

Statutory Declaration

[v.7] 27/11/25

By:	Mr John Richard Cobden Snow
Signed and witnessed:	November 2025
Purpose:	Confirming that he continues to use the vehicle tracks at Parkwater Farm across Common Land – the same tracks used by his predecessors - for the purposes of maintaining the grounds of the house and Farm including the fields (used for grazing) and also the maintenance of the woodland, for more than 50 years.
Address:	Parkwater Farm, Cowesfield Green, Whiteparish, Salisbury SP5 2QS
Planning Authority:	Wiltshire Council (WC)
Planning Agent:	Benchmark Development Planning Ltd Benchmark House 3 Harnwood Rd Salisbury SP2 8DD www.benchmarkplanning.co.uk richard@benchmarkplanning.co.uk 07770 643 243

1. I, John Richard Cobden Snow have lived at Parkwater Farm since August 2004, some 21 years. This Declaration is to clarify the background to the use of the Farm and in particular, with respect to my householder planning application (Dec '25) to replace an outbuilding with a garage and to connect the proposed garage with my driveway, entailing minor works on the Common Land I own (see Ordnance and Topographic Survey plans and photographs at my Appendix 1).
2. We bought the Farm (and The Common Land) from Mr Jeremy and Carol Church in 2004. Mr Church owned the Farm from 1980 – 2004 for 24 years (see Title documents and the broad definition of where the Common Land boundaries lie, at my Appendix 2).
3. To the best of my knowledge – from discussions with Mr Church who farmed the land (and his farm records that he handed to me) - it was readily apparent he maintained Parkwater Farm and associated Common Land (which is mainly woodland) by using the farm tracks that pass over the land including the Common Land (App 2). Not all of these tracks are marked on the Ordnance Survey Plans. These tracks were driven over by tractor(s) with trailers and machinery – back and forth – several times a month throughout the year 1980 – 2004, some 24 years. (See plan showing those established and clearly 'used' tracks into and across the Common Land at Appendix 2).
4. I have likewise used those same tracks that pass over the land we now own that is also Common Land (Appendix 2).
5. I have used these tracks continuously – several times a month throughout the year from 2004 – and still do - some 21 years. I have driven over the same tracks with my tractor and trailer and John Deere Gatore, often loaded with machinery and materials (Appendix 2).
6. The Common Land can also only be used by neighbour, Mr Barnaby Read, at Yew Tree Farm, Parkwater Lane SP5 2QR. I have shown Mr Read the plans for the garage and minor alterations to the drive and he has said he

supports the application, because he is not materially affected (Appendix 3).

7. With the assistance of Benchmark Planning, I have overseen the preparation of this Declaration. I have also checked all the details for myself, and I am comfortable that ALL the information is accurate and fairly represents the situation.
8. In summary, I swear all my Declaration and Appendices to be accurate and true. I fully understand and accept that it is an offence to provide false or misleading information in this document under the provisions of the Town and Country Planning Act 1990 Section 194.

	Signed:	[REDACTED]
	Date:	27/11/25
	Address:	PARKWATER FM COWESFIELD, WILTS SP5 2BS
	Telephone:	[REDACTED]
	Witnessed by:	[REDACTED]
	Position held:	CONSULTANT ENGINEER
	Signed:	[REDACTED]
	Date:	27-11-25
	Company name and Address:	WOODLANDS NEWTOWN RD AWBRIDGE ROMSEY SO51 0GJ
	Telephone:	[REDACTED]
	Email:	[REDACTED]

