

**RETROSPECTIVE APPLICATION
FOR A POLE BARN,
WEST MILL FARM,
CRICKLADE**

SUPPORTING STATEMENT

November 2025





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1 INTRODUCTION

- 1.1 This Supporting Statement accompanies a planning application which seeks retrospective consent for a pole barn. The pole barn is L shaped and measures 19 metres in length, 18 metres in width, and 3.8 metres to the eaves.
- 1.2 The proposal is modest, encompassing a small area near to the main equestrian buildings.

Insert 1: The Proposed Development (surface dimension indicated)



- 1.3 West Mill Farm is a well-established livery yard. West Mill Farm is located on the outskirts of Cricklade and offers DIY livery. The applicant purchased the land recently and has sought to improve the provided facilities for the DIY livery customers. The applicant runs a secondary livery yard to the east of Cricklade called Chelworth Fields. West Mill Farm forms an expansion of her livery business, however the two sites will be run independently of one another.
- 1.4 The retrospective application is for a L shaped pole barn to provide shelter for the horses and foals when turned out giving them a dry and warm area.
- 1.5 This Supporting Statement:
- (i) describes the site and the proposals in section 2;
 - (ii) sets out the policy of relevance in section 3;

- (iii) and assesses the proposals against that policy in section 4;
- (iv) ending with conclusions in section 5

1.6 The proposal accords with the development plan.

2 THE SITE AND THE PROPOSAL

The Site

- 2.1 West Mill Farm extends to approximately 9ha and is located on the northern edge of Cricklade.
- 2.2 The Site is shown below, looking south. It is a grassland field near the main stable block. The field has been built up over time where the pole barn is proposed, this is due to the low laying field flooding from the River Thames. The slight increase in height at the southern end of the field allows for access into the field and a dry area even when the River Thames has burst its banks.

Photo 1: The Proposed Site



- 2.3 This proposed Site sits within a field northeast of the main livery yard. The field where the pole barn is located is outlined in red on the Google Earth imagery below.

Insert 2: Proposed Site



The Proposal

- 2.4 To support the ongoing livery use of the site and to improve animal welfare, retrospective permission is sought for the construction of a pole barn that will sit on the existing raised land to the northeast of the main livery yard. The pole barn will be L shaped and measure 19m long by 18m wide providing enough space for the foals and horses to be kept from the elements and provide them with ample dry land when the River Thames bursts its banks. The approximate location of the pole barn can be seen on the Google Earth imagery below.

Insert 3: Location of the Pole Barn



- 2.5 Construction of the pole barn has begun but ceased in September 2025. So far only the structural poles have been erected, these poles make use of redundant telegraph poles.
- 2.6 The Pole Barn is sited on built up land that has been constructed out of rubble and hardcore, the land where the barn is sited will be permeable and allow for rainwater to soak through into the ground. No impermeable surfaces will be created so it is not expected that surface runoff will be affected by the implementation of the pole barn.
- 2.7 The building will be in keeping with the design and style of the other buildings, with black tin cladding on the walls and a fibre cement roof.

3 PLANNING POLICY OF RELEVANCE

Local Plan

- 3.1 Core Policy 34 of the Wiltshire Council Core Strategy (adopted 2015); states that **“developments will be supported that:**
- i. **are adjacent to these settlements and seek to retain or expand businesses currently located within or adjacent to the settlements; or**
 - ii. **support sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification; or where they:**
 - a) **meet sustainable development objectives as set out in the policies of this Core Strategy and**
 - b) **are consistent in scale with their location, do not adversely affect nearby buildings and the surrounding area or detract from residential amenity and**
 - c) **are supported by evidence that they are required to benefit the local economic and social needs and**
 - d) **would not undermine the delivery of strategic employment allocations and**
 - e) **are supported by adequate infrastructure.”**

National Policy

- 3.2 The National Planning Policy Framework (December 2024) supports a prosperous rural economy, identifying in paragraph 88 that planning decisions should **“Planning policies and decisions should enable:**
- a) **the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings.**
 - b) **the development and diversification of agricultural and other land-based rural businesses.**
 - c) **sustainable rural tourism and leisure developments which respect the character of the countryside; and**
 - d) **the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.”**

