



# GUIDELINES on EQUESTRIAN DEVELOPMENT in NIDDERDALE AONB

Supplementary Planning Document



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## How to use these guidelines

The aim of the guidelines is to provide information for horse owners and equestrian businesses who may be planning new equestrian development. The guidelines have been adopted by Harrogate Borough Council as a Supplementary Planning Document. They are used by local authority planners to assist them in making recommendations about applications for planning permission for equestrian development in the Nidderdale AONB.

Before starting any development, you must establish whether or not your proposal requires planning permission. Appendix 4 of the guidelines provides advice on this and Appendix 3 provides information on the planning policy background.

Siting, design and the choice of building materials are crucial. The document provides guidance for different types of equestrian development and this is relevant *even if your proposal does not formally require planning consent*. The guidance in this section should be read in conjunction with the guidance for landscape character types contained in Appendix 5. Figure 2 is a map of the different landscape character types to which the guidance in Appendix 5 refers. This section of the document recognises that areas of different landscape character require guidance that recognises the differences between them which contribute to distinctiveness.

The document begins with an Executive Summary introducing the key issues.

The summary is followed by the Guidelines. The appendices contain background information about the AONB and national, regional and local planning policy.

*Further information about the Guidelines and the issues raised is available from : Nidderdale AONB, Council Offices, King Street, Pateley Bridge, Harrogate HG3 5LE. Telephone: 01423 712950. Email: [nidderdaleaonb@harrogate.gov.uk](mailto:nidderdaleaonb@harrogate.gov.uk).*

*Detailed questions about planning consent, including questions about whether a proposal requires consent, should be addressed to: Planning Enquiries, Harrogate Borough Council, Knapping Mount, Harrogate HG1 2AE. Telephone: 01423 556666 Email: [dds@harrogate.gov.uk](mailto:dds@harrogate.gov.uk).*

*Please note that you may need to submit your request for information in writing with accompanying maps.*

# Executive Summary

Nidderdale Area of Outstanding Natural Beauty (AONB) was designated by the Government in recognition of its distinctive character in February 1994. The AONB covers 233 square miles and is largely located in Harrogate District with two small areas located in Richmond and Hambleton districts to the north. The Yorkshire Dales National Park is located immediately west of Nidderdale AONB.

Equestrian related development in Nidderdale is expanding and has the potential to impact upon the natural beauty and nature conservation value of the AONB. There may also be positive benefits in terms of contributing to sustainable recreation, the economy and conservation grazing. The purpose of this document is to provide guidance on the siting and design of equine related development to maintain and enhance the natural beauty for which Nidderdale AONB has been designated.

The guidelines will supplement saved policy C1 of the Harrogate District wide Local Plan (Appendix 3). Six objectives for this guidance have been identified. They are (in no particular order):

- To protect and enhance the natural Beauty of the Nidderdale AONB.
- To promote high quality design of equestrian related development in the Nidderdale AONB.
- To protect sites of nature conservation value and historic assets from inappropriate development.
- To encourage appropriate tree and shrub planting to mitigate adverse landscape impacts.
- To encourage the use of appropriate materials in the construction of equine related development.
- To facilitate, where appropriate, the development of equine businesses that present diversification opportunities for farmers, help to strengthen the rural economy of the AONB and increase opportunities for people to enjoy the AONB in a sustainable way.

There are many different types of equestrian development. Many of them will require planning consent. Appendix 4 of the guidance document provides information on the need for planning consent. If in doubt always consult the local planning authority.

This document looks at the different types of equestrian development and provides guidance to ensure that

equestrian development is appropriate and sympathetic to the natural beauty of the Nidderdale AONB. The guidance given aims to reduce the potential negative effects and build upon the potentially positive effects of equestrian activities in the AONB.

## Guidance

The guidance has been developed for the different types of equestrian development identified and for each of the landscape character types in the Nidderdale AONB. The guidance relating to landscape character types recognises the difference in character between different areas of the AONB.

The SPD forms part of the LDF. Preparation of the SPD has been undertaken in accordance with the Town and Country Planning (Local Development) (England) Regulations 2004, involving consultation with developers, parish councils and a range of other stakeholders during January/February 2007.

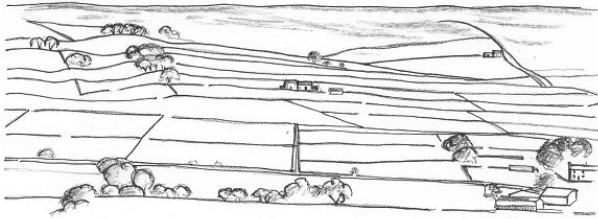
The following is a summary of the guidance.

## Buildings

As a general rule new buildings and change of use of existing buildings requires planning permission. However, there are some exceptions (see Appendix 4 of the guidance). Buildings may be required to provide stabling, shelter, indoor exercise arenas and storage facilities. New buildings can adversely affect landscape character and natural beauty where they detract from existing characteristics e.g. due to scale or materials or design. Therefore it is important to consider the context of the proposed development. In summary:

- Site within or adjacent to existing settlement
- Avoid exposed skyline locations
- Avoid the loss of existing vegetation
- Utilise existing landform and vegetation to integrate development with surrounding landscape.
- Respect vernacular design and building hierarchy
- Choose materials that blend with the surrounding landscape. Avoid bright finishes
- Minimise the requirement for earthwork
- New native planting can help to integrate buildings with their surroundings

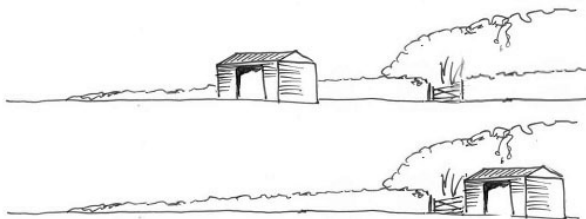
- Field shelters are not traditional buildings in the AONB. Their form should be simple and their location should utilise existing features such as walls and trees
- Consider the cumulative impact of development particularly field shelters
- Avoid locations that may become waterlogged in winter
- Horse welfare is an important consideration in the design and location of buildings



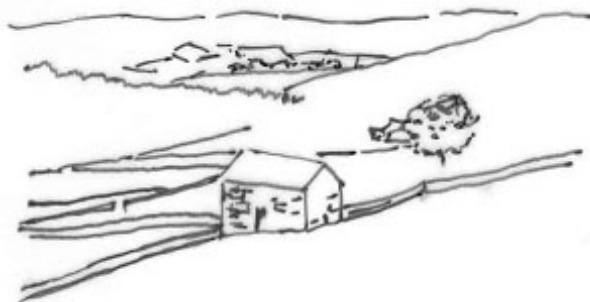
*Grassland plateau, upland fringe and moorland are open exposed landscapes*

Some landscape character types in the AONB have a limited capacity to accept new buildings without detriment to character. The landscape character types where particular care should be taken are the Nidderdale Moorland, the Upland Fringe and the Grassland Plateau character types. These character types are open and exposed with a strong sense of place that could be disrupted by the introduction of new buildings.

The location of field shelters can influence their impact on the landscape. The two examples below demonstrate that the use of existing vegetation and the avoidance of skyline locations can minimise their impact on natural beauty.



*Upper valley landscapes are sensitive to development that does not relate to existing built form and landform. Field barns are characteristic and new buildings may detract from them.*



## Outdoor exercise areas

Menages or all weather outdoor arenas require planning permission. These areas change the appearance of land and are usually fenced with timber posts and rails. They also need to be flat areas and often require substantial earthworks. The best examples of outdoor arenas are generally hidden from view by existing vegetation and landform and located close to existing buildings. In summary, consider the following:

- Locate to minimise earthworks
- Adopt traditional boundary treatments where appropriate (e.g. stone walls or hedgerows)
- Orientate to respect field pattern
- Avoid areas of ecological value
- Materials should seek to blend with local land cover
- Avoid exposed, elevated locations
- Avoid the need for lighting



The menage in the illustration above is on a slope and has required earthworks which is not ideal. However, the development is closely related to the buildings and is in a lower valley landscape that has good woodland and tree cover.

Additional planting to the boundary and on the fill slope would help to integrate the area further (see illustration below). The addition of flood lighting would be detrimental to character.



Fields may also be used for the exercise of horses. Where this is the permanent use, planning permission would be required for change of use. However, where the use is incidental, planning permission would not be necessary. The impact of fields used for exercise generally results from erosion/paddling and the presence of jumps. Consider the following when exercising horses in fields:

- Rotate use of fields to minimise erosion
- Put movable jumps away when not in use
- Avoid fields that have ecologically diverse flora

Cross country courses include permanent structures and can involve payment for their use. Planning permission would be required to construct a cross country course. Consider the following:

- Use of existing features e.g. hedges and ditches
- Avoid archaeological sites
- Avoid ecologically diverse areas.

Bridleways and minor roads make an important contribution to the network of routes that can be used by horse riders. Intensive use may result in erosion of bridleways and road verges. Consider the following:

- Use alternative routes and rotate to reduce potential for erosion.
- New equestrian enterprises should consider the bridle network in their vicinity and how increased use may impact upon bridleways and minor roads.