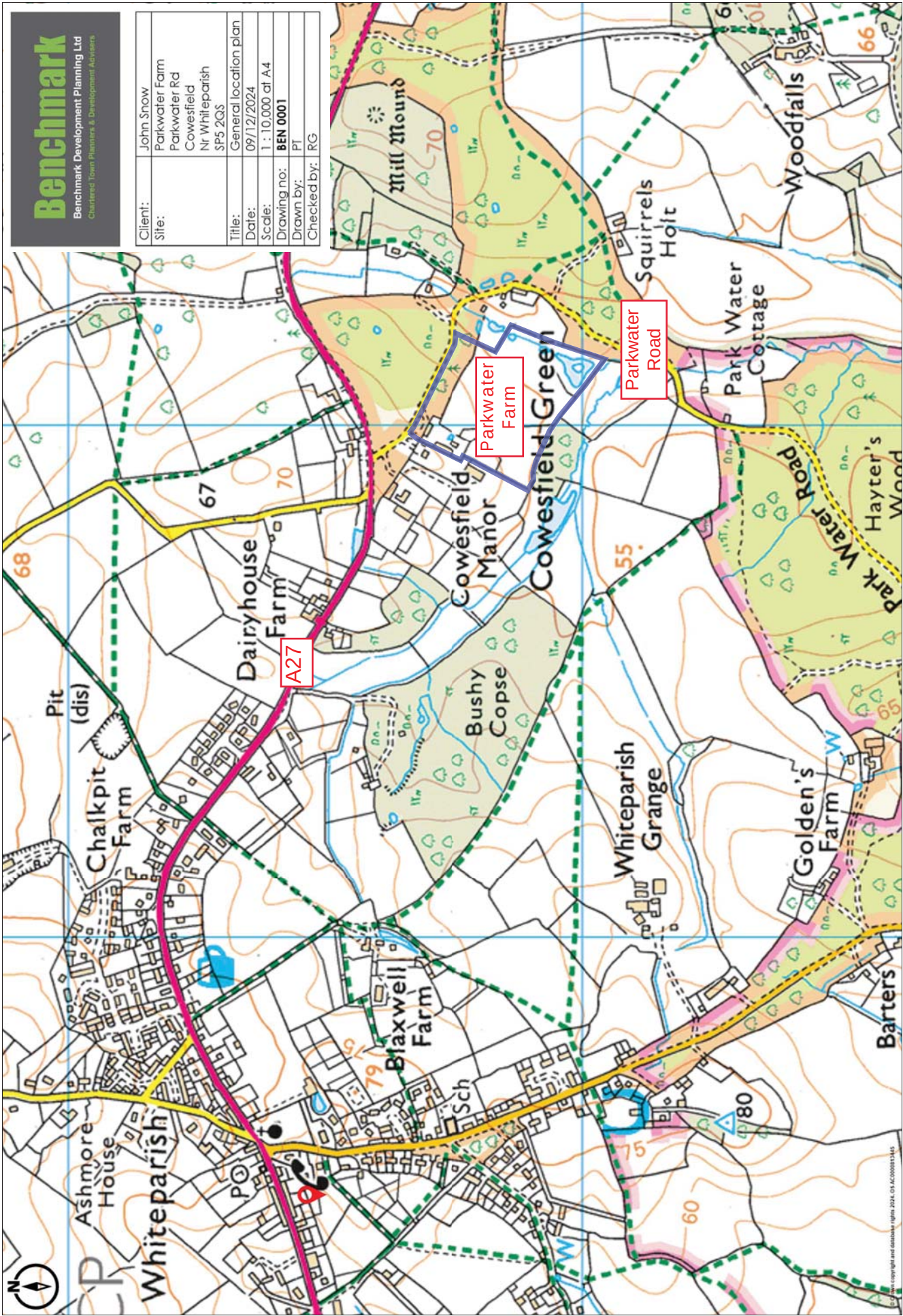
WITH

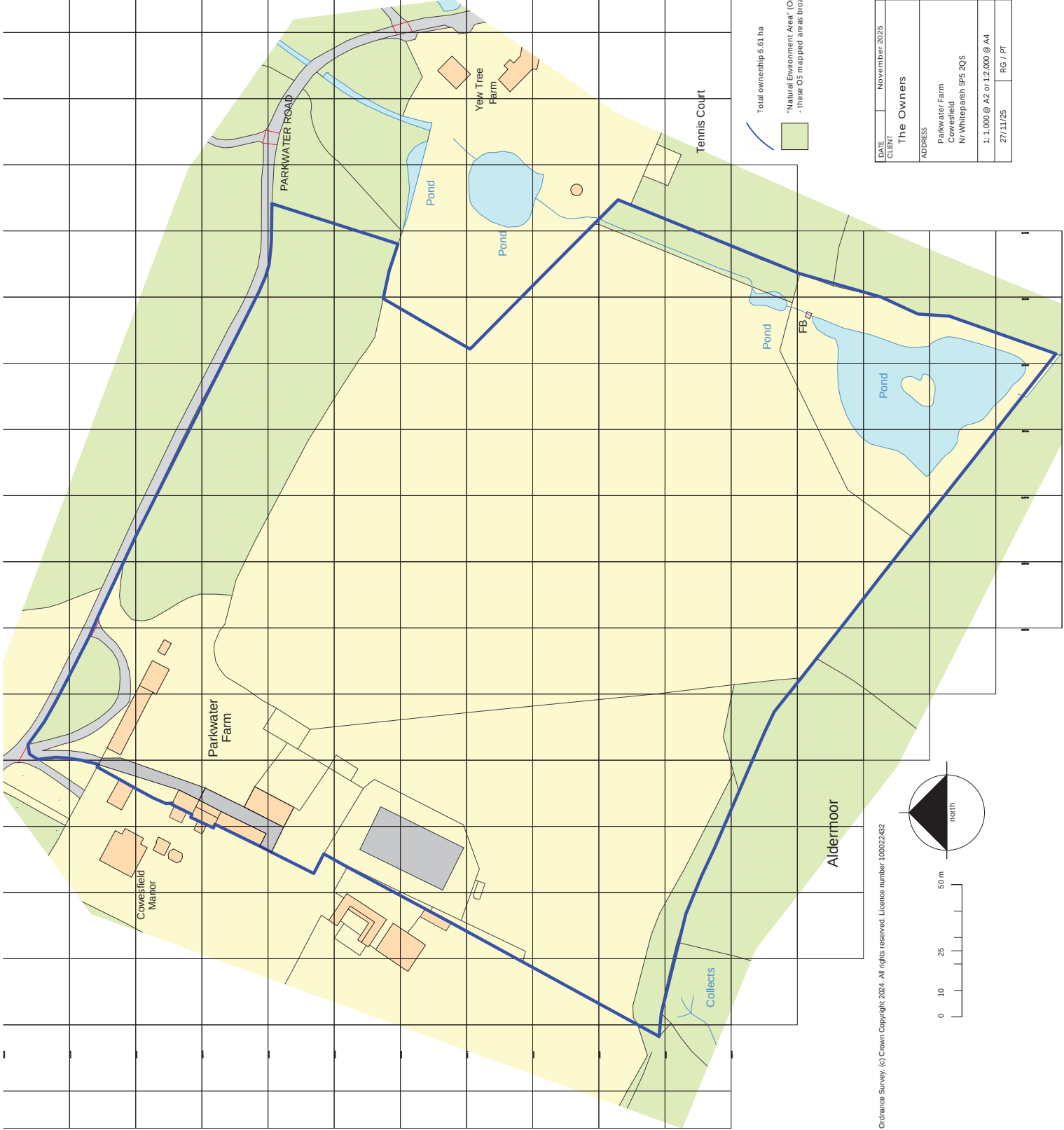
BTINTERNET.COM

Appendix 1

This Appendix 1 is referred to in the statutory declaration of Mr John Richard Cobden Snow and is now witnessed by:

Date:	27-11-25
Signed:	[REDACTED]
Name in CAPS:	RICHARD SMITH
Job description	CONSULTANT ENGINEER





Ordinance Survey, (c) Crown Copyright 2024. All rights reserved. Licence number 100022432

DATE	November 2025	TITLE	Existing location plan
CLIENT	The Owners		
ADDRESS	Parkwater Farm Cowesfield Nr Whiteparish SP5 2QS		
DRAWING NO	BEN 0002	REV	A
27/11/25	RG / PT		



Drone Photo of Parkwater Farm 09/10/25



Co-ordinate Schedule: 1004				
Station	Easting	Northing	Height	Remarks
ADS5568	425999.867	123328.359	61.597	PK SURVEY NAIL
ADS5569	425967.191	123356.010	62.939	PK SURVEY NAIL
ADS5683	425985.158	123296.543	61.213	PK SURVEY NAIL
ADS5683	425977.738	123256.495	59.640	PK SURVEY NAIL

DATE

24/07/25

DETAILS

ORIGINAL ISSUE

SURVEYED AND PROCESSED BY:

HR

DRAWN BY:

AS

NOTES

ADS Surveys Ltd. Own the copyright of this drawing. Their written consent must be obtained before the drawing is copied, forwarded to any third party, or used for any purpose other than the one for which it was supplied.
This survey has been carried out to an accuracy consistent with a precision value of 1:200, provided that the dimensions are not less than 100m. The accuracy of the survey is not guaranteed by the drawing and the accuracy of the data is not guaranteed for CAD. The use of this drawing should not be charged without permission.
Boundaries shown are not necessarily legal boundaries.
Buildings footprints edged with a solid line have been surveyed. Where the outline is merely indicated the footprint is indicated only.
All levels, heights, measurements and dimensions are in metres unless otherwise stated.
Levels shown are generally surveyed to the end of the roof eaves/drain. In cases where this is not possible the top of gables/parapets is used. Where the top of gables or other features are surveyed these are recorded as such.
