

Wiltshire Council - Development Control
West
BYTHESEA ROAD, TROWBRIDGE,
BA14 8JN

Reference: PA-0012508/01
Customer reference: PL/2026/05598
30 September 2026

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

Fairwood Lakes, Fairwood Road, Dilton Marsh

Dear Mr Andrew Thomas,

Thank you for consulting us on the above application.

Environment Agency Position

We have reviewed the submitted Flood Risk Assessment (FRA) (Central Facilities, Fairwood Lakes Holiday Park, 266116-BGP-01-XX-T-C-01001, dated 20/08/2026, Revision 01) and have no objection to the proposed development subject to the inclusion of the following condition.

Reason

The variation will not increase flood risk elsewhere; and there is no new build development in the floodplain. The inclusion of a few car parking spaces located in Flood Zone 2 and one space in Flood Zone 3 has been noted. We would recommend that the applicant considers whether building a single space in Flood Zone 3 is necessary, as there is a high risk of it flooding. However, with no ground raising of the spaces, this will not increase flood risk elsewhere and, due to the small scale, we are not raising an objection on this basis.

Condition 1 – Flood Risk Assessment

The development shall be carried out in accordance with the submitted flood risk assessment (Ref: Flood Risk Assessment, 266116-BGP-01-CC-T-C-01001, dated 20/08/2026, Revision P01) including:

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

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

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

Note to the LPA

If you require any additional information or wish to discuss these matters further, please do not hesitate to contact me.

In accordance with the Planning Practice Guidance (Determining a planning application, paragraph 019) please notify us of a decision being made or if the application is withdrawn.

Yours sincerely,

Briony Waterman, Planning Specialist
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