

Stables, arenas and other horse related development SPD



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Introduction

Introduction

Ashford Borough Council's Supplementary Planning Guidance notes (SPGs) were prepared to support the Ashford Borough Local Plan which was adopted in 2000. SPG 8, 'Stables and Manèges' has remained a useful guide for planning purposes relating to development associated with the use of land for keeping horses. Only a limited number of the 2000 Local Plan policies are still in place and more recent planning policy documents have been produced by Ashford Borough Council, by government planners and others since SPG8 was adopted. Whilst this SPG has remained relevant and in use for several years, much of the planning policy background has changed. Appendix 1 shows a list of current relevant planning policy documents and leaves out those referred to in SPG8 that are no longer in use.

In its original form SPG8 was written for people who wanted to build stables and/or an arena near to their dwelling. The document states that developments should ideally be located close to the owner's dwelling for two reasons; the first is to help minimise the visual impact of buildings in the landscape and the second is to provide a sensible level of security and readily available care for horses. Providing development close to a dwelling occupied by the person responsible for the horses remains the most satisfactory form of horse related development for these two reasons. However, from time to time planning applications are submitted for development which is not close to the owner's dwelling. This document amends SPG8 to take account of applications for development which is unrelated to the owner's dwelling.

The previous guidance set out to address issues concerned with the erection of 3 – 4 stables for private leisure purposes. Since the SPG has been in use, the Council's experience has been that Planning Inspectors do not necessarily consider development of stables distant from the owner's house to be unsustainable. Permission has sometimes been granted on appeal although it had been refused by the Council. Whilst recognising that the development will result in additional car journeys, often on quiet country lanes, some Planning Inspectors have taken the view that such small scale development would result in very few additional vehicle movements and can therefore be considered to be sustainable.

This Supplementary Planning Document sets out to replace SPG8 and to be more relevant to development where the site is not close to the owner's home. It also makes reference to businesses such as livery yards, riding schools, stud farms and rescue centres. The term 'arena' has been substituted for the term 'manège' in this document as it is considered to be more readily understood and less likely to be misspelt!

Chapter 1 - Do I need to make a planning application?

1. Do I need to make a planning application?

- 1.1** The erection of stables, associated tack-room and feed-store buildings and the installation of arenas on agricultural land will require planning permission from the Council for the change of use of the land and the new building and/or engineering work involved. Planning law as it stands makes a distinction between horses that are 'grazing on land' and horses that are 'kept on land'. A court judgement in 1981 (known as *Sykes v Secretary of State*) took the view that horses simply turned out on land are 'grazing', which does not require planning permission, whereas 'keeping horses' on land does require planning permission for change of use! The distinction rests upon factors such as the addition of permanent buildings or structures, use of the land to ride, drive, train or other horse related activities which indicate 'keeping' rather than simply 'grazing'.
- 1.2** Stables for horses kept for the enjoyment of the occupants of a dwelling and not for any commercial gain, may be erected within a domestic garden without applying for planning permission subject to the restrictions which apply to outbuildings within domestic gardens. These restrictions are set out in Class E of the Town and Country Planning General Permitted Development Order and can be found in Schedule 2 Part 1 of that document. On-line advice is also available via the Government's "Planning Portal" (www.planningportal.gov.uk). This site offers comprehensive guidance on how the planning system works and specific information can be found at www.planningportal.gov.uk/permission/commonprojects/outbuildings/miniguide
- 1.3** The need for planning permission for mobile stables and field shelters, usually on metal skids, is the subject of much debate. There have been conflicting appeal decisions. The question of whether or not you need to make an application for planning permission rests largely upon the degree of permanence of the shelter/stables. If it can be moved easily or is moved regularly, you may not need to apply for permission. If what you require is really a permanent building in a particular location, it is better to 'bite the bullet' and apply for permission. There are factors other than simply how easy it is to move the building for example whether or not some sort of base has been laid for the building, whether it is connected to any services or is fixed to the ground, which are considered in determining whether a planning application is required or not.
- 1.4** In any event, you are advised to make absolutely certain whether or not you need to make a planning application (and any related applications) before commencing development. Written confirmation of whether or not it is necessary to submit a planning application may be obtained by submitting an application for a Certificate of Lawful Development (proposed). For this type of application a fee of half the amount of a planning application is payable.

Chapter 1 - Do I need to make a planning application?

