
DEVELOPMENT CONTROL POLICY

GUIDANCE NOTE 10

Planning for Equestrian Development

Adopted 10th January 2007



This guidance note is aimed at horse enthusiasts and landowners who wish to establish or enhance equestrian facilities for recreational purposes or as part of commercially based enterprises on land designated as Green Belt or on other open land in the Borough.

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PRE TEXT

This pre-text to the Development Control Policy Guidance Note No.10 sets out the details of the consultation and publicity steps that were undertaken during the preparation of this Supplementary Planning Document (SPD)

This Supplementary Planning Document (SPD) has been produced in the form of a Development Control Guidance Note. It is intended to support policies contained in Bury's adopted UDP (adopted 31st August 1997). This Note provides a more formal basis to advice which is given to applicants on a regular basis and is now a material consideration in the determination of planning applications.

This SPG was approved for a consultation exercise by the Council's Executive on the 28th June 2006. This was after a period of internal consultation with Officers in various Sections of the Council. Views were sought from members of the public and private organisations and relevant interest groups over a six-week period (10th July 2006 to 21st August 2006). Copies of the Draft SPD were made available for inspection at the planning reception desk and in the Borough's main libraries. Further copies could also be obtained on request and the draft was also made available on the Council's website.

The draft SPD was revised in the light of the comments received through the consultation process. The revised version went to Council's Executive on the 10th January and was formally adopted.

In accordance with the requirements in PPS12, a Statement of Consultation document was drawn up, which outlined the representations received and the Authorities response to these. This statement is available for inspection on request, together with the adopted version of the SPG.

Any queries you may have regarding this Note, the Bury UDP or Bury's Local Development Framework should be directed to the Planning Policy Team on 0161 253 5283.

1 - INTRODUCTION

- 1.1 With an increase in popularity of horse-related pursuits within the Green Belt and other areas of open land within the Borough, there has been a steady increase in the number of planning applications and requests for planning advice on equestrian related development received by the Council. The type and amount of new development in the Borough's Green Belt and other areas of open land is strictly controlled - primarily by policies of the Bury Unitary Development Plan (UDP) and Government guidance. However, further guidance is required on the design and appearance of new development, and the impact it has on its surroundings.
- 1.2 The aim of this guidance note is to:
- Provide design related advice and give greater clarity in respect of the provision of new stables, field shelters, riding arenas, storage areas and other forms of equestrian-related development, whilst ensuring the safety and health of horses are taken into account;
 - Ensure that all new equestrian related developments are sympathetic to their surrounding environment in terms of siting, appearance and future maintenance of Green Belt and other sensitive open land areas; and
 - Ensure that the environmental quality, amenity, wildlife interest and character of the Green Belt and other sensitive open land areas are not harmed by inappropriate equestrian related development.
- 1.3 This guidance note expands upon UDP Policy OL4/7, which expects development proposals for keeping horses to have minimal impacts upon the surrounding area, particularly in terms of size, scale, design, siting and maintenance.
- 1.4 Two other guidance notes have been produced in this series relating to Green Belt and open land which may also be of interest to potential applicants and interested persons. These are:
- Development Control Guidance Note 8 – 'New Buildings and Associated Development in the Green Belt'; and
 - Development Control Guidance Note 9 – 'Conversions and Re-use of Buildings in the Green Belt'.

2 – BACKGROUND

- 2.1 There is increasing concern in the Borough that inappropriate forms of equestrian related development have been appearing in the Green Belt. Typical examples include the creation of new dwellings in the guise of stables and becoming the subject of planning applications for conversions to dwellings over a very short time period.
- 2.2 There is also concern that the presence of equestrian related development, sometimes without the benefit of planning permission, may have implications in terms of its impact on the surrounding environment due to lack of consideration of its siting, scale, design or materials. Likewise, the presence of redundant and sometimes unsightly equestrian related development remaining on the land once the use has ceased or when the land is not being used for equestrian activity can have a detrimental impact on the Green Belt and other areas of open land in the Borough. This note provides guidance for applicants with the intention of improving the standard and quality of new equestrian development in the Borough's rural areas.

