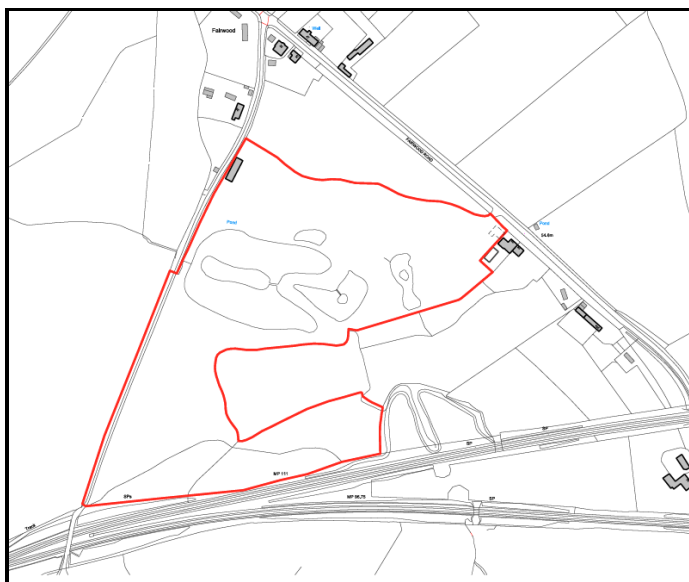


APPLICATION FOR REMOVAL / VARIATION OF CONDITIONS DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/07258
APPLICATION TYPE:	Removal / variation of conditions
SITE ADDRESS:	Fairwood Lakes Holiday Park, Fairwood Road, Dilton Marsh, Westbury, BA13 4EL
DEVELOPMENT DESCRIPTION:	Variation of condition 2 (Approved Plans) of application 20/11097/FUL relating to site layout, lighting, ecological enhancement and lodge details.
RECOMMENDATION:	That Planning Permission be GRANTED



PROPOSAL

This application is made under Section 73 of the Town and Country Planning Act 1990 and seeks to vary Condition 2 (Approved Plans) of planning permission 20/11097/FUL in order to amend the approved site layout, lighting strategy, ecological enhancement measures and lodge details at Fairwood Lakes Holiday Park. The principal change relates to the internal layout of the site. The previously approved scheme incorporated a road-based layout allowing vehicles to access and park adjacent to individual lodges. The amended scheme proposes a people first park, whereby visitors would park at the site entrance and traverse the site on foot, by cycle, or via buggy. This results in a revised internal circulation arrangement, reorientation and repositioning of lodges, amended lighting proposals, and associated updates to ecological mitigation and drainage.

Revised supporting information was submitted during the course of the application, including an updated Flood Risk Assessment and Ecological Impact Assessment, alongside amended plans reflecting the layout changes. Whilst a Section 73 application results in a new planning permission, the assessment focuses on whether the proposed changes give rise to materially different impacts compared to the extant permission.

SITE DESCRIPTION / CONTEXT

The application site relates to the Fairwood Lakes Holiday Park, located to the north of Dilton Marsh and accessed from Fairwood Road, which is a Class C highway. The site lies within the open countryside, outside any defined settlement boundary, approximately 1.2 kilometres north of the Large Village of Dilton Marsh as identified within the settlement hierarchy.

The site is an established holiday park containing lodges, recreational facilities and associated infrastructure. A Public Right of Way (DMAR6) runs along the western boundary. The site is subject to several environmental constraints. It lies within the 6.4km buffer of the Salisbury Plain Special Protection Area, within the 4km Core Roost Buffer associated with the Bath and Bradford-on-Avon Bat SAC, and within the Yellow Risk Zone of the Trowbridge and Westbury Bat Mitigation Strategy. Strategic flood risk mapping identifies areas of surface water flood risk across the site, with Flood Zones 2 and 3 forming a band running broadly west to east. Groundwater flood risk is identified as negligible.

