

Our ref: MW/Eustace

30th October 2025

Planning Services,
Wiltshire Council (North),
Monkton Park,
Chippenham,
Wiltshire,
SN15 1ER

Willis & Co.

Chartered Town Planners
30 The Causeway
Chippenham
Wiltshire
SN15 3DB

Telephone: (01249) 444975
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Email: Willisplan@aol.com

Dear Sir,

Town and Country Planning Act 1990
Certificate of Lawfulness in respect of implementation of planning permission ref; PL/2023/02836 at Oak Tree Acres (known as Vardorosa Villa), Sodom Lane, Dauntsey, SN15 4JA

Introduction

1. We are instructed by Mr R. Eustace FRCVS of Equi Life (Holdings) Ltd., to prepare and submit this application for a Certificate of Lawfulness under the provisions of Section 191(1)(a) of the above Act.
2. Please find enclosed in support of this application;
 - The planning application forms and certificates;
 - This covering letter;
 - The location plan, dated August 2017, with the application site outlined in red;
 - A signed Statutory Declaration of Mr R. Eustace, dated 27th October 2025;
 - Appendix A - Planning Permission ref; PL/2023/02836;
 - Appendix B - Discharge of Condition Approval ref; 2025/02499;
 - Appendix C - An e-mail from a Wiltshire Council Building Control Officer dated 7th October 2025; and
 - The relevant application fee made payable to Wiltshire Council

Site

3. The site is located on land associated with Oak Tree Acres, approximately 800m to the south of the M4 motorway. Access to the site can be gained via an existing access track leading from Sodom Lane.

4. This Certificate of Lawfulness application seeks confirmation from the LPA that the development approved under application ref; PL/2023/02836 has been implemented. The planning permission is enclosed in Appendix A.

5. After being granted planning permission, the applicant submitted an application to discharge the relevant pre-commencement conditions under

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October 2025

Oak Tree Acres (known as Vardorosa Villa) Sodom Lane, Dauntsey

ref; 2025/02499. These conditions; numbered 9 and 10; were discharged on 5th May 2025 as seen in Appendix B.

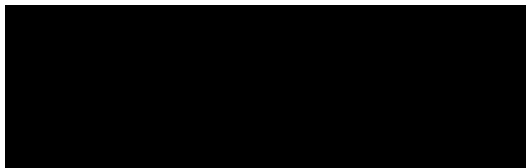
6. Having obtained the confirmation that the relevant conditions had been discharged, the applicant applied for Building Regulations Approval and shortly after they dug the excavations for the foundations.

7. A Building Control Officer visited the site on 3rd October 2025 to inspect the excavations. In the e-mail included in Appendix C, it was confirmed *"that the foundation excavation which has taken place up to this point appears satisfactory."*

8. Therefore, we consider that planning permission ref; PL/2023/02836 has been implemented and this application has been submitted to receive formal agreement from the LPA.

9. I trust this is clear. Please do not hesitate to contact me should you require any further information or clarification.

Yours faithfully,



Marc Willis MRTPI FBIAC

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October 2025

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Appendix A

Planning Permission ref; PL/2023/02836

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Appendix B

Discharge of Condition Approval ref; 2025/02499

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October 2025

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Appendix C

**An e-mail from a Wiltshire Council Building Control Officer dated
7th October 2025**