

# Local Plan no. 333

for a residential area and an equestrian centre  
at Hedemøllevej, Bjerringbro



**VIBORG**  
KOMMUNE

A Local Plan decides how an area should be used in the future. The rules for Local Plans are decided in the Planning Act.

The Local Plan is divided into two main sections:

- The report describes the background of Local Plan and how its related to other planning and legislation. This part is descriptive and not legally binding.
- The provisions and its attached maps is the legally binding part of the Local Plan. This part is binding for the city council, landowners and users of the area.

The City Council and the landowners in the area are not obliged to implement the Local Plan.

#### **Obligation to make a Local Plan**

The City Council must provide a District Plan, when major construction works are to be carried out when areas are being transferred into urban areas, or when necessary in order to ensure implementation of the municipal. The Local Plan must be held within limits of the Municipal Plan.

#### **(Temporary) legal effects of the Local Plan Proposal**

Once the proposal for a Local Plan is published, there must be no legal or physical changes made in the area which may preempt the Local Plan implementation. Properties within the Local Plan area are subject to a temporary ban on land development, building and change of use.

The temporary ban applies to a maximum of one year from publication of the draft Local Plan and ceases when the final Local Plan is adopted by the city council. After final adoption of the Local Plan the legal effects mentioned in the Local Plan apply.

The proposal will lapse if it has not been finally adopted within 3 years after publication.

When the deadline for objections and amendments has expired, the City Council may, however, authorize minor changes in the Local Plan area if they are in accordance with the Local Plan proposal and the Municipal Plan. If adoption of the Local Plan proposal is stopped because of opposition from other authorities, the City Council may not grant such permission.

The existing legal use of property in the area can continue (the Planning Act, § 17, paragraph. 1).

#### **Public Hearing**

When the city council has approved a proposal for a Local Plan, the proposal must be published for at least 8 weeks. It gives citizens and authorities the opportunity to make comments and suggestions for changes. After the publicity period, the City Council evaluates the comments and amendments.

With the final adoption the Local Plan proposal can be modified on the basis of suggestions, comments and objections. Citizens who are substantially affected by these changes will have the opportunity to comment before the proposal is finally adopted. If there are significant changes to the final adoption, the Local Plan proposal must be published again.

#### **Publication**

The City Council of Viborg hereby announces in compliance with the Planning Act § 24 proposals for Local Plan No. 333 from July 10<sup>th</sup> to September 3<sup>rd</sup> 2008.

Comments, amendments and objections to the Local Plan proposal must be received by Viborg Municipality by September 3<sup>rd</sup> 2008. They must be sent to:

Planning and Development Department, Rødevej 3, 8800 Viborg

E-mail: [plan.udvikling@viborg.dk](mailto:plan.udvikling@viborg.dk)

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**Appendixes**

**Municipal Appendix**

Draft Supplement No. 22 to City Plan 2001-2012 for Bjerringbro  
Municipality is attached at the back

**The Local Plan proposal is made by the Municipality of Viborg in cooperation with COWI.**

**Illustrations on pages 10, 12 and 13 are prepared by the Plan consultant.**



# **Review Local Plan**



## **A. BACKGROUND AND PURPOSE of the Local Plan**

### **Background**

This local plan is prepared based on the applicant's desire for a development with residential and an equestrian center – a so called horse village - north of Bjerringbro, in the area which is designated for urban growth in the Regional Plan 2005 for Viborg.

The city council wanted to promote the applicant's request.

The local plan allows for a residential area where the basic idea is to bring together residents about their common interest in horses. In the area it must thus be possible to live in urban environments while being close to the facilities needed to cultivate the common interest in horses.

There is also the opportunity of making contact with the recreational qualities in the local plan area and to establish a network of paths through the area with a possibility of eventually creating a context with the overall pathways in Bjerringbro.

