

To:	Andrew Thomas	From:	
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Planning App Ref:	PL/2026/05598
Service Ref:	Drainage
Date:	22/09/26

PROPOSAL

Removal/variation of conditions

Variation of conditions 1(approved plans), 2(Ecology) & 3(Flood risk) on PL/2025/07258 in relation to the central facilities

SITE LOCATION

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

SUMMARY OF THE CONSULTEE POSITION

Object	
Holding Objection: Further information required	
Support	
No comment	
No objection	X
No objection subject to conditions	
Consultation not required	

APPLICATION DOCUMENTS REVIEWED

- s73 central facilities covering letter-statement
- Flood risk assessment

ASSESSMENT OF THE PROPOSAL

Context

On 2nd September 2026 the decision notice provided one condition with respect to the SW drainage as follows:

Condition 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 blue green 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

Subsequently a S73 application was submitted which proposed the following amendments to the guest facilities complex. The changes comprise:

1. Expansion of the club house building ('central facilities building');
2. Expansion of the car parking provision;
3. Two spa pod units to replace the approved spa building;
4. The addition of one padel court to the south of the club house;
5. Conversion of the proposed toilet block to a second, smaller reception building;
6. Siting of a battery storage building to the south of the barn;
7. Siting of a transformer building to the north of the barn;
8. Introduction of separate buggy parking with canopy, which replaces two proposed lodges that are not to be relocated elsewhere.

Assessment

The application has been supported with a Site-Specific Flood Risk Assessment (FRA). It should be noted that our comments below are reliant on the accuracy and completeness of the FRA and we do not take any responsibility for incorrect data or interpretation made by the authors.

The FRA is generally acceptable in principle and demonstrates that the proposed central facilities building, spa pods and padel court are located within Flood Zone 1. The key conclusion that the built development is at low fluvial flood risk is supported by the evidence presented.

RECOMMENDATION

No Objection for the following reasons:

The LLFA has no objections to the proposed VAR however we await a complete surface water drainage strategy in line with Condition 10. This must be provided before the condition can be discharged.