



The countryside charity
Hampshire

VERSION 1 as at September 2021

Position Statement

Equestrian Uses

CPRE Issue

The location of new buildings like stables, field shelters, and tack storage can change the character of the land and views, particularly when poorly sited substantial and intrusive earthworks take place, eg for manèges. Equine buildings on sites which are open, exposed, elevated or sloped are likely to have particular landscape impacts that may make it difficult to achieve sensitive design solutions. Equestrian use of land has a particular tendency to gradual development "creep".

Equestrian development can adversely impact dark night skies, notably through barns with extensive glazing and roof lights, and floodlit manèges.

Guidance

The only equestrian use that does not require planning consent is turning horses out in a field for grazing on agricultural land. Otherwise there will be change of use to "keeping" horses, for which consent is required. Planning consent is also required for any permanent equestrian construction, including stables, a permanent field shelter or an arena.

Wherever viable, existing buildings should be re-used to avoid additional buildings in the countryside. New buildings should be sited next to existing buildings and new structures should be kept to a minimum. The layout of buildings should seek to contain and enclose yard areas for storage, parking and other activities. Equestrian development such as new barns and manèges should be sensitively lit to minimise impact on dark skies.

Equestrian equipment like jumps and open storage can harm views. Careful design and layout should mitigate against these impacts through the siting of buildings and permanent structures to screen and protect them from the elements. Management of manure and waste should take account of the amenities of local residents and other uses as well as environmental protection requirements.



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It is important to prevent development creep that the local plan has a specific policy to prevent harm from the cumulative impact of development

Sample Policy

1. Development proposals for equestrian development will be permitted where they:

- a) Are of a scale and/or an intensity of equestrian use compatible with the landscape;
- b) Demonstrate good design which is well located and responds to local character and distinctiveness;
- c) Re-use existing buildings wherever feasible and viable;
- d) Locate new buildings, stables, yard areas and facilities adjacent to existing buildings provided they respect the amenities and activities of surrounding properties and uses;
- e) Are well located to existing utilities and transport infrastructure, including vehicular and field accesses, tracks and bridleways;
- f) Provide new or supplementary landscape features including hard and soft treatments and planting, consistent with local character;
- g) reduce the use of lighting to a minimum, and
- h) Demonstrate a conservation based land management approach.

NB In considering the wording of individual policies in Local Plans, it is important to bear in mind that Local Plans must be looked at as a whole. This means, for example, that policies for the protection of landscape must be applied when considering each and every planning application; and accordingly, there is generally no need for other policies to refer specifically to landscape matters,