



October 2025

DESIGN & ACCESS / PLANNING STATEMENT:

Deerland Farm, Dinton, Salisbury, Wiltshire.

Introduction:

EASTING 400991 NORTHING 132920

This Design and Access Statement relates to the proposal for Full Planning Permission for the proposal at this site is for a Change of Use of part of existing site, from Agricultural to Private, Recreational and Small Business equestrian use. The remainder of the site will remain within its current agricultural state and use. The land is located as part of Deerland Farm agricultural holding, North of the village of Dinton in Wiltshire.

This application seeks approval for a change of use for 2 areas of land within the existing 75-acre agricultural holding. The proposals would offer some flexibility of use across the site, with seasonal rotation for equestrian and agricultural grazing to suit the land conditions. Area of existing land proposed to be altered as per R&S drawings indicating red line boundaries.

The existing holding is located outside the village of Dinton and any local Conservation Areas, but within the curtilage of the Cranborne Chase & West Wiltshire AONB. The existing property is well concealed from the public domain via existing established vegetation to the front and side boundaries, and the topography of the existing site and surrounding areas.

Existing Site:

Please refer to drawings 24050-200A and 24050-201A for the existing building drawing layouts and details.

The existing building sits in a position North of the village of Dinton and comprises of a total of approx. 75-acres of grazing land. The site also contains an existing steel framed barn and associated parking for multiple/large vehicles to its immediate South. This hardstanding is accessed via a long driveway running from South to North, linking the full extent of the West of the site with the existing public highway access. The existing vehicular access is gated, comprises of hardstanding, and offers good visibility.

The site is currently accessed multiple times per day by the applicants and associated agricultural workers. As there is no accommodation on site, there is a requirement for the site to be visited at multiple times per day. At present the applicants utilise off-site facilities for their therapy work, which increases the number of traffic movements to and from the site significantly per day.

The agricultural site is utilised for several different practices, but mostly the grazing of sheep and other animals. These animals grazing areas are rotated around the site throughout an annual cycle, with large areas unoccupied during each season. The applicants existing horses are at times located on the land.

This good quality land is classified Grade 3 by DEFRA (Land Classification Map), light loam over free draining chalk land apart from the most southerly field which is heavy clay and is cropped to permanent pasture. The land to the North of the site is prone to winter weather, during which time, the upper levels are further utilised. The site benefits from an existing barn, and permission for an additional agricultural barn (2025). The applicants although relatively new owners of the site, have shown good intent towards the future of this agricultural holding. There is currently grazing for many sheep, with future plans to expand these agricultural practices. Off-grid renewable energy has been provided on site, and a borehole for water (livestock drinking).

Existing Site Photographs:



Photograph 01, Looking West towards existing barn.



Photograph 02, Looking North from upper levels of site (lower levels concealed).

