

STATUTORY DECLARATION

OF

MR ROBERT EUSTACE

RE:

CERTIFICATE OF LAWFULNESS AT OAK TREE ACRES (KNOWN AS VARDOROSA VILLA), SODOM LANE, DAUNTSEY, SN15 4JA

I, Robert Eustace of Mead House, Sodom Lane, Dauntsey, Chippenham, SN15 4JA do SOLEMNLY AND SINCERELY DECLARE as follows;

1. I am [REDACTED] years of age [REDACTED] I am familiar with the dwelling edged in red on the attached location plan at Oak Tree Acres (known as Vardorosa Villa), Sodom Lane, Dauntsey, SN15 4JA.
2. I gained planning permission on 2nd November 2023, under reference number PL/2023/02836, for the re-submission of planning permission ref; 17/08314/FUL as a full planning application for the proposed change of use from a former agricultural building to Class C3 (dwellinghouses), and associated conversion works. This permission is enclosed with this declaration.
3. Having obtained planning permission I then instructed Willis and Co. to prepare an application to discharge the relevant pre-commencement conditions. These were the conditions numbered 9 and 10 of planning permission ref; PL/2023/02836. These were discharged on 5th May 2025 under ref; 2025/02499. This letter is enclosed with this declaration.
4. This means that works could commence and, soon after gaining the permission, I started to excavate the trenches for the foundations. I have also submitted the relevant information for Building Regulations approval.
5. Once I had dug the trenches for the foundations I invited a Wiltshire Council Building Control officer to visit the site. They visited the site on 3rd October 2025 to inspect the trenches and in an e-mail, dated 7th October 2025, they confirmed the works that I had undertaken to excavate the foundations were satisfactory. This e-mail is attached with this declaration.

[REDACTED]
[REDACTED]
27/10/25
[REDACTED]

6. Therefore, planning permission ref; PL/2023/02836 for the re-submission of planning permission ref; 17/08314/FUL as a full planning application for the proposed change of use from a former agricultural building to Class C3 (dwellinghouses), and associated conversion works at Oak Tree Acres (known as Vardorosa Villa) Sodom Lane, Dauntsey, SN15 4JA has been implemented.

7. List of documents attached:

- A. Site and Location plan numbered DWG 1;
- B. Planning Permission ref; PL/2023/02836;
- C. Discharge of Condition Approval ref; 2025/02499; and
- D. An e-mail from a Wiltshire Council Building Control Officer dated 7th October 2025

AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING THE SAME TO BE TRUE AND BY VIRTUE OF THE STATUTORY DECLARATIONS ACT 1835.

Declared at.....