All features are shown unless stated otherwise. Walls and windows have been identified from aerial ground and aerial imagery. Details relating to these (such as size, shape, pipe positions and alignment) are shown as best as can be ascertained.
Underground services have not been traced, but any visible surface features have been located. No allowance has been made for any sub-surface features or other changes in soils below ground level. While every effort is made to identify all visible above ground features it should be noted that there may be features obscured at the time of survey.
Spot heights at edges of roads are given in feet, not top of kerb unless otherwise stated.
Trees have been drawn diagrammatically (i.e. Circular) showing average canopy spread, however their true shape in plan will be different.
All heights given in the drawing relate to OS datum (AD63 unless specified otherwise).
Measurements to corners with have been taken to the wall centres at approximately 2m above floor level and assumed to be vertical.

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DATE	REVISIONS	DRAWING TITLE PROPOSED PART SITE, PLAN & ELES PLANNING & DESIGN	DRAWING No 1592/03	REF F
DATE	REVISIONS			
Mr & Mrs Snow		PROPOSED GARAGE PARKWATER FARM CROFTFIELD	: 100 @ 10 & 1200 @ A2	
JOB TITLE		22 DEVONSHIRE ROAD WILTSHIRE SP1 3NW	DCT 2025 RAIL	

Appendix 2

This Appendix 1 is referred to in the statutory declaration of Mr John Richard Cobden Snow and is now witnessed by:

Date:	27-11-25
Signed:	[REDACTED]
Name in CAPS:	RICHARD SMITH
Job description	CONSULTANT ENGINEER

Definition of Common Land (yellow) taken from MAGIC.gov.uk Oct '24





Parkwater Farm Drone photo of farm tack 06/11/25



Title register for:

**Parkwater Farm, Cowesfield Green, Whiteparish, Salisbury, SP5 2QS
(Freehold)**

Title number: WT7014

Accessed on 27 November 2025 at 11:15:19

This information can change if we receive an application. This service can not tell you if HM Land Registry are dealing with an application.



