



14th November 2025

West Mill Farm Biodiversity Net Gain Exemption

This letter has been produced to inform a retrospective planning application for the erection of a pole barn to be used for sheltering horses. The application site is located at West Mill Farm, West Mill Lane, Cricklade, SN6 6NB.

The pole barn has begun construction with ground levels raised and supporting posts erected. With in the site where the pole barn is positioned was a small shelter for horses constructed out of cinder block and an old HGV trailer, this has since been removed.

Under Section 73A of the town and Country Planning Act 1990 this application is exempt from Biodiversity Net Gain (BNG). Section 73A: **"Planning Permission for Development Already Carried Out**

(1) On an application made to a local planning authority, the planning permission which may be granted includes planning permission for development carried out before the date of the application.

(2) Subsection (1) applies to development carried out—

(a) without planning permission;

(b) in accordance with planning permission granted for a limited period; or

(c) without complying with some condition subject to which planning permission was granted."

As this is a retrospective planning application for a pole barn where construction began without planning permission this falls within subsection 1 of Section 73A. As such BNG does not apply to this application.

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