## Grazing

The use of fields for grazing horses where the grass in the field is the main source of food does not require planning permission. Grazing can impact upon natural beauty as a result of subdividing fields that may not be in keeping with field pattern. Grazing may also affect biodiversity. The British Horse Society have produced leaflet providing advice on pasture management for horses covering the aspects that related to horse health and the quality of the pasture. The guidance summary below considers the effect on natural beauty:

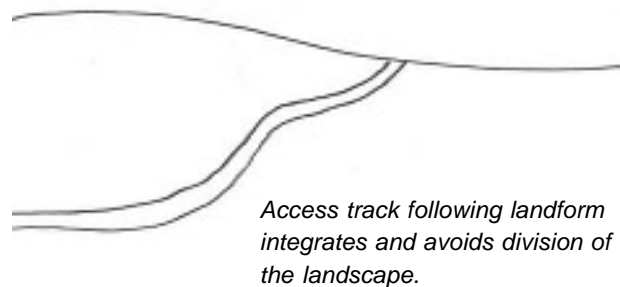
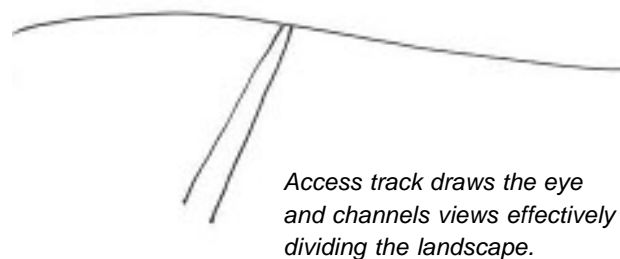
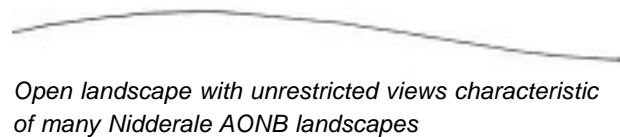
- Avoid sub division of fields where possible
- Where fields are subdivided follow local landscape pattern
- Where subdivision is permanent use boundary materials appropriate to the area e.g. dry stone walls on the grassland plateaus and upland fringe, hedges in the valley bottoms and on the vale fringe
- Temporary subdivisions should avoid the use of white tape. Alternative colours are available e.g. black and brown which may be more appropriate
- Low grazing densities are recommended to maintain diversity of grassland

## Miscellaneous

New access provision, car parking, parking of horse boxes, manure heaps etc can affect landscape character and natural beauty. The potential impact of miscellaneous development should be considered at the outset. The following is a summary of the factors to consider:

- Take account of landform and utilise existing features e.g. buildings and vegetation, to screen development
- Access roads should respect local landscape pattern and landform
- Manure heaps can be unsightly. And require regular removal
- Do not light manure heaps
- Utilise native woodland and shrub planting to screen development where appropriate

Examples of potential impacts of access tracks in an open landscape:



## Conclusion

Equestrian development has an important role to play in the economy of the Nidderdale AONB. In addition to economic benefits equestrian activities can provide a sustainable form of tourism and recreation that enables visitors and locals to enjoy the AONB. These guidelines aim to ensure that the potential negative effects of equestrian development are minimised and the positive effects are maximised.

# 1. The Guidelines

## Equestrian Development in Nidderdale

Horses have been an important part of the rural landscape for many years. Originally they were work animals that contributed to the farming economy. Today the majority of horses in the AONB are kept for recreation and leisure purposes.

Development related to equestrian businesses as well as the keeping of horses for personal use is an increasingly popular activity in the Nidderdale AONB. To date equestrian development has had little impact on landscape character due to the relatively sparse distribution of these types of development. However, there is increasing concern that the cumulative impact of equestrian development and the management of land for horses may adversely change the character of the landscape and hence affect the natural beauty of the AONB.



Currently there are three licensed Riding schools in the AONB. They are located at Swinton, Kirkby Malzeard and Bewerley. There are a number of livery yards of varying size in the AONB but at present they do not require a license. In addition to these businesses horses and ponies are kept for personal use throughout the AONB. In several isolated areas the presence of an equine business is apparent due to the visible signs of development e.g. out door exercise arenas, buildings, field divisions, field shelters, etc.

Table 1 shows the number of equestrian related planning applications by parish in the AONB between 2000 and 2005. From this table it is apparent that several parishes have greater pressures than others.

It should be remembered that this table only shows those developments requiring planning permission. Other activities such as sub division of fields and erection of temporary field shelters may also impact on landscape character and the cumulative effect of such 'development' may become increasingly significant over time.

**Table 1. - Equestrian related planning applications 2000-2005**

| Parish                 | '00       | '01       | '02       | '03       | '04       | '05       |            |
|------------------------|-----------|-----------|-----------|-----------|-----------|-----------|------------|
| Azerley                | 3         | 1         | 3         | 3         | 1         | 3         | 14         |
| Bewerley               | 2         | 2         | 0         | 0         | 0         | 2         | 6          |
| Birstwith              | 5         | 4         | 4         | 1         | 1         | 3         | 18         |
| Bishop Thornton        | 0         | 0         | 0         | 2         | 1         | 0         | 3          |
| Dacre                  | 3         | 1         | 4         | 3         | 2         | 1         | 14         |
| Denton                 | 0         | 0         | 0         | 1         | 0         | 1         | 2          |
| Farnley                | 0         | 0         | 1         | 0         | 1         | 0         | 2          |
| Fearby                 | 0         | 1         | 0         | 0         | 0         | 0         | 1          |
| Felliscliffe           | 0         | 0         | 0         | 0         | 0         | 1         | 1          |
| Fewston                | 1         | 0         | 1         | 0         | 1         | 1         | 4          |
| Grantley               | 0         | 0         | 1         | 0         | 1         | 0         | 2          |
| Great Timble           | 0         | 0         | 0         | 1         | 0         | 0         | 1          |
| Grewelthorpe           | 2         | 2         | 2         | 1         | 0         | 2         | 9          |
| Hartwith C Winsley     | 1         | 1         | 2         | 2         | 2         | 2         | 10         |
| High & Low Bishopside  | 4         | 0         | 2         | 0         | 0         | 7         | 13         |
| Kirkby Malzeard        | 0         | 0         | 0         | 4         | 2         | 1         | 7          |
| Laverton               | 0         | 0         | 0         | 3         | 2         | 1         | 6          |
| Menwith w Darley       | 6         | 1         | 1         | 1         | 1         | 1         | 11         |
| More than 1 Parish     | 0         | 0         | 0         | 0         | 0         | 1         | 1          |
| Nesfield               | 3         | 0         | 3         | 1         | 0         | 2         | 9          |
| Norwood                | 1         | 0         | 0         | 0         | 1         | 0         | 2          |
| Stonebeck Down         | 2         | 0         | 1         | 1         | 0         | 1         | 5          |
| Stonebeck Up           | 0         | 0         | 0         | 0         | 0         | 1         | 1          |
| Thornthwaite w Padside | 3         | 1         | 2         | 1         | 1         | 4         | 12         |
| Winksley               | 0         | 1         | 0         | 0         | 0         | 2         | 3          |
| <b>Total</b>           | <b>36</b> | <b>15</b> | <b>27</b> | <b>25</b> | <b>17</b> | <b>37</b> | <b>157</b> |

Not all the above are large scale developments but the figures indicate that the number of equine related development proposals fluctuates from year to year. The parishes under most pressure appear to be Birstwith, Azerley, Dacre, High Low Bishopside, Menwith with Darley and Hartwith cum Winsley.

These figures do not include permitted development e.g. temporary structures such as field shelters and fencing.

**Table 2. - Number of Horses in the Nidderdale AONB**

|             | Holdings with horses |                       | Horses            |                       |            |
|-------------|----------------------|-----------------------|-------------------|-----------------------|------------|
|             | Owned by Occupier    | Not Owned By Occupier | Owned by Occupier | Not Owned By Occupier |            |
| <b>1998</b> | 94                   | 55                    | 308               | 109                   | <b>417</b> |
| <b>1999</b> | 82                   | 49                    | 265               | 95                    | <b>360</b> |
| <b>2000</b> | 102                  | 46                    | 398               | 115                   | <b>513</b> |
| <b>2001</b> | 107                  | 43                    | 408               | 132                   | <b>541</b> |
| <b>2002</b> | 123                  | 38                    | 454               | 122                   | <b>577</b> |
| <b>2003</b> | 112                  | 33                    | 441               | 146                   | <b>586</b> |
| <b>2004</b> | 133                  | 40                    | 539               | 202                   | <b>741</b> |
| <b>2005</b> | 129                  | 54                    | 504               | 313                   | <b>817</b> |

©Crown Copyright May 2006. This data relates to main & minor holdings apart from in 1998 and 1999 where minor holdings were excluded. Department for Environment, Food & Rural Affairs, Foss House, Kings Pool, 1-2 Peasholme Green, YORK YO1 7PX

The above figures indicate that the number of horses in AONB almost doubled between 1998 and 2005. However, it should be noted that some of this increase may be due to improved survey information.

Although the figures are general they do indicate that equine ownership in the AONB has increased significantly and it can be concluded the resulting pressure for development is contributing to change in the Nidderdale AONB.

## Potential impacts of equestrian development on the AONB

Development related to horses is varied. The obvious and the not so obvious are covered by this guidance. Not all equestrian development will require planning permission but much of it will. The scale and type of development is varied. At one end of the scale a single horse or pony may be kept for personal use.

The number of developments involving a small number of horses (say less than 5) for personal enjoyment is numerous whereas the number of larger scale developments such as livery yards, riding schools and training and competing establishments is fewer. The potential impacts (including cumulative impacts) of all scales of development need to be considered:

- Change in character of existing buildings and settlements as a result of change of use of buildings.
- Introduction of uncharacteristic new buildings to the landscape and settlements would affect landscape character and natural beauty.
- Changes in landform to accommodate new buildings and exercise areas may adversely impact upon landscape character.
- Changes in grazing regime may affect ecological diversity of grassland and subdivision of fields may affect landscape character.
- Paraphernalia related to equestrian development e.g. horse boxes, jumps, manure heaps, and temporary structures may become more visible in the landscape.
- Potential erosion of bridleways and roadside verges as a result of intensive use.
- Horse manure heaps can be unsightly and cause problems if lit.
- Horse riding is a sustainable way to enjoy the AONB reducing the impact of tourism and recreation.
- Appropriate tree and woodland planting to mitigate the impacts of development creates new opportunities for wildlife.
- Equestrian related activities contribute to the economy of the AONB and as a result the management of the AONB.

This guidance covers the following equine development/activities: stabling and ancillary buildings, field shelters, indoor and outdoor exercise areas and facilities, other exercise activities and grazing/field management.

## Stabling and ancillary buildings

Stables may be provided by the re-use of existing buildings, for example changing the use of a farm building to provide stabling for horses. As a general rule such a change of use would require planning permission whether the development is for a single stable or a number of stables.

The construction of new buildings for the stabling of horses will generally require planning permission unless the stables are erected within the domestic curtilage of dwelling houses and the horses are “kept as pet animals...for the domestic needs or personal enjoyment of the residents of the house”<sup>1</sup>

Stables may be considered permitted development where horses are used in agriculture on holdings over 5 ha in size<sup>2</sup>.

A range of buildings can be found in the Nidderdale AONB. Field barns are present in some areas, particularly the upper valley landscape of Nidderdale and the upland fringe landscape. However, they tend to be sparsely scattered. The traditional building material is gritstone with stone slate roofs. Traditional barns are also located with farmsteads. In recent years many barns in the area have been converted for residential use. Newer agricultural buildings have used a range of materials including corrugated tin (sometimes painted black), timber and concrete blocks.

