

Patron: His Majesty the King

18 July 2026

For the attn Planning Officers: David Millinship and Samantha Stockley

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Dear David and Samantha

Planning Reference: PL/2026/01724 (Variation of condition 2 relating to PL/2021/04663)

Site: Poulton Mill, Poulton Hill, Marlborough, SN8 2LN

Proposal: Application for Variation of Condition 2 – Retrospective Regularisation of Equine Building

CPRE Wiltshire maintains its serious objections to the development at Poulton Mill. Having reviewed the submission for **PL/2026/01724** (with our objection submitted 16 April 2026), and now the recent submission of a lighting specification and Agent email, we still wish to record and maintain our strongest possible objection to what is, in effect, a retrospective attempt to regularise significant and unauthorized departures from the original consent.

We reiterate that it is a matter of significant concern that this application is framed as a "minor" variation. The development as built represents a flagrant departure from the approved plans under **PL/2021/04663** ("the 2024 decision"). The scale of these changes is material and cannot be reasonably classified as "minor" under Section 73.

In terms of the recently published "lighting specification" and "Agents email" documents we make the following objections and comments:

1. Lighting: Down light from the Echo 3 DALI Circular High-bay 200W 5000K lamps will have the light reflecting around the barn and this reflected light will certainly pass out of the barn through the 72 roof lights (An increase of 260% from the original 20 roof light design submitted in 2024) but also reflect light through the open areas in the sides of the barn as its not fully enclosed. As we stated previously, this is increased **Light Pollution and has a "Dark Skies" Impact:**

- **The "Lantern Effect":** This massive 260% increase in glazing, combined with the currently open sides, creates a significant "lantern effect" that is wholly inappropriate for this rural landscape.
- **Lack of Evidence:** No light spillage calculations (e.g. ILP GN01:2021, lux contours, isolux drawings, luminaire specifications and shielding, number/position of lamps etc) have been provided to assess the impact on the identified "Wildlife Corridor", nor a review from asking, say, the Bat Conservation Society itself on whether this increased lighting spill complies, or neighbouring residential privacy.
- **Compliance & Conditions:** Whilst the 2024 Decision Notice Section 15 deals with "External Lighting", we question what enforcement will be imposed to maintain these conditions which effectively will be

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imposed on adhering to the "Internal Lighting" specification which will be governing the spillage into the external environment as this is a very important in this corridor and domestic neighbourhood.

Cumulative Impact: Combined with existing ménage floodlighting, this development undermines local "Dark Skies" policies and disrupts nocturnal wildlife.

2. Ecology: Given all these changes and now the specification of the lighting system being made, we question whether the ecological mitigation required by the original permission remains effective or needs updating to reflect the revised design?

3. Working Hours: The Agent statement "that out of normal hours working is very rare" makes us question where are the normal working hours defined, e.g. whilst the web site suggests 9-12noon & 2-5pm there is nothing formally agreed in the development decision notice, nor the likely number of times these hours would be exceeded. Given the surrounding domestic dwellings we would ask that conditions are placed on hours of work and noise, light and pollution generated, and limit the number of emergencies per year at this premises, as there are alternative options at alternative associated addresses such as Stag Hill Farm, Chilton Foliat etc.

4. Business Use: Whilst its stated that emergencies could occur out of hours, it is becoming unclear as to what the business description and use is exactly albeit "Equine Rehabilitation Clinic" or "Veterinary Clinic", as the rates paid on this development site address still seem to suggest Domestic Band "G".

Conclusion

As previously mentioned and restated here, the applicant has demonstrated a clear disregard for the planning process by constructing a building that vastly exceeds approved parameters. To approve this variation would set a dangerous precedent that developers may build beyond their permissions and expect retrospective "regularisation" as a formality.

CPRE Wiltshire urges the Council to **refuse** this application and take appropriate enforcement action to ensure the building is corrected to the original approved design under **PL/2021/04663**.

A Note on Broader Environmental Contamination

Finally, while we appreciate that specific breaches of environmental legislation fall under the direct jurisdiction of the Environment Agency rather than the Town & Country Planning Act, we must highlight a severe, ongoing issue regarding the contamination of the River Ogg. Since 2021, a muck heap on the property has been positioned in direct breach of statutory distance regulations from a watercourse. Despite the Environment Agency's failure to take enforcement action to date, this ongoing threat to the River Ogg's ecology cannot be ignored. We raise this to ensure the Planning Authority is fully aware of the applicant's broader environmental non-compliance, and we urge the Council to liaise with the Environment Agency to ensure the applicant is finally forced to clean up this site.

Yours sincerely

Anne Henshaw

cc Sue Hine Clerk to Mildenhall Parish Council

cc Richard Spencer-Williams Town Clerk, Marlborough Town Council

cc Kymee Cleasby Wiltshire Councillor for Marlborough East