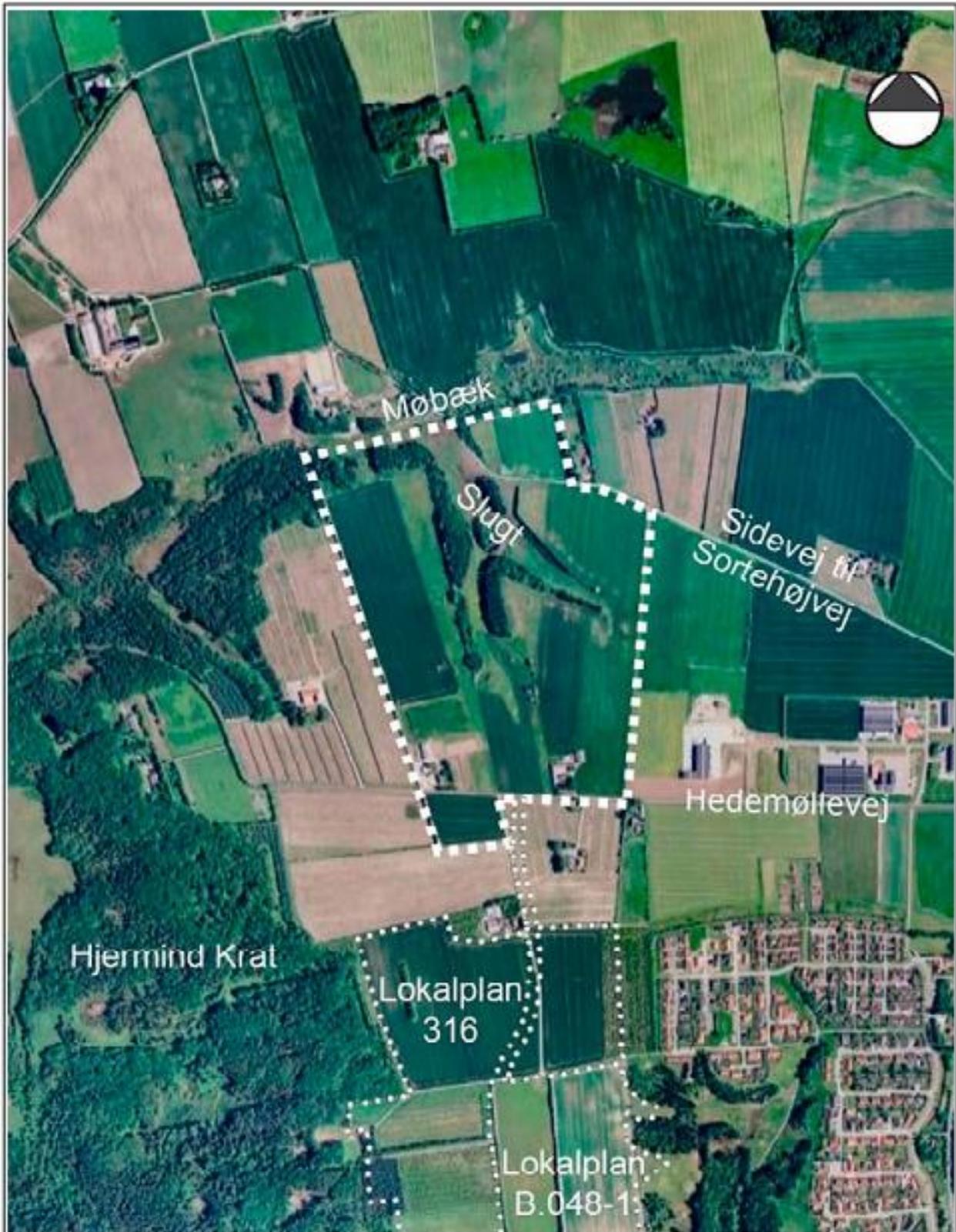
### **Purpose**

The local plan is being prepared to open up areas that adapts landscape and nature in the area and will provide a natural and smooth transition between the urban and the countryside.

The Horse village will become a fusion between urban and country where the best of both worlds is combined: The proximity to the city and its modern facilities and proximity to countryside and nature, as well as the rural pursuits.