- 1.5** It is also important to remember that you may need separate approval for new horse related outbuildings under the Building Regulations. The Council's Building Control Officers will be able to advise you on this and may be contacted on 01233 330282.

Chapter 2 - Which factors will the Council take into account?

2. Which factors will the Council take into account?

- 2.1** The design advice and guidance in this document will be a material consideration when the Council is deciding the outcome of your application.
- 2.2** The planning policy background for this document is set out in government guidance entitled 'National Planning Policy Framework' and in the Council's Development Plan Documents. The latter will be largely replaced by the Council's Local Plan 2030 in due course.
- 2.3** Ashford Borough Council's Core Strategy is the Council's key policy document until it is superseded by the Local Plan 2030, and the Tenterden and Rural Sites Development Plan Document is also relevant for the rural areas. These documents contain general environmental, design and other policies aimed to improve design quality and at the same time protect and enhance the Borough's urban and rural environments. All of the Council's documents identified above can be viewed on the Council's web-site (www.ashford.gov.uk).
- 2.4** The Management Plans for the High Weald and Kent Downs Areas of Outstanding Natural Beauty also contain helpful design advice which is especially relevant to the AONBs. The Kent Downs AONB unit has published a horse specific guide entitled 'Managing Land for Horses' which provides sound advice on causing minimum harm to the landscape in association with providing facilities for horses. The document can be viewed on the AONB's web site www.kentdowns.org.uk under 'publications'.
- 2.5** There are some risks of pollution associated with keeping horses and extra care should be taken if, for example, the development would be close to a borehole used to supply drinking water. In water sensitive areas and/or when larger enterprises are planned, the Council will need to be satisfied that the design of a proposed stable yard takes account of managing the liquid waste arising from activities such as hay soaking, stable washing, washing horses and from liquid soaking through manure heaps. Information can be found on the Gov.uk website, 'Keeping horses on farms'.
- 2.6** The Council is unlikely to grant permission for stables if insufficient grazing is available. Where grazing is limited, a restriction on the number of horses to be kept may be imposed on any planning permission granted. This is because over grazing can be harmful to the landscape as well as being a welfare issue. The amount of grazing required depends upon many variables such as the type of horses/ponies being grazed, the type of pasture and the quality of the pasture and

Chapter 2 - Which factors will the Council take into account?

the quality of pasture management. Many horses are kept partly stabled and partly at grass. The rule of thumb advised by the British Horse Society is two horses per hectare or 1 – 1.5 acres per horse/pony. Horses such as police horses and inner city riding school horses and ponies are stabled in towns with no grazing at all but as Ashford Borough is predominantly rural, it is usual and preferable to provide grazing.

Chapter 3 - The scale and siting of stables

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- 3.1** The siting, scale and design of proposals must not have an adverse effect on the quality of the landscape and in particular must not have a detrimental visual impact on the setting of Listed Buildings, Conservation Areas, and Areas of Outstanding Natural Beauty. The number of stables should be proportional to the accommodation of reasonable equestrian leisure needs of householders balanced against the need to protect the countryside and character of the landscape. Typically this might mean three or four stables, a tack-room and a feed store. Buildings such as hay barns to serve equestrian uses will also require planning permission from the Council.
- 3.2** Stables, tack-rooms and feed-stores should all be situated in one block or a tight grouping of buildings rather than in a dispersed form over surrounding fields and paddocks. This will help reduce the impact of development in the landscape. Development must also be designed in sympathy with the character of the immediate surroundings. Developments should ideally be located close to the dwelling occupied by the person responsible for the care of the horses. This helps to minimise the visual impact of buildings in the landscape as well as provide a sensible level of security and readily available care for the horses.
- 3.3** Horses and equipment such as rugs and tack are particularly vulnerable to theft. Freeze marking and/or micro chipping horses and marking tack and rugs (saddles can also be micro chipped) can increase the chances of recovery and sometimes deter thieves. Locating the stables where they are easily overseen from a related dwelling has obvious benefits for both security and welfare.
- 3.4** The re-use of existing buildings for stabling is possible in circumstances where the size and existing built character of buildings lend themselves to conversion. Courtyard layouts and layouts with a strong relationship between buildings and an arena (existing or proposed) will be important in order to limit the impact on the landscape. In some very open and exposed areas, the visual impact of stables may be too great to be acceptable.
- 3.5** Proposals must not cause a nuisance to adjoining or neighbouring occupiers through smell, noise or disturbance. Appropriate planning conditions will be attached to any grant of planning permission, where they can be used to protect a sensitive landscape and/or the amenities of neighbouring properties and may be used to regulate issues such as fencing, vehicle parking areas, lighting and siting of the manure heap.