4 ASSESSMENTS

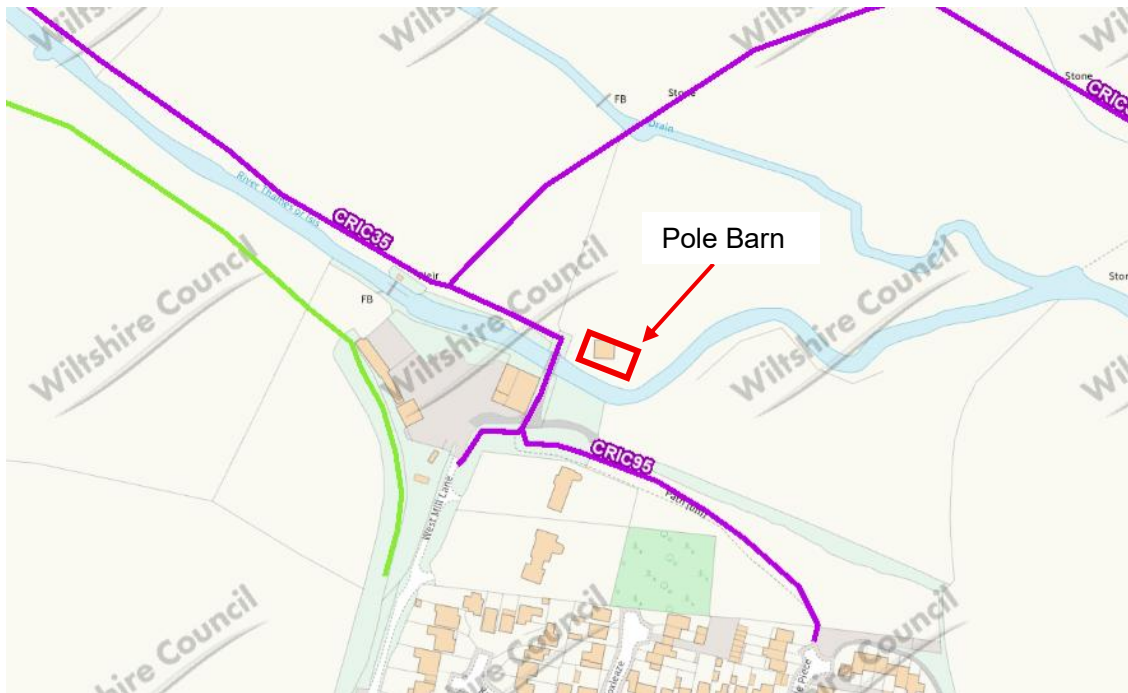
In Principle

- 4.1 At a national level, there is policy support of the pole barn. Paragraph 88 sets out several points that are relevant to the pole barn:
- the site was purchased by the applicant to expand their existing equestrian business, by providing further livery space and turn out. The pole barn will support the expansion of the business by improving animal welfare.
 - West Mill Farm was originally an agricultural holding; however, the farm diversified for equestrian uses. The pole barn represents the continued support for the diversification from agriculture.
 - the site offers DIY livery and a riding arena; it is a community facility for those who live near the site and keep horses for recreation. DIY livery is often only suitable for people who live in the locality of the site as they will have to visit their horses' multiple times a day to provide care.
- 4.2 At a local level the pole barn is supported by Core Policy 34. The application site is located to the north Cricklade's settlement boundary, the pole barn will allow for the expansion of a local business which serves the equestrians living in and around Cricklade.
- 4.3 The site is well situated for the residents of Cricklade with good public transport links and is within walking distance of the town. There is a bus stop 650m away from West Mill Farm, there are ample footpaths to and from the bus stop from West Mill Farm.

Well Located

- 4.4 The location of the pole barn is the most logical, it is in close proximity to the livery buildings and is situated in a large turnout field. Having the barn close to the main buildings will allow for easy monitoring of the horses.
- 4.5 The location of the barn is not overly visible with shielding from trees and hedgerows to the south. The Public Rights of Way nearby are shown with views from the footpaths CRIC35, CRIC95 and CRIC36.

Insert 4: Positions of PROWs



- 4.6 The barn will be partially visible from CRIC95 by way of glimpsed views through hedgerows. The view of the site from CRIC95 is shown below.

Photo 2: View from CRIC95



- 4.7 The site of the barn is clearly visible from CRIC35 and CRIC36. There is minimal screening of the barn from either footpath. However, the pole barn will be seen in the context of the wider equestrian facilities. The views from CRIC35 and CRIC36 are shown below.

