

To:	WCC Drainage	From:	James Playfair
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Planning App Ref:	PL/2025/07258
Service Ref:	Drainage
Date:	23 February 2026

PROPOSAL

Removal/variation of conditions

Variation of condition 2 (Approved Plans) of application 20/11097/FUL relating to site layout, lighting, ecological enhancement and lodge details.

SITE LOCATION

Fairwood Lakes Holiday Park, Fairwood Road, Dilton Marsh, Westbury, BA13 4EL

APPLICATION DOCUMENTS REVIEWED

- Covering Letter
- Flood Risk Assessment

ASSESSMENT OF THE PROPOSAL

Context

In October 2025, the LLFA proposed a Holding objection be imposed as the applicant was proposing on situating the additional 2 lodges within an area designated as flood zones 2 and 3, a further flood risk assessment was required to demonstrate this risk has been satisfactorily considered; with mitigating measures put in place where necessary.

In the covering letter pertaining to P L/2025/07258, it is stated:

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.

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 Two additional units, both of which have been relocated through this revised submission so that they are outside the flood zone.

Assessment

The LLFA has no objections to proposed Variation in Condition 2 (which refers to the final plans) and we await additional detailed drainage information to discharge conditions 10 (surface water drainage) in due course.