

Andrew Thomas
Wiltshire Council,
County Hall,
Bythesea Road,
Trowbridge
BA14 8JN

Date: 13 February 2026

Our ref: 71637/01/JFB/JC/40586910v2

Your ref: 20/11097/FUL

Dear Andrew

Application for Non-Material Amendment to the Description of Development for Planning Permission 20/11097/FUL

On behalf of our client, Terrawise Fairwood Lakes Limited (the 'applicant'), please find enclosed an application under s96A of the 'Town and Country Planning Act' 1990 for a Non Material Amendment (NMA) to the description of development (DoD) for planning permission 20/11097/FUL. The application form is attached.

The relevant application fee of £298.00 (+£85.00 service charge) has been paid via the Planning Portal under ref. PP-14598734.

Background

Full planning permission (ref. 20/11097/FUL) ('the 2022 consent') was granted on 28 November 2022 for the replanning and expansion of Fairwood Lakes Holiday Park. The permission also granted retrospective consent for outdoor sports/leisure facilities.

As drafted, the Description of Development (DoD) is unclear. The purpose of this NMA is therefore, to make amendments to provide clarity. We are not proposing any changes that would alter what has been approved.

An application for Non-Material Amendments (NMA) to 20/11097/FUL was approved on 18 November 2025 (ref. PL/2025/09102). It amends the trigger for condition 10 (Surface Water Drainage) and makes condition 13 (Foul Drainage) clearer.

Non-material amendment

This application proposes that the Description of Development is amended as per below (omissions in red and additions in green):

“Refurbishment and expansion of holiday park to provide holiday lodges, ~~Provision of~~ Managers House with Shop/Office with Living Accommodation over, Replacement of Cafe with Clubhouse and ~~Provision of~~ Spa Building. ~~Re-planning of approved Lodge area and extension to provide an additional 22 Lodges including the replacement of touring pitches,~~ .~~Re~~location of train carriage. ~~Retrospective planning for mini golf, play park, splash tunnel, sun canopy.~~ Associated sport and play facilities, landscaping, drainage, access, car parking and infrastructure works (above and below ground).”

The non-material nature of the change

Planning Practice Guidance (‘PPG’) confirms there is no statutory definition of ‘non-material’ (ID: 17a-002). This is because whether or not proposed changes are ‘non-material’ is *“dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another”*.

This application is not proposing any amendments to the 2022 consent; it is simply making the DoD clear so that it properly reflects what has been approved. On this basis and given that any consent would make no change to approved plans/details, it cannot be regarded as material.

As per Planning Practice Guidance (Paragraph: 011 Reference ID: 17a-011-20140306), any approval of this application would only relate to the non-material amendment sought. The approval would not be a reissue of the original permission, which still stands. The two permissions would be read together.

Conclusion

In the context above, we respectfully ask that this application is approved and request that the decision is released as swiftly as possible.

Should you require any further information regarding this submission, please do not hesitate to contact me or my colleague Sophie White.

Yours faithfully

Jack Collard

Senior Planner

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