The function of buildings (and sometimes their status) within a settlement or farmstead has created a ‘sense of place’ that should be maintained. For example, the farmhouse tends to be the most prominent building in a traditional farmstead and this is reflected by the appearance of the house in relation to the farm buildings. Therefore new buildings should be designed to integrate with the traditional hierarchy of buildings in a settlement to reduce the potential impact on character.

<sup>1</sup> Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (GPDO)

<sup>2</sup> Town and Country Planning (General Permitted Development) Order 1995 (GPDO)

| ISSUE                     | Guidance  |
|---------------------------|---|
| <b>Siting</b>             | As a general rule site stables within or adjacent to existing farmsteads or settlement, respecting local settlement pattern and building hierarchy  |
|                           | Avoid exposed skyline locations   |
|                           | Maximise use of existing land form and vegetation to screen/ integrate development  |
|                           | Where new buildings are proposed in open countryside proposed siting and layout will be important in determining potential impact on landscape character and biodiversity   |
|                           | Where appropriate re-use of existing buildings may be preferred   |
|                           | Avoid loss of existing vegetation   |
|                           | Avoid impact upon areas of nature conservation value (SSSIs and SINCS) and cultural heritage features   |
| <b>Design</b>             | Respect vernacular design, roof overhangs are not traditional features of buildings in the AONB. However, overhangs are often required for stables. Avoid overhangs that face ‘outwards’  |
|                           | Consider traditional building patterns in the landscape and reflect through design and scale of buildings   |
|                           | Consider ventilation and outlook  |
| <b>Materials</b>          | Gritstone is the most common building material in the AONB but may not be appropriate or economical   |
|                           | Timber with a natural finish can blend well with the landscape. Avoid bright timber stains  |
|                           | Roofing materials should seek to blend with surroundings  |
|                           | The use of steel may be appropriate in some locations   |
| <b>Earthworks</b>         | Minimise requirement for earthworks   |
|                           | Where earthworks are required respect local land form and avoid ‘engineered’ bunds.   |
| <b>Planting/landscape</b> | Use of native planting to help integrate new development may mitigate the potential impact of new buildings in those character types where good tree cover is characteristic. Selection of native species appropriate to the locality is an important consideration |

## Examples of characteristic buildings in Nidderdale



### Example 1



These buildings (top right photo) have been located close to existing buildings and have avoided a skyline location. Therefore they are not prominent in the landscape except at close distances. Improvements could be made with building design to respect vernacular e.g. roofing material colour stands out (although this will weather over time), overhangs are not characteristic of buildings in the AONB and the timber is a bright colour that stands out. Native tree and hedgerow planting would help to integrate the buildings further.

### Example 2



The stables in the lower photograph are attractive but would not be appropriate in most locations the Nidderdale AONB because they do not fit with local building style. In particular the colour used is not appropriate. The addition of features such as a clock tower would only be appropriate in some locations.

## Field shelters

New field shelters require planning permission if they are fixed in a permanent position and have solid floors. The local planning authority should be consulted regarding mobile/temporary shelters and whether or not planning permission is required. Field shelters do not have doors.

| ISSUE             | Guidance  |
|-------------------|---|
| <b>Siting</b>     | Field shelters should be located to respect local landscape pattern   |
|                   | Where field barns are characteristic it may be appropriate to locate new field shelters in locations that respect the arrangement of field barns in the landscape |
|                   | In areas where field barns/shelters are not characteristic locate adjacent to existing buildings or ensure they are not prominent                                 |
|                   | As a general rule locate on field boundaries  |
|                   | Open field locations are not acceptable for permanent structures  |
| <b>Design</b>     | Field shelters traditionally are small scale compact structures   |
|                   | Building design should reflect vernacular style of similar buildings  |
| <b>Materials</b>  | Building materials should blend with the local landscape  |
|                   | Tanalised timber would be an appropriate. Avoid bright wood stains and finishes   |
|                   | Gritstone would be acceptable for permanent field shelters  |
| <b>Earthworks</b> | The construction of field shelters should not require extensive earthworks  |

### Example 3



Field shelter located on the sky line made all the more prominent by their colour which stands out. This situation could be improved by locating the shelters to the further down the slope along the hedge line so they would not be visible from the road and also using colours that harmonise with the surroundings.

### Example 4



This structure is better located and uses more appropriate materials. However, the design of the structure with the overhang is not typical of building design in the AONB.

### Example 5



A mobile field shelter would not require planning permission. Nevertheless the location of these structures is important particularly when considering their cumulative effect.

## Indoor Exercise arenas

Indoor exercise arenas are often required by larger equestrian businesses. These are large buildings that require planning permission. There may be cases where the use of an existing farm building would be changed. This would also require planning permission.

| ISSUE             | Guidance   |
|-------------------|--|
| <b>Siting</b>     | As a general rule locate close to existing farmstead/settlements to respect landscape pattern                                |
|                   | Maximise the use of existing landform, buildings and woodland to screen the building and integrate with its surroundings     |
|                   | Avoid open field locations   |
| <b>Design</b>     | The scale of the building should respect that of neighbouring buildings and building hierarchy                               |
| <b>Materials</b>  | Timber boarding can be used to clad buildings and help them to integrate with the surrounding landscape                      |
|                   | Roofing materials should avoid bright colours  |
| <b>Earthworks</b> | Extensive earthworks should be avoided   |
|                   | Minor earthworks may be used to improve the appearance of the building in the landscape                                      |
| <b>Planting</b>   | Planting proposals should seek to integrate and screen the building  |
|                   | Use of native species is recommended. Selection of native species appropriate to the locality is an important consideration. |

### Two examples of good practice in locating large scale buildings in the countryside



## Outdoor all weather exercise arenas

The construction of outdoor all weather exercise areas or manages is a common development for both personal use and equestrian businesses. A manage often requires earthworks and involves a change of use. Planning permission is needed.

Siting of outdoor arenas is particularly important and there are several examples in the Nidderdale AONB where arenas have been located on existing areas of flat land in low lying places where there is good tree cover to screen the development.

| ISSUE                     | Guidance  |
|---------------------------|---|
| <b>Siting</b>             | Ideally these areas should be located on already flat areas of land to minimise earthworks  |
|                           | Utilise existing vegetation to screen new development   |
|                           | Ideally locate adjacent to equestrian enterprise and utilise existing boundaries where possible   |
|                           | Avoid areas of ecological value   |
| <b>Design</b>             | By their nature these are fenced rectangular areas of land  |
|                           | Where appropriate used drystone walls to enclose these areas  |
|                           | Fencing is not generally characteristic in the AONB. Supplement with hedge planting where appropriate. Use dry stone walling where appropriate. |
|                           | Avoid the need for flood lighting   |
| <b>Materials</b>          | Timber fences should use a natural stain  |
|                           | Surfacing materials should seek to blend with surround land cover   |
| <b>Earthworks</b>         | Minimise requirement for earthworks through careful siting  |
|                           | Cut and fill requirements should respect local landform and avoid import or export of material  |
| <b>Planting/landscape</b> | Native hedge planting to boundaries where appropriate.  |
|                           | Native tree and woodland planting where appropriate e.g. on new slopes where there has been some cut and fill.                                  |



## Other land used for exercising horses

Fields used for exercising horses on a regular basis constitutes a change of use that would require planning permission. Signs of regular use would be the keeping of jumps in the field. Cross country courses have been constructed in some locations. UK chasers have a number of courses across the country where people can pay to take their horses around a course for exercise. The construction of permanent jumps for cross county courses requires planning permission.

| ISSUE                     | Guidance   |
|---------------------------|--|
| <b>Siting</b>             | Fields used for the exercise of horses and containing jumps should be located adjacent to equestrian enterprises |
|                           | Utilise existing vegetation and landform to integrate with the countryside                                       |
|                           | Avoid ecological important sites.  |
|                           | Avoid highly visible locations   |
| <b>Design</b>             | Cross country courses should seek to utilise existing landscape features   |
|                           | Where jumps are movable remove from fields when not in use.  |
| <b>Materials</b>          | Use local materials that integrate with traditional buildings.   |
| <b>Planting/landscape</b> | Maximise opportunities to introduce native planting where appropriate to the landscape character type.           |



## Bridleways and rights of way

Riding provides enjoyment for people in the countryside. The provision of bridleways and off road routes in the AONB is varied. Minor roads are often used especially where the alternatives are limited. In the AONB there are areas where permissive access is allowed for horse riders by agreement with the landowner. For example, some of the forestry areas may be used by riders who have been given permission.

Heavily used bridleways can become eroded or impassable due to broken drains. It is the responsibility of North Yorkshire County Council Highways Authority to maintain bridleways in the AONB. Landowners also have a responsibility to maintain access along bridleways and not to introduce obstructions.

Where public rights of way are fenced on land used for horses, care must be taken to protect the amenity for walkers and other users of the network. The use of barbed wire should be kept to a minimum in these situations.

The Nidderdale AONB management plan contains a policy to identify the need for the development and expansion of the rights of way network. The expansion of equestrian activities in the AONB will increase the pressure on bridleways. Proposals for new equestrian business should consider the use of bridleways, byways and minor roads and level of provision in the area.

| ISSUE                    | Guidance  |
|--------------------------|---|
| <b>Bridleways</b>        | Intensive use may lead to erosion and alternative route may be restricted   |
|                          | New equestrian enterprises may impact upon the bridleway network through increased use  |
|                          | Consider use of alternatives and spread use across the network to reduce erosion.   |
| <b>Minor roads</b>       | Minor roads often provide an alternative to bridleways in areas where access to bridleways is restricted. This may lead to conflict between vehicles and horse riders |
| <b>Permissive rights</b> | Permissive rights of way for horse riding provide a good alternative to the use of of way bridleways and minor roads. Agreement with the land owner is required       |

## Grazing and division of fields

The use and division of fields for grazing of horses and ponies does not require planning permission providing the majority of the animals' food is obtained from grazing. In this case grazing is considered an agricultural use. Where grazing is part of a commercial activity such as a livery yard then planning permission may be required. Fencing and division of fields does not require planning permission on its own.