3 - POLICY CONTEXT / FRAMEWORK

PLANNING POLICY GUIDANCE 2

New development in the Green Belt

- 3.1 Planning Policy Guidance Note 2 (PPG2), Green Belts sets out criteria based policy advice for new buildings in the Green Belt. One of the criteria lists essential facilities for outdoor sport and outdoor recreation as being an accepted form of development. Essential facilities are noted as being genuinely required for the uses of land, which preserve the openness of the Green Belt and do not conflict with the purposes of including land in it. Small stables for outdoor sport and outdoor recreation are given as an example.
- 3.2 The guidance also encourages the re-use of buildings within the Green Belt, since the buildings are already present. Their re-use can help to secure the continuing stewardship of land especially by assisting farmers in diversifying their enterprises, and as such, should be encouraged.

Other development in the Green Belt

- 3.3 PPG2 regards development including engineering and other operations, and the making of any material change in the use of land as inappropriate development unless they maintain openness and do not conflict with the purposes of including land in the Green Belt.

Visual Amenity

- 3.4 PPG2 mentions that visual amenities of the Green Belt should not be injured by proposals for development within or conspicuous from the Green Belt which, although they would not prejudice the purposes of including land in the Green Belt, might be visually detrimental by reason of siting, materials or design.

Very Special Circumstances

- 3.5 PPG2 states that it is for the applicant to show why permission should be granted in cases where development is regarded as inappropriate in the Green Belt. Each case will be determined on its own merits.

PLANNING POLICY STATEMENT 7

- 3.6 Planning Policy Statement 7 recognises horse riding and equestrian activities as being popular forms of recreation in the countryside that can fit in well with farming activities and help to diversify rural economies. Local planning authorities are advised to set out in their Local Development Documents (LDDs) their policies for supporting equine enterprises that maintain environmental quality and countryside character. The PPS states that policies should provide for a range of suitably located recreational and leisure facilities, and where appropriate should cater for the needs of training and breeding businesses. They should facilitate the re-use of farm buildings for small-scale horse enterprises that provide a useful form of farm diversification.

BURY UNITARY DEVELOPMENT PLAN

- 3.7 The Borough's Green Belt was adopted in 1984 under the Greater Manchester Green Belt Local Plan and was largely transferred over to the subsequent Bury Unitary Development Plan (UDP). The Bury UDP was adopted in 1997. Under new planning legislation, policies contained within the Bury UDP have been 'saved' from the commencement of the Planning and Compulsory Purchase Act 2004. Therefore, they continue to be the policies against which supplementary planning guidance and any new supplementary planning documents are linked to, as required under Regulation 13 (7) of The Town and Country Planning (Local Development) (England) Regulations, 2004.
- 3.8 As mentioned earlier, this Supplementary Planning Document (SPD) is designed to support UDP Policy OL4/7 'Development Involving Horses', where there is an emphasis on high standards of design, construction and maintenance of development involving horses.

3.9 Other UDP policies relevant to this SPD are:

- OL1/2 – (New Development in the Green Belt) which sets out the uses and circumstances under which new development may be permitted in the Green Belt.
- OL1/5 – (Mineral Extraction and Other Development in the Green Belt) concerns proposals for mineral operations and other development which does not involve buildings in the Green Belt.
- OL2/1 – (Development on Other Protected Open Land) a criteria based policy which sets out the circumstances under which development may be permitted upon this land designation.

Copies of these policies can be found in Appendix 1 at the back of this document.

4 – TYPES OF EQUESTRIAN DEVELOPMENT

This section provides information on the five main types of equestrian development. Each case will be assessed on its own merits, and potential applicants are requested to refer to sections 5 and 6, prior to the submission of a planning application.

STABLES

- 4.1 Where stables are proposed, they must be essential and genuinely required by the applicant. Where vacant buildings exist within the application site or in the applicant’s ownership, consideration must be given to the adaptation or conversion of existing and vacant buildings in preference to new build. In the event of such building(s) being unsuitable, the Council may require adequate justification. Further information on the conversion and re-use of buildings can be found in Section 5 and also in SPD9.
- 4.2 Although this SPD concerns equestrian related development on both Green Belt and other protected open land, both national and local UDP policy, make a useful reference to small stables as being an acceptable form of development within the Green Belt. Generally speaking, applications for three to four small stables and one storage area for tack/hay/animal feed, etc in one given location may be accepted, subject to detail and the capacity of the surrounding land to support the number of horses involved. Planning applications for stables exceeding this figure, and in particular, those concerned with commercial enterprises should include a planning support statement outlining the need for additional stables. In some instances, it may be necessary to have sight of horse passports¹ in order to prove genuine requirement for stabling. In certain situations, it may be appropriate to award temporary planning permission.

