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

Your ref: PL/2024/09312 / PL/2026/00901

20 August 2026

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 reference: 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 Planning Permission (ref. PL/2024/09312).

Specifically, this application seeks the creation of a temporary haul road within the Tottenham House Estate to the Picture Gallery, to facilitate its construction.

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. 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.

This application relates specifically to the area between the north Pleasure Grounds and East Park as shown on the submitted drawings prepared by ADAM Architecture..

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.

Relevant Approvals

On 12 April 2024, an approval of details application (ref. PL/2021/09150) was approved for the creation of a temporary haul road adjacent to the East Park and Pleasure Gound Ha-Ha pursuant to OPP (ref. 17/12461/OUT). The purpose of this is to assist with construction logistics and site circulation whilst the consented works are undertaken.

On 17 April 2025, an approval of details application (ref. PL/2025/01322 & PL/2025/01794) was approved for the rebuild of the Lady Lawn Ha-Ha, including provision of a temporary haul road, pursuant to OPP (ref. 17/12461/OUT). The purpose of this was also to facilitate construction logistics and site circulation whilst the consented works are undertaken.

There is also an existing haul road connecting the site offices to the Estate buildings which was approved as part of the grant of the original extant permissions (refs. 17/12461/OUT & 18/00195/LBC).

Most recently, on 12 March 2026 an approval of details application (ref. PL/2026/00901) was approved for a temporary re-routing of the site access route to facilitate construction of the Grand Avenue Lodge pursuant to condition 16 of planning permission (ref. PL/2024/09312) for the Revised Masterplan. It is this condition (no. 16) to which this application is submitted pursuant to in order to partially discharge.

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 there of 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

It is proposed to construct a temporary haul road to facilitate the construction of the Picture Gallery, which will be brought forward in due course. This requirement has emerged following a review of the forthcoming construction logistics requirements by the Project Team which are needed to deliver the new buildings, namely the Picture Gallery, approved under the Revised Masterplan for the Estate (refs. PL/2024/09312 & PL/2024/09243).

As set out in the accompanying drawings prepared by ADAM Architecture, the proposed temporary haul road would split off from the approved Pleasure Ground and East Park Ha-Ha temporary haul road up to the Picture Gallery approved under the Revised Masterplan proposals. The temporary haul road would then continue over a temporary and reversible bridge built over the Pleasure Ground Ha-Ha, to maintain the already constructed Ha-Ha in place. Please refer to the '*Proposed Picture Gallery Haul Road*' drawing (ref. 6150-ADAM-IN-00-DR-A-0135 Rev 01) to view the proposed route in plan form, and the '*Proposed Temporary Ha-ha Bridge*' drawing (ref. 6150-ADAM-IN-00-DR-A-0407 Rev 01) which outlines the design details of the proposed temporary Ha-Ha bridge. ADAM Architecture have also prepared a section drawing titled '*Temporary Access Route – Section*' (ref. 6150-ADAM-IN-00-DR-A-0502 Rev 01), which details the proposed temporary haul road build-up within tree root protection zones to ensure no material impact to trees.

The route of the proposed temporary haul road has been carefully considered to avoid impact to trees within the Pleasure Grounds, including on RPZs. Where it is unavoidable that the proposed route of the temporary haul road will interact with RPZs, this has been minimised as far as possible, and in such instances a bespoke build-up will be implemented as shown in the submitted: 'Temporary Access Route - Section' (ref. 6150-ADAM-IN-00-DR-A-0502 Rev 01) prepared by ADAM Architecture. Installation in these locations will be undertaken with the supervision of an Arboriculturalist to ensure an appropriately sensitive approach is implemented to minimise impact to trees.

Overall, the works proposed as part of this application have been carefully developed to minimise impact to trees and are therefore considered to be acceptable in terms of tree impact, with no material or significant impacts expected to arise from the proposals.

BSA Heritage have prepared the below commentary in relation to the archaeological impacts of the proposals.

The haul road proposals have been considered by Ben Stephenson of BSA Heritage in relation to their potential to harm significant archaeological deposits. This appraisal is based on existing desk based assessment reports and fieldwork results, as well as a good knowledge of the areas affected from past site visits. No likely areas of sub-surface remains would be affected by the proposed routes except in a small number of discrete areas where the line of a Roman road would be cut by the haul road course. However, past monitoring of this route within the estate has not revealed any physical remains of a road. An area east of Tottenham House itself, including proposed haul roads running largely north to south, east of the extant ha-ha, has been identified as having higher potential for Iron Age to Roman sub-surface deposits given the results of trial trenching completed by Wessex Archaeology in 2005.

However, the methodology for the creation of the haul roads and related elements will lead to relatively limited disturbance of the ground, with a narrow width and shallow depth. The proposals largely require removal of topsoil only and archaeological deposits are known to lie below both the topsoil and a similar depth of subsoil. Any artefacts within the topsoil layer itself have limited value as they are not in situ.

Given this combination of relatively limited archaeological potential and minimal physical impact, it is concluded that the proposals could be permitted. The agreed methodology for the works should ensure that disturbance below the topsoil by plant or other activity is minimised. Archaeological monitoring could be required under a planning condition to monitor the locations where the haul routes and related activity would affect the Roman road route.

Email correspondence has been had between the Wiltshire Council Archaeologist (Neil Adam) and the Applicant's Archaeology Consultant (BSA Heritage). This correspondence confirmed that Neil Adam was accepting of the proposed scheme of archaeological monitoring to be implemented during the undertaking of the works for this temporary haul road.

Ecology by Design have prepared the below commentary in relation to the ecological impacts of the proposals.

The haul road proposals have also been considered by Jessica Stuart-Smith of Ecology by Design, in relation to their potential ecological impact. It is noted that, on the basis that the proposals will not result in any removal of trees or hedgerows etc, the proposed haul road is acceptable from an ecological perspective.

The proposed temporary haul road will only be in place for a maximum period of two years unless otherwise agreed in writing with Wiltshire Council. It is also important to note that the Contractor commits to the removal and making good of the haul road area to its original position within 6-months following completion of construction of the Picture Gallery.

Application Documentation

In line with the validation requirements of Wiltshire Council, the following documents, alongside this cover letter, have been provided:

- Proposed Picture Gallery Haul Route drawing (ref. 6150-ADAM-IN-00-DR-A-0135 Rev 01), prepared by ADAM Architecture;
- Temporary Access Route – Section drawing (ref. 6150-ADAM-IN-00-DR-A-0502 Rev 01), prepared by ADAM Architecture; and
- Proposed Temporary Ha-ha Bridge drawing (ref. 6150-ADAM-IN-00-DR-A-0407 Rev 01), prepared by ADAM Architecture.

Should you have any queries, please do not hesitate to contact Sam Aviss (020 3486 3524), Hannah Davies (020 7333 6221), or Anna Clements (020 3486 3359) of this office.

Yours faithfully,



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