The local plan allows for a housing development with 12 close/low houses and 38 open/low housing, located in 7 enclaves, and an equestrian center in form of stables, riding stables, barn and feed silos for up to 100 horses. The Horse Center buildings are thought as surrounded by folding-/training- and parking facilities.

Among other things the local plan ensures, that the area is a transition between residential areas to the south and open farmland towards North by establishing an open and diversified development that is planned according to landscape and natural conditions.



Measurement approx. 1:12.000

Aerial

## **B. EXISTING CONDITIONS**

### **Surroundings and location.**

The area is bounded to the north by the valley around Møbæk which stretches over the middle of the area and also marks the border to the open countryside. To the northwest and west there is a riding school and a property. To the south the local plan area is bounded by Hedemøllevej which serves as the area's traffic access. A small area south of Hedemøllevej is included as part of the planned equestrian center.

South of the area is open farmland with a new residential area further south, which is under expansion. East of the area is an industrial area, which is also being expanded.

### **The area.**

The local plan includes an area of approx. 38 ha, located west of the Hjermind and north of Bjerringbro.

The local plan includes the properties Hedemøllevej 16 and 18, which today are used for agriculture. The gorge is used as grazing land.

### **Landscape and vegetation.**

Today the area appears as open farmland on the flat area closest Hedemøllevej.

Farther north, where the terrain is hillier, there are scattered vegetation / woodland on the slopes. Small growths are found in the valley with Møbækken and the lake. The valley is now grazed.

Parts of the local plan area are designated as a special protection area in which the protected forest of Hjermind thicket (west of the area) and the valley are included.

A part of Hjermind Thicket is old and has a beautiful edge of the wood.

