

Wiltshire Council - Development Control
South
SALISBURY, SP2 2HX

Our ref: PA-0003216/01
Your ref: PL/2026/02552
12 May 2026

Dear Ms Becky Jones,

Prior Approval for use of land as temporary campsite

Borrowback Stables, Roman Road, Ford, Salisbury

Thank you for consulting us on the above application.

Environment Agency Position

We object to the proposed development as it falls within a flood risk vulnerability category that is inappropriate to the Flood Zone in which the site is located. The application is therefore contrary to the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG); we recommend refusal on this basis.

Policy objection

NPPF Annexe 3 classifies development types according to their vulnerability to flood risk. The PPG Table 2 provides guidance on which developments are incompatible with certain Flood Zones. This site lies within Flood Zone 3b functional floodplain, which is land defined by the NPPF as having a high probability of flooding.

The proposed development is classified as more vulnerable in accordance with Annex 3 of the NPPF, Table 2 of the PPG makes it clear that this type of development is not compatible with this Flood Zone and therefore should not be permitted.

Inadequate Flood Risk Assessment

The submitted Flood Risk Assessment (FRA) does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change Planning Practice Guidance and its site-specific flood risk assessment checklist. The FRA does not therefore adequately assess whether the development will increase flood risk elsewhere. In particular, the FRA fails to:

- Consider how a range of flooding events (including extreme events) will affect people and property
- Consider how people will be kept safe from the identified flood hazards
- There is no assessment of the impact of climate change using appropriate climate change allowances
- Provide clarity as to the timeframe of the proposed temporary campsite.

Overcoming our objection.

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us if a revised FRA is submitted and we will respond within 21 days.

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

If you are minded to approve the application contrary to our objection, please contact us to explain why material considerations outweigh our objection. This will allow us to make further representations.

Yours sincerely,

Briony Waterman, Planning Specialist – Wessex Sustainable Places.

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