

05 May 2026

Our Ref: LPC.5894

Wiltshire Council
Planning Services
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN



Dear Mr Thomas,

**Planning Application PL/2025/07781
Proposed Glamping Pods (4 No.)
Land at Home Farm. Rood Ashton, West Ashton, Trowbridge, BA14 6BL**

I write further to our site meeting and ongoing correspondence in relation to the above planning application.

I am grateful for the confirmation that the development is broadly acceptable in principle, subject to the resolution of the ecology matters and outstanding minor queries, and the opportunity to update the application to allow a revised access to be achieved. I understand the proposed alternative access is preferable from the perspective of neighbouring residents and will ultimately deliver an access to the glamping pods which improves upon the safety of using the established entrance originally proposed.

I have enclosed the following as part of the updated submission:

- Revised Location Plan
- Revised Proposed Site Plan
- Transport Note by Condon Drew Associates
- Updated Biodiversity Net Gain Report
- Updated Biodiversity Net Gain Metric
- Updated Preliminary Ecological Appraisal

The above revised plans and documents reflect the new red line boundary which has resulted in a significant reducing to the extent of the application site to omit the original access route and parking area. The revised drawings also show the new entrance point, as justified within the Transport Note, and the ecology buffer zones which have been discussed by Ms Ceri Griffiths of Herdwick Ecology and the Council's Ecologist assigned to this application.

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It is the applicant's intention to erect the glamping pods on site. They will be self-contained units in terms of providing the necessary facilities for their occupiers. There will be no requirement to provide ancillary structure or buildings and if further information is required about the servicing arrangements in terms of water and foul waste it is suggested they could be submitted at a later date via conditions during the detailed design phase.

The proposed development will enable the diversification of the existing traditional agricultural activities at the holding by providing a low key and sustainable form of tourist development that will not result in harm to landscape character. The development is considered to be of a high quality design and will have no adverse impacts on the surrounding environment, protected species, or highway safety, and will enhance the biodiversity value of the site.

I trust the update submission will enable you to progress the application towards approval, however, should you require any further information please do not hesitate to contact me.

Yours faithfully,

M Jones

Morgan Jones
Associate
LPC (Trull) Ltd

cc. Mr Sam Pike