PLANNING HISTORY

Reference	Development	Decision
W/76/00097/HIS	Extension to existing dwelling and extension of residential curtilage to incorporate adjoining agricultural land	Approved
W/93/01486/FUL	Excavation of lake to relieve flooding during wet periods and to increase water flow	Approved
W/96/00803/FUL	Excavation of fishing lake with wildlife conservation area and broadleaf plantations	Approved
W/10/03399/FUL	Siting of mobile home for manager's accommodation and tackle/bait shop	Approved
W/13/00340/FUL	Siting of 15 x touring caravan pitches, 4 x log cabins, shower/toilet block and associated works	Approved
13/06370/FUL	Replacement permanent dwelling for managers accommodation	Approved
17/01394/FUL	Revised touring pitch layout and with additional 5 pitches giving 20 in total. Re-siting and design of 4 approved timber lodges. Revised siting and design of approved Managers House. New timber café/office building and new toilet block. Proposed path/jogging track south of the lake and relocation of temporary Managers House	Approved
18/02014/FUL	Siting of 24 additional lodges and associates works and conversion of barn to holiday accommodation	Approved
18/04461/CLE	Change of use from stable block to residential (retrospective)	Approved
18/09903/FUL	Erection of single-storey games room	Approved
19/02481/FUL	Installation of an underground grid connection	Approved
20/11097/FUL	Provision of Managers House with Shop/Office with Living Accommodation over, Replacement of Cafe with Clubhouse, Provision of Spa Building. Re-planning of approved Lodge area and extension to provide an additional	Approved

	22 Lodges including the replacement of touring pitches, relocation of train carriage. Retrospective planning for mini golf, play park, splash tunnel, sun canopy.	
PL/2025/03958	Discharge of conditions 10 (Surface Water drainage details), 11 (Landscaping), 12 (CEMP), 13 (Foul Effluent discharge details) and 16 (Lighting Information) of 20/11097/FUL	Partial Discharge – conditions 11, 12, and 16 discharged. Conditions 10 and 13 not discharged.
PL/2025/09102	Non-Material amendment relating to 20/11097/FUL to amend the wording of conditions 10 and 13.	Approved
PL/2026/00710	Non-Material Amendment (NMA) to the description of development (DoD) to planning permission 20/11097/FUL to read as Refurbishment and Expansion of Holiday Park to Provide Holiday Lodges, Managers House with Shop/Office with Living Accommodation Over, Replacement of Cafe with Clubhouse and Spa Building. Relocation of Train Carriage. Retrospective Planning for Mini Golf, Play Park, Splash Tunnel, Sun Canopy, and Associated Sport and Play Facilities, Landscaping, Drainage, Access, Car Parking and Infrastructure Works (above and below ground).	Approved

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Wiltshire Core Strategy:

Core Policy 1	Settlement Strategy;
Core Policy 2	Delivery Strategy;
Core Policy 32	Spatial Strategy: Westbury Community Area;
Core Policy 41	Sustainable Construction;
Core Policy 48	Supporting Rural Life;
Core Policy 50	Biodiversity and Geodiversity;
Core Policy 51	Landscape;
Core Policy 52	Green Infrastructure;
Core Policy 57	Ensuring High-Quality Design and Place Shaping;
Core Policy 58	Ensuring Conservation of the Historic Environment;
Core Policy 60	Sustainable Transport;
Core Policy 61	Transport and Development;
Core Policy 62	Development Impacts on the Transport Network;
Core Policy 64	Demand Management;
Core Policy 67	Flood Risk;

Saved Policies for the West Wiltshire District Local Plan

Policy U1a	Foul Water Disposal;
Policy U2	Surface Water Disposal;

Dilton Marsh Neighbourhood Development Plan 2020-2028 (September 2025)

The National Planning Policy Framework (NPPF) and The Planning Practice Guidance (PPG)

Wiltshire Design Guide

The Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015).

The Wiltshire Local Transport Plan 4 (LTP4) (March 2025)

New Wiltshire Local Plan

At Full Council on 19 May 2026, the elected members of Wiltshire Council agreed to withdraw the emerging Wiltshire Local Plan. The said Plan has no material weight for the purposes of the application.

In accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2026, on 30th June 2026 Wiltshire Council published a notice of intention to prepare a new local plan for Wiltshire. The next stage is a Scoping Consultation which commences on 2nd September 2026. This plan is at a very early stage and currently carries no weight for decision making.

CONSULTATION RESPONSES

Dilton Marsh Parish Council – No Objection

Ecology (Wiltshire Council) – No Objection

Drainage (Wiltshire Council) – No Objection

Rights of Way (Wiltshire Council) – No Objection

Highways (Wiltshire Council) – No Objection

Public Protection (Wiltshire Council) – No Comment

Landscape (Wiltshire Council) – No Objection

Network Rail – No Objection

Environment Agency – No Objection (subject to condition)

The Environment Agency withdrew its initial objection following the submission of additional material and subject to a condition requiring compliance with the updated FRA, including floor levels 600mm above ground and no ground raising or built development in Flood Zones 2 and 3.

