the application will be released to you, as the Local Planning Authority, the next working day.

I trust the application is in order and I look forward to confirmation of receipt and validation. If you have any queries regarding the enclosed, or require further information, please contact me.

Yours sincerely



Simon Wilson
Graduate Planner
Planning