¹ Further information on horse passports and how to obtain one can be sought from Defra – www.defra.gov.uk

- 4.3 Where the re-use of existing buildings for stables is proposed, the Council may accept a slightly higher number of stables, than may otherwise be the case subject to detail, since the building is already there. Each application will be determined on its own merits but this may be of particular interest to farms wishing to diversify their business or those individuals wishing to embark on a commercially based venture.

Siting

- 4.4 The sensitive location of stables on the outskirts of settlements or within the curtilage of, or adjacent to existing buildings can assist in the surveillance and safety of horses.

- 4.5 Stables should:

- Be positioned in a well-drained, level area, and positioned with their back to the prevailing wind. A location that is near to existing buildings or close to the corners of paddocks and boundaries is preferred, so as to take advantage of existing hedgerows and trees;
- Not be sited on an exposed skyline;
- Blend with trees and other landscape features. Where there is a lack of screening, the planting of appropriate locally native trees and shrubs may be acceptable;
- Incorporate a 30m buffer where considered necessary to avoid impacts on nearby residential amenity caused from smells, noise and nuisance.
- Have good access to roads (for delivery purposes) and riding routes. Details should be shown on submitted plans.

Design

- The stables should be well designed, take the appropriate fire safety precautions, ensure the welfare of horses, and be in-keeping with their surroundings
- Stable boxes should be designed with a mono pitch or shallow sloping roof, should be large enough for a horse to stand up with at least 0.9m clearance above its head and of an adequate size, i.e. no more than 13 square metres or 3.7 X 3.7 metres² and should be enough to house a horse comfortably, and be of a simple, yet watertight design.
- Tack rooms and hay stores should be part of the same building complex, and be of a size that is similar to an individual stable. Any requirement for larger than usual facilities would have to be sufficiently justified.
- The use of dark coloured materials are preferable to light ones

² As recommended by the British Horse Society

- Although materials may be dictated by proposed duration of use and budget, stables clad with traditional materials such as timber are more likely to blend into the landscape than concrete blockwork. Stables constructed entirely from blockwork are more likely to remain and hence continue to have an impact on the landscape after the use has ceased.
- In order to protect timber construction, regular application of an animal friendly wood preservative and internal blockwork walls of up to 1.2 metres or low brick plinths below the timber walls may be used.

Waste arrangements

- 4.6 Planning applications for stables should include full details of drainage and methods of storage and disposal of manure. Muckheaps should be sited where they will not contaminate watercourses and damage wildlife/biodiversity features. They must not be sited where they will cause a nuisance to houses and public rights of way. An ideal site is one where it can be conveniently accessed from both the stables and the road if it is to be collected for disposal, but not so as to cause a nuisance to horses from flies and other airborne pests. It should be noted that the burning of soiled bedding is unlikely to be viewed favourably. Planning applications for stables should include full details of drainage and methods of storage and disposal of manure.

EXERCISE ARENAS / RINGS / MANÈGES

- 4.7 Applications submitted for the above should take into account the following considerations:
- The typical size should be no larger than 40 x 20metres³,
 - The location and siting should be as inconspicuous as possible. Applicants are advised to site their proposal close to the corners of paddocks and boundaries, so as to take advantage of existing hedgerows and trees.
 - Proposed materials for surfacing should be chosen to blend in with the surrounding landscape and be as visually inconspicuous as possible. The use of bark or recycled chippings are likely to have less visual impact than sand and may be preferable where a more exposed site is unavoidable.
 - Fencing should be as unobtrusive as possible, as well as being safe and secure for the horses. Post and rail fencing or a variation is recommended with an emphasis on minimizing harm to the visual appearance of the surrounding landscape. The use of fully close boarded or urban style fencing is unacceptable. Colour should be muted in tone.

