



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/01696
Decision Date: 03/09/2026

Applicant:	J McCarthy MBE Squalls Farm, Squalls Lane, Tisbury, Salisbury, SP3 6RX c/o, Agent, BH24 3SG
Particulars of Development:	Change of use of land to form a private 4 plot burial ground
At:	Squalls Farm, Squalls Lane, Tisbury, Salisbury, SP3 6RX

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:

26/PI001/002 Rev A Site plan received 02/09/26

26/PI001/003 Detail plan and elevations received 12/03/26

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

Informative

- 3** The proposed development is likely to require an environmental permit under the Environmental Permitting (England & Wales) Regulations 2016, from the Environment Agency, unless an exemption applies. The applicant is advised to contact the Environment Agency on 03708 506 506 for further advice and to discuss the issues likely to be raised. You should be aware that there is no guarantee that a permit will be granted. Additional 'Environmental Permitting Guidance' can be found at: <https://www.gov.uk/environmental-permit-check-if-you-need-one>.

Additional information is required to determine whether the application is either exempt from Permitting, requires a standard rules permit or a bespoke permit. Please refer to the relevant guidance documents listed below.

Protecting groundwater from human burials:

<https://www.gov.uk/government/publications/protecting-groundwater-from-human-burials/protecting-groundwater-from-human-burials>

Low environmental risk cemeteries: exemption conditions

<https://www.gov.uk/guidance/low-environmental-risk-cemeteries-exemption-conditions>

Cemeteries and burials: groundwater risk assessments:

<https://www.gov.uk/guidance/cemeteries-and-burials-groundwater-risk-assessments>

Groundwater risk assessment for your environmental permit:

<https://www.gov.uk/guidance/groundwater-risk-assessment-for-your-environmental-permit>

Get advice before you apply for an environmental permit:

<https://www.gov.uk/guidance/get-advice-before-you-apply-for-an-environmental-permit>

For parallel tracking, there is some further information in "Guidelines for developments requiring planning permission and environmental permits (England)" which can be found on [.gov.uk](https://www.gov.uk):

<https://www.gov.uk/government/publications/developments-requiring-planning-permission-and-environmental-permits>

Groundwater protection position statements:

<https://www.gov.uk/government/publications/groundwater-protection-position-statements>

Informative

- 4** INFORMATIVE: There must be no interruption to the existing surface water and/or land drainage arrangements of the surrounding land because of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively.

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](#)