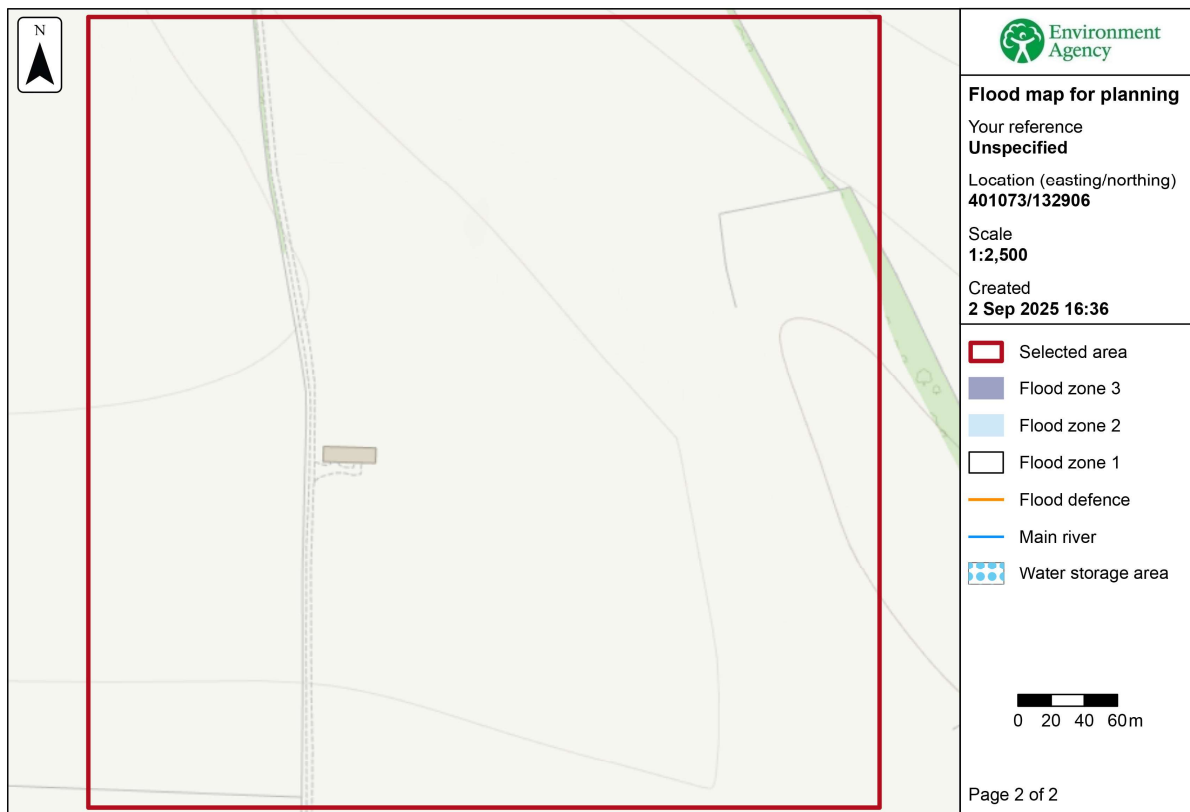


Photograph 03, Looking North from Public Highway across part of Deerland Farm.



Photograph 04, Aerial Photograph of Site (via Google Maps).

Flood Risk Assessment:



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Flood risk assessment via online searches.

Proposed Works:

Please refer to drawings 24050-200A and 24050-201A for the proposed drawing layouts and details.

The proposal at this site is for a Change of Use of part of existing site, from Agricultural to Private, Recreational and Small Business equestrian use. The uses on this site are proposed to be flexible, to allow some diversity to the current agricultural holdings uses. The applicants propose to house and graze horses on this part of the site full-time, whilst offering specialised equestrian therapy on-site in a limited capacity.

The applicants hope to achieve and provide the following on the site (currently provided off-site):

To empower and allow access for individuals facing physical, behavioural, emotional, or cognitive challenges; through transformative, horse-based therapy in a safe, natural, and inclusive environment.

The applicants would offer Equine-assisted therapy, and Equine-assisted learning. These services would be offered in a 1 to 1 basis, to provide a personal approach, and limit the impacts on the site. These services would be available for Children and Adults with the following and not limited, neurological disorders, Acquired Brain Injury, Neurodiversity, Mental Health and Veterans with a range of complex needs.

The applicant is a highly qualified occupational therapist with a level 3 diploma in equine facilitated learning, offering a very specialised service and level of care. Within this rural setting the therapy offered would provide a relaxing environment for both individuals and the animals involved.

The applicants currently offer the above therapy services off-site, in several other locations. Using other sites for this purpose has allowed the applicants to advance their profession, however the lack of a formal base provides inflexibility and uncertainty. The locations are reliant on availability and the clients' requirements and become difficult to organise in a professional manner.

The proposals on this site would offer the clients a permanent base for the therapy services, without effecting the sites characteristics.

Hours of operation will be varied due to the highly complex nature of clients accessing therapy; however, therapy sessions on-site will not be delivered within the hours of 6pm – 6am. Sessions off site will not require business vehicles leaving the site before 7am or returning any later than 7pm. The welfare of the horse is paramount and therefore off site and on-site sessions will be limited to 2 a day (on-site or off-site) for 1-hour active therapy. As part of this Change of Use application the 4no horses that the applicants currently take for business purposes elsewhere, would be retained at Deerland Farm full-time (reduction in travel).

This will allow the applicants with improved accessibility to all their livestock at the same times, without unnecessary travel daily. The horses being on site full-time will also put their personal welfare to the forefront, limiting travel to other locations. They would be rotated around the site (as current livestock grazing) with field shelters utilised for horses during wetter weather. The existing barn utilised in emergency situations or extreme weather. The proposed change of use site is formed of good quality grassland and will provide a more than adequate location for grazing and exercising the applicants' horses.