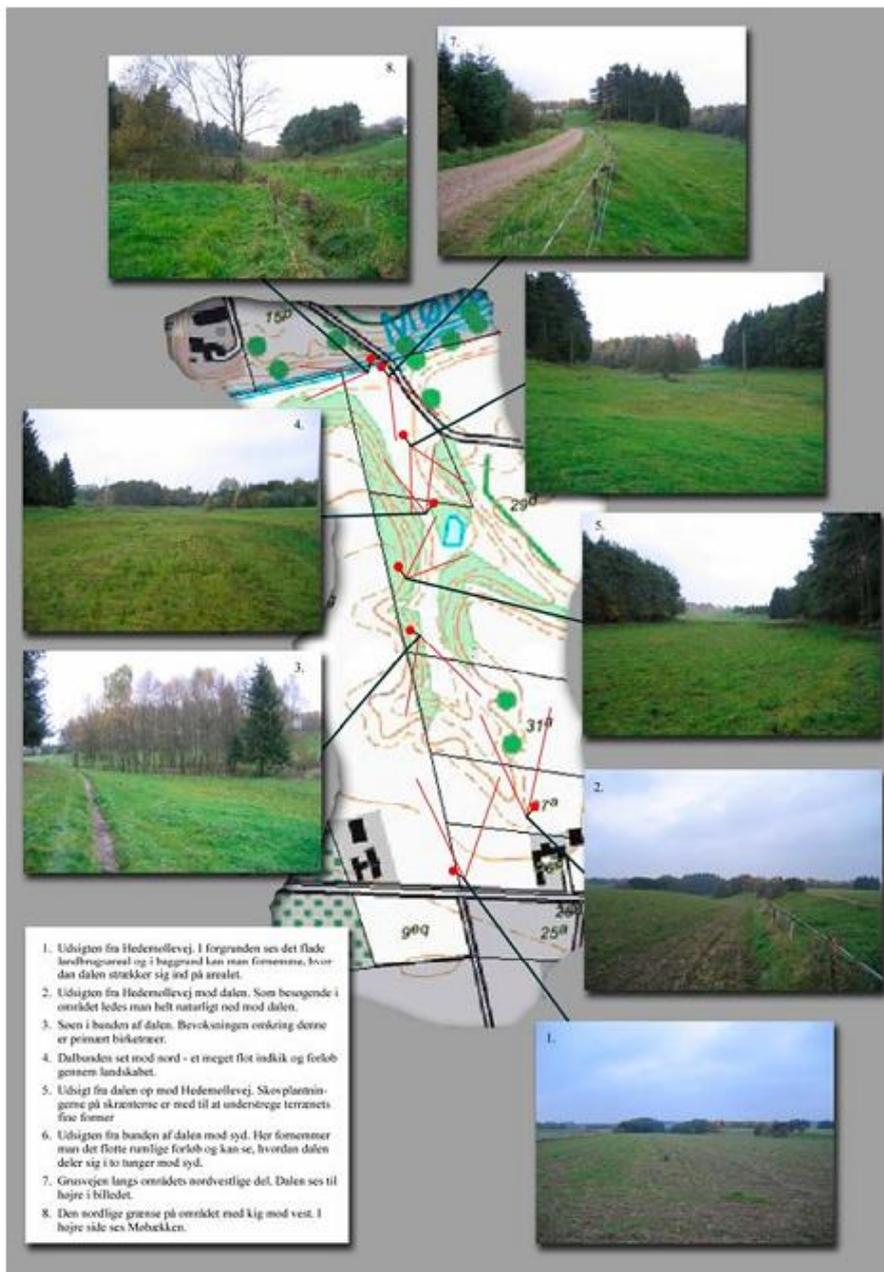
### **Buildings and facilities.**

Within the local plan area, there are currently two smaller farms.

### **Traffic.**

The area traffic is today operated via Hedemøllevej. A small gravel road (a side road to Sortehøjvej) with direct access to Hjermind cuts through the northeastern part of the local plan area.

There is currently no means of access and actual paths within the area itself, with the exception of a gravel road along the area's eastern border.



## Illustrations/photos

### Photo text

1. The view from Hedemøllevej. In the front you can see the flat agricultural area and to the back you can sense how the valley stretches into the area.
2. The view from Hedemøllevej towards the valley. As a visitor to the area, you are automatically guided towards the valley.
3. The lake at the bottom of the valley. Vegetation surrounding the lake is primarily birch trees.
4. The valley bottom towards North – a very nice view and course through the landscape.
5. View from the valley up towards Hedemøllevej. Forest planting on the slopes emphasize the fine shape of the terrain.
6. The view from the bottom of the valley towards South. Here one senses its beautiful spacious course and can see, how the valley divides into two tongues towards south.
7. The gravel road along the northwestern part of the area. The valley can be seen to the right of the photo.
8. The northern border of the area with a view to the west. The Møllebækken can be seen to the right.

### C. CONTENT of the Local Plan

The local plan allows that the area is used for residential and recreational purposes and thus can be used for open / low settlement in the form of detached houses with one house per. lot and close / low settlement in form of townhouses, detached houses, linked houses and the like, and an equestrian center in the form of barns, grazing land etc..

The idea is that the area will include the best aspects of both urban and rural, which achieves a combination of proximity to the city and its facilities and proximity to countryside and nature.

The local plan will ensure that new buildings will be adapted to the landscape. The 7 ha special protection area to the north will be kept free as a green area. In connection with this, the local plan paves a further 3 hectares to be kept clear as green common areas between the residential enclaves.

In connection with the local plan implementation, the existing buildings within the area will be demolished because they are not compatible with the purpose of the local plan.

#### Planning.

The gorge and its extension to Hedemøllevej will be maintained and kept free of buildings as a green area. Thus you get a nice view from Hedemøllevej towards the gorge and river valley.

Residential buildings are located in 7 enclaves on the edge of the valley on the flat part of the area. Between the enclaves and the valley green common areas for play, stay and horseback riding will be established.

#### - Housing.

In sub area Ia approximately 38 open-low houses can be established with a base size between 700 and 1,400 m<sup>2</sup>. In each residential enclave there will be a turning space for the individual enclave, which concurrently serves as the common area.

In sub area Ib approximately 12 close-low houses can be established with a base size between 375 and 650 m<sup>2</sup>. Between the buildings are designated areas for common use, such as playground.

