

Planning Department,
Wiltshire Council,
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

2 Sept 2025

FAO Russell Brown

Your ref:
Our Ref: AFP700

Dear Sir / Madam

Proposed s73 application – condition 2 (approved plans) – planning permission ref 20/11097/FUL
Fairwood Lakes Holiday Park, Fairwood Road, Dilton Marsh, BA13 4EL
Portal Ref: PP-14308462

On behalf of the applicant, Fairwood Lakes Land Ltd, I hereby submit a s73 planning application to vary a number of the approved plans (condition 2) pursuant to planning permission 20/11097/FUL.

The proposed revisions do not change the principle of development or the quantum of development on site. As such the planning considerations relevant to the submission simply relate to layout and design.

The application is submitted following a site meeting with Russell Brown (Senior Planning Officer Wiltshire Council) on 13 June 2025 and subsequent emails from myself to Russell dated 19 June 2025 and 18 July 2025.

It should also be noted that there is a current planning application with the LPA for the discharge of conditions 10, 11, 12, 13 and 16 pursuant to planning permission 20/11097/FUL (LPA ref PL/2025/03958).

The application has been submitted via the Planning Portal. This supporting letter accompanies the submitted form and revised drawings.

Background

As discussed with Russell Brown during the site meeting in June 2025, the site has now been purchased by a new operator who wishes to deliver a more sustainable and environmentally sensitive scheme on the site. This involves the use of new lodge types running off grid (solar powered with Battery Energy Storage System) and a car free layout enabling an enhanced visitor experience as well as increased opportunities for planting and habitat creation.

The section 73 application seeks consent for the revised car free layout and updated lodge types together with associated revisions to the previously approved ecological enhancement and lighting plans.

The section 73 application also seeks to confirm retention of existing lodges on site which are well established. The revised layout therefore seeks to set out clarity on site layout whilst ensuring compliance with the 2020 consent in terms of new caravan pitches and lodges (con 3 of pp 20/01 1097/FUL).

The Proposal – s73 application to vary approved plans (con 2 of pp 20/11097/FUL)

The proposal involves revisions to a number of the approved plans to reflect the aspirations of the new site owners in terms of site layout (car free) and lodge layout and design.

As such the proposal seeks to vary a number of approved plans set out in condition 2 of planning permission 20/11097/FUL (decision dated 28 Nov 2022). The table below sets out the approved plan and the proposed revision

Approved Plan 20/11097/FUL	Proposed Plan – s73 Sept 2025
Site Plan as Proposed – Dwg Number: 2626-20-02 Revision K	Site Plan – s73 Masterplan dwg no 523-3002-S4 Rev 01
Ecological Enhancement Site Plan – Dwg Number: 2626-20-03 Revision A	Ecological Enhancement Site Plan – dwg 523-3004-S4 Rev 01
Lighting Plan – Dwg Number: 2626-20- 04 Revision A	Lighting Plan dwg 523-3003-S4 Rev 01
Timber Lodges – Dwg Number: 2626-13	Typical Lodge Details (Sept 2025)

It is important to note that the revised layout remains consistent with condition 3 of planning permission 22/11097/FUL which seeks to clarify the number of caravan pitches on site to 13 with 57 additional lodges (based on the combination of the 2018 and 2020 applications for the site). Submitted s73 Masterplan dwg 523-3002-S4 Rev 01 identifies the 57 new lodges proposed within the site. For clarity this layout plan also includes lodges / trailer accommodation existing on site prior to submission of the 2018 and 2020 consents – these 'historic' cabins relate back to previous 2013 and 2017 applications and are not considered to be subject to the numbers set out in condition 3 of the 2022 consent.

A separate s73 application will be lodged for revisions to the reception building, visitor facilities and associated parking / landscaping. Similarly, the existing barn in the north western corner of the site will be repurposed as part of the improvements to the site – this will be subject to a separate planning application in due course.

Site Location.

The site comprises an established holiday park complex with existing lodges, showman trailers and caravan pitches set in a landscaped setting with trees and

lakes. There are fields to the south which are subject to the consent for further lodge development (2022 approval). To the south of the application site is the railway track and surrounding the wider site are agricultural fields and sporadic residential dwellings.