The existing vehicular access to the public highway will be retained. The existing access offers adequate visibility for access into the 30mph zone. This section of public highway sees low traffic density, and the proposal of this scheme would not increase the trips in and out of the site per day. As mentioned previously, the applicants currently visit the site several times a day, incorporated with leaving site to undertake their work/therapy practices.

The applicants' horses (4no) are currently utilised for work purposes in different locations, meaning that the applicants local travel per day is high. This also provides additional stress for the animals. The applicants will continue to regularly maintain the existing public highway access, visibility splays, and track within the site. With most of these services provided on the site, the number of visits would be reduced, as they would be able to stay on site for considerable parts of the day.

The number of visitors would be significantly limited to a maximum of 2no per day. Some of these services will continue to be provided off-site, but these would be instead of the visits above, as the welfare of the animals is paramount, whilst meeting the individual needs of any client's requirements.

Planning:

The diversification of farms is supported as part of the NPPF's latest 2024 updates:

Supporting a prosperous rural economy

88. 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.*

The proposed works on this site will provide the applicants with a chance to diversify a small parcel of the existing land, for their own business provisions. The remainder of the land will be retained for agriculture and actively grazed with sheep in the applicants increasing herd, with no intention for this to decrease. This application seeks no change of use for existing buildings and retains the characteristics of the full site as existing. Although a specialised therapy service, this proposal will provide a facility of local benefit.

The clients currently work in tandem with other local equestrian businesses that offer therapy, however the nature of the sites and locations do not correlate with the specific requirements of some clients. The environments of a traditional stable yard are noisy and distracting, and some clients are unable to cope within these types of location. The provision under this application of a secluded and quiet environment for its users will provide a unique opportunity for individual therapy to be undertaken. This type of service is not currently available within the local area and will offer services to a different type of clientele.

This type of proposal is supported by Wiltshire Local Plan, Core Policy 34.

Outside the Principal Settlements, Market Towns and Local Service Centres, 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*
- iii. are for new and existing rural based businesses within or adjacent to Large and Small Villages; or*
- iv. are considered essential to the wider strategic interest of the economic development of Wiltshire, as determined by the council*

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.*

The proposals on this site will help to support the existing agricultural facility, whilst providing a location for the applicant's therapy business. The site is adjacent to the existing village of Dinton and will serve as a facility to meet local and bespoke social needs. Within the wider area, these proposals will provide a unique opportunity for a unique service, that complements the existing uses of the site.

Access:

The site benefits from a large and established gated entrance to the public highway. Regular maintenance of visual access on / off site to ensure safe manoeuvring onto 30mph road. The site is currently accessed multiple times per day by the applicants and associated agricultural visitors. These include farm workers, shepherds, veterinarians, and other agricultural professionals.

As there is no accommodation on site, there is a requirement for the site to be visited at multiple times per day by the applicants also. At present the applicants utilise their qualifications at off-site facilities for their therapy work, which increases the number of traffic movements to and from the site significantly per day. This involves visiting the site in the morning to feed and tend to animals, before leaving site to undertake work, and then returning to the site, potentially several times a day. There are obvious welfare, sustainability and environmental benefits, as well as providing a bespoke facility for therapy purposes.

Having all their livestock and horses in one place is beneficial, and more sustainable, whilst improving the welfare of all the animals under the applicant's ownership. The applicants being able to remain on site for the duration of the day will also minimise the number of visits required by other farm workers, offsetting any client visits. The visits from clients will be significantly restricted, and mimic the applicants' current daytime activities that are undertaken away from site.

The site is well linked to local bridleways and byways via small public highways. The applicants also benefit from other local riding locations as required. Horses will generally remain on site, unless occasionally taken by vehicle to other locations.

Conclusion:

There is a local requirement for local services such as these, offering 1:1 therapy sessions. The application seeks only a change of use for the land illustrated into more flexible usages, but not for any physical alterations to the site. The existing site is largely used for the grazing of livestock, which will not be altered by the proposed change of use of a small area to equestrian uses. The impacts on the biodiversity and surrounding areas are negligible, with the aesthetics of the site remaining as existing. The proposed change of use will provide diversity to this existing agricultural holding, whilst prioritising individual and horse welfare. The remainder of the site will remain in its current use as an agricultural holding.