



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/07781
Decision Date: 09/09/2026

Applicant:	Mr Sam Pike Home Farm , Rood Ashton, West Ashton, Wiltshire, BA14 6BL
Particulars of Development:	Proposed Glamping Pods (4 No.)
At:	Home Farm. Rood Ashton, West Ashton, Trowbridge, BA14 6BL

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with policy DM3 (1)(a) of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Proposed Elevations and Floor Plan LPC 5894 PR 102

Location Plan LPC 5894 EX 101 Rev B

REASON: For the avoidance of doubt and in the interests of proper planning.

- 3 The development hereby approved shall be carried out in accordance with the ecological mitigation and enhancement measures contained within Sections 5.1 to 5.9 and Plate 2 of the Biodiversity Net Gain Report (Herdwick Ecology, March 2026 Update).

REASON: To ensure the protection, mitigation and enhancement of biodiversity and to avoid adverse effects on the Bath and Bradford upon Avon Bats SAC.

- 4 Notwithstanding Class C3 of the Schedule to the Town and Country (Use Classes) Order 1987 (as amended) (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification), the accommodation hereby permitted shall be used to provide holiday accommodation only, which shall not be occupied as permanent, unrestricted accommodation or as a primary place of residence. An up to date register of names and main home addresses of all occupiers shall be maintained and shall be made available at all reasonable times to the Local Planning Authority.

REASON: This site is in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit permanent residential accommodation.

- 5 No development shall commence on site (including demolition, groundworks, vegetation clearance) until a Wildlife Mitigation and Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan will specify long term objectives for each ecological feature (woodland buffers, native hedge and grassland) to benefit biodiversity specifically bats along with planting specifications and management schedules required to the stated objectives. The Wildlife Mitigation and Enhancement Plan shall be implemented in full and for the lifetime of the development in accordance with the approved details.

REASON: To ensure the long-term management of ecological features retained and created by the development, for the benefit of biodiversity for the lifetime of the scheme.

- 6** No development shall commence on site (including demolition, groundworks, vegetation clearance) until a Surface Water Drainage Strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall accord with Wiltshire Council requirements, the National Planning Policy Framework, Planning Practice Guidance and the National Standards for Sustainable Drainage Systems and shall include:

- a) Details of the pod construction and any associated impermeable surfacing;
- b) A drainage layout plan identifying existing and proposed drainage infrastructure, including access and parking areas;
- c) Details of exceedance flows demonstrating that flood risk to people and property will be safely managed; and
- d) An Emergency Flood Plan detailing procedures for safe access, egress and evacuation during flood events.

The approved strategy shall thereafter be implemented in full prior to first occupation of the development and maintained thereafter.

REASON: To ensure that surface water drainage is adequately managed, to prevent an increase in flood risk both on and off the site, and to ensure safe access and egress during flood events in accordance with Core Policy 67 of the Wiltshire Core Strategy and the National Planning Policy Framework.

- 7** The development hereby permitted shall not be first brought into use/occupied until the first 10m of the access, measured from the edge of the carriageway and/or whole of the parking area, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety

- 8 The development hereby permitted shall not be first brought into use/occupied until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 900mm above the nearside carriageway level. The visibility splays shall always be maintained free of obstruction thereafter.

REASON: In the interests of highway safety

- 9 No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation. The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of habitat used by bats and to ensure lighting meets the requirements of the Trowbridge Bat Mitigation Strategy and the Habitat Regulations Assessment.

- 10 All soft landscaping shown on the approved plans shall be carried out in the first planting and seeding season following first occupation of the development or the completion of the development, whichever is the sooner. All shrubs, trees and hedge planting shall be maintained free from weeds and protected from damage by vermin and stock. Any trees or plants which die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority. All hard landscaping shall be carried out in accordance with the approved details prior to first occupation of the development or in accordance with a programme agreed in writing by the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and to secure the landscape and ecological mitigation relied upon in the determination of the application.

Informative

- 11 The applicant is advised that all drainage works must comply with Building Regulations Part H. In accordance with the National Planning Policy Framework

and National Standards for Sustainable Drainage Systems, sustainable drainage methods should be incorporated wherever practicable.

Informative

- 12** The applicant is advised that works within, under or affecting the public highway will require approval under Section 278 of the Highways Act 1980. No such works shall commence until the necessary agreement has been entered into with Wiltshire Council as Highway Authority.

Informative

- 13** The applicant is advised that separate consent may be required for any proposed culverting or piping of the roadside ditch. Further advice should be sought from the Lead Local Flood Authority via drainage@wiltshire.gov.uk prior to commencement of any such works.

Informative

- 14** The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Nic Thomas - Director of Planning, Economy and Climate

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)