REPRESENTATIONS

No third party comments received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

The principle of development is well established under multiple planning permissions including 20/11097/FUL and is not a matter for reconsideration in this application. This proposal is made under Section 73 and therefore seeks to amend the form of development previously approved. While a Section 73 application results in a new planning permission, the assessment primarily considers whether the proposed changes give rise to materially different impacts compared to the extant permission.

The proposal remains for holiday accommodation within an established tourism site in the open countryside. The original officer assessment concluded that the development was acceptable in principle, having regard to the economic and tourism benefits alongside environmental considerations. There have been no material changes in planning policy that would alter that position, although it should be noted that this application is being determined at a time when the extant adopted Wiltshire Core Strategy is 11 years old and in May this year, the Council opted to withdraw its emerging new local plan following substantive criticisms levelled at it by the examining local plan inspectors.

The assessment nevertheless has full cognisance of the relevant national and local planning policies and focuses on whether the proposed amendments to the layout and associated details give rise to any material impacts that would justify anything other than an approval.

Core Policy 48 of the Wiltshire Core Strategy supports the development of sustainable tourism within rural Wiltshire where it can be demonstrated that proposals are of an appropriate scale and character and contribute positively to the local economy.

The application relates to the continued operation and enhancement of an established holiday park, which provides visitor accommodation and associated leisure facilities in a rural location.

The proposed amendments do not alter the overall scale or nature of the use but instead improve the layout and functionality of the site, including a move toward a more pedestrianised and landscape-led environment. The proposal would support the ongoing viability and attractiveness of the site as a tourist destination, contributing to the rural economy through visitor expenditure and employment opportunities.

As such, the development is considered to accord with the objectives of Core Policy 48.



Approved Operational Site Plan



Proposed Site Masterplan

Design and Impact upon the upon the character and context of the area

Core Policy 57 Ensuring High-Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The overall scale and nature of development remain consistent with the previously approved scheme. The amendments primarily relate to the internal arrangement of the site.

The removal of car-based access roads within the site and the introduction of pedestrian, cycle and buggy routes results in a softer and less formal layout. The revised arrangement reduces the extent of hardstanding and vehicular infrastructure, and introduces a more informal, landscape-led character. This approach is considered to better reflect the setting of a holiday park and creates a more tranquil and secluded environment for users.

Whilst the repositioning and reorientation of lodges result in some localised changes to layout, the overall density and spatial distribution remain broadly comparable to the approved scheme. The amended layout continues to respond appropriately to the site's context and does not result in any adverse impact on the character of the surrounding rural area.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and the Wiltshire Design Guide.

Landscape Impact

Core Policy 51 seeks to protect, conserve and where possible enhance landscape character. Development should be informed by the local landscape context and should not result in unacceptable harm to visual amenity or the character of the wider countryside.

The application site is an established holiday park, and the principle of built development within this location has already been accepted under the extant permission. The proposed amendments relate primarily to internal layout changes rather than expansion of the site.

The revised layout reduces the extent of formal road infrastructure and hardstanding, instead introducing a more informal arrangement focused on pedestrian movement and soft landscaping. This results in a less urbanising form of development and reinforces the recreational and rural character of the site. Views into the site remain limited and filtered by existing vegetation, and no materially greater visual impact would arise compared to the approved scheme. Overall, the proposal is considered to conserve the character and appearance of the surrounding landscape and accords with Core Policy 51.

Core Policy 52 requires development to maintain and enhance green infrastructure networks and to ensure that ecological and landscape features are retained, enhanced and appropriately managed. The proposed development retains and strengthens green infrastructure across the site through the provision of ecological corridors, enhanced planting, and managed habitats as set out in the Ecological Enhancement Site Plan. The introduction of additional landscaping, SuDS features and managed habitats contributes positively to the site's ecological network and supports biodiversity connectivity within the wider area.

Subject to the implementation and long-term management of these measures through condition, the proposal is considered to comply with the requirements of Core Policy 52.

Amenity

Core Policy 57 criterion vii seeks to ensure development does not have an unacceptable impact upon the amenities of neighbouring occupiers. Nationally, Policy P3 requires development proposals to provide healthy living conditions for occupiers and users and to avoid unacceptable impacts arising from loss of light, outlook, privacy, noise, disturbance or other forms of pollution. Policy DP3 additionally requires development to create liveable and attractive places for existing and future users. Accordingly, the assessment below considers the effect of the proposal upon neighbouring occupiers and whether acceptable living conditions would be maintained.