Chapter 3 - The scale and siting of stables

- 3.6** The proposed arrangements for disposal of stable manure should be clearly stated in any planning application. The open burning of manure is not acceptable without regulation by the Environment Agency. Horse manure is not considered waste if it used as soil fertiliser but the regulations are complex and you should refer to the Gov.uk website and go to 'Keeping horses on farms', for clarification.
- 3.7** Stables, ancillary buildings and arenas should not be located in an area susceptible to flood risk. To reduce the chances of pollution at times of heavy rainfall, rain water from roofed areas should be kept separate from rainwater falling directly on the ground by the use of water butts.

Chapter 4 - The appearance and landscaping of stables

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- 4.1** Where development is in an area with existing buildings, the new buildings should blend in with those already existing. That is of course assuming that the existing buildings have an acceptable appearance in the landscape! Appropriate local materials should be used in order to enhance local distinctiveness. The appearance and design of any new development should be in keeping with its use, and pay close attention to its surroundings, particularly if the setting of buildings of architectural or historic interest would be affected. In the case of the latter, it may be appropriate to construct buildings of brick, stone or rendered block walls with traditional pitched roofs capable of taking either slates or plain clay tiles. If timber stables are to be constructed in particularly sensitive locations, for example adjoining a group of historic or traditional buildings, it may be appropriate for elevations to be clad in traditional stained feather-edged weatherboarding rather than shiplap boarding.
- 4.2** Developments such as small field shelters with mono-pitch roofs or shallow sloping roofs will typically be clad in green/grey mineral felt or corrugated sheeting. Colours for this type of roof should be muted and, wherever possible, in a matt finish to limit the degree of reflected glare in the landscape. If the site includes farm buildings or thick hedges, it may be possible to locate field shelters so that they relate to these rather than being visible as isolated buildings in the landscape.
- 4.3** Driveways and hardstandings, if required, must be designed with due consideration of the surrounding landscape and should not be intrusive. The use of gravel, rolled gravel or products which allow grass to grow through a network of more solid material will help to minimise visual impact. If a new vehicular access to the site from the public highway is required, proper highway safety considerations will of course need to be met. This should be achieved with as little destruction of existing hedgerows and trees as possible. Some trees and hedges are protected by legislation and wilful harm can lead to prosecution. Planning permission for the formation of a new access to a trunk or classified road will be required whether or not other development is involved. Permission is also required for a new access onto a non-classified road unless the access is required in connection with 'permitted development' (defined in the Town and Country Planning (General Permitted Development) Order 1995).
- 4.4** Additional landscape planting may be needed to reduce the visual impact of the new development. Species that are harmful to horses such as privet, leylandii, yew, rhododendrons, azaleas and laurel should be avoided. If required, planting should be of native species which are appropriate in the English countryside.

Chapter 5 - Arenas

Chapter 5 - Arenas

- 5.1** An artificially surfaced riding area, known as an arena, manège (orig. French: “*riding school*”), or simply school, or ‘a surface’, are increasingly popular with horse owners. They can appear alien and intrusive in the natural landscape and care with siting and design must be applied so that they do not cause a harmful impact on the character of the landscape or on the amenity enjoyed by neighbouring occupiers.
- 5.2** Arenas are normally 40 metres by 20 metres and their siting should be as inconspicuous as possible, particularly if larger competition sizes are required. Their siting should be as near to stables, and other outbuildings as possible to limit the unnecessary dispersal of development in the rural landscape. However, where there is a neighbouring dwelling close by, care will be required to ensure that the equestrian activity does not result in noise and disturbance. Neighbours are unlikely to appreciate hearing instruction being given to a rider receiving a lesson or having sand blowing from an arena surface into their home or garden.
- 5.3** The siting of an arena close to corners of paddocks and boundaries is preferable to take advantage of the screening afforded by existing hedgerows and trees.
- 5.4** Surfaces should be designed to blend into the landscape as far as possible. The use of mixes containing bark or re-cycled rubber chippings is likely to have reduced visual impact compared with sand. It may therefore be preferable to use these in more exposed locations and sensitive areas such as Areas of Outstanding Natural Beauty. Arena fencing should be of natural or low impact materials in visually sensitive locations particularly in Areas of Outstanding Natural Beauty.
- 5.5** Landscape planting may be needed to reduce the visual impact of arenas and, if required, should be of native species. Many evergreen shrubs and trees are very harmful to horses and should of course be avoided. They are also less likely to blend into a rural landscape. Within a relatively short time period a mixed deciduous native hedgerow planting scheme can flourish, helping to integrate an arena visually with its surroundings. However, planting around an arena in a very open landscape or one characterised by large open fields may be more harmful in certain circumstances and therefore needs careful consideration.
- 5.6** As mentioned in paragraph 3.7, arenas should not be located in areas susceptible to flood risk. Apart from the risk of the surface material being washed away, the volume of the arena which is raised above the surrounding ground level can displace flood water and cause problems elsewhere.

