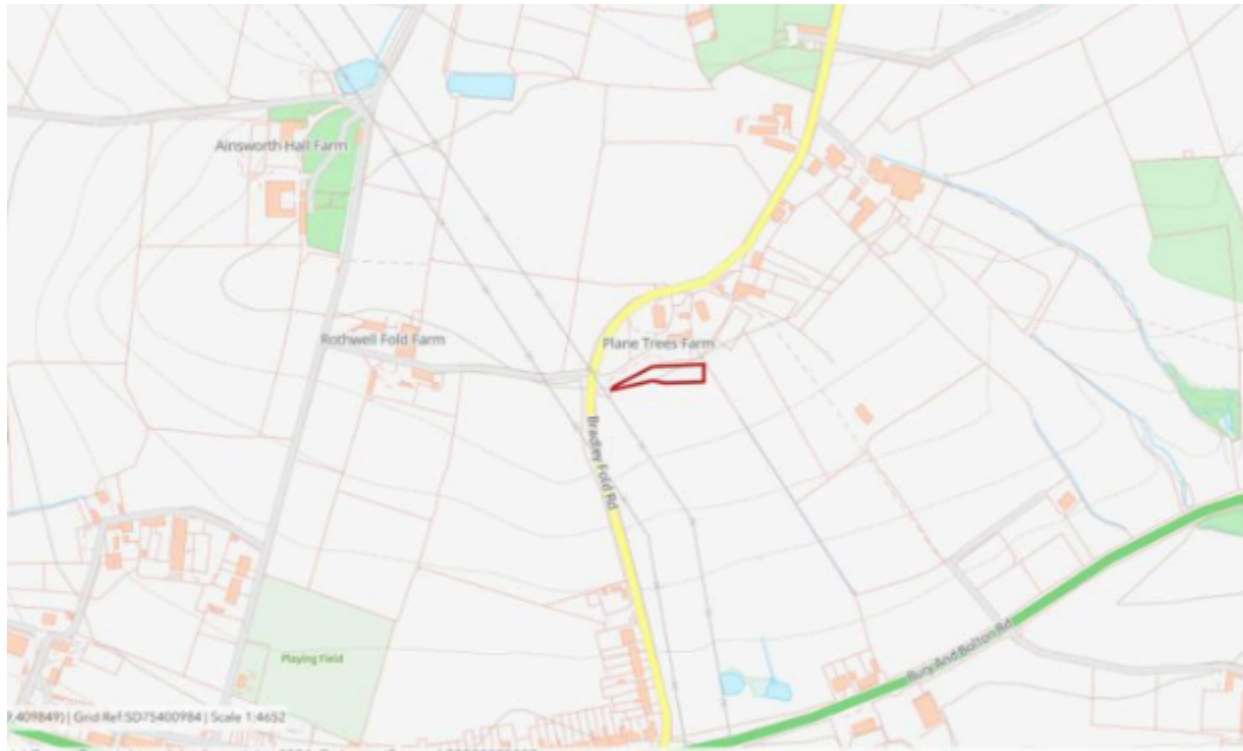


SUPPORTING PLANNING STATEMENT

14 November 2025

Supporting Planning Statement for proposed stables and menage .



Land adjoining Plane Trees farm, Bradley Fold Road, Ainsworth, BL2 5QR

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants.



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Rev	Date	Description	Prepared	Reviewed	Approved
1	14/11/2025	Supporting Statement	NH	RM	SM

1. Site & Surrounding Area

- 1.1. The site comprises part of a field located to the east of Bradley Fold Road, Ainsworth. Ainsworth village is located approximately 700 metres to the north of the site. Bolton is located to the west and Bury is located to the east. Bradley Fold Road links up with Bury New Road, which links the two towns. The extent of the site is shown below as Figure 1.