³ As recommended by the British Horse Society

- In order to preserve the open character and visual amenity of the surrounding area, it is likely that a condition will be attached to any planning permissions requiring the removal and storage of equestrian paraphernalia from these areas when not in use.

FIELD SHELTERS

- 4.8 Field shelters are a useful form of protection for horses that are put to graze for the majority of the year. Hedges and trees provide a good form of natural shelter. Field shelter structures can vary in terms of type, size, construction and permanence; it is advised that applicants contact the Council at the earliest opportunity to discuss their proposal prior to the submission of a planning application.
- 4.9 Field shelters should adhere to the following principles:
- They should not be excessively large (up to a maximum of 13 sq. m.) and size will depend on the number of horses it is intended to serve.
 - They are normally for use on an intermittent basis.
 - The size and number of horses to be accommodated and area of grazing land available will be a factor for consideration (1 acre per horse).
 - They should not be intrusive and should be sited in a well-screened location.
 - The orientation should offer maximum protection to horses, normally set with its back against the prevailing wind.
 - Shelters should be located on hardstanding in a free draining site.
 - Materials used in field shelters should be easily dismantled and an appropriate colour so as to blend in with the surrounding environment.
 - When providing natural shelters, and in particular, where woodland/copse is present, care should be taken to restrict the number of horses so as to prevent damage to both ground flora and the woodland itself. Measures to prevent damage, by way of a physical barrier around the woodland area may be required.

5 - OTHER CONSIDERATIONS

The following information highlights other considerations which applicants should take into account when submitting planning applications for equestrian development:

Conversion and Re-Use of Existing Buildings

- 5.1 Conversions will only normally be allowed for buildings which possess attributes of architectural merit, visual or historical importance and those which are in a suitable condition. Buildings to be considered for conversion must be structurally sound (the Council will require applicants to provide a structural survey of the building) and should only require minor repair and/or re-instatement work. Please refer to SPD9 – ‘Conversion and Re-use of Existing Buildings in the Green Belt’ for further information.

Overall, the suitability of buildings for conversion and re-use will only be considered acceptable where:

- the original character and appearance of the building will be retained;
- the proposals would contribute to the aesthetic value of the building which should in itself normally be of architectural merit;
- the existing building should be of substantial construction and structurally sound;
- the proposals would not have a materially greater impact on the openness of the Green Belt; and
- the building is suitable for the proposed use, including associated use of surrounding land.
- the building has been inspected for the presence of protected species, and if present, the appropriate action to protect the species taken.

Grazing

- 5.2 The applicant must be able to demonstrate there is enough land to support the number of horses they intend to keep/graze on the land and should indicate this on a plan. The British Horse Society recommends 1 acre or 0.4⁴ hectares of good grazing land per horse. If the land is of poor quality, a larger area of land will be required to support the horses. Access to an adequate supply, amount of grazing land and regular field rotation should help lessen erosion and visual detriment of the surrounding landscape.
- 5.3 Information on the appropriate seed mixes for equine management can be obtained from the British Horse Society. Prior to any reseeded, applicants should have regard to the requirements of the Environmental Impact Assessment (EIA) Regulations on the Implementation of the Uncultivated Land and Semi-natural Areas

⁴ As recommended by the British Horse Society and Royal Society for the Prevention of Cruelty to Animals

Regulations 2001. This requires and EIA to be submitted to DEFRA prior to the intensification, including reseeded, of any uncultivated/semi-natural land.

Bridleways

- 5.4 It is preferable that horse related development has good access to a bridleway network to protect both the rider and horse. It is essential however, that no single development will put too much pressure on a nearby bridleway.

Access

- 5.5 There should be adequate access arrangements for deliveries to stables. New access tracks or roadways from the stables to the public highway will require planning permission. Careful thought should be given to the type of materials that would be appropriate to the setting, and any landscaping scheme required to minimise the impact on the surrounding area. Applicants should also bear in mind sight lines for safety when horses and their riders are leaving the site and a strong gate should be fitted.