Chapter 6 - Lighting

6.1 External lighting, in particular high level floodlights on columns, can be a prominent and incongruous feature in the countryside especially when in use. It can also result in “light pollution” which spoils other people’s appreciation of the night sky, may cause nuisance to neighbouring properties, confusion to motorists and disturbance to wildlife. External lighting (apart from inconspicuous safety and security lighting) will therefore normally be unacceptable. This is especially so in sensitive areas such as Areas of Outstanding Natural Beauty or in an area of dark skies. If a floodlit arena is required, it should be inconspicuously sited to minimise the impact of lighting as well as the impact of the arena itself. The Council has published guidance in the ‘Dark Skies Supplementary Planning Document’, available on the Council’s website. This has helpful advice on minimising the harmful impact of external lighting.

Chapter 7- Development of land for horses not closely related to the owner's dwelling

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7.1 Keeping horses on land which is not closely related to the home of the person responsible for the care of the animals brings with it a number of problems. Although care is always needed to assimilate horse associated development into the landscape, this is easier to achieve and less harmful when it is next to an existing cluster of domestic buildings. In open countryside, the change to an otherwise undeveloped and unspoiled landscape can be dramatic and potentially very harmful. The following are examples of development associated with keeping horses, which often causes harm to the landscape:

- Large fields subdivided into numerous small paddocks where these are uncharacteristic of the landscape.
- Use of white plastic electric fencing stakes and white tape, white or bright colours for water containers, feed bowls etc. leads to these items being highly visible and harmful to previously attractive countryside.
- Buildings, parked cars, horse box/trailer, a caravan, various sheds hardstandings in the countryside where previously none existed.

There are a number of positive steps that can be taken to reduce the damaging impacts listed above.

Subdivision

7.2 Subdividing large fields into a number of small paddocks should be avoided if possible especially where these are very visible in the landscape. Of course outer boundaries need to be very secure to prevent animals from straying and good native hedges supported by stock fencing, if needed, are ideal for this. Post and rail and specialist equine stock fencing also make suitable perimeter fencing in most locations although use of machined post and rail may not be favoured in visually sensitive locations within Areas of Outstanding Natural Beauty. If subdivision is essential, to prevent laminitis or to avoid bullying, paddocks can be created using less permanent fencing. This means that existing field boundaries, which in some cases are hundreds of years old, are maintained and the change is less permanent.

7.3 If electric fencing is employed to create paddocks within an existing field system, the use of white fencing stakes and white tape should be avoided. Dark green electric fencing stakes are far less obtrusive in the landscape and these can be used with either dark green electric fencing tape or electric cord, which although usually white, is much thinner than tape. Both of these methods are less conspicuous to the human eye and therefore less likely to be damaging to the countryside. Once they are aware of it, horses are as respectful of a dark green electric fence or white cord as they are of white tape on white posts.

