

PLANNING, DESIGN & ACCESS STATEMENT

Land at Squalls Farm, Squalls Lane, Tisbury, Salisbury, SP3 6RX

Change of use of land to form a 4 plot burial ground

planningissues
TOWN PLANNING AND ARCHITECTURE

CONTENTS

SITE & PROPOSAL.....	1
PLANNING POLICY & PRINCIPLE.....	2
PLANNING CONSIDERATIONS.....	3
CONCLUSION.....	5

Rev:	DRAFT	FINAL
Date:	21/01/2026	12/03/2026
Prepared by:	Laura Coombes-Baker	Laura Coombes-Baker
Authorised by:	Stuart Goodwill	Stuart Goodwill

SITE & PROPOSAL

- 1.1 This Planning Statement has been prepared by Planning Issues Limited, on behalf of the applicant, in support of an application to change the use of a small area of land with the Squalls Farm curtilage to a family burial plot.

Site

- 1.2 Squalls Farm is located off Squalls Lane and is located 2 miles to the south of Tisbury and 1 mile to the west of Swallowcliffe. The surrounding area comprises agricultural farm land and wooded copse. There are no immediate residential neighbours.
- 1.3 The Squalls Farm estate comprises approximately 75 hectares of land, this application relates to a small parcel of 0.25ha towards the north of the main house.
- 1.4 The site area currently forms open paddock land and can be accessed by walking across from the main house.



Figure 1 (Squalls Farm)

Proposal

- 1.5 The application proposes the use of the site area as a small family burial ground that would contain 4 burial plots.
- 1.6 The site would be fenced off with low metal estate railings. Each grave plot once occupied would be demarcated by a traditional headstone.
- 1.7 The proposals are not intended to stand out and would be modest within the site setting.

PLANNING POLICY & PRINCIPLE

Development Plan

- 2.1 The development plan for Wiltshire currently comprises of the Wiltshire Core Strategy (adopted 2015). The following policies are considered to the proposals:
- Core Policy 57 – Ensuring High Quality and Place shaping
 - Core Policy 50 – Biodiversity and Geodiversity
 - Core Policy 58 - Ensuring the Conservation of the Historic Environment
- 2.2 There is no neighbourhood relevant to the site.

Principle

- 2.3 The proposed burial ground is considered acceptable in principle as it comprises a very small-scale, private family burial area within the curtilage of a privately owned estate. The proposal is for private family use only.
- 2.4 The proposal represents a low-intensity land use that would not give rise to any built form, or out of keeping features in the locality and would therefore would not conflict with the character of the surrounding countryside.
- 2.5 The small family burial plots would sit comfortably within rural landscapes without harming openness, residential amenity, or the wider environment.
- 2.6 It is considered that given the modest change of use and the fact that it will remain within the private estate, that the development and principle should be considered acceptable.

PLANNING CONSIDERATIONS

- 3.1 As discussed above, the proposal is for the use of the land for a private family burial ground that can hold up to 4 burial plots.

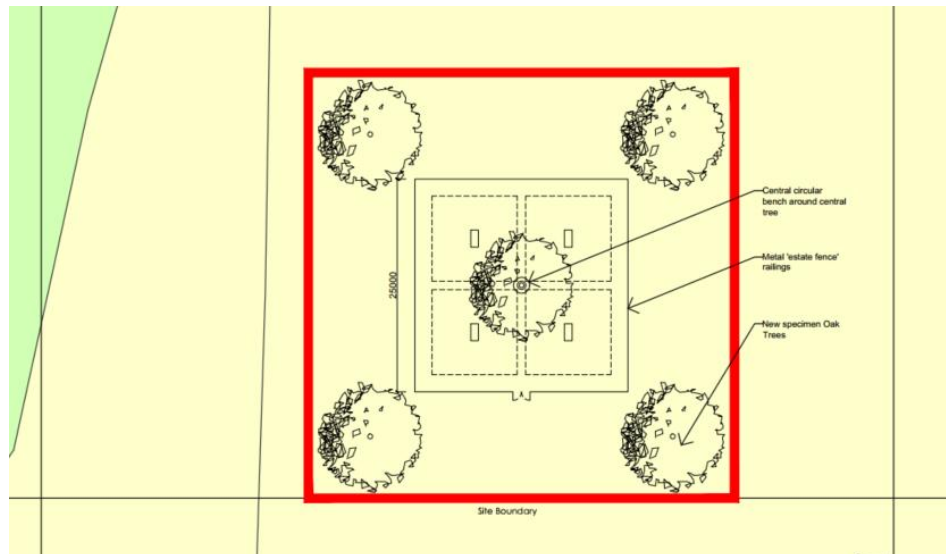


Figure 2: Site Plan

- 3.2 The appearance of the site would be minimal with estate railings demarcating the area and each grave, when occupied, by a traditional headstone. The intention being that this is a family area to be a subtle, quiet place of remembrance and not a visible feature within the locality.

Trees and Landscape

- 3.3 There is no felling of tree's proposed with the application.
- 3.4 Pheasants Copse, to the west of the application site is an Ancient Woodland, the site circa 40m from the edge of the Copse and therefore at a distance where there would not be any impact on the tree's by way of root protection.
- 3.5 To the north east of the site is the Rowety Plantation, again this is at a distance where there is unlikely to be any root encroachment into the site.
- 3.6 It is acknowledged that the site lies with a National Landscape Area. As described above and illustrated within the proposed drawings, this would be a subtle feature within the landscape and would not be visible from the wider setting.

Heritage

- 3.7 The site does not lie within or in proximity to a Conservation Area.
- 3.8 The closest listed building is over 140m directly to the south east of the application site, Squalls Cottage which is a grade II listed building. The grounds of Wardor Caste are over 650m to the west of the site, this is a grade II* listed park and Garden.

- 3.9 The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that *"designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance."*
- 3.10 Considering the scale of the overall site of the wider estate the proposed burial plot would be very modest. Due to the nature of the proposal the works would be low level sympathetically constructed for such a setting. The burial plot would be fully contained within the estate itself.
- 3.11 The NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification. The impact of the proposals on heritage assets will be neutral and the requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the application. Therefore, the revised proposal is considered appropriate for the locality and would not result in any detrimental effects up on the wider character and appearance of the area and is therefore in accordance with paragraph 216 of the NPPF and Core Policy 58 of the Core Strategy.

Drainage

- 3.12 The site lies within Flood Zone 1, low probability of flooding. The site is also outside of the aquifer zone. As advised within the Drainage Technical note submitted in support of the application, there is negligible potential for ground water within the site area.

CONCLUSION

- 4.1 The application proposes the use of the site area as a small family burial ground that would contain 4 burial plots. The development would be modest when set across the back drop of the wider Squalls Farm Estate.
- 4.2 The proposal is considered appropriate for the location and would not result in any detrimental harm or effects upon the wider character and appearance of the area and is therefore considered to comply with Core Policy 57 of the Core Strategy.
- 4.3 The application should therefore be approved without delay.