The proposal does not introduce any additional impacts on neighbouring residential amenity beyond those already assessed and accepted under the parent permission. The internal reconfiguration of the site does not materially alter relationships between lodges or introduce adverse effects in terms of overlooking, noise or disturbance. The reduction in vehicular movements within the site is likely to result in a more peaceful environment for occupants of the holiday lodges. The original assessment remains applicable in this regard and the proposal is considered acceptable.

The proposal is appropriately sited, designed, and oriented to ensure that it would not result in unacceptable impact upon/to the amenities or living conditions of neighbouring residential occupiers, particularly in terms of outlook, privacy, or access to natural light. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and the Wiltshire Design Guide.

Transport and Highways

Core Policies 60, 61 and 64 of the Wiltshire Core Strategy seek to promote sustainable transport, secure safe access arrangements and ensure adequate parking provision. Nationally, Policies TR3 and TR4 of the National Planning Policy Framework require development to be located in sustainable locations where appropriate, provide safe access arrangements, prioritise walking, wheeling and cycling, and provide suitable parking provision having regard to the nature and location of the development. Policy TR6 confirms that development should be refused where it would result in a severe adverse impact on the transport network or an unacceptable impact on highway safety after consideration of any mitigation measures.

The Local Highway Authority has raised no objection to the proposal. The amended layout removes individual parking provision adjacent to lodges and instead provides consolidated parking at the site entrance. The Highway Authority has confirmed that the proposed parking arrangement is capable of accommodating anticipated demand and that the removal of internal vehicle movements would not result in any detriment to highway safety.

The external access arrangements remain unchanged from the approved scheme. The conclusions of the original assessment therefore continue to apply, and the proposal is acceptable in highways terms.

Ecology

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity interests and ensure development avoids unacceptable harm to ecological assets. National policy is set out within Policies N2 and N6 of the National Planning Policy Framework. These policies require development proposals to minimise impacts upon biodiversity, protect important habitats and species, and secure opportunities for biodiversity enhancement where appropriate. Where significant harm to biodiversity cannot be avoided, adequately mitigated or compensated for, development should be refused. Biodiversity Net Gain (BNG) was established as a mandatory aspect of planning evaluation through Schedule 7A of the Town and Country Planning Act 1990 (as amended by the Environment Act 2021 Schedule 14).

As this is a Section 73 application relating to a permission granted prior to February 2024, mandatory Biodiversity Net Gain does not apply in this instance.

Ecological considerations have been a key issue in the determination of this application due to changes in layout, lighting, and the regulatory context since the original permission.

The site lies within consultation zones associated with the Bath and Bradford-on-Avon Bat Special Area of Conservation and within the Yellow Zone of the Trowbridge and Westbury Bat Mitigation Strategy. The amended layout initially raised concerns relating to impacts on bat commuting routes, habitat provision, lighting levels, and effects on protected species including water vole and reptiles.

Updated ecological information has been submitted, including an Ecological Impact Assessment and an amended Ecological Enhancement Site Plan. These documents demonstrate that the proposed mitigation measures would deliver outcomes equivalent to, or exceeding, those secured under the parent permission. Concerns relating to lighting and its potential impact on bat corridors have been addressed through revised lighting plans and mitigation measures to ensure that dark corridors are maintained.

The reconfiguration of the layout also includes adjustments to lodge siting to reduce impacts on sensitive habitats. These measures are to be secured through conditions requiring compliance with the approved ecological enhancement and lighting plans, together with the submission and implementation of a Landscape and Ecological Management Plan (LEMP).

An Appropriate Assessment has been undertaken under the Conservation of Habitats and Species Regulations 2017 (as amended) to consider the potential effects of the development on the Bath and Bradford-on-Avon Bat SAC and Salisbury Plain SPA. The Council, as Competent Authority, has reached a conclusion of no adverse effect on the integrity of these European sites, subject to the mitigation measures secured.

The Appropriate Assessment has been submitted to Natural England for agreement, and at the time of writing a formal response is awaited. The Council will not issue a decision on the application until Natural England has confirmed agreement with the conclusions of the Appropriate Assessment, in accordance with the Habitats Regulations.

The proposal results in an increase in development footprint and therefore requires a financial contribution in accordance with the Trowbridge and Westbury Bat Mitigation Strategy. This has been calculated at £4,011 (plus a 10% administration fee) and will be secured via a Section 111 agreement prior to commencement.