To ensure a whole the facades in the enclaves must appear within the soil gamut.

An open and fluid transition towards the common areas is sought.

Fence cannot be established in the borders, but borders can be marked by isolated trees and shrubs.

#### - Equestrian Center

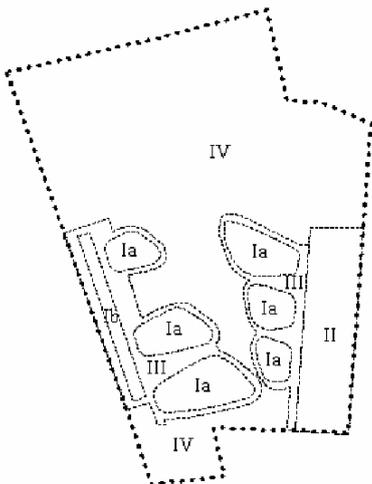
An equestrian center can be established in sub-area II. Houses used for horses such as stables, fertilizer plants, riding stables and barns, will be placed in the middle of the area. The buildings can be constructed in one storey to a height not exceeding 12.5 m, with chimneys, silos and the like for up to 16 m.

There may also be established a rider room and office / entrance and toilet facilities, etc. on the east and west sides respectively for up to 2 storey.

The settlement will be surrounded by paddocks and parking areas.

Horse Centre will be connected to the green areas via designated trails.

Technical plants such as switchyard and energy and heat supply must be placed in sub area II.





Measurements 1: 4.000

Illustration plan  
See examples of how the local plan can be realized

**- Green near-land**

Green recreational areas will be established for play, stay and similar in sub area III. The areas can also be used for riding, so the horse can be "brought home" and you get a feeling of living among horses.

Riding trails can be established within the area. The area can be grazed in connection with ordinary care. The area must be kept free of buildings, apart from plant to playground and stay.

**- Green areas.**

In sub area IV green recreational areas that can be used for grazing and riding trails in connection with the horse center will be established between the enclaves.

In the part of the sub area, which is not covered by the special protection area riding arenas and detention pond and set up of folds, shelters and feeding systems for free going horses can be established , if they are adapted to the area in terms of design and materials.

**Roads, footpaths and parking.**

The enclaves are trafficked from Hedemøllevej by two master roads that are designated on each side of the valley, and from these come minor residential roads. Stem roads are laid out in parallel with the north / south limits for the local plan area. On either side, along the master roads a green roadside is kept clear.

The residential enclaves and the horse center get road access from the stem roads, which will be established as asphalt roads from Hedemøllevej. For reasons of traffic safety speed reducing measures on the two stem roads will be established.

Parking for the equestrian center will be established nearest Hedemøllevej.

There may also be established a gravel road from Hedemøllevej east of the equestrian center to a parking lot north of the center.

Path connections will be established throughout the area. The paths must appear as entry paths in mowed grass, or alternatively as gravel paths in difficult soil conditions. The paths must, among other things be used for riding.

The establishment of path connections in the local plan area aim to support the whole of the area. Via connections to existing paths, the area will be connected to the surrounding neighborhoods and natural areas.

#### **D. The local plan RELATIONSHIP TO OTHER PLANNING**

##### **Country Planning**

Regional Plan 2005 for the Municipality of Viborg and its regional plan appendix is as per January 1<sup>st</sup> 2007 converted into a national planning directive. The area is included in the following guidelines for the regional plan.

##### Guideline 2: Urban Development.

That part of the local plan area which is used for housing development, is in regional plan 2005 designated as a rural growth area. In the present local plan proposal it is planned to build 50 homes on 6 hectares. That is a little more than 8 houses per hectare.

According to guideline 2.7 of the Regional Plan 2005, the average land consumption for houses in cities must, in the overall urban pattern, be at least 12 houses/ha.

It is a goal of the regional plan, that the total land used for urban growth does not exceed what is necessary. The Region Plan Guideline 2.2 also shows that urban development must in the fullest possible extent be done by way of regeneration within the existing towns. The regional plan points out that the goal of reducing land consumption for urban growth as much as possible will not be compromised by the outlining many very large parcels.