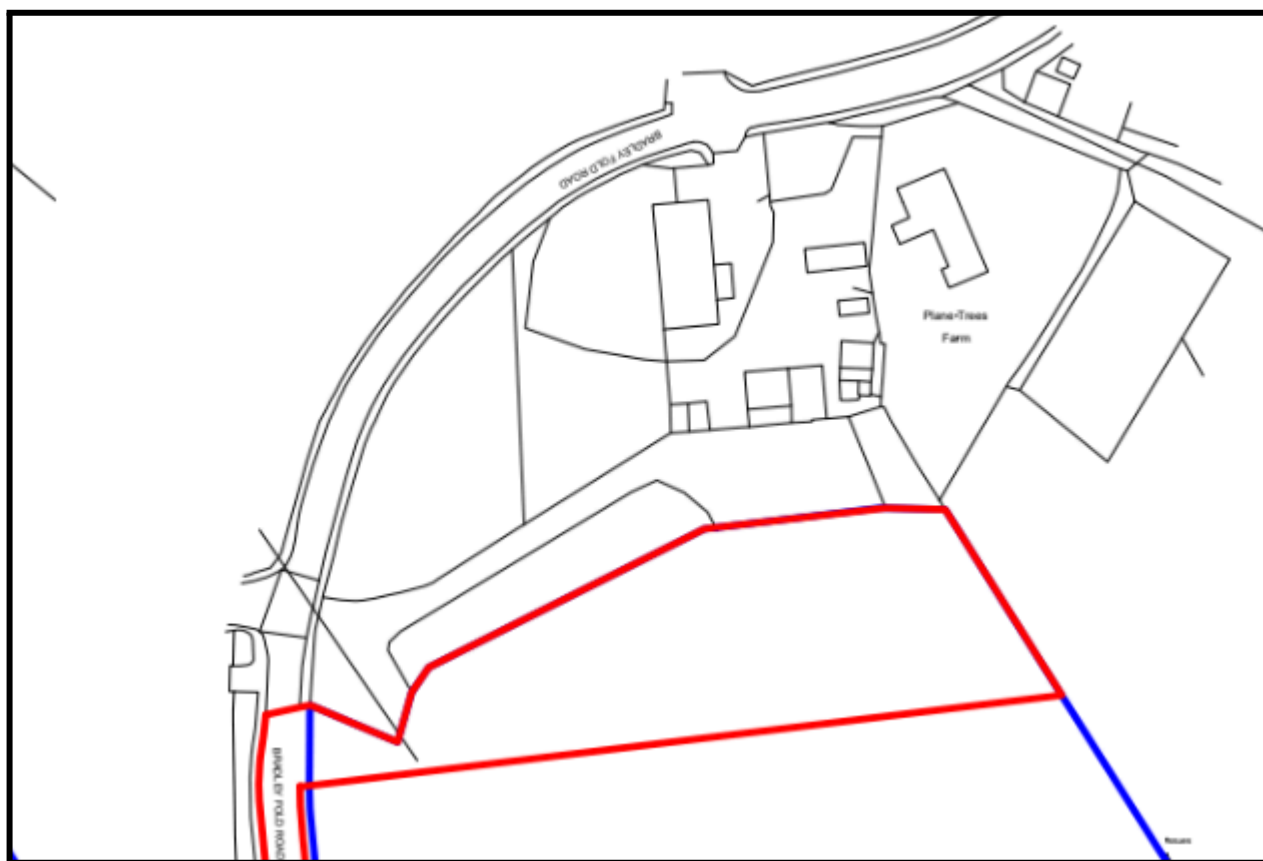


Figure 1: Location Plan of the site

- 1.2 The site comprises a field, which slopes up gently from south to north. To the north of the site is a hay barn, to the east are further agricultural fields and to the south is the host field, which is within the ownership of the applicant. To the west is the site access leading onto Bradley Fold Road. Two photographs shown below identify the site when viewed from the south.



Figure 2: Photographs taken from the south towards the site.

2. PROPOSED DEVELOPMENT

- 2.1. The proposed development is for a stable block and a menage area alongside. The proposed development would be for personal use and no commercial activities would be carried out. The applicant would be willing to accept a condition to ensure that the proposal is for personal use only.
- 2.2 The access to the site will utilise the existing access from Bradley Fold Road. The stable block will be in a 'U' shape and set well in the site from the access point. The stable block would be capable of accommodating five horses. Alongside and to the east the proposal includes a menage area. The menage area will have a timber fence surround and will not be lit. The plan below shows the layout plan of the proposal.