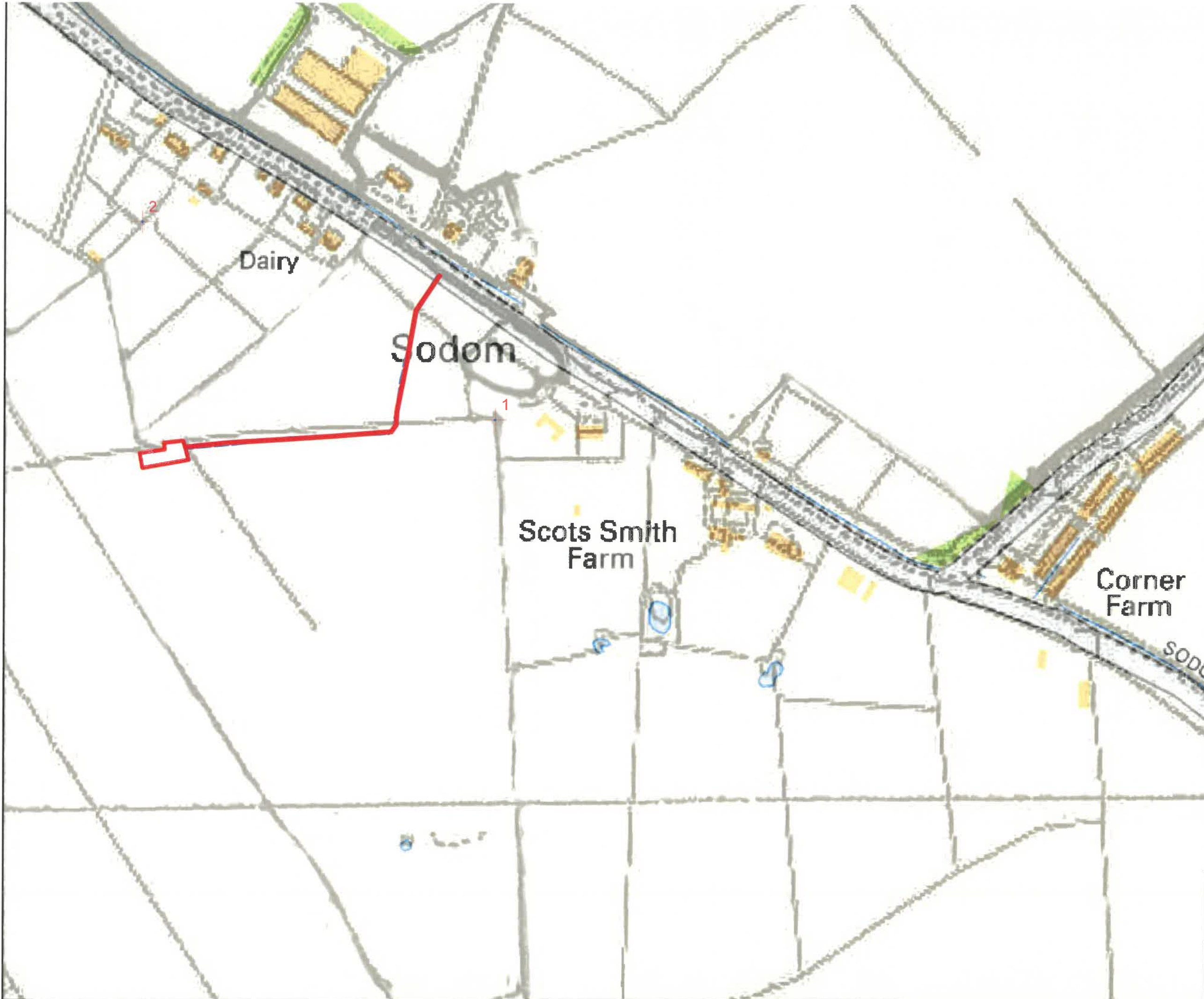
AWDRY LAW LLP
STAFFORD HOUSE
57 HIGH STREET
ROYAL WOOTTON BASSETT
WILTSHIRE
SN4 7AQ

This 27th day of OCTOBER 2025

Before me.....

PAUL WALSH

A Solicitor/Commissioner for Oaths



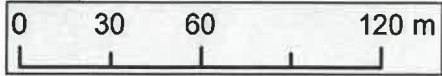
Legend

 Boundary: Application Area

Document A


27/10/25





Client
Robert Eustace FRCVS

Project
Vardarosa Villa, Oak Tree Acres,
Sodom Lane

Title
Location Plan

Date
August 2017

Scale
1:2,500 at A3

27/10/25

The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2023/02836

Decision Date:

Applicant:

Mr R. Eustace
Oak Tree Acres (known as Vardorosa Villa),, Sodom
Lane,, Dauntsey, , Chippenham, SN15 4JA

Particulars of Development:

Re-submission of planning permission ref; 17/08314/FUL
as a full planning application for the proposed change of
use from a former agricultural building to Class C3
(dwellinghouses), and associated conversion works

At:

Oak Tree Acres (known as Vardorosa Villa) Sodom Lane,
Dauntsey, SN15 4JA

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

Conditions: (12)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Revised Block Plan Dated August 2017 received 22nd September 2023
Revised Location Plan Dated August 2017 received 22nd September 2023
Proposed Plan and Elevations DWG No. W/PS/1b Dated July 2017 received 6th April 2023

Design and Access Statement Ref MW/SA/Eustace/1 Dated April 2023 received 6th April 2023

Oak Tree Ecological Assessment Ref EEL657R230802SP Dated August 2023, Received August 2023

REASON: For the avoidance of doubt and in the interests of proper planning.

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as per the approved Proposed Plan and Elevations DRWG No. W/PS/1b and the Approved Design and Access Statement.

REASON: In the interests of visual amenity and the character and appearance of the area.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

- 5 Prior to commencement of works, means/works have been implemented so that the access, turning area and parking spaces have been provided to ensure cars enter and exit the highway in forward gear. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

- 6 The development hereby permitted shall not be occupied or first brought into use until the area between the nearside carriageway edge and a line drawn 2.4m parallel thereto over the entire site frontage has been cleared of any obstruction to visibility at and above a height of 900mm above the nearside carriageway level, and maintained as such thereafter.

Reason: In the interests of highway safety

- 7 The development hereby permitted shall not be first brought into occupied until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained

as such thereafter.

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REASON: In the interests of highway safety.