Large parcels can therefore only be established to the extent that this has no consequences for the average land consumption for housing in each town.

The regional plan also describes the desire to create opportunities for attractive and varied settlement options. This requires, among other things, that new homes will be accommodated in cities and neighborhoods, taking into account the areas' character and conditions of the surroundings in general.

In Bjerringbro the city council see urban development with new homes linked to both urban areas at the edge of town and urban regeneration in the central urban area. In addition to Municipal No. 4 "Center for Bjerringbro Plan", three rural regeneration areas have been laid out in Bjerringbro, which can build new neighborhoods from scratch. Furthermore, an overall increase in density of the center area has been foreseen in the Center plan.

South of the local plan area, the City Council scheduled a conventional new housing in Stenshede, where the land use is equivalent to approx. 12 houses per ha.

Several local plans are being prepared or adopted, at this local plan preparation, which would allow a density of the Bjerringbro center with significantly smaller area consumption per house, among others for Brogade, Grønnegade / Realskolevej and the former abattoir site.

By extension, the City Council finds it important, that as a whole there is a possibility of different and varied types of housing and housing types, from the closer neighborhoods to

the more open and green neighborhoods in the city's outer areas.

The local plan aims to provide opportunities for different lifestyles and living arrangements, particularly in the form of an "equestrian village" that combines proximity to the city with proximity to countryside and nature. The equestrian village lies at the transition between the city and the countryside and suggests slightly larger plots than in normal single-family neighborhoods, specifically to pursue the idea thereof.

In the local plan take considering the surrounding landscape with the Special Protection Area and the valley has been vital to the area's internal disposition. Thus enclaves of open-low buildings kept clear with green "tongues" in between have been planned.

Furthermore, the local plan ties the green valley with the city's overall green structure and allows the public access to the unique landscape.

The City Council finds that guideline 2 is respected for Bjerringbro city seen as a whole.

**Guideline 21: Special Protection Areas.**

The northern part of the local plan area has in the regional plan been identified as part of a special protection area. Here you find meadow, marsh and grasslands and approx. in the middle lake area, all nominated by the Nature Protection Act § 3. The local plan settlement does not affect these areas.

In the local plan the valley is seen as a whole that does not stop at the protecting borders. The local plan ensures that a larger area around the protection area is kept free as a green area. The local plan also ensures improved opportunities for local residents to actively use the area.

As the local plan proposal maintains the special protection area as an open landscape, the regional plan guidelines are respected.

**Guideline 27: Protection of groundwater.**

The local Plan area is located in an area which in the Regional Plan 2005 has been designated as an area with drinking water. In such areas, groundwater must be protected from pollution.

It is estimated that the area's changed use from agricultural to equestrian center and housing will not result in significant changes to the groundwater protection.

The plan proposal complies with the guidelines.

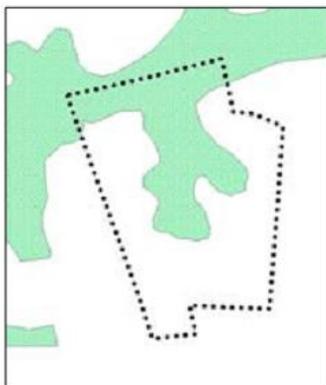
**Municipality planning.**

The Local Plan area is located in the former Bjerringbro Municipality and is therefore covered by the Municipal Plan 2001-2012 for Bjerringbro municipality.

The Local Plan proposal is not in accordance with the guidelines in the municipal as the local plan area is not included in the municipal framework.

The city council has therefore from 16 January to 13 February 2008 called for ideas and suggestions for planning. The main issues included use of the rural growth area, the transition between the development and landscape, housing types and housing design.

There were 3 observations during the previous public hearing.