The site lies to the north of Dilton Marsh and to the west of Westbury (postcode BA13 4EL). Access to the site is gained from Fairwood Road.

The site is not subject to any heritage or landscape designations. It is noted the site sits within 2km of a Greater Horseshoe Bat roost and as such is identified as a Bat Special Area of Conservation (SAC). With regards flood risk, due to the presence of onsite fishing lakes, part of the site sits in flood zones 2 and 3. The site sits in open countryside to the west of Westbury and is unallocated in the adopted Development Plan.

Assessment against NPP and Development Plan

The parent consent (20/11097/FUL) was approved in November 2022 and remains extant. The application was approved in accordance with relevant policies of the adopted Wiltshire Core Strategy (WCS)(adopted in Jan 2015) and saved policies West Wiltshire Local Plan. There has been no change in Development Plan Policy since the parent consent was approved. Further details are set out below.

Similarly, whilst the NPPF was updated in December 2024, the principles of encouraging and supporting tourism accommodation / facilities in the countryside remains the same (para 88 encourages sustainable rural tourism). Similarly, the NPPF still seeks to ensure developments are of a high quality design and are not detrimental landscape or ecological interests. The revised plans do not give rise to any new or materially different planning matters in this regard. As such the proposal is consistent with guidance set out in the NPPF.

The Development Plan – Wiltshire Core Strategy (WCS)

Having reviewed the officer report and decision notice for the 2022 consent the most relevant WCS policies in respect of the s73 application relate to Tourism Development, Landscape and Design. The relevant WCS policies have not been updated or superseded since the 2022 approval and as such remain relevant to the assessment of this s73 application.

Core Strategy Policy 39 relates to Tourism Facilities; the revised layout and lodge plans do not affect the principle of development on the site whilst the revised layout and lodge designs ensure that there is no adverse impact on character and appearance of the landscape. Indeed the 'car free' layout of the main field now ensures that landscape (and biodiversity) can be enhanced through additional planting. Similarly, policies relating to flood risk are noted but the site is well established and the principle of tourist accommodation in this location has been accepted.

With regards the proposed revisions to layout and lodge design, the relevant planning policies are CP51 (Landscape) and CP57 (high quality design) which seek to ensure developments make a positive contribution to character of Wiltshire. These policies seek to ensure development proposals conserve and enhance local

distinctiveness and are of a high quality design. Policy CP57 sets out a number of criteria against which proposals will be assessed.

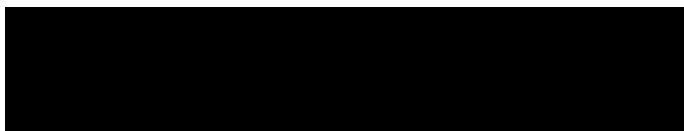
The proposed revisions will deliver a predominantly car free layout with access to lodges via a series of raised walkways. The walkways will be wide enough for electric golf buggies to access the accommodation but there will be no car access. This is a significant benefit over existing as it removes cars from the site and enables greater opportunities for planting and creation of new habitats. Similarly, the proposed lodges are a modern design sited on ground screws to enable planting to grow around them. The lodges include solar panels on the roof with battery storage on site so they operate off grid.

In summary the revised layout and lodge design will deliver a modern, sustainable development that is a significant improvement on the existing consent in terms of sustainability, design, landscape impact and biodiversity. This represents significant investment in the established holiday park and will deliver an enhanced visitor experience consistent with the aspirations of the NPPF (para 88) and WCS Policy 39. The proposed works comply with the requirements of Core Strategy Policies CP51 and 57 in enhancing existing character and appearance and thus making a positive contribution to this established holiday park.

As such the proposal complies with relevant policies of the adopted Core Strategy and there is no reason why planning permission should not be granted for these works.

I trust that you have all the information required to validate the application and would be grateful if you can please confirm safe receipt of the enclosed application. If you require anything further in the meantime, please do not hesitate to contact the undersigned.

Yours faithfully



Alistair Flatman (MRTPI)
Director
Alistair Flatman Planning Ltd

Enc – via Planning Portal
Application Forms
Revised dwgs 523-3002-S4 Rev 01; 523-3003-S4 Rev 02 & 523-3004-S4 Rev 01
Lodge Design Pack