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**Date:** 13 February 2026

**Our ref:** 71637/03/JFB/JC/40696830v2

**Your ref:** PL/2025/07258

Dear Andrew

## **PL/2025/07258: Fairwood Lakes Holiday Park**

The above application was originally submitted by another planning consultant. Lichfields has recently been instructed to act as agent and is now advising the applicant.

On behalf of our client, Terrawise Fairwood Lakes Limited (the 'applicant'), please find enclosed revised documents in relation to application ref. PL/2025/07258 which seeks to amend condition 2 (approved plans) and condition 3 (number of units) of permission ref. 20/11097/FUL (the '2022 consent').

The following are enclosed:

- Site Plan as Proposed - S73 Masterplan: ref. 523 3002 Rev 04
- Ecological Enhancement Site Plan: ref 523 3005 Rev 05
- Lighting Plan South: ref 523 3004 Rev 04
- Lighting Plan North: ref 523 3003 Rev 05
- Updated Flood Risk Assessment, prepared by BGP: ref. 256068-BGP-01-XX-T-C-01001 (dated 30-01-2026)

A separate application for Non-Material Amendments (NMAs) (Planning Portal Ref. PP-14598734) has been submitted, which seeks to revise the description of development for the 2022 consent to make it clearer. The expectation is that the NMA would be determined in tandem or before this application. Consequently, and should this application be approved, it would need to refer to the revised description of development proposed by the NMA.

## **Background**

The 2022 consent has been implemented. It grants consent for:

- 1 72 holiday accommodation units (13 camping/caravan pitches, 57 log cabins and 2 holiday accommodation units in the converted barn).
- 2 A new club house and spa.
- 3 A “manager’s house”, including a shop and office with living accommodation on the first floor.
- 4 Retrospective permission for a variety of sports and play equipment facilities near the club house, including mini golf, a play park, a splash tunnel and sun canopy.

Wiltshire Council agrees that the reference to 13 camping/caravan pitches (to the north) and the 57 log cabins together permit the siting of 70 “caravans” on the site, as defined in the Caravan Sites and Control of Development Act 1960 (amended by Statutory Instrument No 2374 1st October 2006) and the Caravan Sites Act 1968.

A NMA application has been approved (PL/2025/09102) which amends the trigger for condition 10 (Surface Water Drainage) and makes condition 13 (Foul Drainage) clearer.

## **Revised Submission**

This application is a S73 application. It proposes amendments to an extant permission; the 2022 consent.

Reports/plans that accompanied the original submission were not clear about the scope of proposed amendments relative to the 2022 consent. This revised submission remedies that. It has been discussed with Wiltshire Council, and it has been agreed in principle that the scope of amendments relative to the 2022 consent are limited. They comprise:

- 1 Re-orientation/re-siting of the units approved by the 2022 consent throughout the site, with no units sited in flood zone 2 or 3.
- 2 2 additional units, both of which have been relocated through this revised submission so that they are outside the flood zone.
- 3 Changes to the layout and the materiality of the ‘estate road’ to the south. It was for cars (tarmac) and is now for people/private electric buggies (raised walkways/boardwalks).
- 4 Relocation of the railway carriage from the south of the club house to the south-west corner of the site.

For clarification, the 2 “lakes” shown on the layout plans approved by the 2022 consent are SuDs ponds. Drainage information to discharge conditions 10 (surface water drainage) and 13 (foul drainage) will be submitted in due course as requested by the Council’s LLFA.

The original submission included:

- 1 3 additional lodges (unit numbers 20, 21, 23) (see plans ref: 3002/REV01). These have been removed and are not shown on the accompanying revised plans.

- 2 5 lodges (units 1, 2, 3, 4 and 5) which had been relocated to within the flood zone (see plans ref: 3002/REVO1). These have been re-sited so they are not in the flood zone.

The Environment Agency objected (3 October 2025) to the siting of caravans on the 13 pitches to the north of the site. This response is based on the original submission which was unclear. For the avoidance of doubt, condition 3 of the 2022 consent approves the siting of caravans on these 13 pitches. This application does not make any changes to the 2022 consent in this regard. There is therefore, no grounds for the EA to maintain an objection.

### **Assessment of the proposed amendments**

The amendments shown on the accompanying plans will deliver benefits relative to the 2022 consent, including the removal of vehicular access to the southern half of the site and improving the overall design of the holiday park to make it more attractive to guests.