The British Horse Society has produced a leaflet proving advice on pasture management for horses. This leaflet covers aspects relating to the quality of the pasture and the health of horses. The guidance below relates to natural beauty.

| ISSUE                     | Guidance  |
|---------------------------|---|
| <b>Division of fields</b> | Avoid subdivision of fields where this would impact on landscape pattern (e.g. in the grassland plateau character type) |
|                           | Repair of dry stone walls and other existing field boundaries may provide the subdivision required                      |
| <b>Design</b>             | Where sub division of fields is necessary respect existing landscape pattern  |
|                           | Temporary subdivision would be preferred and may be carried out on a rotational basis                                   |
| <b>Materials</b>          | Avoid use of white tape where it would be highly visible in the landscape   |
|                           | Post and rail fencing with hedge planting would be acceptable where subdivisions are permanent.                         |
|                           | Dry stone walls are appropriate field boundaries in many locations  |
| <b>Grazing regime</b>     | Grazing can damage the biodiversity of the grass sward therefore low grazing densities are recommended                  |
|                           | Paddling by horses may damage soil structure and this would be exacerbated by high grazing densities.                   |
|                           | As a general rule the BHS recommends 2 horses per hectare   |
|                           | Horse dung should be removed on a daily basis to prevent diseases and reduce establishment of rank areas in the field   |

## Miscellaneous development

New access provision, car parking, parking of horse boxes etc. all have the potential to impact upon the natural beauty of Nidderdale AONB. Design should take account of landform and utilise existing features to integrate the development with the landscape. Parking areas screened by existing buildings and vegetation would be preferred. Access roads should respect local landscape pattern and landform.

Manure heaps, their location and management can impact upon the character of settlement and landscape. Their management should follow good practice. Regular removal from site is needed. Well rotted horse manure may be spread on fields as a fertiliser and is also popular with gardeners. Manure heaps should not be lit. The use of exiting landform, buildings and vegetation is recommended to reduce the visibility of manure heaps in the landscape.

These are simplified Guidelines that apply to all parts of the AONB. The AONB's landscape is varied and diverse however. For example, dry stone walls, which are common in the west of the AONB give way to hedges in the north and east of the area. There are also subtle variations in the distribution of tree and shrub species, and both these examples point to a need to plan new equestrian development in a way that is consistent with local distinctiveness or the 'lie of the land'. Appendix 5 contains a more detailed version of the Guidelines for each of the AONB's distinct landscape types.

## 2. Summary

The Nidderdale AONB team and the JAC support equestrian activities in the AONB because of their potentially valuable contribution to the local economy and as a means for local communities and visitors to enjoy the AONB's countryside. This guidance aims to highlight best practice when considering equine related development so that it does not adversely impact upon the natural beauty of the AONB but contributes to the quality and the changing character of the landscape.

Some of the key aspects to consider are:

- Is planning permission required?
- Is the proposed location of the development damaging to ecology or cultural heritage/archaeology *whether or not the proposed development requires planning permission?*
- What is the impact on landscape character and views?
- Does the proposal respect vernacular buildings?
- Are the chosen building materials appropriate?
- Are earthworks kept to a minimum?
- Is there an opportunity to incorporate new planting to mitigate impact?

## 3. References

- Harrogate District Landscape Character Assessment February 2004
- Countryside Character Volume 3, Yorkshire and the Humber. Countryside Commission 1998.
- The Nidderdale Landscape. Countryside Commission, 1991.
- Nidderdale AONB Management Plan. 2004.
- Harrogate District Wide Local Plan (2002)
- Hambleton District Wide Local Plan (1999)
- Richmondshire Local Plan (2006)
- Planning Policy Statement 7, Sustainable Development in Rural Areas
- Town and County Planning General Permitted Development Order 1995
- Horses, the Law, Livery, Letting and purchase. Country Landowners Association.
- A Farmers Guide to the Planning System, DEFRA, 2002

## 4. Sources of further information

- **Country Land and Business Association** ( <http://www.cla.org.uk/> ) The CLBA is the premier organisation safeguarding the interests of those responsible for land, property and business throughout rural England and Wales. Its website provides advice and guidance on a range of issues including the keeping of horses.
- **British Horse Society** ( <http://www.bhs.org.uk/content/default.asp> ) is the largest equine charity in the UK and is concerned with horse welfare, horse and rider safety, and access and public rights of way. A range of guidance relating to the keeping of horses can be found on its website.
- **Toll Rides (off Road) Trust TROT** ( <http://www.tollrides.org.uk/> ) is concerned with the provision of off-road routes for horse riders. The website contains information and guidance.
- **DEFRA** ( <http://www.defra.gov.uk/> ) is concerned with the interests of farmers and the countryside; the environment and the rural economy. The website contains a range of information that is relevant to equestrian development. It also contains details of the 'Codes of Good Agricultural Practice' that cover protection of water, air and soil. They also feature guidance on the management of manures.
- **Department for Communities and Local Government** website contains national planning policy and guidance that relates to equestrian development including PPS 7 ( <http://www.communities.gov.uk/> ).
- **Harrogate Borough Council** ( <http://www.harrogate.gov.uk> ) is the local authority responsible for implementing planning policy in the Nidderdale AONB. The website contains a range of planning documents.
- **Natural England** ( <http://www.naturalengland.org.uk> ) is the Government agency with responsibility for biodiversity, wildlife and landscape.
- **Nidderdale AONB** ( <http://www.nidderdaleaonb.org.uk> ) website includes information relating to the management of the Nidderdale AONB, grants available , initiatives underway and issues to be addressed.
- **North Yorkshire County Council** website contains information regarding public rights of way in the AONB and is also responsible for the maintenance of the public rights of way network.
- **North Yorkshire County Council** also has details of features of historic importance that are entered on the Historic Environment Record (HER). The HER is available for inspection at the County Council's headquarters at County Hall in Northallerton ( <http://www.northyorks.gov.uk/public/site/NYCC/menuitem.72980bf1db3dfb9fd7428f1040008a0c/?vgnnextoid=0528a6cd3facbf00VgnVCMserver0d6519acRCRD> )

# Appendix 1:

## Overview of Nidderdale AONB designation

There are 41 AONBs in England and Wales. AONBs were created by the legislation of the National Parks and Access to the Countryside Act of 1949 and they represent 18% of the finest countryside in England and Wales. The Countryside and Rights of Way Act (CROW Act) 2000 enhanced the status of AONBs and secured additional resources for the management of AONBs.

The primary purpose of AONB designation is to conserve and enhance the natural beauty of the landscape. Two secondary aims which complement the purpose of AONBs are to meet the need for quiet enjoyment of the countryside and to have regard for the interests of those who live and work there. In achieving these aims each AONB relies on partnerships with others including members of local communities, landowners, local authorities and government agencies. The exercise of planning control and practical countryside management.<sup>3</sup> are also important to achieving AONB objectives.

### Administrative arrangements

Local authorities are responsible for managing AONBs. Nidderdale AONB is wholly within North Yorkshire and the majority falls within Harrogate District. The Government Office for Yorkshire and the Humber is responsible for regional delivery of national Government policies and programmes affecting the AONB.

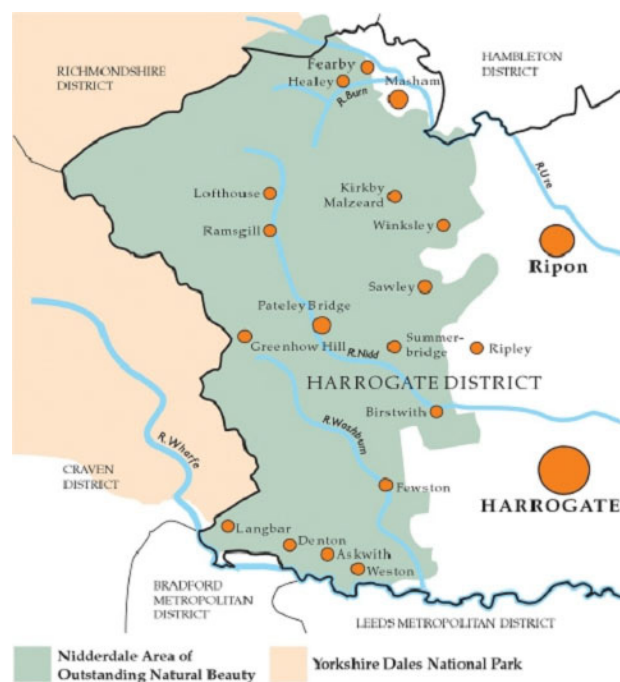
The Joint Advisory Committee (JAC) oversees the work of the Nidderdale AONB team and was set up in 1995. The Nidderdale AONB office is based in Pateley Bridge

Harrogate Borough Council is the planning authority which covers the majority of the AONB. North Yorkshire County Council is currently the minerals and waste authority for the AONB. Richmondshire and Hambleton Districts cover a small area of the AONB to the north.

Figure 1 shows the location of Nidderdale AONB and the relevant administrative boundaries.

The Nidderdale Area of Outstanding Natural Beauty Management Plan 2004<sup>4</sup> provides more detail regarding the administrative arrangements and management policies for the AONB. The management plan has identified three cross cutting themes; they are landscape, community and economy. Sustainable development links these themes in a programme of action to achieve the over riding conservation objective for the AONB while managing change of the evolving landscape of Nidderdale. This document contributes to the programme of action that aims to implement the policies contained in the management plan.

**Fig. 1. Nidderdale AONB Location Plan**



3. <http://www.aonb.org.uk/> (National Association of AONBs website)  
4. <http://www.nidderdaleaonb.org.uk/pdf/AONBplan04web.pdf>

# Appendix 2:

## The AONB's landscape

Landscape character assessment is a tool for identifying what gives a locality its 'sense of place' and pin-pointing what makes it different from neighbouring areas. The assessment provides baseline information for assessing the potential impact of development and land management practices on landscape character and is used for developing strategies to manage change.

Several studies of landscape character have been carried out for the Nidderdale AONB. The most recent is the Harrogate District Landscape Character Assessment which was completed in February 2004. That assessment followed the latest guidance published by the Countryside Agency and Scottish Natural Heritage<sup>5</sup>. An earlier study of the Nidderdale landscape was published in 1991 by the Countryside Commission.

For the purposes of these guidelines the Harrogate District Landscape Character Assessment, being the most recent assessment, is used as the basis for describing the character of the AONB. 44 of the Harrogate District landscape character areas have been identified to be in or partly in the Nidderdale AONB. The landscape character areas have been grouped into 8 generic landscape character types. Table 1 (Appendix 2) lists the landscape character areas in the Nidderdale AONB and the landscape character types in which they fall. Figure 2 is a plan showing the location of the landscape character types and landscape character areas. The following is a brief description of the landscape types identified for the Nidderdale AONB. Guidelines for the different types of equestrian development expected in the Nidderdale AONB have been developed for each of the character types identified (see Appendix 3)

### Moorland

The open moorland of Nidderdale is a flat to gently undulating plateau landscape generally above 300mAOD. Blanket bog is the predominant land cover as a result of high rainfall and impervious rock. Dry heath is also prevalent in the moorland landscape. Cotton grass and dwarf shrub vegetation including heather are abundant interspersed with dry heath plants such as wavy hair grass. Bracken is beginning to dominate in some areas. The landscape is managed for grouse shooting and management practices have contributed to the character of the landscape. Rocky

outcrops punctuate the landscape particularly along the upper edges of valleys. Birch, rowan and alder have colonised small areas along streams that are tributaries of the Nidderdale rivers and rock outcrops (as at Brimham rocks). Harrogate District landscape character assessment has two character areas in this character type, Gritstone Moorland and Brimham Rocks. The two areas are distinctive from one another due to their scale. The character type is important for wildlife conservation and large parts of the moorland have European and national designations (Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC) and Special Protection Area (SPA)).