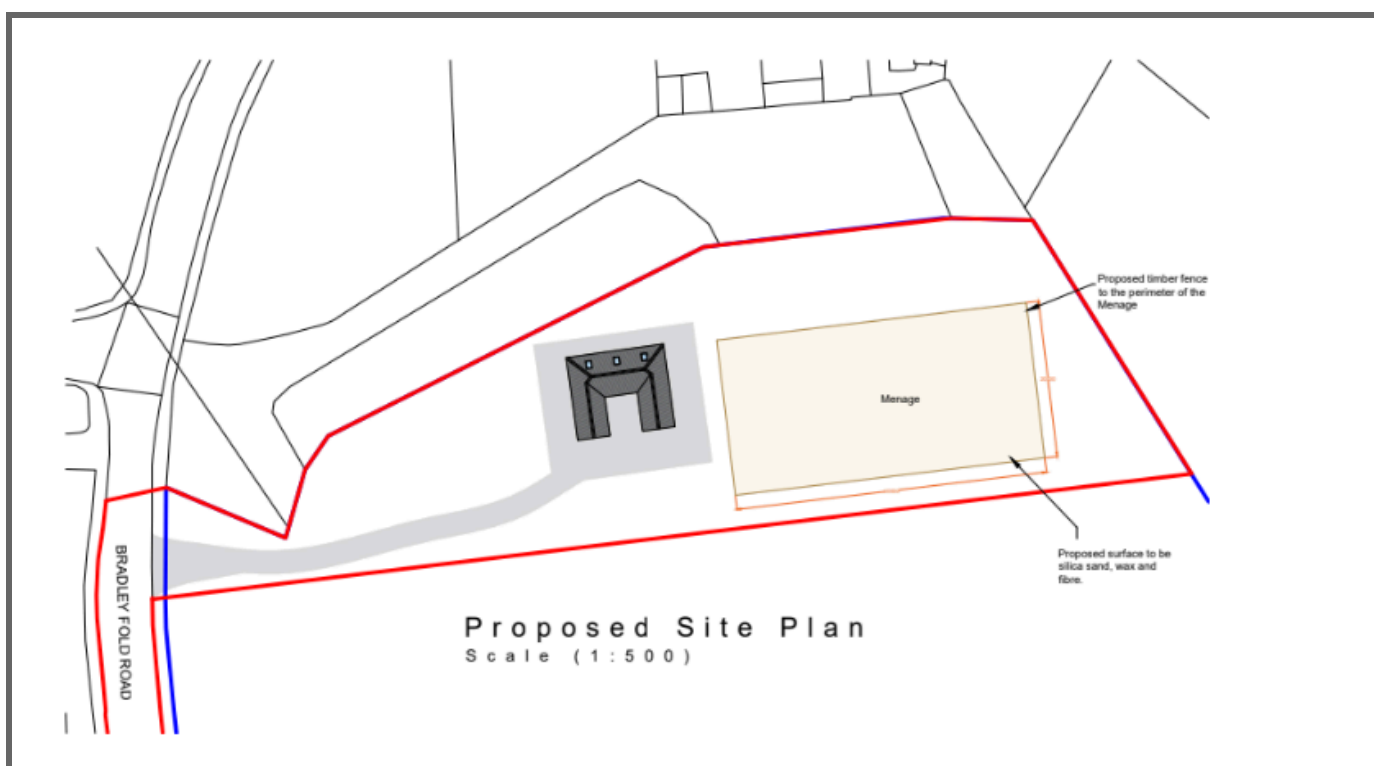


Figure 3: Layout plan

3. PLANNING POLICY

- 3.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the development plan unless material considerations indicate otherwise.
- 3.2 The Bury Unitary Development Plan (UDP) acts as a guide for the future development or protection of land in the Borough and together with other adopted Development Plan Documents its policies and proposals form the basis for the Council's decisions on planning applications.
- 3.3 The current Bury UDP was adopted by the Council on 29th August 1997. The Council is working to replace the adopted UDP with a new document called the Bury Local Plan. Until the new Local Plan is produced the UDP will continue to be used to make planning decisions.
- 3.4 The site is located in the Green Belt as defined by the local plan policy map. Furthermore, Plane Trees Barn is not listed however, as part of the Plane Trees Farm development it is included in the Draft local list of buildings of special architectural or historic interest for the Radcliffe Area, registered in October 2010.
- 3.5 Policy OL1/1 refers to the Designation of Green Belt. The policy states the Council will operate development control policies over a Green Belt as delineated on the Proposals Map. The Green Belt includes the following broad open land areas in part the open land area within the Borough between Bolton and Bury from the Greater Manchester boundary in the north to Little Lever and Radcliffe in the south and incorporating the settlements of Hawkshaw and Ainsworth.
- 3.6 Policy OL1/2 refers to New Buildings in the Green Belt. The policy states that the construction of new buildings inside the Green Belt is inappropriate development, unless it is for one or more of the following purposes: essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of Green Belt and which do not conflict with the purposes of including land in it. The policy justification states that Essential facilities should be genuinely required for uses of land which preserve the openness of the Green Belt and do not conflict with the purposes of including land in it. Possible examples of such facilities include small changing rooms or unobtrusive spectator accommodation for outdoor sport, or small stables for outdoor sport and outdoor recreation.