This is not an official copy. It does not take into account if there's a pending application with HM Land Registry. If you need to prove property ownership, for example, for a court case, you'll need to order an official copy of the register.

Register summary

Title number	WT7014
Registered owners	JOHN RICHARD COBDEN SNOW Parkwater Farm, Cowesfield Green, Whiteparish, Wilts SP5 2QR KATHERINE SNOW Parkwater Farm, Cowesfield Green, Whiteparish, Wilts SP5 2QR
Last sold for	£[REDACTED] on 21 July 2004

A: Property Register

This register describes the land and estates comprised in this title.

Entry number	Entry date
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1		WILTSHIRE The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Parkwater Farm, Cowesfield Green, Whiteparish (SP5 2QR).
2		The land has the benefit of the rights granted by the Transfer dated 17 October 1964 referred to in the Charges Register.
3		The Transfer dated 17 October 1964 referred to above contains provisions as to light or air and boundary structures.
4	2003-04-04	The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Class of Title: Title absolute

Entry number	Entry date
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1	2004-08-31	PROPRIETOR: JOHN RICHARD COBDEN SNOW and KATHERINE SNOW of Parkwater Farm, Cowesfield Green, Whiteparish, Wilts SP5 2QR.
2	2003-04-04	A Transfer of the land edged and numbered WT219320 in green on the filed plan dated 31 March 2003 made between Jeremy John Church and Carol Church (Transferors) and (2) Richard

		Frederick Barrett and Janice Ann Barrett (Transferees) contains purchasers and vendors personal covenant(s) details of which are set out in the schedule of personal covenants hereto.
3	2004-08-31	The price stated to have been paid on 21 July 2004 was £[REDACTED].
4	2004-08-31	RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
5	2004-08-31	The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
6		The following are details of the personal covenants contained in the Transfer dated 31 March 2003 referred to in the Proprietorship Register:- "The Transferees jointly and severally covenant with the Transferors that they shall within four weeks from the date hereof:- (a) erect a post and one timber rail fence with stock netting from ground level to a good standard of workmanship and materials between points A and B and C and D shown on the plan; and (b) erect a timber post and single plain wire demarcation fence to a good standard of workmanship and materials between points J and K and between points D, E and F. shown on the plan The Transferors jointly and severally covenant for themselves and their successors in title with the Transferees that after the erection of the fences

previously referred to in (a) and (b) above the Transferors and their successors in title shall maintain such fences in good order as well as the fences already existing between points E, F and G shown on the plan"

NOTE: Copy Transfer plan filed.

C: Charges Register

This register contains any charges and other matters that affect the land.

Class of Title: Title absolute

Entry number	Entry date
--------------	------------

1

The part of the land affected thereby is subject to the rights in respect of water pipes granted by a Transfer of land adjoining Gatmore Cottage dated 15 November 1938 made between (1) Barclays Bank Limited and (2) The Salisbury and Wilton Rural District Council.

NOTE 1: The approximate position of the water pipes where they cross the land in this title is shewn by a blue broken line on the filed plan

NOTE 2: Filed under P172393.

2

The land in this title together with other land is subject to a fee farm rent of £4.