Chapter 7- Development of land for horses not closely related to the owner's dwelling

- 7.4** Erection of stock fencing does not normally require planning permission but the Council may consider it necessary to impose planning conditions relating to fencing in locations where subdivision into small paddocks would be harmful to the landscape. A planning condition could, for example, require details of the type and positioning of fencing to be submitted for approval.
- 7.5** Subdivision into small paddocks can also cause suffering to horses if the arrangement of paddocks deprives the occupants of protection from cold winds and driving rain, or from flies and lack of shade in summer. Provision of numerous separate field shelters where land has been subdivided into small paddocks is not likely to be visually acceptable. Choosing a good location for a shelter which can be shared by the occupants of several paddocks may help solve this problem. Any subdivision of fields should therefore take into account the impact on the landscape as well as the consequences on the wellbeing of the horses.
- 7.6** Removal of droppings or 'poo picking' on a regular basis is even more important if horses are grazed in small paddocks rather than in larger areas. From the point of view of horse health as well as appearance, a small paddock needs to be 'picked' on a regular basis. The British Horse Society web site www.bhs.org.uk publishes a very good free download entitled 'Advice on Worm Control', which recommends removal of droppings at least twice a week to reduce harmful worm infection. More frequent collection and removal makes the task less onerous and more effective. The appearance of a small paddock and quality of grazing will deteriorate rapidly unless droppings are regularly cleared.
- 7.7** Careful digging out and removal of poisonous weeds such as ragwort are essential for horse health and also help to maintain a good appearance of the pasture. Unfortunately wilted ragwort is more palatable to horses than when it is growing. It should therefore be removed from the field taking care not to leave it anywhere that horses can gain access to it. Non-poisonous weeds such as nettles, brambles and docks can be cut back to avoid land taking on an uncared for untidy appearance. The too often seen poor appearance of pasture divided into small paddocks and grazed by horses can be improved with good management. The Kent Downs Area of Outstanding Natural Beauty publication, 'Managing Land for Horses', contains more detailed advice on pasture management.

Bright colours

- 7.8** Like the use of white tape and white fencing stakes; brightly coloured buckets, bowls, water containers and other items can be conspicuous in a green landscape and spoil its appearance even at a distance. Littered around a field or paddocks these brightly coloured items can change a beautiful landscape into an untidy looking wasteland. The simple solution is to use only black or very dark green

Chapter 7- Development of land for horses not closely related to the owner's dwelling

plastic bowls and buckets, water containers and troughs. Traditional galvanised water troughs take on a grey appearance which also blends well with the predominant greens and browns of the countryside. A bath improvised as a water trough does nothing to enhance a rural landscape.

Buildings, arenas, access points, hardstandings, landscaping, and manure storage and disposal.

7.9 The advice regarding construction, siting, materials and design of buildings and arenas; provision of new access points and hard standings; landscaping and manure management set out in the earlier sections of this guidance should also be applied to the development of land for keeping horses where the land is separate from the owner's place of residence. The impact on the landscape, of all of these aspects associated with keeping horses, is likely to be even greater on sites which located away from existing buildings. Where the land is within an attractive rural location with little or no existing development nearby, care and attention to the detail needs to be correspondingly greater. The Kent Downs publication, 'Managing Land for Horses', is written to assist horse owners in limiting harm to the landscape. This detailed advice provides excellent guidance on safeguarding the landscape whether or not the location falls within an Area of Outstanding Natural Beauty such as the Kent Downs. See www.kentdowns.org.uk

7.10 The Council's previous guidance in SPG8 was written with the expectation that stables for private use will be proportional to the accommodation of reasonable equestrian leisure needs of householders balanced against the need to protect the countryside. The typical demand is for no more than 3 or 4 stables with additional space for storage. It is less likely that larger establishments, whether commercial or not, will be considered 'sustainable development' if they are not close to the home of the person responsible for looking after the horses. This is because of the resulting increased flow of traffic on narrow country lanes and the greater impact of a larger amount of development on the landscape.

Cars, trailers, lorries, caravans, sheds

7.11 One of the problems of keeping horses on a separate piece of land away from the home of the person responsible for the care of the horses is that unless that person makes regular visits to tend to the horses, the animals' welfare may suffer. Welfare of the animals has been declared to be, 'not a planning matter'. However, good management of the landscape is a planning matter and good management of horses is compatible with good management of the landscape. Horses out at grass should be visited at least twice a day and leaving horses confined within stables out of sound and sight of the owner's residence is not recommended. It is often the case that caring owners will want to spend most of their free time at the site where their horses are kept. This is likely to raise the standard of care for the

Chapter 7- Development of land for horses not closely related to the owner's dwelling

horses but at the same time can inflict more harm on the landscape due to parked vehicles and the addition of a caravan or hut to provide shelter and facilities for the human carer/s.