Photo 3 and 4: Views from CRIC35 and CRIC36

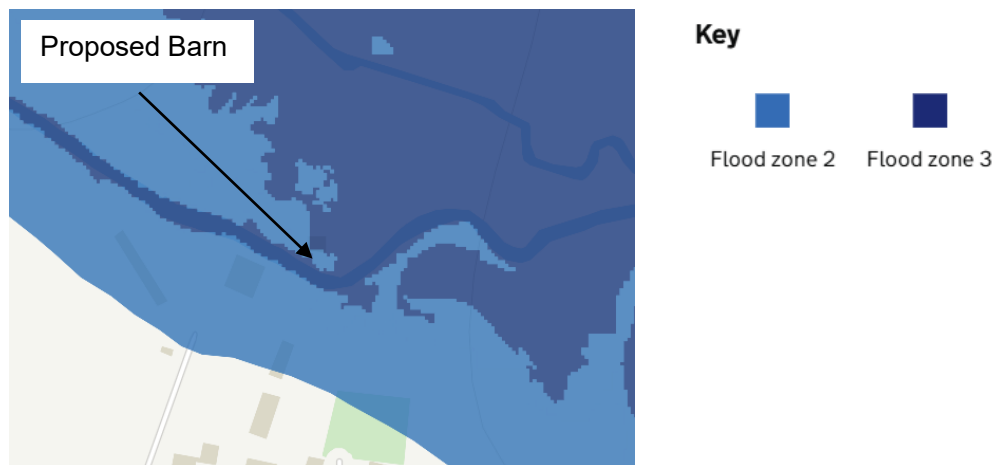


- 4.8 The barn is sited near the exiting equestrian buildings and backs onto existing trees and hedgerows. The barn's appearance will be in keeping with the existing barns situated on the farm.

Flooding and Flood Risk

- 4.9 The site is affected by river flooding and the area where the barn is proposed is not affected by surface water, based on the Environment Agency flood maps.

Insert 5: Flood Risk



Insert 6: Surface Water Flood Map 1 in 30 Year Likelihood



- 4.10 The 1 in 30 years surface water flood map shows some land surrounding the equestrian site at risk of flooding, however the area where the barn is proposed is not at risk of flooding. This is the case in the 1 in 1000 years surface water flood map as well. Due to the nature of the proposal, there will be no discernible increase in water runoff.
- 4.11 The Site of the barn is in Flood Zone 2 and 3, however the pole barn would be classed as less vulnerable development due to this an exception test would not be required. The pole barn being situated on built up land will mean that even in a worst-case scenario the barn will remain above flood water levels.

Biodiversity

- 4.12 As this is a retrospective application for a pole barn, the barn is exempt from biodiversity net gain (BNG) under Section 73A of the Town and Country Planning Act 1990. See the BNG exemption letter, submitted as part of this application, for further information.

Animal Welfare

- 4.13 Under current welfare legislation, Animal Welfare Act 2006, all livestock keepers, including owners, have a legal responsibility to ensure all animals under their care are provided with a **“suitable environment”** under Section 9 paragraph (2). Section 9 of the Animal Welfare Act also states that **“any need it has to be housed”** and **“its need to be protected from pain, suffering, injury and disease”**
- 4.14 With the risk of flooding at the Site, the provision of a barn on a built-up area of land will allow for the horses to have a ‘suitable environment’ where they will be protected from injury and disease. Wet ground can pose health risks to horses, including skin infections

such as mud fever, and hoof problems such as thrush. Providing an area of shelter away from the adverse weather conditions and flooding will allow for improved animal welfare.

- 4.15 The RSPCA offers advice on keeping horses when flooding occurs. Their advice is to move the animals to areas not as likely to flood for example, high ground, stables or barns.

Previous Planning Decisions

- 4.16 There has been previous support from the Council towards the construction of pole barns. This is evident from the planning decisions the Council has made. Pole barns have been approved on numerous occasions:
- PL/2024/08477 – Seymour Farm
 - PL/2023/08821 – Jervoise Farm
 - 20/09191/FUL – Park Farm

5 SUMMARY AND CONCLUSIONS

- 5.1 The Applicant has begun construction of a pole barn to be used for sheltering horses and foals. Construction has ceased following advice from a planning officer requesting a retrospective planning application be submitted.
- 5.2 The pole barn extends to approximately 200m².
- 5.3 The pole barn is acceptable in principle under the NPPF and Core Strategy Core Policy 34. The proposed pole barn would support the growth of an existing rural business, delivering economic benefits to the rural economy.
- 5.4 The location of the pole barn is well placed being near the existing equestrian buildings. The straw barn will be seen in the context of the existing range of equestrian buildings.
- 5.5 The appearance of the barn is in keeping with the surrounding buildings.
- 5.6 The barn is required to enable the sheltering of horses, as is required during times of adverse weather and flooding, inline with the Animal Welfare Act 2006.



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