- 3.7 Policy OL4/7 refers to the Development Involving Horses. The policy states that the keeping of horses for recreational purposes or as part of commercially based equestrian activities will be considered acceptable where it would not have an adverse effect on the appearance of the rural areas. In particular, high standards of design, construction and maintenance will be expected as part of any development proposals.

4. PLANNING CONSIDERATIONS

- 4.1 The site is located in the Green Belt and the proposal is for a stable block and a menage area alongside it and is to be used for personal use.
- 4.2 Paragraph 154 of the Planning Framework states that for development in the Green Belt it is inappropriate unless one of the following exceptions applies: b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. Policy OL1/2, which refers to New Buildings in the Green Belt generally repeats the Planning Framework.
- 4.3 The applicant contends that the proposal will provide a building and structure that is appropriate to outdoor recreation i.e. horse riding. Furthermore, the supporting information to Policy OL1/2 mentions stables for outdoor recreation as an example of an appropriate facility. In assessing whether the proposal is appropriate it is necessary to look at previous appeal decisions. The following three appeal decisions were dismissed for stable blocks for various reasons
- 4.4 The first appeal in Shepley, Kirklees, the inspector considered the following: *It is common ground between the parties that the proposal would amount to a facility for outdoor sport and recreation. It would therefore be capable in principle of meeting this exception. However, paragraph 89 also requires that such proposals are “appropriate”. In this case, the appeal site is only 0.1 hectares in size and does not contain sufficient land for the horses to be grazed or exercised. There is limited information before me as to where any grazing or exercise of the horses would take place, and it does not appear practical to transport up to 3 horses on a regular basis to land elsewhere. For these reasons, I do not consider that the proposal would constitute an appropriate facility for outdoor sport and recreation. It would therefore not comply with the relevant exception at paragraph 89 of the Framework. Appeal Ref: APP/Z4718/W/16/3155993 Land off Lane Head*

Road, Shepley.

- 4.5 In contrast the application site is 0.1165ha, however the applicant owns the host field, located to the south of the application site and is of a substantial size as the plan below shows. Furthermore, the proposal includes a menage area so the horses can be exercised within that area and they can graze within the host field. The inspector in the above was concerned that the horses would have to be transported elsewhere, which was considered impractical. However, in this case the application site can accommodate the applicants horses without the need to transport them elsewhere.

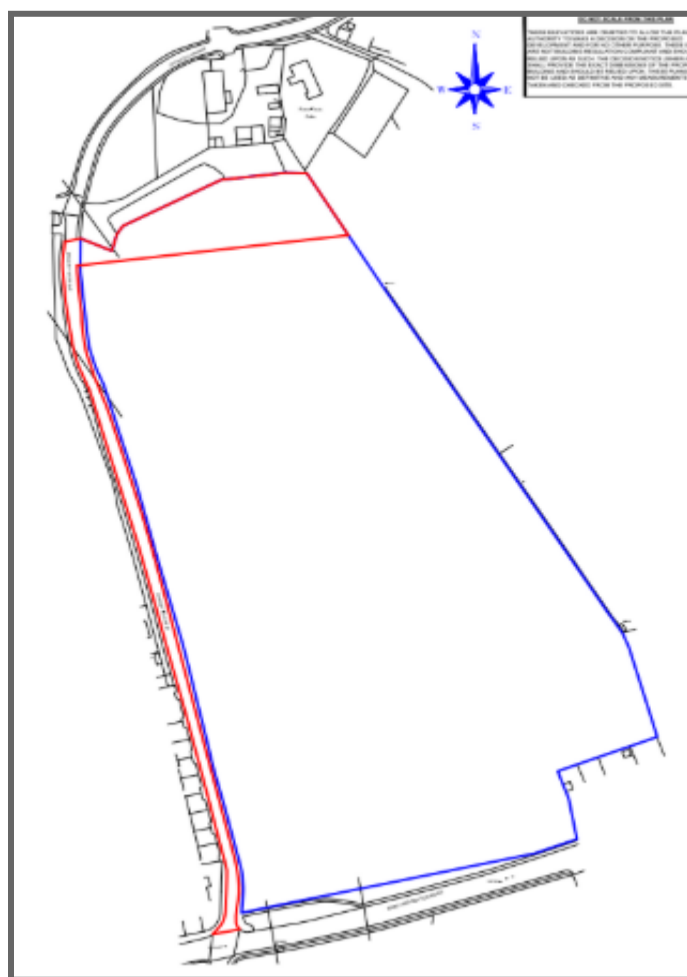


Figure 4 Extent of the application site and the host field

- 4.6 The second appeal relates to a stable block in Haigh, Wigan. The inspector stated the following:

The proposal would be associated with outdoor activities for the purposes of paragraph 149(b). From a spatial perspective, the proposal would inevitably lead to a reduction in the openness of the Green Belt. The stable block is single storey and of limited depth. However, due to its length, with the sitting cabin, paddock area and resurfaced access, the proposal would overall have a substantial footprint. As such, even acknowledging that there would be little ground disturbance, the proposal would introduce a sizeable form of development to the field, which otherwise remains largely open. There would therefore be spatial loss of openness Appeal Ref: APP/V4250/W/22/3294257 1 Samuels Fold, Pendlebury Lane, Haigh WN2 1LT.