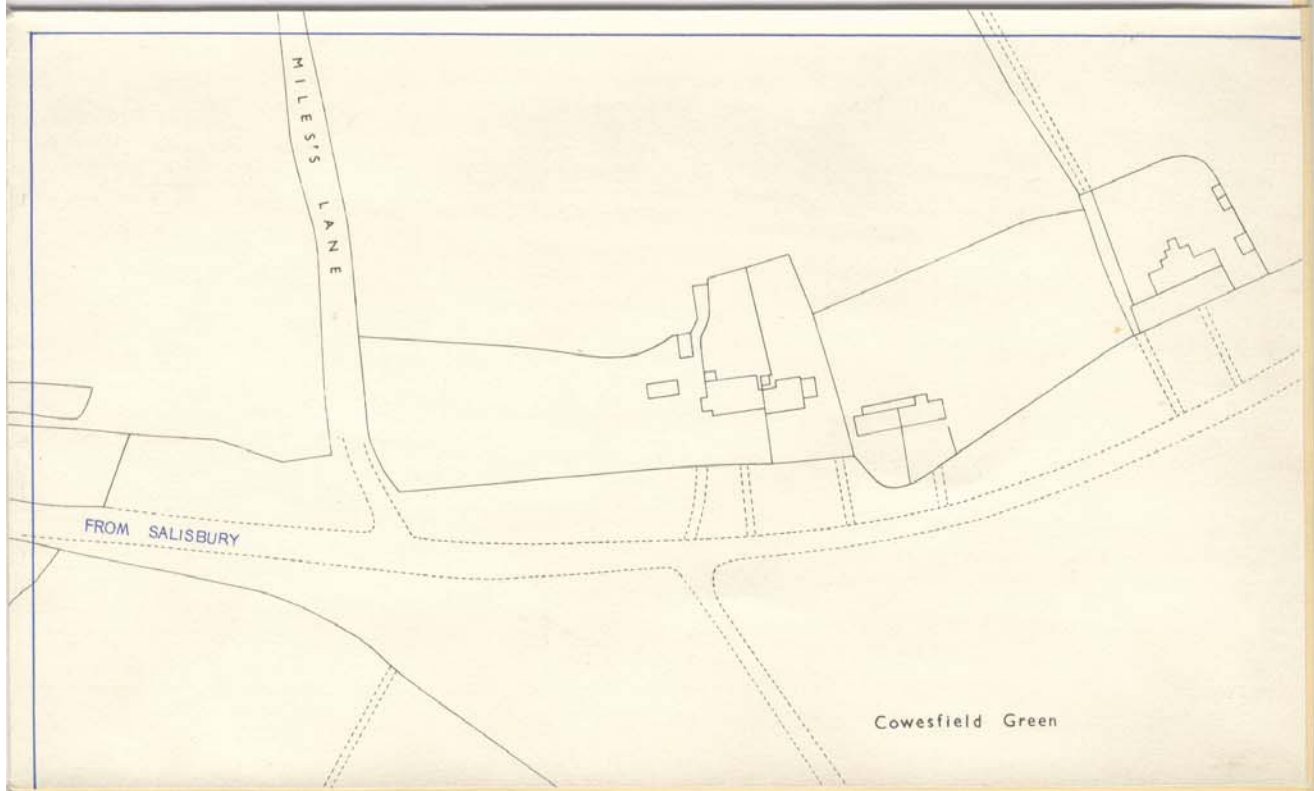
NOTE: A Transfer of the land edged yellow on the filed plan and other land dated 30 May 1941 made between (1) Lincoln Land Company (Hungerton) Limited (Vendors) and (2) Alexander Newman Howard (Purchaser) contains a covenant and agreement by the Vendors with the Purchaser to pay and discharge the said fee farm rent and to indemnify the Purchaser in respect thereof. By a

Transfer of the land untinted on the filed plan and other land dated 30 June 1941 made between (1) Lincoln Land Company (Hungerton) Limited and (2) W.W. Howard Bros. & Co. Limited it was agreed as between the parties thereto that no part of the said fee farm rent should be apportioned to or be in respect of the land transferred.

3 By the Transfer dated 30 May 1941 referred to in the Note to the entry above the land edged yellow on the filed plan was expressed to be transferred subject to any rights commoners or the general public may have thereon.

4 A Transfer of the land in this title dated 17 October 1964 made between (1) Reginald John Cockwell and Mary Yeoman Cockwell by the direction of Peter Kahn Lovitt Danks and (2) Arthur Charles Pearl and Eva May Pearl contains restrictive covenants.

NOTE: Original filed.