Subject to appropriate conditions, including compliance with approved ecological plans and the submission of a Landscape and Ecological Management Plan, the proposal is considered acceptable in ecological terms.

Flooding and Drainage

Core Policy 67 of the Wiltshire Core Strategy seeks to ensure that development is directed away from areas at greatest risk of flooding and is designed to minimise vulnerability to flooding whilst avoiding any increase in flood risk elsewhere. National planning policy relating to flood risk and drainage is contained within Policies F4 to F8 of the National Planning Policy Framework. Collectively, these policies establish a risk-based approach to the location and assessment of development proposals. The Framework requires flood risk to be properly assessed where necessary, seeks to direct development towards areas at the lowest risk of flooding through the application of the sequential approach where applicable, and ensures that development remains safe for its lifetime without increasing flood risk elsewhere. The policies also support the incorporation of sustainable drainage measures where appropriate in order to manage surface water runoff and reduce the potential for flooding.

The revised layout has altered the distribution and quantum of impermeable surfaces within the site when compared to the approved scheme. As such, an updated Flood Risk Assessment has been submitted to reflect these changes. Following initial concerns, the Lead Local Flood Authority reviewed the updated information and has confirmed that it raises no objection to the proposed variation of condition. The revised layout ensures that no lodges are located within Flood Zones 2 or 3, and the overall approach to drainage remains acceptable in principle. The LLFA has confirmed that detailed surface water drainage matters will be addressed through the discharge of the existing drainage condition attached to the original permission. A condition is recommended requiring compliance with the submitted Flood Risk Assessment, including finished floor levels and restrictions on development within flood zones.

On this basis, the proposal is considered acceptable in flood risk and drainage terms, and the findings of the original assessment remain applicable.

CONCLUSION

This Section 73 application seeks to amend the layout and associated details of an approved holiday park development. The principle of development has been established and remains acceptable. The proposed amendments result in a more landscape-led and lower-impact internal layout, with reduced vehicular presence and enhanced site character. The proposal has been subject to updated technical assessment in relation to highways, drainage and ecology, all of which confirm that the development remains acceptable subject to appropriate mitigation and conditions. There are no material considerations which indicate that planning permission should be refused. The proposal is therefore considered to accord with the development plan when read as a whole.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions:

The majority of the original conditions attached to planning permission 20/11097/FUL are reimposed as part of this decision, reflecting that the principle and overall form of development remain unchanged. However, amendments have been made to the approved plans condition to reflect the revised drawings submitted under this application, together with the addition of updated ecology and flood risk conditions to address consultees' requirements in relation to the amended scheme.

For clarity, Conditions 10 (surface water drainage) and 13 (foul drainage) from the original permission, which were subsequently amended under application PL/2025/09102 to alter their trigger points from pre-commencement to above-ground works, are carried forward accordingly (now renumbered below as Conditions 10 and 12).

It is also acknowledged that a number of conditions were partially discharged under application PL/2025/03958, including surface water drainage, landscaping, CEMP, foul drainage, and lighting. However, due to the revised site layout now proposed, it is necessary for certain conditions to be discharged again, as the previously approved details no longer align with the amended scheme. This applies in particular to surface water drainage, landscaping, the Construction Environmental Management Plan, and foul drainage, all of which are intrinsically linked to the layout and spatial arrangement of development across the site.

The original lighting condition has not been reimposed in its previous form, as updated lighting proposals have been submitted, assessed, and agreed through the ecological consultation process. These are now secured through the condition requiring compliance with the approved ecological and lighting plans.

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

Plans:

- 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
- 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
- Type 1 (Lodge Elevations and Floor Plan) 523-3001
- Type 2 (Lodge Elevations and Floor Plan) 523-3002
- Type 4 (Lodge Elevations and Floor Plan) 523-3004
- Type 3 (Lodge Elevations and Floor Plan) 523- 3003
- Type 5 (Lodge Elevations and Floor Plan) 523-3005
- Eco Lodge (Lodge Elevations and Floor Plan) 523-2002-P01.01-WIP

Documents:

- Application Form
- Flood Risk Assessment - 256068-BGP-01-XX-T-C-01001 dated 30 January 2026 by BGP
- Lighting calculations for bollards at Fairwood Lakes, Dilton Marsh –Dated 24 August 2022 by Alan Tulla Lighting
- 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

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

2.The development shall be carried out in accordance with the following approved ecological documents:

