



**The Town and Country Planning (General Permitted Development)
(England) Order 2015 (as amended)**

REFUSAL of Prior Approval

Prior approval Part 4 Class BC: Temporary Recreational Campsites

Application Reference Number: PL/2026/02552

Decision Date: 3/6/2026

Applicant:	Miss. S Scott Borrowback Stables, Roman Road, Ford, Salisbury SP4 6DL
Particulars of Development:	Prior Approval Application: Temporary campsite
At:	Borrowback Stables, Roman Road, Ford, Salisbury SP4 6DL

The site lies within Flood Zones 2 and 3 and in an area identified in the 2024 Strategic Flood Risk Assessment as being at risk of groundwater flooding. The Council has carried out the necessary consultation with the Environment Agency. The Environment Agency has objected as follows:

*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.*

Therefore, Wiltshire Council hereby confirm that PRIOR APPROVAL IS REQUIRED **and is REFUSED for the following reasons:**

1. The Environment Agency has objected to the temporary use of the land as a campsite, 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) and paragraphs BC.3—(4)(a) and (b) of Class BC of the GPDO.

You are therefore unable to proceed with the development and planning permission is required.

Signed:

Nic Thomas - Director of Planning, Economy and Regeneration