Safety, Security and Supervision

- 5.6 Applicants should ensure that the design of their proposal considers the welfare of horses. With regard to the provision of stables, any water fittings should be positioned out of reach of the horses themselves, with electrical fittings ideally being caged for safety. In terms of fire safety precautions, the appropriate fire fighting equipment should be in a readily accessible location, with the instructions for use readily to hand.
- 5.7 Applications for additional dwellings required to serve the needs of the stables or other horse-related development, in terms of night security will not usually be accepted as a reason for new housing in the Green Belt. Planning Policy Guidance Note 2 and UDP policy OL1/2 – ‘New Buildings in the Green Belt’ explicitly state that new housing is inappropriate development in the Green Belt. New housing would also be unacceptable under the provisions of UDP Policy OL2/1 in relation to development on other protected open land. The onus is, therefore, upon the applicant to ensure that horses, tack and other equipment are secured within the stables and storage area when not in use.

Reinstatement

- 5.8 In order to protect the appearance of the rural parts of the Borough, stables and associated equestrian development which are unused for a period of at least two years within 10 years of their completion will usually be required to be removed from the site (via a condition attached to the planning permission) and the land restored to its former condition.

Landscaping and Boundary Treatment

- 5.9 Applicants should consider the use of landscaping to help reduce the impact of buildings and other elements related to equestrian activities such as manure pits upon the surrounding landscape. Effective boundary treatment and planting can help soften the impact of a development on surrounding open areas and countryside.
- 5.10 Although post and rail fencing is most commonly used as horses are less likely to harm themselves, it may be appropriate to soften the fencing by adding locally native planting and hedging for a more natural boundary. Applicants should take note of the local character and existing boundary treatment in the area. Advice may be sought from planning officers as to the most suitable boundary treatment for your site.

Car Parking and Hardstanding

- 5.11 Thought should be given to the parking provision for vehicles on the site. Where the proposed stables are located next to existing buildings, applicants should try, where possible, to utilise existing parking arrangements. Where areas for car parking and hardstanding around stables and access routes are to be created, proposals should use the minimum amount of land for this use as possible. Consideration should be given to the proposed materials to be used. Where appropriate, the use of crushed stone, gravel, rolled gravel or grasscrete may be more acceptable than more urban style materials such as tarmacadam.

Lighting

- 5.12 Where external lighting is required for an equestrian development, particular care should be taken to ensure that the lighting is not excessive and intrusive in the surrounding area. More detail on lighting can be found in Supplementary Planning Document Note 8 – ‘A Guide to New Development in the Green Belt’. You are advised to discuss this with a planning officer should you require further assistance on this matter.

Planning Conditions

- 5.13 Applicants should be aware that it may be necessary to attach planning conditions to proposals that are granted planning permission. In relation to proposals for equestrian development, conditions may relate to materials, boundary treatment, lighting, landscaping and pasture management.

6 – ADDITIONAL INFORMATION FOR PLANNING APPLICATIONS

Information to be submitted with planning applications

- 6.1 Applicants who wish to submit their planning application in outline form should ensure that there is sufficient information included to assess its impact upon the openness of the Green Belt and other areas of Open Land. DCLG Circular 01/2006 lists information to be included in outline planning applications. Depending on the nature of the proposal, it may be necessary to provide additional information such as a design and access statement or a visibility appraisal. If you are in any doubt, it may also be advisable to speak with a Planning Officer, prior to submission.

Access and Design Statements

- 6.2 DCLG Circular 01/2006 requires both outline and full planning applications to be accompanied by design and access statements with the exception of:
- Applications for change of use only
 - Applications for engineering or mining operations
 - Householder applications (e.g. extensions or outbuildings for purposes incidental to the residential use), where no part of the dwelling or its curtilage fall within a "designated area". (In the local context, designated areas include conservation areas, areas of outstanding natural beauty and certain areas of special scientific interest).

If you are unsure as to whether your proposal requires a design and access statement, please contact a member of the Development Control Team at Bury Planning Department. Further information on the content of design and access statements can be found in DCLG circular 01/2006 and also in detailed guidelines published by CABE (Commission for Architecture and the Built Environment). Contact details can be found at the back of this document.

7 - MONITORING & CONCLUSIONS

- 6.1 Decisions relating to planning applications for equestrian development in the Green Belt will be monitored on an annual basis in order to assess the effectiveness of this SPD.
- 6.2 Decisions that have been refused and/or are contrary to case officer or planning policy officer recommendation will be specifically investigated to see whether the justification related to issues covered in this guide. It may then be necessary to modify the guide.