### Upper Valley

The upper valley landscapes of Nidderdale, the river Washburn, Pot Beck, the river Skell, Colsterdale, and the river Burn are characterised by steep valley sides that are divided into small to medium grass fields by dry stone wall boundaries. Fields in the valley bottom and on less steep slopes are improved whereas at the moorland edge grassland tends to be unimproved with bracken and heath vegetation encroaching. Dry stone wall field boundaries supplemented with a mix of timber and wire fencing for the field boundaries with occasional hedgerows in the valley bottom. Reservoirs are characteristic of many of the upper valley landscape and where they are present there are few fields between the reservoirs and moorland edge. Small villages are located on the valley sides with sparsely scattered farmsteads throughout. Field barns are characteristic of the area but many are in disrepair. Large scale buildings are largely absent from the landscape. Rectilinear conifer plantations are present on the valley slopes.



5. Landscape Character Assessment Guidance for England and Scotland, Countryside Agency and Scottish Natural Heritage 2002



## Middle Valley

The middle valley landscapes of the rivers Nidd, Burn and Washburn are characterised by scattered settlement with clumps of trees around buildings and along field boundaries in the valley bottom. On the higher slopes of the valley there are fewer buildings and trees. Dry stone walls are the predominant field boundaries giving way to hedges in some places in the valley bottom. Valley sides are undulating in places particularly where small water courses incise the valley sides on their course to join with the main rivers. The middle valley landscape has boundaries at its upland edge with moorland, grassland plateau or upland fringe, depending on elevation and the extent of rock outcrops.



## Lower Valley

The lower valley landscapes are characterised by broad valleys with sloping valley sides that lead to the flat valley bottom where a river meanders through the landscape. Scattered settlements and farmsteads are characterised by gritstone buildings with stone slate or grey slate roofs. Woodland and tree cover is good and views are enclosed from the valley bottom but more open further up the valley sides. Land use is largely improved grassland that is intensively farmed for livestock production. Field boundaries are a combination of dry stone walls, hedges and fences.



## Grassland Plateau

The flat to gently rolling undulating grassland of the grassland plateau landscape is characterised by the rectilinear regular grass fields that have gritstone dry stone wall boundaries. Generally this landscape is open with few trees. However, there are several areas of forestry in this landscape character type that tend to follow the same rectilinear patterns of the fields. There are few scattered farmsteads. They tend to be compact and nucleated in character although more recent larger scale buildings have extended their footprint in places.

## Upland Fringe

The upland fringe is a transitional landscape character type between the gritstone moor and the grassland plateau, vale fringe and valley landscapes. Landform tends to be undulating and sloping. Land use is a combination of improved and unimproved pasture. Fields are a combination of regular rectilinear fields with areas of less regular early enclosure fields at lower elevations and along water courses. Settlement is scattered throughout but there are no large villages in this character type.



## Vale Fringe

The landscape type is characterised by undulating land on the lower slopes of the Nidderdale AONB. Land use is a mix of improved pasture and arable. Fields are a

combination of parliamentary enclosure and early enclosure. This character type contains a number of designed landscapes including Studley Royal and Swinton Castle which are registered Historic Parks and Gardens.

Tree and woodland cover in this area is good overall. Hedgerows are the predominant field boundary with occasional walls. Hedgerow trees are found in many parts of the character type. Small water courses such as Thornton Beck and Skell Beck and their tributaries incise the landscape generally draining eastwards. Settlement is scattered throughout with villages, hamlets and farmsteads that are generally compact in nature. Gritstone is the dominant building material. A network of minor roads and rights of way criss-cross the area.

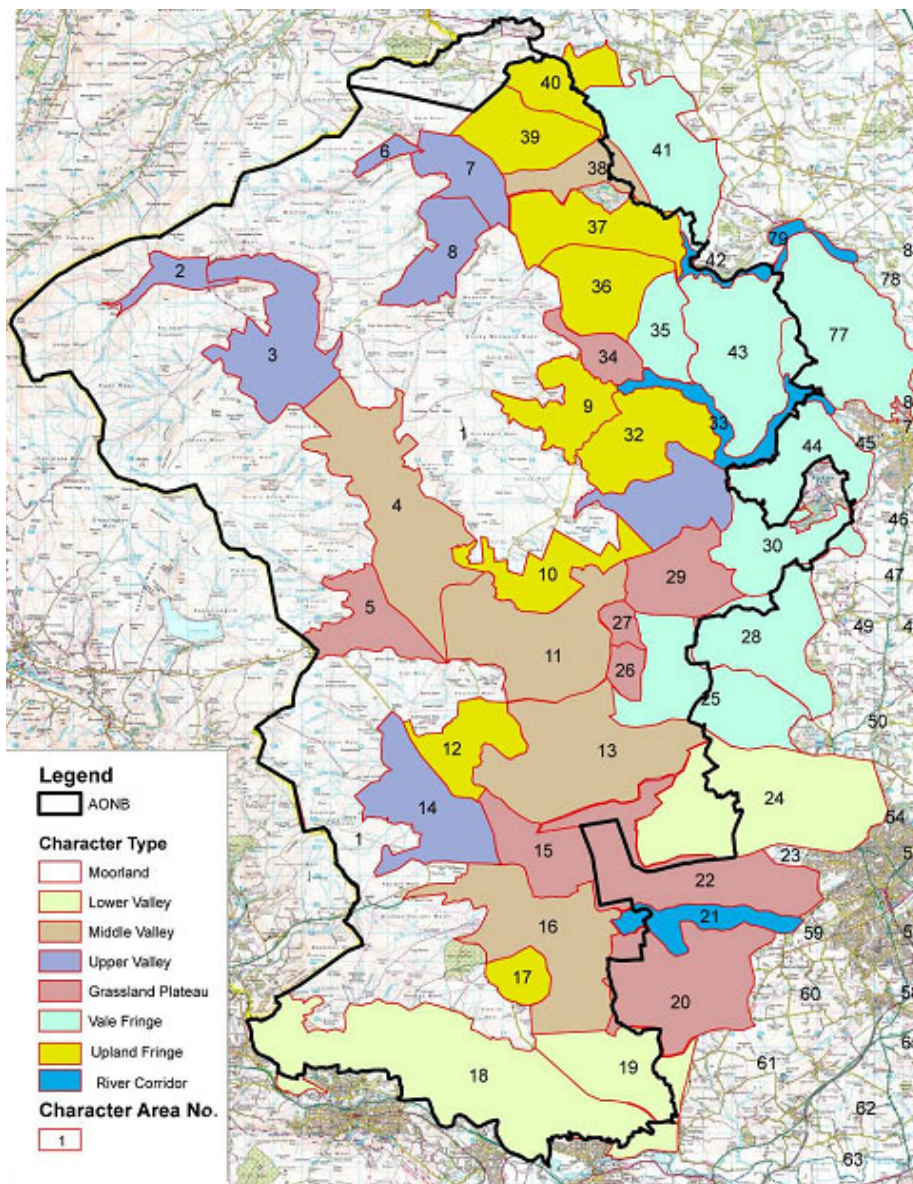
## River Corridor

The river corridor landscape character type is a narrow character type where the influence of the river on the landscape is limited to the fields, woodland and settlement immediately adjacent to the river. The character type is generally well wooded and enclosed as a result. There is some built form along the river corridor but it is limited.

## Summary

Each of these landscape character types is distinct from the other and the issues related to equestrian development may vary between some of the character types. Appendix 1 of these guidelines contains the Character Type Guidelines for Equine Development in the Nidderdale AONB.

**Fig. 2. Character types and areas map**



## Ecology/Biodiversity

Nidderdale AONB is an important area ecologically. The Nidderdale moors are of international importance and are designated as a Special Protection Area (SPA) and Special Area of Conservation (SAC). These designations relate to the importance of the area for breeding birds. In addition much of the moorland is also designated SSSI. There are a number of SSSIs in the AONB and they are listed below.

SSSIs in Nidderdale AONB:

- East Nidderdale Moors (including Birk Gill wood)
- Upper Nidderdale
- Gouthwaite Reservoir
- Greenhow pasture
- West Nidderdale, Barden and Blubberhouses Moors
- Hack Fall Wood
- Brimham Rocks
- Cow Myers
- River Ure Grassland (Richmond District)

In addition to these national designations 51 Sites of Interest to Nature Conservation (SINCs) have been identified and designated in the Nidderdale AONB by North Yorkshire County Council and Harrogate Borough Council. These sites are important locally and contribute to the character of the AONB and the knowledge of the semi natural habitats in the area.

There are a number of ancient semi natural woodlands in the AONB. They tend to be located on the steeper and rockier slopes of the valley sides.

## Cultural Heritage

An historic landscape character assessment is currently being carried out for North Yorkshire including the Nidderdale AONB. There are numerous scheduled monuments, listed buildings and conservation areas in the AONB, all of which have some measure of protection from development that would adversely impact upon them. There are many unscheduled archaeological features and also designations such as Registered Historic Parks and Gardens which are afforded some measure of protection through local planning policy. In Nidderdale AONB the Registered Historic Parks and Gardens are Studley Royal, Hackfall Wood and Swinton park. Fountains Abbey is a World Heritage Site on the eastern edge of the AONB near Ripon.

Human activity has been going on in the AONB for many centuries. Other documents such as the Nidderdale Landscape prepared by Land Use Consultants for the Countryside Commission 1991, give an overview of the history of human activity in the Nidderdale AONB.

There are isolated signs of early human activity in the landscape through the discovery of hunting tools, the presence of cup and ring marks, hill forts and early settlement patterns in isolated pockets.

Evidence of Roman occupation is present in the line of Watling Street which remains apparent today as a public footpath and part of the A59. Mining activity at Greenhow Hill was undertaken by the Romans and discoveries indicate there was Roman settlement in the AONB. Anglian settlement in the AONB was extensive and is evident through place names. Norse influence is also evident in place names but also in the naming of features such as fell, beck and gill.

