



On behalf of Mrs A Macleod

9 Tees Farm Road
Colden Common
Winchester, Hampshire, SO21 1UQ



Planning - Design & Access Statement

Kiln Equestrian Centre, Farnham Road, Holt Pound, Hampshire
GU10 4JZ

Retention of Portable Building for Use as Equestrian Veterinary
Office

Doc01

1. The Site



- 1.1 Kiln Equestrian Centre is located on the southeast side of Farnham Road (A325) at Holt Pound close to the border of Hampshire and Surrey. The holding comprises 2.89 hectares of land that is principally given over to commercial equestrian use.
- 1.2 The holding has three access points; the access to the dwelling at Old Kiln Farm, which also serves Old Kiln Cottage is located at the northeast corner of the holding, opposite Yew Tree Cottage on the A325; the other accesses are linked and join a further farm access off the A325 at the northwest corner of the site through to Fullers Road to the southwest. The principal access for equestrian use is via Fullers Road.
- 1.3 The Proposed Veterinary Office (unoccupied) is located adjacent to the south east side of the existing (approved) indoor riding arena.

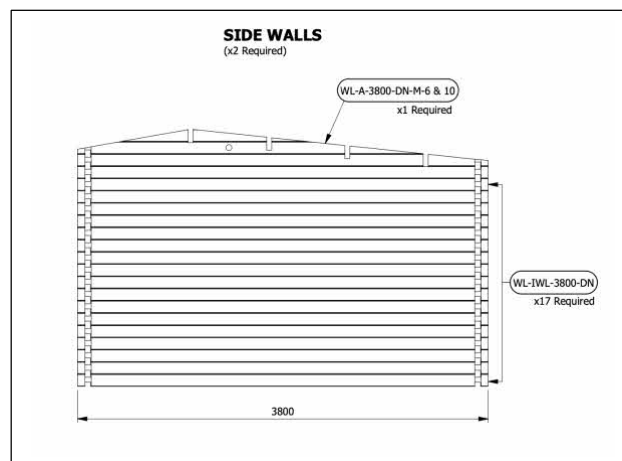
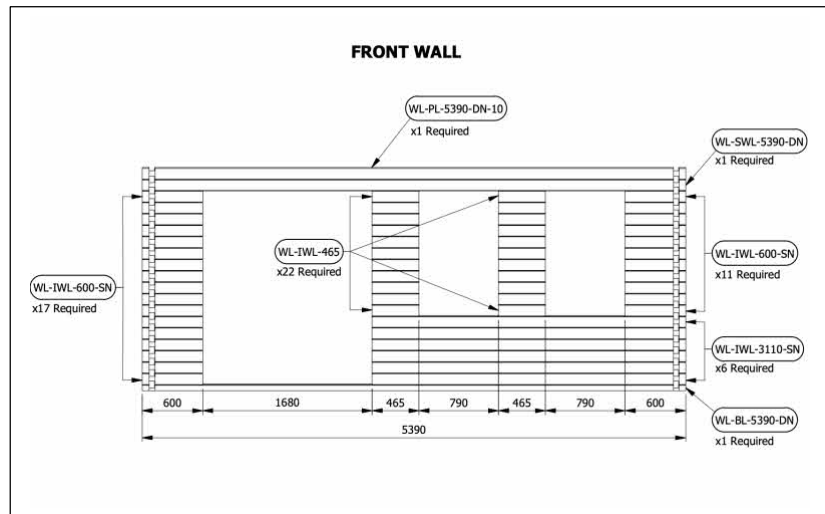
2. Relevant Planning History

- 2.1 23924/005 - Change of Use of Part of Curtilage to Riding Establishment - Permission 13 November 1987
- 2.2 23924/006 - Erection of Indoor Riding School - Permission 13 November 1987
- 2.3 23924/013 - Retention of Sand School and Floodlights for Commercial Equestrian Use together with 4 Additional Car Parking Spaces - Permission 2 September 2005
- 2.4 23924/015 - Retention of three stables and hay store - 22 March 2007
- 2.5 23924/017 - Outline - Building to Provide Indoor Riding Facility in Association with Existing Riding School - Permission 9/11/2009
- 2.6 23924/020 - Approval of Reserved Matters Pursuant to Application 23924/017 - Building to Provide Indoor Riding Facility in Association with Existing Riding School - Permission 10/01/2012

3. The Proposal

- 3.1 The proposal is to retain a portable office building (currently not brought into use) as an office base for a company of dedicated equestrian vets (Stride Equine Vets), the Clinical Director of which is the son of the owner of Kiln Equestrian Centre. The building is prefabricated and measures external 5.39m x 3.8m (20.5m²).





4. Pre-Application Discussions

- 4.1 On erecting the building the applicant was of the genuine view that planning permission would not be required as the building is not fixed to the ground and would be used for an equestrian related use. Having received a visit from the Council’s Enforcement Officer in July 2023 the conclusion was reached that planning permission would be required and that a planning application would be submitted. The applicant placed the matter in the hands of an Agent which proved abortive, hence the delay in submitting the application.

