

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

Date: 28 September 2026
Our ref: 71637/01/SW/JC/41527925v2
Your ref: 20/11097/FUL

Dear Andrew

Application for Section 73 to insert phasing condition and amend wording of conditions attached to Planning Permission PL/2025/07258.

On behalf of our client, Terrawise Fairwood Lakes Limited (the 'applicant'), please find enclosed a Section 73 (S73) application for amendments to planning permission PL/2025/07258 to address phasing ('the phasing application').

This covering letter is accompanied by an application form and a phasing plan.

The relevant application fee of £2,076.00 (+£91.00 service charge) has been paid via the Planning Portal under ref. PP-15196655.

Our client has submitted a separate S73 application (Planning Portal Ref. PP-15184813) for amendments to the layout and design of the central facilities building approved by PL/2025/07258 ('the central facilities application'). The expectation is that this phasing application will be determined before the central facilities application such that any amendment to conditions can be reflected accordingly.

Background

Full planning permission (ref. 20/11097/FUL) was granted on 28th November 2022 ('the 2022 consent') for the replanning and expansion of Fairwood Lakes Holiday Park. This permission has been implemented.

A S73 application (ref. PL/2025/07258) to amend the layout of the lodges approved by the 2022 consent was granted on 2nd September 2026 ('the 2026 consent').

Terrawise Fairwood Lakes Limited acquired the application site after the 2022 consent was issued. They progressed the 2026 consent largely to improve the layout of the lodges, enhance the guest experience and boost ecological performance.

The site is of a significant size. As design and operational matters have progressed, it has become apparent that conditions cannot feasibly be discharged in a single phase i.e. for the whole site. Moreover, and given the central facilities application, there is merit in dealing with detailed design/technical matters for this part of the site separately.

Therefore, this application seeks approval of the following:

- 1 Insertion of a phasing plan condition.
- 2 Inclusion of reference to the phasing plan in the list of approved plans at condition 1.
- 3 Amendments to other conditions to enable the discharge on a phased basis.

Further details are outlined below.

Insertion of Phasing Plan Condition

We request that the following condition is inserted:

“The development shall be carried out in accordance with the approved phasing shown on Phasing Plan dwg. ref. 523-3025 Rev 01.”

Condition 1 – Approved Plans

We request that “phasing plan - drawing ref. 523-3025” is added to the list of approved plans.

Amendments to Conditions 8, 10, 11, 12, 14

We request that the amendments are made to the following conditions (additional text in **bold** with deletions in ~~strikethrough~~):

Condition 8 – LEMP

*“No above slab level development shall commence **for any phase** until a Landscape and Ecological Management Plan (LEMP) **for that phase** 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~~ **that phase**, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management to attain targets.*

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

Condition 10 – Surface Water

*“No above slab level development shall commence on ~~site~~ **any phase** until a strategy for managing surface water **for that phase** has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy must restrict discharge from ~~the site~~ **that phase** 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 **for the relevant phase** has been constructed in accordance with the approved scheme.”*

Condition 11 – Landscaping

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

Condition 12 – Foul Effluent

*“No above slab level development **in** respect of the caravans and holiday lodges hereby approved shall commence **in any phase** until details relating to the disposal of foul effluent **within that phase** have been submitted to and approval in writing by the Local Planning Authority. None of the lodges in **that phase** shall be occupied until infrastructure for the discharge of foul water from ~~the site~~ **that phase** 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”*

Condition 14 – Water Efficiency

*“No occupation and/or first use **within any phase** shall take place until a scheme for water efficiency **for that phase** 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~~ lodge development **within that phase**. The scheme shall be implemented in accordance with the agreed details prior to first occupation/use of the development hereby permitted”*

Assessment of the proposed amendments

The Planning Practice Guidance: Flexible Options for Planning Permissions recognises that new issues may arise after planning permission has been granted which require modification of the approved proposals, and that where less substantial changes are proposed, a proposal that has permission can be amended by submission of an application made under S73 to vary or remove conditions associated with a planning permission.

The amendments proposed as part of this S73 application do not change the approved scheme but will enable the applicant to build out the permission in a more manageable way. Critically, approval of this S73 would mean that the site owner does not have to wait for permission for the central facilities S73 to begin discharging conditions. This will enable the applicant to complete works in a practicable way and open the site in time for the easter period in 2027. Without these amendments, there is potential for significant delays to development and unnecessary costs burdens.

There is no reason why these conditions could not be discharged on a phased basis. Notably, the drainage consultant has confirmed that each of the phases shown on the phasing plan operate independently for drainage purposes, with the lodge areas utilising separate systems from the proposed central facilities building.

There has been no change in Local Plan policy since the 2022 consent. As such, this S73 application continues to accord with the relevant planning policies of the Wiltshire Local Plan and no further assessment is required.

Conclusion

In the context above, we respectfully ask that this application is approved and request that the decision is released as swiftly as possible such that the applicant can begin siting holiday lodges at the park.

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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