- 8 Any gates shall be set back 4.5 metres from the edge of the carriageway, such gates to open inwards only, in perpetuity.

REASON: In the interests of highway safety.

- 9 No development shall be occupied until details of secure covered cycle parking have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided prior to the first occupation of the development hereby permitted and shall be retained for use at all times thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

- 10 Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of features for wildlife and new native species planting shall be submitted to the local authority for approval. These details should be clearly shown on an enforceable plan (e.g., site plan/technical elevations drawing). The approved details shall be implemented before occupation of the final works. These features will continue to be available for the target species for the lifetime of the development.

REASON: To provide enhancement for biodiversity.

- 11 No external lighting shall be installed on-site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals in their publication "The Reduction of Obtrusive Light" Guidance Note 01/21 (reference GN01/21), have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

- 12 The development will be carried out in strict accordance with the following documents:

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

Informatives: (4)

- 13 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website <https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy>.
- 14 *The application involves an extension to the existing/creation of a new vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.*
- 15 All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981(as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

- 16 The applicant should note that under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Habitats Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Parvis Khansari ~ Corporate Director, Place

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk

Equi Life Holdings Ltd
C/o Willis & Co
30 The Causeway
Chippenham

SN15 3DB

Development Services

Wiltshire Council
Tel: 0300 456 0114

Email: developmentmanagement@wiltshire.gov.uk
www.wiltshire.gov.uk

5th May 2025

Dear Sir/Madam

Discharge of Condition

Application no:	2025/02499
Proposal:	Discharge of condition 9 (Cycle parking details submitted & implemented - WD24) & 10 (Ecology) for PL/2023/02836 - Re-submission of planning permission ref; 17/08314/FUL as a full planning application for the proposed change of use from a former agricultural building to Class C3 (dwellinghouses), and associated conversion works
Site address:	Oak Tree Acres (known as Vardorosa Villa) Sodom Lane, Dauntsey, SN15 4JA
On behalf of	Equi Life Holdings Ltd Mead House, Dauntsey, Chippenham, SN15 4JA

Thank you for your recent request to discharge conditions related to the above.

I can confirm that the details submitted as listed below satisfy Conditions no. 9 and 10 of PL/2023/02836,

Condition 9

The agreed details are:

- Revised Site/Block Plan with landscaping and ecology mitigations dated 08/2017 received 9th May 2025
- Timber Cycle Store Specification Details received 11 March 2025

The development and works must be carried out in accordance with the submitted documents and conditions attached to PL/2024/02380.

Conditions discharged by this request:

9. No development shall be occupied until details of secure covered cycle parking have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided prior to the first occupation of the development hereby permitted and shall be retained for use at all times thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

And.

Condition 10

The agreed details are:

- Revised Site/Block Plan with landscaping and ecology mitigations dated 08/2017 received 9th May 2025
- Details of the Planting of new hedgerows received 11 March 2025

The development and works must be carried out in accordance with the submitted documents and conditions attached to PL/2024/02380.

Condition

10. Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of features for wildlife and new native species planting shall be submitted to the local authority for approval. These details should be clearly shown on an enforceable plan (e.g., site plan/technical elevations drawing). The approved details shall be implemented before occupation of the final works. These features will continue to be available for the target species for the lifetime of the development.

REASON: To provide enhancement for biodiversity.

Yours faithfully

Head of Development Management

27/10/25

— Forwarded message —

From: Morris, Connor <connor.morris@wiltshire.gov.uk>

To:

Cc: rae@equilife.co.uk <rae@equilife.co.uk>

Sent: Tuesday 7 October 2025 at 09:57:38 BST

Subject: BR/2025/25256 - OAK TREE ACRES (FORMERLY KNOWN AS VARDOROSA VILLA), SODOM LANE, DAUNTSEY, SN15 4JA

Dear James,

Following a site inspection for the above project on 03/10/2025, I can confirm that the foundation excavation which has taken place up to this point appears satisfactory.

As discussed on the telephone, there is a hedge line and trees nearby which may influence the remaining excavations however, considering the depth of the excavation that has been conducted thus far, the absence of roots within, and the favourable ground conditions, I am satisfied that what I saw last week would be suitable to build on, providing these conditions remain consistent.

If you have any queries, please do not hesitate to contact me.

Kind regards,

Connor Morris RBI Class 2A

Building Control Surveyor

Building Control

Wiltshire Council

FRONT DOOR by LASC

Building Control Tel: 0300 456 0113

Email: connor.morris@wiltshire.gov.uk

Web: www.wiltshire.gov.uk