Removal of the tarmac road and replacement with a boardwalk achieves betterment for biodiversity with the ecological mitigation package approved under the 2022 consent also in place. The re-siting of units, relocation of the railway carriage, and the addition of two units is not considered to be a material change that would affect how the 2022 consent was assessed.

A revised Flood Risk Assessment is enclosed, which demonstrates that the proposed amendments are acceptable in relation to flood risk. It covers the whole site and so addresses comments from the Lead Local Flood Authority (3 November 2025) and the Environment Agency (3 October 2025).

There has been no change in policy since the 2022 consent. As such, this S73 application continues to accord with the relevant planning policies of the Wiltshire Local Plan including CP39, 50, 51 and 57 that the 2022 consent was assessed against.

### **Consequential changes to Condition 2 of the 2022 consent**

The amendments proposed by this application mean that Condition 2 of the 2022 consent needs to be amended to reflect revised drawing numbers/documents, which for the avoidance of doubt are listed in full below (\*denotes plans/documents submitted with this application which supersede and formally replace previous versions):

- Site Location Plan - Drawing Number: 2626-08 Revision E
- Site Plan as Existing – Drawing Number: 2626-20-05 Revision C
- \*Site Plan as Proposed – S73 Masterplan Drawing Number: 523 3002 Rev 04
- \*Ecological Enhancement Site Plan - Drawing Number: 523 3005 Rev 05
- \*Lighting Plan South - Drawing Number: 523 3004 Rev 04
- \*Lighting Plan North – Drawing Number: 523 3003 Rev 05
- Club House - Drawing Number. 2626-20-04 Revision A
- Proposed Spa - Drawing Number: 2626-20-01 Revision A
- Reception, Shop Office & Managers Accommodation - Drawing Number: 2626-20-03

- Timber Lodges - Drawing Number: 2626-13
- Horseshoe Night Roost Structure – Drawing Number: 2626-SK-10

**Documents:**

- Application Form
- \*Flood Risk Assessment - 256068-BGP-01-XX-T-C-01001 dated 30 January 2026 by BGP
- Ecological Appraisal and Mitigation Strategy – Final Report dated 22nd August 2022 by Malford Environmental Consulting
- Lighting calculations for bollards at Fairwood Lakes, Dilton Marsh – Dated 24 August 2022 by Alan Tulla Lighting
- Bat Survey & Mitigation Technical Note received 4th July 2022
- Technical Note Bat Appraisal & Mitigation dated 18 March 2021 by Malford Environmental Consulting
- Landscape and Visual Appraisal for Recreational Development – Ref 20.1169 Rev A dated January 2021 by WHLandscape landscape architecture & arboriculture
- Addendum to Landscape and Visual Impact Assessment for Recreational Development – Ref 17.660 dated January 2018 by WHLandscape landscape architecture & arboriculture
- Transport Statement – Issue 2 - dated January 2021 by Miles White Transport”

**Consequential changes to Condition 3 of the 2022 consent**

As a result of the increase in the number of units (two additional units), the wording of condition 3 needs to be updated. For clarity, it is also suggested that the wording is updated to better reflect the typology of the proposed units proposed on site (deletions marked in ~~striketrough~~ and additions marked in **bold**):

*“The holiday accommodation and recreation provision on the site shall be restricted to 13 camping/caravan pitches, ~~579 log-cabins~~ **holiday lodges**, 2 holiday accommodation units in the converted barn, fishing lakes and associated facilities as shown on the approved plans and shall not be used for any other purpose; and no more than one tent, caravan (as defined in the Caravan Sites and Control of Development Act 1960 (amended by Statutory Instrument No 2374 1st October 2006) and the Caravan Sites Act 1968) or mobile accommodation on wheels capable of being towed away by a vehicle, shall be stationed on each pitch at any time”*

**Conclusion**

The amendments proposed by this application are limited compared to the 2022 consent and the 2 additional units are sited in flood zone 1. Planning policy considerations relative to the determination of this application are the same as for the 2022 consent and there is compliance with relevant policies. Moreover, there is no harm arising from the proposed amendments, only betterment and benefits.

We trust this letter and the revised documentation provides sufficient information to enable you to determine this application at the earliest opportunity. Should you require any additional information or have any questions, please do not hesitate to contact me or my colleague Sophie White.

Yours faithfully

**Jack Collard**

Senior Planner

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