8 - BACKGROUND DOCUMENTS

- Planning Policy Guidance Note 2: Green Belts, DETR (1995)
- Planning Policy Statement 7: Sustainable Development in Rural Areas, DETR (2004).

APPENDIX 1 – UDP POLICIES

OL4/7 - Development Involving Horses

The keeping of horses for recreational purposes or as part of commercially based equestrian activities will be considered acceptable where it would not have an adverse effect on the appearance of the rural areas. In particular, high standards of design, construction and maintenance will be expected as part of any development proposals.

Justification

This policy has been drawn up in response to growing pressures for developments involving horses and pays regard to the provisions of Annex F of PPG7 "The Countryside - Environmental Quality and Economic and Social Development". As for all development in the countryside, development proposals involving horses should take particular care to minimise the visual impact on the surrounding area. Any buildings should be sited and designed to blend in with their surroundings.

The size and scale of any buildings will also be important, with large structures, such as indoor arena, only being considered acceptable in the countryside where design and siting would not have an unduly detrimental effect on the surrounding environment.

In considering proposals under this policy it may be necessary to require the removal of jumps and other equipment when not in frequent use. Proposals will also be assessed, where necessary, with regard to the effects on erosion, and on the vegetation of the land to be used. The safety and comfort of horses will be a further factor taken into consideration in development control decisions.

OL1/2 - New Buildings in the Green Belt

The construction of new buildings inside the Green Belt is inappropriate development, unless it is for one or more of the following purposes:

- a) Agriculture and forestry (except where permitted development rights have been withdrawn);
- b) Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of Green Belt and which do not conflict with the purposes of including land in it;
- c) Limited extension, alteration or replacement of existing dwellings, provided that this would not result in disproportionate additions over and above the size of the original dwelling, or, in the case of replacement of existing dwellings, the new dwelling is not materially larger than the one it replaces;
- d) Limited infilling in existing villages as set out under Policy OL1/3.

Justification

Green Belt policy has been very successful in controlling development of the urban perimeter and limiting sporadic development on open land. This policy continues the Council's commitment to ensuring that the Green Belt will generally be kept open and protected from inappropriate development. The policy also states how the Council will respond to proposals for development within the Green Belt. The potentially acceptable categories of development listed in the policy all possess at least one of the following characteristics. They would:

- a) Have a low proportion of building area in relation to land area; or
- b) Would not injure the visual amenities of the Green Belt or be conspicuous from or within the Green Belt; or
- c) Be essential or traditional countryside uses; or
- d) Help to secure the proper management of Green Belt land.

In relation to the purposes for which new buildings may be permitted, (see a) to d) above in the policy), the following considerations will apply:

- i) Essential facilities, see b) in Policy OL1/2, should be genuinely required for uses of land which preserve the openness of the Green Belt and do not conflict with the purposes of including land in it. Possible examples of such facilities include small changing rooms or unobtrusive spectator accommodation for outdoor sport, or small stables for outdoor sport and outdoor recreation.
- ii) The extension or alteration of dwellings in the Green Belt, see c) in Policy OL1/2, need not be inappropriate providing that any changes are not disproportionate additions over and above the size of the original building. Such proposals should have regard to any supplementary planning guidance issued by the Council. Any such supplementary planning guidance will be issued solely for the guidance of applicants and will be consistent with the Plan and subject to Council approval. Where appropriate, public consultation will be carried out.

Proposals for buildings not falling into one of the above categories, ((a) to (d) in Policy OL1/2), is inappropriate development and is, by definition, harmful to the Green Belt. Any development proposal considered to be inappropriate development will only be permitted in very special circumstances.

When planning permission is sought for an inappropriate development it will be for the applicant to demonstrate the 'very special circumstances' why permission should be granted. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

The Secretary of State has indicated, in Circular 19/92 "The Town and Country Planning General Regulations 1992", the wish to be notified of all proposals which would give rise to inappropriate development in the Green Belt. Such proposals will be treated as a departure from the Plan and will be determined in accordance with departure procedures.