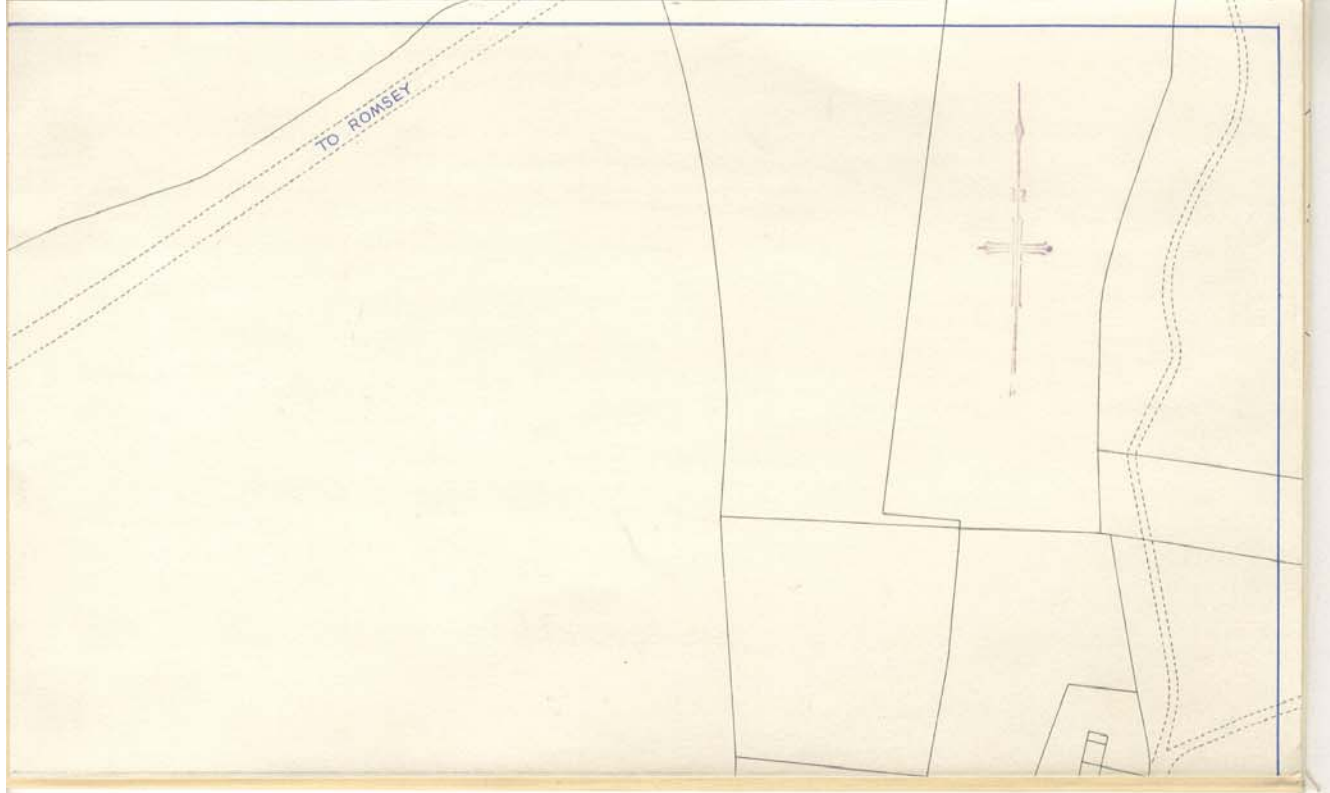
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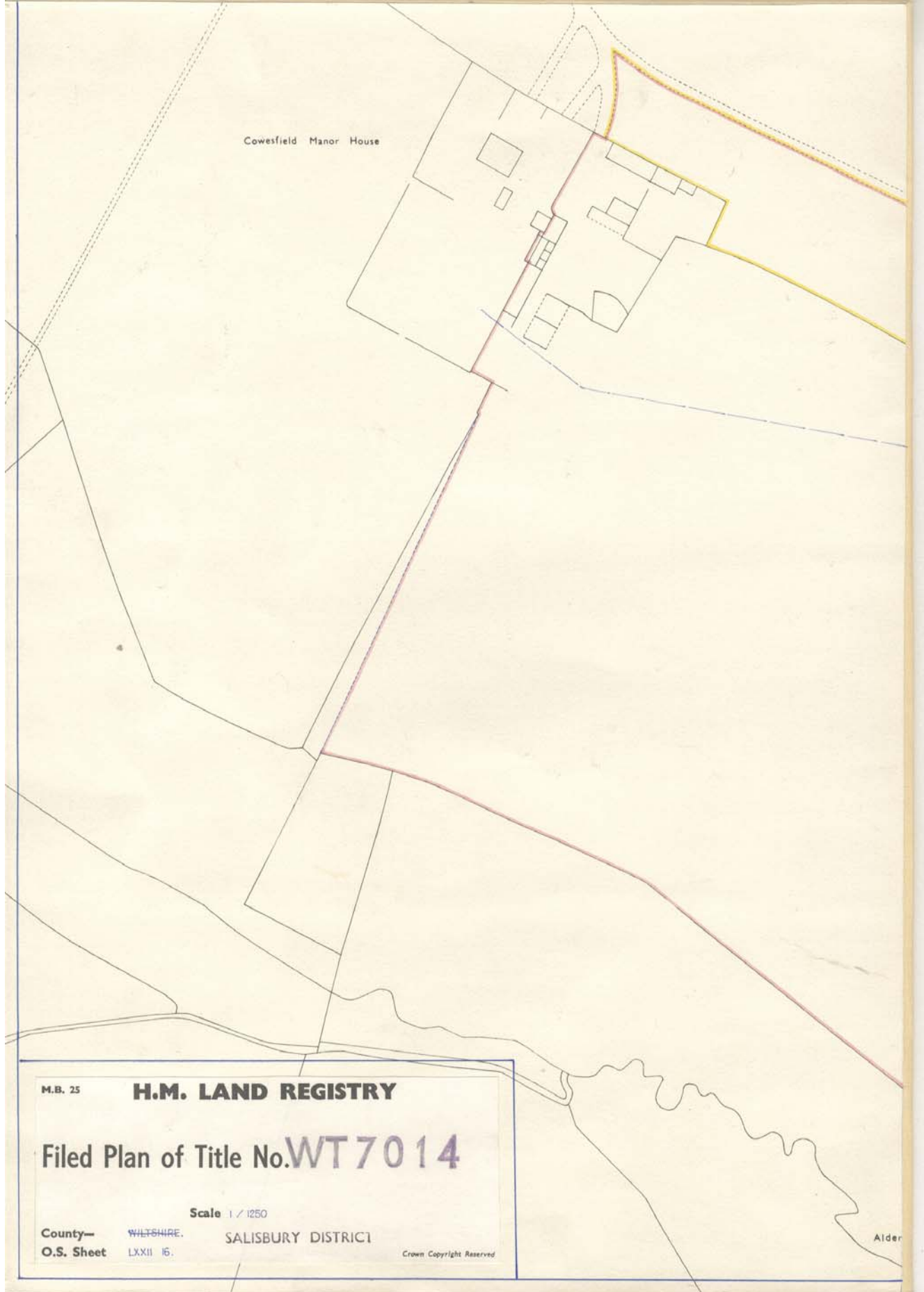
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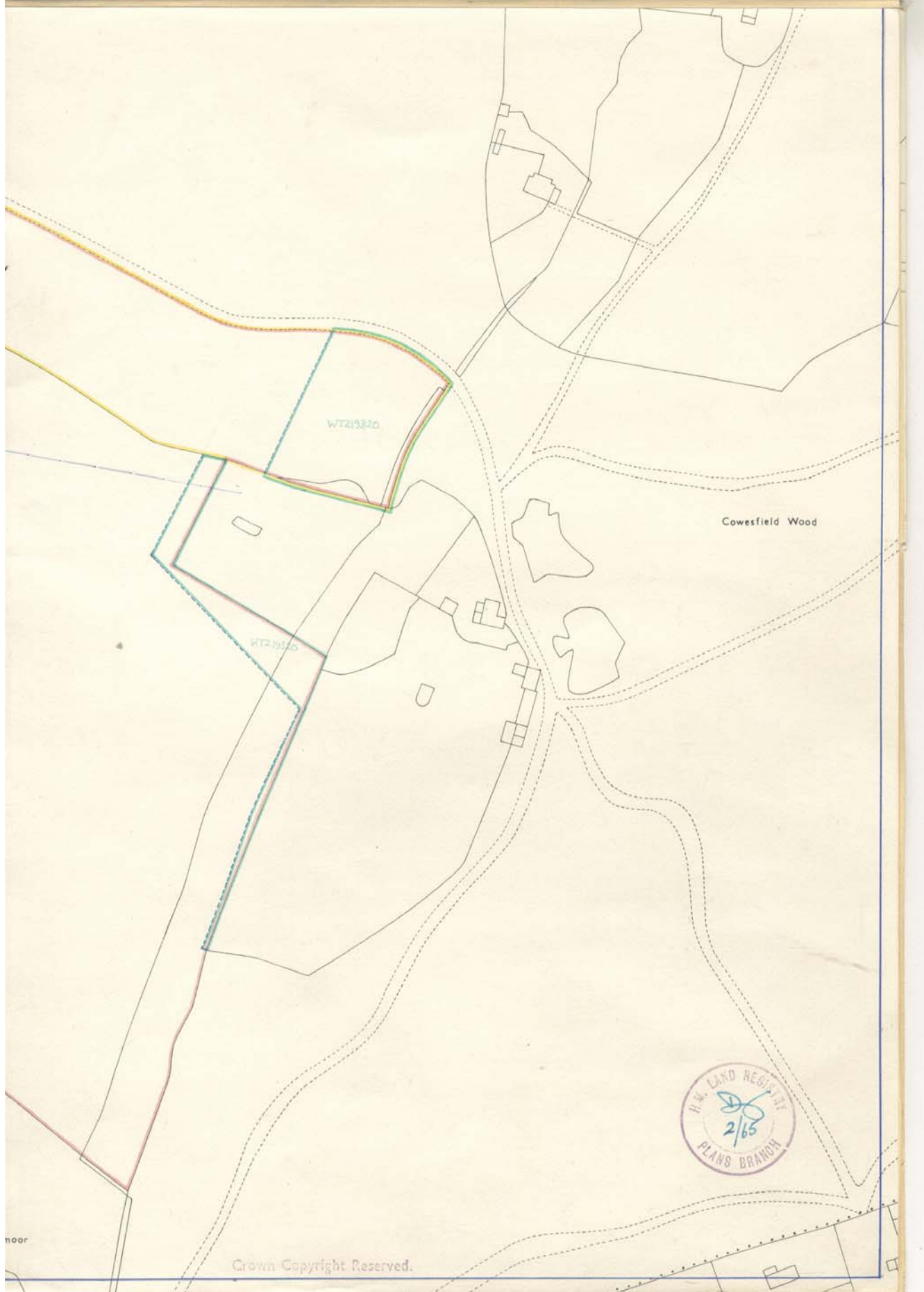