7.12 Whereas it is quite normal to expect to see some of these items within a domestic curtilage; parked cars, trailers, lorries, caravans and sheds which provide convenience for the human, can have a particularly undesirable impact on the countryside. This is especially true in areas where there is little no existing development. If horse related development is to be provided on a site distant from the home of the person responsible for care of the horses, the ability of the site to absorb such ancillary items must be taken into account. If planning permission is granted it may be necessary to place restrictions on what may be brought onto the site and/or how the appearance of such items can be mitigated. Forward planning to include a rest room and toilet facilities as part of the original development is preferable to the arrival of unsightly unplanned and unauthorised development taking place on the site.

Chapter 8 - Equestrian Centres, livery yards, stud farms, other commercial enterprises and rescue centres

Chapter 8 - Equestrian Centres, livery yards, stud farms, other commercial enterprises and rescue centres

- 8.1** The issues described above apply to larger horse related developments as well as to small private developments. The larger the scale of development, the greater the impact upon the landscape is likely to be. The more built development that is required the greater the number of vehicle movements and number of parked cars likely to be associated with the use will be. Equestrian Centres need large car/lorry parks to accommodate parking and turning of large vehicles as well as for visitors arriving by car. These can sometimes be located next to a large building such as an indoor school or barn to reduce the visual impact in the wider landscape. The number of horses kept and the way in which they are kept does affect the appearance and character of an area. Every effort should be made to ensure that the affect is positive and not negative.
- 8.2** As in the case of non-commercial horse related developments, appropriate planning conditions will be attached to planning permission where it is considered necessary to regulate matters such as fencing, vehicle parking areas, lighting and management. Restrictive planning conditions may be necessary for conservation of the landscape and sometimes for the protection of the amenities of neighbouring residents.
- 8.3** In the case of larger higher impact developments, siting and management needs to be correspondingly well planned and controlled to limit harm to the countryside. Whilst planning appeal outcomes suggest that small scale developments for horses in rural locations separate from the owner's dwelling do not raise issues of sustainability, the issue of sustainability is more likely to be relevant when larger enterprises are being considered. To be sustainable, full time supervision and good access are both likely to be necessary for larger scale developments involving horses. Such development is best planned in conjunction with an existing dwelling in an accessible location.
- 8.4** Developments which have the potential to grow into more intensive commercial enterprises are likely to be restricted by planning conditions if the location is not appropriate for expansion. It is common for livery yards and riding schools to host shows and other mounted activities which can result in an unusually large numbers of horse boxes, trailers and spectator cars arriving at the site. This is perfectly acceptable in some locations but can cause problems of congestion where access is via narrow rural roads and cause annoyance where an access is shared with other properties unrelated to the stables.

Chapter 9 - Conclusion

- 9.1** This Supplementary Planning Document supports the Council's relevant statutory Development Plan Documents. Appendix 1, which follows, lists Ashford Borough Council and other current planning policy documents which may be relevant to keeping horses.

Appendix 1 – Current Planning Policy Documents

Appendix 1

Current relevant planning policy documents:

Ashford Borough Local Plan 2000 saved policies

Policy GP10 - Tenterden's special character
Policy GP12 - Protecting the countryside and managing change

Ashford Borough Council Core Strategy 2008

Policy CS1 - Guiding Principles
Policy CS9 - Design Quality

Tenterden and Rural Sites 2010 Development Plan Document

Policy TRS 8 – Extensions to employment premises.
Policy TRS9 – New employment premises and uses in the Rural settlements
Policy TRS10 – New employment premises in the countryside.
Policy TRS11- Conversion of rural buildings to non-residential uses.
Policy TRS14 – Diversifying existing agricultural businesses.
Policy TRS 17- Landscape character and design.
Policy TRS 18 – Important rural features.

National Planning Policy Framework

Suggested relevant sections:

Section 3. Supporting a prosperous rural economy
Section 7. Requiring good design
Section 11. Conserving and enhancing the historic environment.

Additional Advice

Additional advice has been produced by the Kent Downs AONB unit. This provides a very detailed and helpful guide entitled, 'Managing Land for horses'. The principles of good management to be found here can usefully be applied inside and outside the Kent Downs AONB www.kentdowns.org.uk publications.

Other publications; Kent Downs Land Managers Pack, Landscape Character Areas, and Kent Downs AONB Landscape Design Handbook also provide help on understanding and managing the landscape.

Both the Kent Downs AONB unit and High Weald AONB unit publish Management Plans which contain guidance on development in their respective areas.
www.kentdowns.org.uk and www.highweald.org

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