- Ecological Enhancement Site Plan Drawing No. 3005 Rev 06
- Lighting Plan North Drawing No. 3003 Rev 05
- Lighting Plan South Drawing No. 3004 Rev 05
- Ecological Impact Assessment RHE.4650
- Ecological Appraisal and Mitigation Strategy – Final Report dated 22nd August 2022 by Malford Environmental Consulting
- Technical Note Bat Appraisal & Mitigation dated 18 March 2021 by Malford Environmental Consulting
- Bat Survey & Mitigation Technical Note received 4th July 2022

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

3.The development shall be carried out in accordance with the submitted Flood Risk Assessment (Ref: Flood Risk Assessment, 56068-BGP-01-XX-T-C-01001, dated 30/01/2026 and approved Masterplan) including:

- Finished floor levels of the Caravans/lodges shall be set no lower than 600mm above ground level.
- No ground raising or built development shall take place within Flood Zones 2 and 3.

These mitigation measures shall be fully implemented prior to occupation and subsequently retained and maintained for the lifetime of the development.

REASON: To reduce the risk of flooding to the proposed development and future occupants.

4.The holiday accommodation and recreation provision on the site shall be restricted to 13 camping/caravan pitches, 59 holiday lodges and caravans, 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.

REASON: To control the number of pitched to ensure the adequacy of parking provision and in the interests of the character and appearance of the area.

5.Notwithstanding Class C3 of the Schedule to the Town and Country (Use Classes) Order 1987 (as amended)(or in any provisions equivalent to that class in any statutory instrument revoking or reenacting that Order with or without modification), the holiday lodges and stationing of caravans on pitches hereby permitted shall be used to provide holiday accommodation only, and shall not be occupied as a persons sole or primary place of residence. An up-to-date register of names and main home addresses of all owners/occupiers of the

caravans/lodges shall be maintained by the owner operator of the site and shall be made available at all reasonable times to the Local Planning Authority

REASON: This site is in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit permanent residential accommodation

6.The occupation of the Manager's accommodation shown on the approved plans shall be limited to a person solely working, or last working, in association with the fishing lakes and tourism/recreational business operating on the land currently known as "Fairwood Lakes Holiday Park", or a widow or widower of such a person, and to any resident dependants.

REASON: The site lies within an area where planning permission would not normally be granted for development unrelated to the essential needs of the established business for which nearby staff accommodation is now required and this permission is only granted on the basis of an essential need for a new dwelling/residential accommodation in this location having been demonstrated

7.No further development within the area identified on 'Plan Showing Area For New CEMP (523-3022)' received 24 July 2026, other than development lawfully carried out prior to the date of this permission, shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.

The CEMP shall include:

- a) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection;
- b) Working method statements for protected/priority species;
- c) Details of timing of tree and shrub planting associated with the Nature Trail;
- d) Details of when an Ecologist/Ecological Clerk of Works will be present on site;
- e) Key personnel and contact details;
- f) Compliance reporting arrangements;
- g) Pollution prevention measures.

The approved CEMP shall be adhered to throughout the construction period.

REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable and to prevent pollution of the water environment.

8.No above slab level development shall commence until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority.

The LEMP shall include long-term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management to attain targets.

The approved LEMP shall be implemented in full and maintained for the lifetime of the development.

REASON: To ensure the long-term management of landscape and ecological features retained and created by the development.

9.No above slab level development on the spa building or the reception, shop office & manager's accommodation building shall commence on site until details of the external materials to be used on the reception, shop office & managers accommodation building and spa building development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

10.No above slab level development shall commence on site until a strategy for managing surface water has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy must restrict discharge from the site in line with Wiltshire Council's betterment policy, and include provision of bluegreen Sustainable Drainage Features. The Managers House, Replacement of Cafe with Clubhouse, Spa Building, Caravans/lodges and relocated train carriage shall not be first brought into use and/or first occupied until the surface water strategy has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained

11.No above slab level development shall commence until full details of both hard and soft landscape works and a schedule of landscape maintenance have been submitted to and approved in writing by the Local Planning Authority.

The approved landscaping shall be implemented and maintained in accordance with the approved details.

REASON: To ensure a satisfactory landscaped setting for the development.

12.No above slab level development respect of the caravans and holiday lodges hereby approved shall commence until details relating to the disposal of foul effluent have been submitted to and approval in writing by the Local Planning Authority. None of the lodges shall be occupied until infrastructure for the discharge of foul water from the site has been constructed in accordance with details to submitted and approved in writing by the Local Planning Authority. The applicant's attention is drawn to the fact that licence(s) and/or permit(s) may be required from the Environment Agency for discharge activity

REASON: To ensure appropriate foul water disposal

13.No above slab level development associated with the Reception, Shop Office & Managers Accommodation shall commence until details of screening along the south-eastern boundary of the balcony have been submitted to and approved in writing by the Local Planning Authority.