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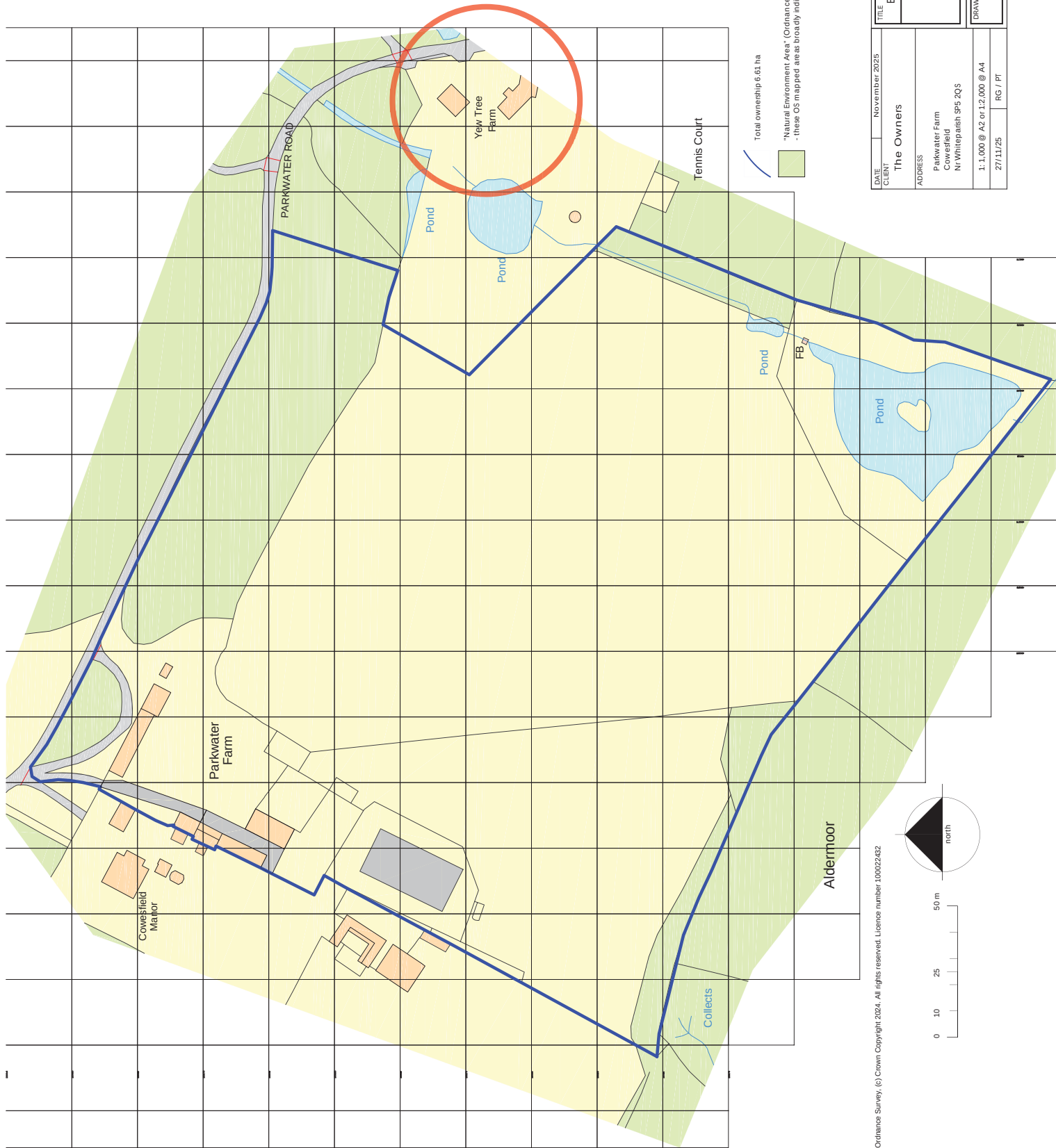
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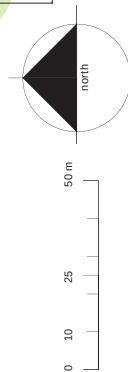
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Appendix 3