In the Middle Ages land management and agriculture was strongly influenced by Fountains Abbey and Bylands Abbey. The abbeys established a series of granges which contributed to the development of the area in the 12<sup>th</sup> and 13<sup>th</sup> centuries and influenced the emerging landscape pattern. In the 14<sup>th</sup> century common pasture and an open field system of agriculture influenced the landscape.

In 1778 the Forest of Knaresborough enclosure award was made and the subsequent division of common land resulted in a considerable change to the character of the landscape. Open areas of land were divided into rectilinear fields with dry stone wall boundaries that are characteristic of the Nidderdale landscape today. The enclosure of common land continued into the mid 19<sup>th</sup> century by which time there were very few commons left. The farming regime also changed in the mid 19<sup>th</sup> century. Until then mixed farming had dominated but a growing population and a demand for meat made livestock farming more profitable and resulted in the pastoral farming scene still evident in the AONB today.

Following parliamentary enclosure, farmsteads appeared on plots of land allocated to farmers and many village buildings were constructed during the same period. Development continued into the 20<sup>th</sup> century when there was a wider availability of cheaper building materials that resulted in the construction of buildings not characteristic of the earlier stage of built development which had relied on local building materials.

# Appendix 3:

## Planning policy

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### The planning system

The local authority is responsible for deciding whether or not a development should go ahead. The planning system in England follows a plan led system. Local authorities prepare plans that set out what development can take place where. It should be recognised that not all development involves building and changes of use of buildings and land can constitute development.

The system was updated by the Planning and Compulsory Purchase Act December 2004. Under the new system there are two levels of plan. Regional Spatial Strategies (RSS) are prepared at a regional level and set targets for development in the region to meet future needs. Local Development Frameworks (LDF) are prepared by local authorities and take account of the policies set out in the RSS and national planning policy.

### National Planning Policy

National planning policy is set out in Planning Policy Statements (PPS) which are gradually replacing Planning Policy Guidance (PPG). PPS is prepared by the Department for Communities and Local Government (formerly the Office of the Deputy Prime Minister).

PPS 7, Sustainable Development in Rural Areas sets out the governments objectives for rural areas and includes policy on equine related activity. Paragraph 32 of the PPS specifically relates to equine development:

### Equine related activities

*“Horse riding and other equestrian activities are popular forms of recreation in the countryside that can fit well with farming activities and help to diversify rural economies. In some parts of the country horse training and breeding businesses play an important economic role. Local planning authorities should set out in LDDs their policies for supporting equine enterprises that maintain environmental quality and countryside character. These policies should provide a range of suitably located recreational and leisure facilities and, where appropriate, for the needs of training and breeding businesses. They should also facilitate the reuse of farm buildings for small scale horse enterprises that provide a useful form of farm diversification.”*

PPS7 defines ‘small scale’ as not more than 10 horses

The approach to planning for sustainable development is set out in PPS1, Delivering Sustainable Development and sets out the government objectives for the planning system.

Other national policies which are relevant to development proposals in the Nidderdale AONB are:

**PPS9** Biodiversity and Geological Conservation

**PPG15** Planning and the Historic Environment.

**PPG16** Archaeology and Planning

**PPG17** Planning for open space, sport and recreation

National policy can be viewed on the Department for Communities and Local Government website at the following address: <http://www.communities.gov.uk>

### National guidance

The Government periodically issues national guidance relating to development. The rural white paper “Our Countryside, Our future” November 2000 sets out a vision for rural areas.

### Regional Planning Policy

Regional Spatial Strategy (RSS12) Yorkshire and the Humber has statutory status under the Planning and Compulsory Purchase Act 2004. Local development plans prepared under the Planning and Compulsory Purchase Act 2004 must be in general conformity with RSS12. The RSS is supportive of sustainable farm diversification schemes in line with its policy E2.

The current North Yorkshire County Structure Plan covers the period up to 2006. As a result of the Planning & Compulsory Purchase Act, 2004, no further action is being taken by the four strategic planning authorities to progress the North Yorkshire County Joint Structure Plan review.

### Regional Guidance

“Guide to the Planning System in the Yorkshire and Humber Region for farm based enterprises”, Yorkshire Forward and Humber Assembly is aimed at farmers who are thinking of introducing new enterprises onto their holdings, either to support the farm business or as an alternative to farming. The guidance includes advice on equestrian enterprises and general advice on planning procedures. The guidance has been updated and relaunched in July 2006.

## Local Planning Policy

Harrogate District Local Plan was adopted in February 2002. In line with the recent legislation the Council is in the process of preparing the Local Development Framework (LDF) for the Harrogate District.

Countryside policy C1 applies to the protection of the Natural Beauty of Nidderdale AONB and is a saved policy of the Harrogate District Local Plan. There are no specific policies on equestrian development. However, there are policies related to development and recreation in the AONB and farming enterprises. This guidance supports saved policy C1:

### Policy C1

*'Within the Nidderdale Area of Outstanding Natural Beauty, as shown on the proposals map, priority will be given to the conservation of the natural beauty of the landscape.*

*Within this area:*

- A) *development which would have a significant adverse impact on the landscape will not be permitted*
- B) *development should, wherever possible, be located in or adjacent to existing settlements.*
- C) *development in the open countryside will be permitted where it complies with criteria A) and B) of this policy and*
  - i) *contributes to the rural economy ; or*
  - ii) *satisfies a need for local community facilities; or*
  - iii) *is for the purpose of recreation*
- D) *proposals for large scale developments in the open countryside will not be permitted unless:*
  - i) *proven to be in the national interest, and*
  - ii) *incapable of being located outside the AONB, and*
  - iii) *the environmental impact has been fully assessed and if acceptable any adverse effects minimised*
- E) *where development is permitted, the highest standards of design will be required which should reflect the local distinctiveness of the area*

Richmondshire Local Plan 1999-2006 (adopted September 2006) applies to a small area of the Nidderdale AONB in the north. Policy 6 of the Richmondshire Local Plan deals with the AONB designation. A small area of the Nidderdale AONB extends into Richmondshire.

Hambleton District District Wide Local Plan was adopted in January 1999 also applies to a small area of the AONB in the north. Policies L5, L6 and L7 specifically relate to AONBs in the District.

## Miscellaneous Guidance

Nidderdale AONB Management Plan 2004 details the aims and objectives for the management of the Nidderdale AONB designation. Policies have been developed for the following subject areas:

- Biodiversity
- Tourism
- Historic Environment
- Planning and Development
- Transport and Recreation
- Tourism

These policies should be considered when making proposals for development as the management plan is a material consideration when making planning decisions in the AONB. The development and use of this guidance document will contribute to the implementation of policies in the management plan including the following policies: LC1, AF1, B3 and PD4.

The British Horse Society (BHS) produces a series of guidelines related to the keeping of horses. Their Guidelines for Livery provide practical advice for livery businesses and the clients of livery yards. The BHS also produce a leaflet on pasture management and a number of advisory statements including Advisory Statement No.8 - Rights of Way and Advisory Statement No.21 use of Byways and Unsurfaced Roads.

The Country Land and Business Association have published an Advisory Handbook called Horses, the Law, Livery, Letting and Purchase which provides useful advice for equine related businesses and activities. This guide is expected to be updated in the near future.

# Appendix 4:

## Planning control

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This section of the guidance outlines the requirements for planning consent related to equestrian development. It is recommended that when considering development related to horses, the developer seeks the advice of Harrogate Borough Council regarding the requirement for planning permission.

Under the planning system in England and Wales planning permission is required for development. However, some forms of development may not require planning permission; developments that are excluded from the requirement for planning permission are outlined in the Town and Country Planning (General Permitted Development) Order 1995.

The following is a summary of the different types of development and the requirement for planning permission:

### **Stables and other buildings for equestrian use**

*The building of stables and other buildings would normally require planning permission. One exception may be where the proposed building is within the domestic curtilage of the property. Under the Town and Country Planning (General Permitted Development) Order (GPDO) 1995 there is deemed planning permission for limited development within the curtilage of a dwelling house (Part 1 Class E). This is subject to limits that should be checked with the local authority.*

*A change of use of agricultural or other buildings to the keeping of horses may be considered a material change of use and would require planning permission. Planning permission would not be required if the horses are used for agricultural purposes on a holding of more than 5 hectares.*

*Where the change of use is incidental e.g. where buildings on a farm are used to stable a horse for personal use then planning permission may not be required.*

*Where a building is listed then listed building consent may be required if changes to the building are proposed.*

### **Field shelters**

*As a general rule the construction of field shelters for horses would require planning permission unless they are temporary, moveable structures. Again there are limitations and it is advisable to consult the planning authority.*

### **Horse grazing**

*The use of land for the grazing of horses does not require planning permission. However, fields where horses are turned out for exercise and where the animals are primarily fed by other means would constitute a change of use requiring planning permission.*

### **Exercise areas**

*Fields used primarily for the exercise of horses would also constitute a change of use. Signs of this may be permanent horse jumps kept in the field. The construction of permanent jumps may require planning permission and the local authority should be consulted.*

*The construction of outdoor all weather exercise areas would require planning consent. The lighting of outdoor arenas for winter use would also require planning consent.*

# Appendix 5:

Table 3:

## Landscape Character Types and Areas & Landscape Character Type Guidelines

| Harrogate District<br>Character Area No. | Character area name                                 | Character Type    |
|--|---|-------------------|
| 27                                       | Brimham Rocks                                       | Moorland          |
| 1  | Gritstone Moor                                      | Moorland          |
| 8  | Upper Pott Beck Valley Reservoirs                   | Upper valley      |
| 7  | Upper Burn Valley to Pott Beck confluence           | Upper valley      |
| 6  | Upper Colsterdale Valley                            | Upper valley      |
| 31                                       | Upper River skell valley                            | Upper valley      |
| 3  | Upper Nidderdale Valley                             | Upper valley      |
| 2  | Upper Nidderdale Valley Reservoirs                  | Upper valley      |
| 14                                       | Upper Washburn Valley                               | Upper valley      |
| 16                                       | Middle Washburn Valley                              | Middle valley     |
| 4  | Nidderdale Valley                                   | Middle valley     |
| 11                                       | Nidderdale Valley                                   | Middle valley     |
| 38                                       | River Burn Valley Farmland                          | Middle valley     |
| 13                                       | Nidderdale Valley (Summerbridge - Birstwith)        | Middle valley     |
| 24                                       | Lower Nidderdale Valley northwest of Harrogate      | Lower valley      |
| 19                                       | Lower Washburn Valley                               | Lower valley      |
| 18                                       | Wharfedale south facing valley side                 | Lower valley      |
| 5  | Bewerley Moor Grassland and historic area           | Grassland plateau |
| 15                                       | Forest Moor undulating grassland plateau            | Grassland plateau |
| 26                                       | Hartwith Moor Grassland Plateau                     | Grassland plateau |
| 29                                       | Sawley Moor grassland and forestry                  | Grassland plateau |
| 34                                       | Kirkby Malzeard Parliamentary enclosure             | Grassland plateau |
| 22                                       | Menwith and penny Pot Grassland                     | Grassland plateau |
| 20                                       | Stainburn Moor, Lindley Moor and Sandwith Moor      | Grassland plateau |
| 9  | Laverton Upland Fringe                              | Upland fringe     |
| 10                                       | Bishopside upland fringe grassland                  | Upland fringe     |
| 12                                       | Padside Beck Valley and undulating grassland        | Upland fringe     |
| 40                                       | Ellingstring to Low Ellington Upland Fringe         | Upland fringe     |
| 39                                       | Ellingstring and Fearby upland fringe grassland     | Upland fringe     |
| 37                                       | Ilton to Nutwith wooded upland fringe grassland     | Upland fringe     |
| 32                                       | Skelding, Galphy and Lumley Moor upland fringe      | Upland fringe     |
| 36                                       | Grewelthorpe Moor Grassland                         | Upland fringe     |
| 17                                       | Timble Gill Beck upland fringe grassland            | Upland fringe     |
| 35                                       | Kirkby Malzeard and Grewelthorpe                    | Vale fringe       |
| 43                                       | Vale fringe valley Farmland (Kirkby M to Azerley)   | Vale fringe       |
| 25                                       | Thornton Beck Vale Fringe Farmland                  | Vale fringe       |
| 77                                       | North of Ripon farmland                             | Vale fringe       |
| 30                                       | Vale Fringe south of river Skell and Skell corridor | Vale fringe       |
| 28                                       | Bishop Thornton Vale Fringe Farmland                | Vale Fringe       |
| 41                                       | River Ure corridor Charlcot to Aldburgh hall        | Vale Fringe       |
| 44                                       | Aldfield to Studley Vale Fringe Farmland            | Vale Fringe       |
| 33                                       | River Laver Corridor                                | River corridor    |
| 42                                       | Ure corridor (Hackfall to Mickley)                  | River corridor    |
| 21                                       | Oak Beck and reservoirs                             | River corridor    |

## Moorland Landscape Type

### HBC character areas: 1 Gritstone Moor, 27, Brimham Rocks

| Key characteristics  | Sensitivity   | Guidelines   |
|--|---|--|
| <p>Open exposed undulating elevated landscape generally above 300m AOD.</p> <p>Gritstone outcrops visible on the skyline.</p> <p>Blanket Bog dominated by cotton grass, heather, bilberry and bracken moor land.</p> <p>Very little built development - grouse butts and shooting lodges.</p> <p>Few long isolated footpaths and tracks in area which has open access. Few bridleways.</p> <p>Managed for grouse shooting.</p> <p>Distinctive purple moor in August when heather is in flower.</p> <p>Ecologically important area with European and national designations.</p> <p>Presence of prehistoric sites.</p> | <p>High sensitivity to built development of any kind which would affect tranquillity and isolated character of the area.</p> <p>Low key activities such as hacking are appropriate in this area.</p> <p>Landscape type sensitive to changes in management regime.</p> | <p><b>Building Location &amp; Layout:</b></p> <p>New buildings/structure for equestrian development/activities are not appropriate in the character type.</p> <p><b>Building materials:</b></p> <p>Gritstone is the traditional building material.</p> <p><b>Building style:</b></p> <p>Small scale built development consists of grouse butts and shooting lodges. New development should only be considered where appropriate.</p> <p><b>Grazing &amp; field management:</b></p> <p>Very little rough grazing. Where horses are grazed grazing densities should be kept to a minimum.</p> <p>Avoid grazing by horses where it would impact upon ecological diversity and nature conservation value.</p> <p><b>Miscellaneous:</b></p> <p>Bridleways and byways across the moor provide important access for riders.</p> <p>Avoid impacting on moor land habitat by keeping to bridleways and byways.</p> <p>Construction of features such as cross country course should be kept to a minimum and should only</p> |

## Moorland Landscape Type

**HBC character areas:** 2 Upper Nidderdale Valley Reservoirs, 3 Upper Nidderdale Valley, 6 Upper Colsterdale Valley, 7 Upper Burn Valley to Pot Beck Confluence, 8 Upper Pott Beck Valley Reservoirs, 14 Upper Washburn Valley, 31 Upper River Skell Valley.

| Key characteristics   | Sensitivity   | Guidelines  |
|---|---|---|
| <p>Steep sided narrow v-shaped valley landscape.</p> <p>Small early enclosure fields along valley bottom and lower slopes.</p> <p>Larger parliamentary enclosure fields on upper slopes.</p> <p>Small blocks of woodland and coniferous plantations.</p> <p>Reservoirs and associated structure e.g. dams.</p> <p>Small rivers fed by tributaries that have their source in the gritstone moor.</p> <p>Few scattered farmsteads and villages throughout.</p> <p>Sparsely scattered field barns in places.</p> | <p>The character area is sensitive to new development that involves new buildings particularly large scale development.</p> <p>The landscape has some capacity to accept sensitively located small scale development that is concentrated around existing farmsteads and villages</p> <p>Sensitive to increase in vehicular traffic on minor roads in this relatively isolated landscape</p> <p>Sensitive to increases in lighting that would impact on tranquillity and remote character.</p> <p>Potentially sensitive to the introduction of outdoor exercise arenas particularly where changes in landform are required.</p> | <p><b>Building Location &amp; Layout:</b></p> <p>The development of new groups of buildings is discouraged.</p> <p>Small scale development concentrated around existing built form is preferred.</p> <p>Permanent field shelters should utilise existing barns where possible. New field shelters will need to respect current patterns in the landscape.</p> <p>Cumulative impact of field shelters may not be acceptable.</p> <p><b>Building materials:</b></p> <p>Gritstone buildings with stone slate or grey slate roofs are traditional. Alternatives would include appropriately treated timber.</p> <p>Avoid bright, inappropriate preservatives for timber structures.</p> <p>Roofing materials should blend with local landscape.</p> <p><b>Building style:</b></p> <p>Field shelters should respect the built form of existing barns. Avoid roof overhangs.</p> <p>New buildings should be appropriate in scale and respect building hierarchy</p> <p><b>Grazing &amp; field management:</b></p> <p>Avoid subdivision of fields in this character area where there are open views across the valley landscape.</p> <p>Where fields are divided low key temporary fencing is preferred.</p> <p>Avoid grazing where it would impact upon nature conservation value.</p> <p><b>Miscellaneous:</b></p> <p>New development that would significantly increase traffic may not be appropriate in this remote character type.</p> <p>Avoid development that requires flood lighting.</p> |

## Moorland Landscape Type

**HBC character areas:** 14, Nidderdale Valley, 11 Nidderdale Valley, 13 Nidderdale Valley (Summerbridge to Birstwith), 16 Middle Washburn Valley, 38 River Burn Valley Farmland

| <b>Key characteristics</b>  | <b>Sensitivity</b>   | <b>Guidelines</b>   |
|---|--|---|
| <p>Broad valley with flat valley bottom and steep valley sides.</p> <p>Mix of dry stone walls and hedgerows make up the field boundaries.</p> <p>Improved grass fields used for silage, hay and grazing.</p> <p>Enclosure fields extend up valley sides with interspersed blocks of broadleaved and coniferous woodland.</p> <p>Tree cover along the river corridor in the valley bottom and around settlements is good.</p> <p>Linear villages on the valley sides.</p> <p>Several sites of national and local nature conservation interest in the area.</p> | <p>This landscape is sensitive to development that would appear to increase the density of built form.</p> <p>High sensitivity to development that would result in a reduction of woodland and tree cover.</p> <p>Limited capacity to accept large scale development which is not characteristic in this character type.</p> <p>Sensitive to increased lighting.</p> | <p><b>Building Location &amp; Layout:</b></p> <p>Avoid open field locations. As a general rule locate new buildings for horses within or adjacent to existing building complexes.</p> <p>Respect hierarchy of existing buildings and building layout.</p> <p>Where appropriate consider change of use of existing buildings to accommodate equestrian activities.</p> <p><b>Building materials:</b></p> <p>Traditional building material is gritstone. Roofs are generally stone slate or grey slate.</p> <p>Tanalised timber is appropriate for new buildings. Avoid bright woodstains.</p> <p>Other materials may be considered in appropriate locations e.g steel.</p> <p><b>Building style:</b></p> <p>Small scale buildings may be accommodated in context of existing building complexes.</p> <p>Large scale 'agricultural' style buildings may be accommodated in locations where landform, existing vegetation and buildings can be used to help integrate the development.</p> <p><b>Grazing &amp; field management:</b></p> <p>Mixed livestock grazing would be appropriate on the improved grassland.</p> <p>Avoid intensive horse grazing on sites of ecological importance.</p> <p>Subdivision of fields should be avoided where possible. Where subdivision takes place respect landscape pattern. Temporary fencing would be preferred.</p> <p><b>Miscellaneous:</b></p> <p>Avoid loss of existing trees and woodland.</p> |