The approved screening shall be installed prior to first occupation of the Manager's Accommodation and retained thereafter.

REASON: To prevent adverse overlooking and loss of privacy.

14.No occupation and/or first use shall take place until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate a standard of a maximum of 110 litres per person per day is applied for all residential development. The scheme shall be implemented in accordance with the agreed details prior to first occupation/use of the development hereby permitted

REASON: This condition contributes to sustainable development and meeting the demands of climate change. Increased water efficiency for all new developments also enables more growth with the same water resources.

15.Within 14 days of the first occupation of the manager's dwelling shown on the approved plan the 'mobile' dwelling utilised as manager accommodation shall be permanently removed from the site.

REASON: In order to protect the appearance of the area

16.The clubhouse and spa building shall not be open to customers or members of the public between the hours of 23:00 and 07:00 on any day, including Bank and Public Holidays.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area

17.All visitor vehicular access shall be via the existing site entrance onto Fairwood Road and no access to or egress from the site shall be permitted from the track to the west of the site, barring in relation to use as an escape route in terms of an approved Flood Risk Management plan.

REASON: In the interests of highway safety and neighbouring amenity.

18.No acoustic fencing shall be installed until detailed scaled plans showing its type, height and position have been submitted to and approved in writing by the Local Planning Authority.

The approved acoustic fencing shall thereafter be installed and retained for the lifetime of the development.

REASON: In the interests of the amenities of the area.

19.No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 0800 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: In the interests of neighbouring amenity.

INFORMATIVES

Drainage Strategy

In relation to the surface water strategy condition the following information would be expected to be submitted with the discharge of condition application:

- Evidence that SuDS have been selected, wherever possible, to provide a wide range of benefits including amenity, biodiversity and maintaining water quality.
- Evidence that SuDS source control measures to manage water quantity and maintain water quality have been implemented wherever possible and throughout the management train so the development is not reliant upon large attenuation features close to the points of discharge.
- Existing greenfield runoff rates for the site.
- Post development runoff rates in accordance with Wiltshire Council's betterment policy:
 - o With regards the control of surface water discharges from new development, Wiltshire Council requires post development discharges from greenfield sites to provide 20% betterment over pre-development discharges for all storm events between the 1 in 1year and 1 in 100year return period events.
 - o For greenfield development, the runoff volume from the development to any highway drain, sewer or surface water body in the 1 in 100 year, 6 hour rainfall event should never exceed the greenfield runoff volume for the same event.
- Evidence demonstrating how the surface water disposal hierarchy has been applied and how all other options have been exhausted. The hierarchy is set out below (as per the Sewerage Sector Guidance, paragraph C.3.12):
 - o Surface water runoff is collected for use.
 - o Discharge into the ground via infiltration.
 - o Discharge to a watercourse or other surface water body.
 - o Discharge to surface water sewer or other drainage system, discharging to a watercourse or other surface water body.
 - o Discharge to a combined sewer.
- A detailed plan showing the existing drainage features on the site and how the proposed drainage strategy will be implemented.
- Surface water can be safely managed within the proposed development, up to and including a 1 in 100 year plus climate change event.
- Existing flood flow routes through the site have been maintained or where they will be affected, adequate measures to intercept and safely control flows through the site have been provided to ensure flood risk is not increased elsewhere.
- All proposed drainage features are outside flood zones 2 and 3 and where they are adjacent to an ordinary watercourse, they are not located within the EA surface water flood zones. Where drainage features are located adjacent to flood zones 2 and 3, they must be above the 1 in 100 year plus climate change flood level. This information can be provided by the EA.
- The strategy mimics the existing drainage characteristics of the site by retaining and utilising any existing drainage features.
- Measures to prevent pollution of the receiving groundwater and/or surface waters.
- A clearly labelled drainage layout plan showing the pipe networks and any attenuation ponds. The plan should show any pipe node numbers referred to within the drainage calculations.
- The applicant is required to submit calculations which demonstrate that the proposed drainage design provides a sufficient level of water treatment to prevent pollution of the receiving watercourse.

Detailed Drainage calculations

- Calculations and drawings for the drainage system design showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 30 year rainfall event.
- Calculations and drawings for the drainage system design showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 100 year plus 40% climate change rainfall event in respect to a building (including basement) or utility plant susceptible to water within the development.

