

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	13/05/2026
Application number:	PL/2026/01696
Proposal:	Change of use of land to form a private 4 plot burial ground
Site address:	Squalls Farm, Squalls Lane, Tisbury, Salisbury, SP3 6RX
Case officer:	Amy Houldsworth

Recommendations:

☐	No Comment
☐	Support
☒	No objection
☐	Condition (no objection subject to conditions)
☐	Objection - further information required
☐	Objection in principle
☐	HRA completed

Thank you for consulting Ecology. I have reviewed the application and supporting documents against OS Maps, aerial photography of the site and surrounding area, together with GIS layers of statutory and non-statutory designated sites and existing records of protected species.

Information considered:

- Planning, Design & Access Statement, PlanningIssues, February 2026
- Detail Plan and Elevation, PlanningIssues, February 2026
- Location Plan, PlanningIssues, February 2026

The site comprises a parcel of land within the curtilage of Squalls Farm, to the north of the main house. The immediately surrounding area comprises grassland, with some scattered trees and woodland to the northwest. It is proposed to change the use of land to form a private burial plot, whilst adding railings and oak trees.

COMMENTS:

Chilmark Quarries Special Area for Conservation (SAC)

The site lies within consultation zones for Barbastelle and Greater Horseshoe bats, associated with the Chilmark Quarries Bats SAC. It therefore has the potential to result in significant adverse impact on the special features of the SAC.

A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). This must consider potential significant adverse impacts on core roosts, but also sensitive features associated with the SAC, such as foraging areas.

There will be negligible loss of short-sward grassland to accommodate the tree planting and railing installation. There will be no loss of roosting habitat, and no lighting is proposed. As such, it is concluded that given the scale and nature of the proposed development, there is no mechanism for significant adverse impact on the Conservation Objectives of the SAC, and the proposal can be screened out of Appropriate Assessment.

River Avon Special Area of Conservation (SAC) Hampshire Catchment

This development falls within the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater.

A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). There is no proposal to create additional overnight accommodation (generating wastewater that would be discharged into the catchment). Further, upon considering change of use of the land, there still remains a significant distance between the SAC and the site (~3km). As such, it is concluded that there is no overall mechanism for adverse effect on the SAC. The HRA has concluded that the application is not likely to have significant impacts on the SAC and subsequently the application is screened out of Appropriate Assessment.

Biodiversity Net Gain

From 12 February 2024 Biodiversity Net Gain (BNG) became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Based on the information available the biodiversity gain planning condition is not considered to apply to this application as the development meets the following criteria and is therefore below the de minimis threshold, meaning the development:

- o does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- o impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

Note to case officer: you should be satisfied that the proposals meet the above criteria and act accordingly. Further information will be required from the applicant prior to determination in the event the application is considered to be subject to mandatory biodiversity net gain.

Sign off by WC Ecologist will only be given once ALL outstanding information has been submitted and agreed sufficient.

Ecologist Abi Gazzard	Date 13/05/2026
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