5. National Planning Policy & Guidance

5.1 The application site is located within the countryside as defined in the adopted Local Plan and is located just outside of the Alice Holt Forest proposed extension to the South Downs National Park. National Policy and Guidance on development proposals is provided through:

National Planning Policy Framework (July 2021)

5.2 Paragraph 8 sets out the aims of achieving sustainable development:

“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

*a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*

*c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*

5.3 Paragraph 11 continues:

*“For **decision-taking** this means:*

c) approving development proposals that accord with an up-to-date development plan without delay”

5.4 Regarding Economic Development Para. 81 states:

“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on

the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.”

5.5 Para.84 sets out how Policies should support a prosperous rural economy:

“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;”*

6. Planning Policy

6.1 Local Planning Policy is set out within:

[Joint Core Strategy \(Part 1 Local Plan\)](#)

6.2 CP6 - Rural Economy and Enterprise

“Development will be permitted:

a) For farm diversification schemes and enterprises that help maintain the viability of farm businesses engaged in sustainable land management, including:

**local food processing;
countryside pursuits;
farm shops selling local produce;
tourism facilities, visitor attractions and visitor accommodation;
equine enterprises and
green technologies.”**

6.2 CP19 - Development in the Countryside

6.3 CP29 - Design

[Local Plan Second Review \(Saved Policies\)](#)

6.3 C12 - Equestrian Uses - Policy Generally supportive of Equestrian uses subject to impact.

7. Planning Statement

7.1 As will be seen from the planning history, the application site has a long established history as a commercial riding establishment containing an approved , olympic size indoor riding arena. There is stabling at the site for up to 30 horses, all of which, themselves require regular veterinary attendance as well as day to day attention.

The Business

7.2 The applicant is fortunate in that her son is a dedicated equine vet and runs his own clinic. At present that clinic is operated on an itinerant basis from the adjacent farmhouse owned by the applicant. Currently, the business pays staff to work from home. However, it is the aim to change this practice to have an on-site presence allowing for the business to be consolidated in one location and to permit the overseeing and assistance of those clients who may need to visit the site with their horses.

7.2 At times horses may need to remain at the site during treatment. With a large number of stables available the veterinary business would have the potential to use up to 5 existing stables. This is a small proportion of the existing stables allowing the current equestrian use to operate without commercial impact.

7.3 At present, the business operates with one vet only. If the building/use is approved, it would be expected that, initially, there would be 1 full time administrative employee. It is envisaged that this may rise over a 2 year period of growth to a maximum of 5, including the applicant's son - 2 additional vets and 2 administrative staff.

7.4 Since the business is equine based many of the visits are off site. At present it is suggested that the number of on-site visits are about 10 per year. This number could rise to a possible maximum of 10 per month. Given horses arriving at the site for instruction purposes the potential level is unlikely to represent a noticeable increase in activity. The proposed building will provide a waiting area for clients visiting the site.

7.5 The business on site is anticipated as being principally a hub for staff to come to work administratively and for vets to gather supplies. Nonetheless no drugs, medicines, or medical equipment will be stored in the building, these will be stored safely, as they are at present, within the farmhouse. The business is almost entirely ambulatory, in that the vets go to the clients' premises to see their horses, and only a very tiny proportion of clients (5%) bring the patients to Kiln Equestrian Centre.

- 7.6 The business provides 24 hour care veterinary services to animals. However, office hours are expected to be 8am -6pm Monday to Friday and administrative staff would not be using the building outside of these hours. In the case of emergency call outs for veterinary services. Vets do work 7 days per week but all emergency services are carried out at the client's premises.

The Building

- 7.7 The building is prefabricated timber construction. The manufacturer details of the building are provided with the planning application. It is a small structure of only about 20m² internal floorspace, but sufficient for the required purpose.



7.8 The building is situated on the southeast side of the large indoor arena and with this as a backdrop and due to its modest size, it does not represent a harmful intrusion into the countryside being also set within the context of the working stable yard.



Winter views from access track



Energy Efficiency

7.9 The manufacturer specifications include polyisocyanurate insulation in the walls, floor, and roof. The floor is 50mm thick comprising 30mm of insulation, and the roof is 60mm thick with the same. Additionally, the construction builder installed additional 'Airtec' insulation to both the floor and roof, which are both, therefore

double insulated. There has also been an additional waterproofing membrane over the roof. Attached as a document are some screenshots from the Dunster House website which gives some details on the cabin, and states that the 62mm insulated walls are equivalent in thermal efficiency of 140mm thick timber. The doors and windows are double glazed toughened glass with a thickness of 28mm. The overall U-Value for the cabin as quoted by the manufacturer is 0.69 W/m²K which has been improved by the additional insulation installed.

- 7.10 It is planned to install an energy efficient heating/air conditioning system which uses a heat pump for energy saving efficiency.
- 7.11 The building has no plumbing so that staff and clients will use the facilities at the farmhouse, functionally tying these to equestrian uses together.