OL1/5 - Mineral Extraction and Other Development in the Green Belt

Within the Green Belt other development, not including buildings, will be inappropriate unless:

- a) It maintains openness and does not conflict with the purposes of including land in the Green Belt; or
- b) In the case of mineral extraction, it does not conflict with the purposes of including land in the Green Belt, and high environmental standards will be maintained and the site well restored.

Proposals for other development not falling into one of the above categories is inappropriate development and is, by definition, harmful to the Green Belt. Any development proposal considered to involve inappropriate development will only be permitted in very special circumstances.

Justification

The statutory definition of development includes engineering and other operations, and the making of any material change in the use of land, for example car parks or other areas of hardstanding and garden extensions. Such development will not be considered inappropriate if it maintains the openness of the Green Belt and does not conflict with the purposes of including land in the Green Belt set out under Policy OL1.

Minerals can only be worked where they are found. Mineral extraction is a temporary activity. Such development need not be inappropriate providing it does not conflict with the purposes of including land in the Green Belt, and provided that high environmental standards are maintained and that the site is well restored.

In the case of large-scale development, proposals should, so far as possible, contribute to the objectives for the use of land in the Green Belt as set out under the justification to Policy OL1.

OL2/1 - Development on Other Protected Open Land

On all defined open land outside the urban area, but not within the Green Belt and/or river valleys (as shown on the Proposals Map), development will not be permitted for purposes other than:

- a) Agriculture or forestry, or other uses appropriate to a rural area;
- b) Outdoor recreational facilities, such as sports grounds, golf courses or country parks, together with ancillary buildings required in connection with these outdoor facilities;
- c) Cemeteries and institutions standing in large grounds;
- d) Development which is essential for the protection of an established source of employment or required in connection with a bona fide rural enterprise;
- e) Essential public utilities infrastructure;
- f) Mineral workings provided that high environmental standards are maintained and that the site is well restored.

Justification

It is important that new development on all open land subject to this policy is carefully controlled in order to protect both the open character and existing uses of this land. There may be further opportunities for recreational and afforestation initiatives and the policy fulfils other amenity and wildlife objectives of the Plan.

Proposed development falling within the categories a) to f) in the policy above will be subject to the provisions of the policies for agricultural land protection, maintaining farm holdings, special landscape areas and sites of nature conservation interest.

APPENDIX 2 – ADDITIONAL INFORMATION REQUIRED FOR EQUESTRIAN RELATED PLANNING APPLICATIONS

All applications need to be fully completed, with the correct fees alongside accurate scaled plans and drawings (see 'guidance notes' provided with application forms). In addition, applications relating to equestrian development would need to include:

- Supporting statements - where applicable. These may include an assessment of the effect of the proposal on erosion, vegetation and/or rights of way/bridleways.

Full details of the following information are usually required for applications of this nature:

- Materials;
- Existing and/or proposed drainage systems;
- Methods of storage (for example, for feed, bedding, horseboxes, trailers);
- Methods for the disposal of manure and other discarded materials;
- Access arrangements;
- Lighting; &
- Landscaping and surface treatments.

APPENDIX 3 - FURTHER INFORMATION/ CONTACTS

The advice in this note has been designed to be user-friendly and seeks to clarify UDP Policy OL4/7 on equestrian related development in the Green Belt. However, if you require further information, please contact:

Development Control Team

Planning Division
Craig House
5 Bank Street
Bury BL9 0DN
Tel: 0161 253 5432

Anne-Marie Greene

Planning Officer
Planning Policy Section (Planning
Division)
5 Bank Street
Bury BL9 0DN
Tel: 0161 253 6154
E-mail: a.m.greene@bury.gov.uk

British Horse Society

Stoneleigh Deer Park
Kennilworth
Warwickshire
CV8 2XZ

Natural England (Countryside Agency)

7th Floor
Bridgewater House
Whitworth Street
Manchester
M1 6LT
www.naturalengland.org.uk

Commission for Built Architecture (CABE)

1 Kemble Street
London
WC2B 4AN
Tel: 020 7070 6700
www.cabe.org.uk

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0161 253 5000

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Graham Atkinson BA DMS
January 2007

Director of Environment & Development Services

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Metropolitan Borough of Bury