- Hydraulic Models should set the MADD factor / additional storage volume factor to 0m³ / ha in order to prevent an overestimation of storage capacity in the proposed drainage network.

Design Drawings

- A plan showing the cross sections and design of any attenuation pond(s) and its components.
- Drawings showing conveyance routes for flows exceeding the 1 in 100 year plus climate change rainfall event that minimise the risk to people and property.

Third party consent

- Consent for any outfalls from the proposed drainage systems into a public sewer or other drainage system not owned by the applicant.

Ownership and Management

- Details of how the proposed and existing drainage features on the site will be maintained and managed after completion with confirmation from the relevant authority that they will adopt any systems that are being offered for adoption.

Construction

- Adequate measures during construction to control pollution to existing watercourses and groundwater.
- A construction management plan.

Network Rail

Network Rail Advice:

Any works on this land will need to be undertaken following engagement with Asset Protection to determine the interface with Network Rail assets, buried or otherwise and by entering into a Basis Asset Protection Agreement, if required, with a minimum of 3months notice before works start. Initially the outside party should contact assetprotectionwestern@networkrail.co.uk.

SITE LAYOUT

It is recommended that all buildings/lodges be situated at least 2 metres from the boundary fence, to allow construction and any future maintenance work to be carried out without involving entry onto Network Rail's infrastructure. Where trees exist on Network Rail land the design of foundations close to the boundary must take into account the effects of root penetration in accordance with the Building Research Establishment's guidelines.

PILING

Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of Network Rail's Asset Protection Engineer prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

EXCAVATIONS/EARTHWORKS

All excavations / earthworks carried out in the vicinity of Network Rail's property / structures must be designed and executed such that no interference with the integrity of that property / structure can occur. If temporary compounds are to be located adjacent to the operational railway, these should be included in a method statement for approval by Network Rail.

DRAINAGE

Soakaways / attenuation ponds / septic tanks etc, as a means of storm/surface water disposal must not be constructed near/within 5 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property/infrastructure. Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains. Network Rail's drainage system(s) are not to be compromised by any work(s). Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property / infrastructure. Ground levels – if altered, to be such that water flows away from the railway. Drainage is not to show up on Buried service checks.

ENVIRONMENTAL ISSUES

The design and siting of buildings should take into account the possible effects of noise and vibration and the generation of airborne dust resulting from the operation of the railway.

LANDSCAPING

It is recommended no trees are planted closer than 1.5 times their mature height to the boundary fence. The developer should adhere to Network Rail's advice guide on acceptable tree/plant species. Any tree felling works where there is a risk of the trees or branches falling across the boundary fence will require railway supervision.

Permitted:

Birch (*Betula*), Crab Apple (*Malus Sylvestris*), Field Maple (*Acer Campestre*), Bird Cherry (*Prunus Padus*), Wild Pear (*Pyrus Communis*), Fir Trees – Pines (*Pinus*), Hawthorne (*Crataegus*), Mountain Ash – Whitebeams (*Sorbus*), False Acacia (*Robinia*), Willow Shrubs (*Shrubby Salix*), Thuja Plicatata "Zebra".

Not Permitted: Alder (*Alnus Glutinosa*), Aspen – Poplar (*Populus*), Beech (*Fagus Sylvestica*), Wild Cherry (*Prunus Avium*), Hornbeam (*Carpinus Betulus*), Small-leaved Lime (*Tilia Cordata*), Oak (*Quercus*), Willows (*Salix Willow*), Sycamore – Norway Maple (*Acer*), Horse Chestnut (*Aesculus Hippocastanum*), Sweet Chestnut (*Castanea Sativa*), London Plane (*Platanus Hispanica*).

LIGHTING (SHORTER)

Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway.

Advertisements

The applicant is reminded that this approval does not give any indication of any consent necessary under the Town and Country Planning (Control of Advertisements) Regulations which may or may not be required nor any indication that such consent will be forthcoming

Rights of Way

The applicant's attention is drawn to Public Footpath DMAR6, which runs adjacent to the application site. Wiltshire Council's Public Rights of Way team has received an application seeking to upgrade this route to bridleway status. The approved flood evacuation route utilises part of this route and, should it be required, users of the flood exit route should exercise particular care and be made aware of the potential presence of

pedestrians, cyclists, horse riders and other lawful users of the Public Right of Way. Nothing within this permission authorises the obstruction of, or interference with, the public's rights over the route.