## Moorland Landscape Type

**HBC character areas:** 18 Wharfedale south facing valley side, 19 Lower Washburn Valley, 24 Lower Nidderdale Valley northwest of Harrogate

| <b>Key characteristics</b>  | <b>Sensitivity</b>  | <b>Guidelines</b>   |
|---|---|---|
| <p>Broad flatter valleys that contribute to the transition between Nidderdale and the Vale of York to the east.</p> <p>Broadleaved woodland has established on the river banks and elsewhere.</p> <p>Mixed pastoral and arable landscape.</p> <p>Large linear villages along the valley sides of the river Nidd.</p> <p>Scattered smaller settlements throughout.</p> <p>Sheltered and enclosed landscape that contains a number of settlements and scattered farmsteads.</p> | <p>Small scale rural development that respects local character may be accommodated without detriment to character.</p> <p>Sensitive to new development that is visible and would increase appearance of density of built form.</p> <p>Flat valley bottom that is well wooded may accommodate outdoor exercise areas without detriment to character providing the area is well screened and associated with other existing equine related activity.</p> <p>Flood lighting would add to the cumulative impact of lighting in this character type.</p> | <p><b>Building Location &amp; Layout:</b></p> <p>Utilise existing landform, vegetation and buildings to integrate new development with its surroundings.</p> <p>Respect existing development pattern and hierarchy of buildings.</p> <p><b>Building materials:</b></p> <p>Gritstone is the predominant building material.</p> <p>Tanalised timber is appropriate for small stable structures and field shelters.</p> <p>Steel and concrete may be appropriate in some locations and could be timber clad.</p> <p><b>Building style:</b></p> <p>Stables and field shelters should be of appropriate scale to reflect their position in the hierarchy of buildings.</p> <p>Proposed larger buildings should adopt a simple low key form to reflect their position in the hierarchy of buildings. They should represent agricultural buildings typical of the AONB.</p> <p><b>Grazing &amp; field management:</b></p> <p>Subdivision of fields should respect local landscape pattern and adopt timber fencing of post and wire fencing with hedge planting.</p> <p>Adopt appropriate low density regime for ecologically sensitive areas.</p> <p><b>Miscellaneous:</b></p> <p>Minimise the use of flood lights.</p> |

## Moorland Landscape Type

**HBC character areas:** 5 Bewerley Moor Grassland and historic area, 15 Forest Moor undulating grassland plateau, 29 Sawley Moor grassland and forestry, 34 Kirkby Malzeard Parliamentary enclosure.

| Key characteristics   | Sensitivity  | Guidelines  |
|---|--|---|
| <p>Elevated flat to gently undulating/rolling grassland.</p> <p>Strong rectilinear parliamentary enclosure fields.</p> <p>Dry stone wall field boundaries supplemented with fencing where no longer stock proof.</p> <p>Strong distinctive landscape pattern.</p> <p>Few scattered nucleated farmsteads.</p> <p>Open landscape with few trees except for a few areas of large scale forestry.</p> | <p>Open exposed landscape has high sensitivity to the introduction of new buildings.</p> <p>Strong rectilinear field pattern is sensitive to planting that would detract from distinctive pattern.</p> <p>Subdivision of fields would be apparent and impact upon distinctive character.</p> | <p><b>Building Location &amp; Layout:</b></p> <p>New buildings within field would be uncharacteristic.</p> <p>Where practical existing buildings/farmsteads should be utilised.</p> <p>New buildings should respect characteristic nucleated arrangement of sparse scattered farmsteads in this character type.</p> <p><b>Building materials:</b></p> <p>Gritstone buildings with stone slate roofs are characteristic. The material blends with its surroundings.</p> <p>Alternatives would include timber that is preserved to blend with its surroundings. Avoid the use of bright woodstains.</p> <p><b>Building style:</b></p> <p>Traditional agricultural buildings and farmsteads are small scale compact on constructed of local gritstone. Over the years other materials have been introduced with varying impacts.</p> <p><b>Grazing &amp; field management:</b></p> <p>Over grazing can impact upon the appearance of grass fields and should be avoided.</p> <p>Sub-division of fields in this open landscape should seek to avoid use of highly visible materials (e.g. white tape) and should be avoided were possible so as not to impact upon the distinctive field pattern of this character type.</p> <p><b>Exercise facilities:</b></p> <p>Jumps would be highly visible and should be removed from fields when not in use.</p> <p>Bridleways are limited in this character type where minor roads provide the best means of routes for exercising horses. Creation of permissive rights of way linked to horse riding activities would reduce conflict between the different road users.</p> |

## Moorland Landscape Type

**HBC character areas:** 9 Laverton Upland Fringe, 10 Bishopside Upland Fringe Grassland, 12 Padside Beck Valley and Undulating grassland, 32 Skelding, Galphy and Lumley Moors upland fringe, 36 Grewelthorpe Moor grassland, 37 Ilton to Nutwith wooded upland fringe, 39 Ellingstring and Fearby upland fringe grassland, 40 Ellingstring to Low Ellerton Upland Fringe.

| Key characteristics  | Sensitivity   | Guidelines   |
|--|---|--|
| <p>Undulating/rolling grassland at the upland edge.</p> <p>Becks and streams cross the landscape rectilinear parliamentary enclosure fields.</p> <p>Intermittent views across the undulating landscape.</p> <p>A combination of dry stone wall and hedgerow field boundaries with fencing for stock proofing.</p> <p>Woodland and tree cover varies with topography. At higher elevations close to the moorland edge there are fewer trees.</p> <p>Combination of improved and unimproved grassland.</p> | <p>This undulating landscape is characterised by scattered farmsteads, hamlets and small villages. The introduction of new built units and the extension of existing farmsteads would have a cumulative impact on character over time.</p> <p>The sloping landscape of the upland fringe along with varied tree cover contributes to openness of the upland fringe.</p> <p>This landscape is sensitive to large scale development whether it be building or change in land use.</p> <p>Landscape is sensitive to additional lighting that would affect tranquillity and remoteness.</p> | <p><b>Building Location &amp; Layout:</b></p> <p>New buildings in this area should be associated with existing farmsteads and settlements where possible.</p> <p>Respect existing compact arrangement of buildings.</p> <p><b>Building materials:</b></p> <p>Gritstone buildings with stone slate roofs are characteristic. The material blends with its surroundings.</p> <p><b>Building style:</b></p> <p>Traditional farmsteads and settlements are compact and small scale.</p> <p>Respect built form of the locality.</p> <p><b>Grazing &amp; field management:</b></p> <p>Grazing regimes should be at low densities particularly for unimproved areas.</p> <p>At higher densities horses hooves have the potential to damage grassland and soil structure.</p> <p>Subdivision of fields should seek to have minimum visibility in the landscape. Temporary subdivision is preferred.</p> <p><b>Miscellaneous:</b></p> <p>Avoid the introduction of floodlighting.</p> |

## Moorland Landscape Type

**HBC character areas:** 25 Thornton Beck Vale Fringe Farmland, 30 Vale fringe south of River Skell and Skell corridor, 35 Kirkby Malzeard and Grewelthorpe, 41 River Ure (Charlcot to Aldburgh Hall), 43 Vale Fringe Valley Farmland (Kirkby Malzeard to Azerley)

| Key characteristics  | Sensitivity  | Guidelines  |
|--|--|---|
| <p>Gently undulating landscape on the lower slopes of Nidderdale.</p> <p>Mixed land use with arable farming dominant to the northeast of the AONB.</p> <p>Designed landscapes are present e.g. Swinton Castle and Studley Royal (registered) and at Azerley and Kirkby Malzeard.</p> <p>Views across the landscape are intermittent from this character type.</p> <p>Combination of hedgerow and dry stone wall field boundaries – hedgerows dominate.</p> <p>Some hedgerow trees, clumps of trees and areas of woodland.</p> <p>Small watercourses incise the landscape generally flowing eastward.</p> | <p>Historic designed landscapes may be sensitive to change in their setting as a result of inappropriate development.</p> <p>Scattered settlement and farmsteads are characteristic and there is capacity for small scale rural development that respect local landscape character.</p> <p>Flood lighting would add to the cumulative effect of lighting in the landscape.</p> | <p><b>Building Location &amp; Layout:</b></p> <p>New buildings within settlements and farmsteads should respect local hierarchy of buildings in relation to their intended purpose.</p> <p>Where possible stabling for horses should be associated with existing farmsteads and buildings.</p> <p><b>Building materials:</b></p> <p>Gritstone is the dominant building material. Roofs tend to be stone slate or slate with some pantile roof around.</p> <p>Stabling materials should reflect their hierarchy in the landscape. Stone buildings suggest permanence and should be of appropriate scale for their purpose.</p> <p>Timber buildings are appropriate in this area. Bright coloured finished should be avoided for roofs and wood stains.</p> <p><b>Building style:</b></p> <p>Small scale stable blocks with simple low profiles that do not compete with existing buildings of merit.</p> <p><b>Grazing &amp; field management:</b></p> <p>Existing improved grassland fields are already intensively managed. Opportunities to diversify the grass sward in some locations through less intensive management should be considered.</p> <p>Subdivision of fields should respect field pattern and adopt local field boundary treatments. i.e. hedgerows</p> <p>Temporary sub divisions should use colours that blend with the landscape</p> <p><b>Miscellaneous:</b></p> <p>Avoid flood lighting where possible. Where necessary ensure light pollution is minimised by locating where there is existing screening and by directing light and switching off when not in use and after a certain time.</p> |

## Moorland Landscape Type

**HBC character areas: 33 River Laver Corridor, 42 Ure corridor (Hackfall to Mickley), 21 Oak Beck corridor**

| <b>Key characteristics</b>   | <b>Sensitivity</b>   | <b>Guidelines</b>   |
|--|--|---|
| <p>Narrow corridor character area following the water course is distinctive from surrounding intensively farmed grassland.</p> <p>River fed by springs and small streams.</p> <p>Irregular field patterns generally with hedgerow boundaries supplemented by fences.</p> <p>Generally good woodland and tree cover.</p> <p>Ecologically important river corridors with national and locally designated sites.</p> <p>18<sup>th</sup> century designed landscape of Hackfall is in this character type.</p> | <p>Sinuuous corridor landscape is susceptible to water logging.</p> <p>Sensitive to development that would result in the loss of tree cover.</p> <p>Limited built form in the corridor including disused mills and bridges, would potentially be detracted from if new buildings introduced.</p> | <p><b>Building Location &amp; Layout:</b></p> <p>As a general rule new building should be avoided in this river corridor landscape.</p> <p>There may be limited locations associated with existing settlement where small scale equine development could be accommodated.</p> <p><b>Building materials:</b></p> <p>Gritstone with stone slate roofs is the traditional building material and it is recommended that any new building for stabling in this character area utilise the traditional building material</p> <p><b>Building style:</b></p> <p>Only small scale low key buildings should be considered in this landscape.</p> <p>Traditional buildings in the river corridor include disused mills. The style is distinctive and should not be detracted from by the addition of competing buildings.</p> <p><b>Grazing &amp; field management:</b></p> <p>Grazing regimes should take account of the potentially water-logged nature of the fields as well as the potential ecological value of grassland.</p> <p>Avoid division of fields in this area. If necessary then temporary fencing is preferred.</p> <p><b>Miscellaneous:</b></p> <p>Ecological value should be maintained and enhanced.</p> <p>Areas along the corridor potentially prone to flooding therefore avoid development.</p> |