This Appendix 1 is referred to in the statutory declaration of Mr John Richard Cobden Snow and is now witnessed by:	
Date:	22-11-25
Signed:	[REDACTED]
Name in CAPS:	RICHARD SMITH
Job description	CONSULTANT ENGINEER



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DATE	November 2025	TITLE	Existing location plan
CLIENT	The Owners		
ADDRESS	Parkwater Farm Cowesfield Nr Whiteparish SP5 2QS		
DRAWING NO	BEN 0002	REV	A
	27/11/25	RG / PT	

Richard

From: John Snow [REDACTED]@btinternet.com>
Sent: 18 November 2025 10:23
To: Richard
Subject: Parkwater Fam Neighbour Support - Barney Read

Richard,

This is an email from our neighbour at Yew Tree Farm who's property is adjacent to our bottom field and who has commoners rights over the Common land we own. As you can see he is supportive of our application and states that his commoners rights are not materially affected.

John

Begin forwarded message:

From: Barney Read [REDACTED]@gmail.com>
Subject: Planning Application
Date: 17 November 2025 at 11:15:54 GMT
To: [REDACTED]@btinternet.com

Jon,

Thank you for sharing your plans regarding your planning applications.

I am happy that having seen both your planning applications, which I support, and your plans for the Garage and driveway that our commoners rights over the Common land are not materially affected.

All the best,

Barney Read

Yew Tree Farm
Parkwater Lane
SP5 2QR