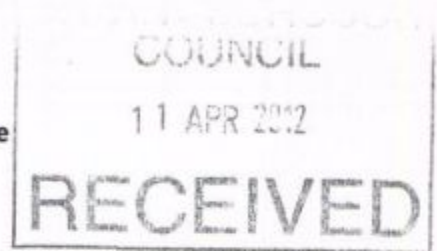


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Planning Statement

Reversion of Property at 40 Horndean Road Emsworth to Residential Use



It is planned to return the property at 40 Horndean Road Emsworth PO10 7PT to entirely Residential use.

The property is a substantial mid-Victorian detached house in a quiet residential area set within 0.11 ha of established gardens.

Premier Veterinary Care currently occupies the lower half of the building (124 sq m) as a Veterinary Surgery under D1 use, with a residential 3 bedroom flat above occupied by one of the practice's veterinary surgeons. The resident vet is already seeking alternative rental accommodation assisted by the practice.

The surgery has been present at Victoria House for only 20 out of the buildings 157 years, the rest of that time it being residential.

All four F/T jobs at the practice will be maintained as it is proposed to move the surgery to fit-for-purpose renovated farm buildings on Southleigh Farm currently occupied by Optivet Veterinary Practice, who are moving to new premises. These premises are 0.8 miles from the current site.

This proposed move will

- 1 Secure the future of the practice and employment therein
- 2 Return the property to the residential use for which it was intended
- 3 Increase family housing in the area
- 4) Allow the practice to continue in a more suitable setting
- 5) Reduce the necessity for clients, many of whom are elderly, to cross the Horndean Road with pets from the car park opposite
- 6) be more in keeping with the residential nature of the area.

Mr Steve Weaver of Havant Borough Council Planning is, I believe, dealing with the alteration of Planning Terms required with the 'Optivet' veterinary practice site on the Southleigh Farm Estate

It is proposed to sell the practice on or around the 30th June 2012— I would ask for the Planning Officers discretion in this application to support the practice should this sale fall through – although I would like to point out this is not anticipated.

There are no plans to contest the existing Tree Preservation Orders on the property which were established 2-3 years ago.

Scott F Crae BVM&S MRCVS, Principal, Premier Veterinary Care.



11/04/12



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