

Stables and Riding Schools

POLICY EN39

PLANNING PERMISSION WILL NORMALLY BE GRANTED FOR STABLES AND RIDING SCHOOLS PROVIDED THAT

- A THEY ARE ASSOCIATED WITH EXISTING SETTLEMENTS. EXCEPTIONS MAY INCLUDE PROPOSALS ASSOCIATED WITH EXISTING FARMSTEADS.**
- B THEY ARE OUTSIDE OF THE SPECIAL LANDSCAPE AREAS**
- C THE DESIGN, SITING AND EXTERNAL APPEARANCE OF THE PROPOSED DEVELOPMENT IS NOT DAMAGING TO THE LANDSCAPE**
- D THEY ARE LOCATED CLOSE TO EXISTING BRIDLEWAYS OR OTHER LAND MADE AVAILABLE FOR RIDING.**

3.99 In recent years there has been a steady increase in the number of applications for permission for facilities connected with horse riding as a leisure activity. The keeping and breeding of horses is not an agricultural activity in planning terms and thus requires planning permission. Proposals for such developments are frequently made in open countryside, immediately adjoining towns and villages and often relate to stables, paddocks and jumps which can be unsightly. The District Council is concerned to ensure that the integrity of its open countryside policy particularly in the Special Landscape Areas is not undermined by the cumulative effect of a series of small, unsuitable developments. The Council considers that suitable locations for these facilities will normally be within existing settlements or associated with existing farm buildings. The Council's current criteria applicable to this policy are set out in supplementary planning guidance "The Design and Location of Agricultural Buildings".

3.100 The District Council consider that stables and riding schools should be accessible to the bridleway network or have sufficient land available for riding. In the latter case, proposals for development, will be required to demonstrate that such land is available on a permanent basis.