- 4.7 In contrast the proposed development comprises a modest size stable block. There would be no sitting area, the stable block would be purely used to accommodate horses and store equipment associated with horse riding. The building would not occupy a substantial footprint and with its layout would occupy a modest area of ground, The proposal would therefore not introduce a sizeable form of development to the field.
- 4.8 The third appeal relates to an appeal for a stable block in Doncaster. The inspector considered the following: *The buildings would be clearly visible from public vantage points including the lane and from the nearby public footpath. The increase in built form would result in a limited loss of openness to the Green Belt. Appeal Ref: APP/F4410/W/17/3171704 Skelbrooke Stables, Bannister Lane, Skelbrooke DN6 8LU.*
- 4.9 The proposed development would be set well back from the road and it would be viewed with other buildings located to the north of the site. To the east of the site there is a footpath, however this is located some distance from the proposal with an intervening field between the application site and the footpath. Therefore, although there are public vantage points near the application site, the modest sized stable block and menage area would not be clearly visible from these viewpoints and the proposal would not result in a limited loss of openness. Overall the proposal is considered to represent appropriate facilities for the use of the site.
- 4.10 Paragraph 154 of the Planning Framework also refers to the requirement that the proposal must

not conflict with the purposes of including land in the Green Belt. Paragraph 143 of the Planning Framework identifies five purposes of including land in the Green Belt. The five purposes are a) to check the unrestricted sprawl of large built-up areas; b) to prevent neighbouring towns merging into one another; c) to assist in safeguarding the countryside from encroachment; d) to preserve the setting and special character of historic towns; and e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- 4.11 The application site consists of an open field, however the proposed stable block together with the adjacent buildings to the north represent a small group of buildings and therefore the proposal would not lead to urban sprawl. The application site is remote from any defined settlements and therefore the proposal would not lead to settlements merging into one another. As mentioned above the proposal is modest in nature and will not be particularly visible from public vantage points. The proposed stable block, in particular, will be viewed against the farm buildings located to the north of the site. The remainder of the host field will remain as open countryside, therefore given the modest nature of the proposal, the presence of neighbouring buildings and the retention of the openness of the host field, this means that the proposal would not lead to encroachment in the countryside. The last two purposes of including land in the Green Belt are not relevant to the proposal or the application site. Accordingly, the proposal complies with Paragraphs 143 and 154 of the Planning Framework and Policy OL1/2 of the Local Plan.
- 4.12 Policy OL4/7 refers to the Development Involving Horses. The policy requires that the keeping of horses for recreational purposes will be considered acceptable where it would not have an adverse effect on the appearance of the rural areas. In particular, high standards of design, construction and maintenance will be expected as part of any development proposal. The stable block is of an acceptable design, it will be clad in timber and will be a modest structure that would not have an adverse impact on the character of the rural area. The menage will assist in the recreational use of keeping the horses as they will be exercised properly and will enhance the maintenance of the use. The menage is of a modest size and will not include any lighting. Overall it is considered the proposal will not be harmful to the appearance of the rural area and will comply with Policy OL4/7.

- 4.13 The adjacent farm has a barn, which has recently been converted into two dwellings. The barn is locally listed, however is located some distance from the proposed stable block. Given the intervening distance it is considered the proposal would not harm the setting of the locally listed building.
- 4.14 The site is of sufficient size to accommodate on site parking. Although not shown on the proposed layout plan the area to the west of the proposed stable block adjacent to the access road will provide an area sufficient to accommodate at least two car parking spaces. The applicant will accept a condition that the parking area is set out before the stable block is brought into use. This will ensure there is sufficient provision for parking in association with the use of the proposal and will ensure there is no parking on the road.
- 4.15 Given there are no other material considerations, the proposal is considered to comply with the Planning Framework and the Councils Development Plan and therefore the Council are requested to approve the application.

Produced & signed by: Nick Howard BSc (Hons)

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