



**STATES OF ALDERNEY
BUILDING AND DEVELOPMENT CONTROL COMMITTEE**

Policy Guidelines for stables & field shelters for horses

The keeping of horses for recreation purposes has become increasingly popular in recent years leading to a consequent increase in planning applications for stables and field shelters.

Compliance with the guidelines contained in this Policy Document does not guarantee that planning permission will be forthcoming - other material considerations will be taken into account and each case determined on its merits.

These guidelines are intended for people who want to build stables because of their private equestrian leisure interest and require planning permission from the B&DCC.

The Committee will expect planning applications to comply with the following guidelines where relevant: -

Siting, size and design

- ❖ **New buildings must be as inconspicuous as is possible to minimise the impact they may have on the landscape. Careful siting, in a well screened location, can reduce the impact. Ideally, new development should link in with any existing buildings to make it as unobtrusive as possible.**
- ❖ Design of new development should always avoid siting buildings in an elevated position on the open skyline where they will appear the most prominent. Using natural folds in the landscape or surrounding groups of trees can render new buildings inconspicuous. The planting of suitable trees may provide shelter and also help to disguise new buildings.
- ❖ **Detailed consideration must be given to materials, colour and landscaping.**
- ❖ Where existing buildings within the application site or the applicant's ownership are suitable for equestrian use, but are vacant or not being used for this purpose, the applicant will be required to fully justify the creation of a new facility. Consideration must be given to the adaptation or conversion of existing buildings before new build.
- ❖ **The size and number of horses to be accommodated and the area of land available for grazing will be considered in reaching a decision on acceptable dimensions for new buildings.**

- ❖ Consideration must be given to storage within the proposed building. This is necessary to avoid clutter in the landscape, unacceptable visual intrusion and environmental impacts.
- ❖ **Proposed buildings should be at least 30m from any unrelated residential building, to avoid impacts on residential amenity from smells, noise and nuisance.**
- ❖ Planning permission granted for the erection of stables in proximity to residential properties is likely to be on a temporary basis in order to assess the affects of the development on the area. The renewal of such permissions will depend upon whether nuisances have been experienced by neighbours.
- ❖ **Hedges or post and rail fencing are considered to be best in visual terms for fencing and field boundary treatments.**

Additional guidance for applications in the Designated Area (Greenbelt)

Applications for stables / horse shelters in the Designated Area (Greenbelt), must demonstrate that the proposed development is **essential** for the keeping of horses, **genuinely required** and **small** in scale. It is also expected that stables & shelters will be of non-permanent construction, of timber structure, in order that they may be easily removed when no longer required.

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