Policy

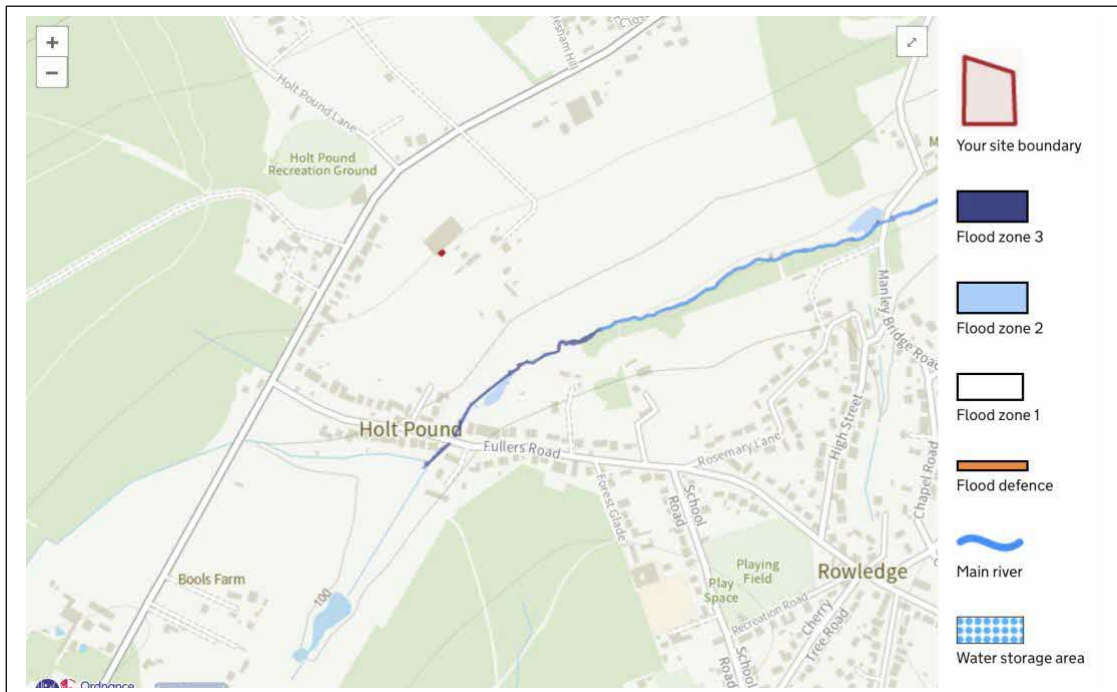
- 7.12 Policy CP6 of the Joint Core Strategy is the most relevant Policy and is generally supportive, particularly pointing out that 'equestrian enterprises' are likely to be permitted subject to other impact policies of the plan. CP19 requires that development in the countryside have a genuine and proven need for such a location.
- 7.13 The proposed use is unlike standard veterinary practices due to the size of the animals to be treated. It is a use that not only can only realistically be carried out in a countryside location but one which is best located, as in this case, to a location physically and functionally linked to an existing equine use. Here the site is ideal with the facility to allow treated horses to be examined and tested within a controlled working environment.

Traffic & Parking

- 7.14 The proposal will eventually result in a maximum of 4 additional staff at the site with the existing vet being resident. As stated earlier, most visits will be off site with a maximum of 10 customer visits to the site expected per month when all potential staffing is realised. The yard is not marked out for parking, being a rural functional stable yard, however, there is ample room for in excess of 20 - 25 cars.
- 7.15 There are two accesses to the yard but the principal access, marked by streetsignage, is on Fullers Road. The existing Stable Yard can accommodate up to 30 horses with associated traffic movements. The applicant considers that the proposed veterinary use would potentially increase the activity at the site by as little as 5%, easily accommodated in its present form.

Flooding

7.16 The site is not on land liable to flood.



8. Conclusions

8.1 The LPA is respectfully requested to grant planning permission for the proposed development for the following reasons:

1. The existing site has been used for commercial equestrian purposes for many years and expanded to include an Olympic size riding arena
2. The site is already regularly visited by clients of the riding school use
3. The applicant has numerous horses which at times require treatment and which can be treated directly
4. The veterinary use is wholly suited to this site being for dedicated equine purposes and needs to be located in the countryside
5. The use would involve a maximum of 5 staff one of whom is on site
6. The on site operations would continue only within normal working hours
7. The use will generate limited traffic movements per day with very few involving horse boxes
8. When set against the traffic movements of the equestrian use as a whole the increase in activity will not be harmful
9. The building is small and unobtrusive

10. The building is energy efficient

11. The use is wholly in line with Policy CP6, CP19 and CP29 of the Local Plan and the NPPF

8.2 There are no other material considerations which it is believed should influence the decision in this case; it is further considered that the proposed development would not result in any harm to interests of acknowledged importance and the Planning Authority is requested to give favourable consideration to entirety of the proposal now put before it.