Særlige beskyttelsesområder



Supplement No. 22 to City Plan 2001-2012 for Bjerringbro Municipality has been prepared, and interprets the three new framework areas: B.065 into a residential area, F.066 into a recreational area kept free of buildings and F.067 into a recreational area with opportunity to build an equestrian center.

The proposal to the municipal supplement is added as an annex to the draft local plan and is in public hearing alongside this. Following the adoption of the municipal supplement the local plan is in accordance with the municipal plan.

### **Easements**

Private easements (i.e., imposed by the owner) and condition easements (ie easements that ensure a particular state retained) that are incompatible with the local plan, are supplanted by the plan.

Reservation easements (i.e. easements, which give the right to dispose of another's property) can, according to Planning Act § 47 be expropriated by the municipality when it is essential to implement the plan.

Owners and builders must themselves obtain knowledge of registered easements that may affect the works. Not all pipes, cables and wires, are registered. Therefore appropriate utilities shall be consulted before earthworks commences.

There is within the local plan area registered easements on the following lines:

- 02.03.1988: Declaration on the sewer lines, wells and seepage part
- 30.12.1991: Declaration on the water pipe Bjerringbro Waterworks I / S
- 01.03.1995: Declaration on the cable system voltages up to and including 20kV
- 01.03.1995: Declaration of ground cable systems and substation (s) voltage up to and including 20 kV

Owners and builders must themselves obtain knowledge of registered easements that may affect the works.

### **Zone Status**

The area is located in an agricultural zone. With the final adoption of the local plan the marked area on the attached map No. 1 will be transferred to an urban area, i.e. sub areas Ia, Ib and III.

### **Agriculture.**

The properties, Hedemøllevej 16 and 18, consisting of plot No. 26a, 26c, 27a, 29d, 31a, and 9g 9eq all Hjerminde City, Hjerminde, are both agricultural noted. The parts of the local plan area, to be used for residential (6 hectares), will be transferred to an urban area by final approval of the local plan.

The equestrian center will be operated agriculturally and as such will be subject to the law on environmental approval, etc. of livestock (Act no 1572 of 20.12.2006).

It is in Act No. 1572 on environmental approval, etc. of livestock of 20.12.2006 provided for the establishment, expansion and modification of commercial livestock near urban areas or in areas which in the municipal frame part is designated for future urban zone. The main rules are that livestock between 3 and 15 animal units must be located at least 50 m from the aforementioned areas and that livestock more than 15 animal units must be located at least 300 m from the aforementioned areas.

For the local plan area, this implies that from the homes in sub area Ia to the part of the equestrian center building that can be used for horses like stables, fertilizer plants, riding stables, etc. are guaranteed a minimum distance of 50 m.

Nearest commercial animal livestock in the local plan area surroundings is the property Storhedevejen 18, where about 240 animal units are registered. The distance from Storhedevejen 18 to the areas in local plan area that are transferred to an urban area, is over 300 m.

#### **SECTOR PLANS / TECHNICAL SUPPLY.**

##### **Water supply.**

The area lies in Bjerringbro Waterworks supply area.

New development in the area must be connected to public water supply in accordance with Viborg municipality planning for the water supply area.

##### **Heating.**

New development must be connected to the collective heat supply. According to the Heating Plan for Bjerringbro municipal the area must be connected to the natural gas supply.

You can use alternative energy sources within the frames of the Heat Supply Act (Act no 347 of 05.17.2005).

##### **Waste water.**

The area is not covered by the existing Waste water plan 2003-2010 for the former Bjerringbro Municipality.

The area should have separate sewage.

Domestic waste water and surface water should be discharged to public sewers that are forwarded to the borders. Prior to discharge to the recipient a detention pond / clean pond must be established in sub area IV. Rainwater from smaller buildings may be permitted disposed of by sewage.

##### **Electricity supply.**

The Local Plan area is traversed by a 10 kV overhead cable. It is looked to get the cable laid in accordance with a general desire to lay overhead cables on stretches that cut through special valuable landscapes.

Undergrounding must be performed before the overhead cable can be removed and before the establishment of settlements in sub area II.

## **E. RESTRICTIONS ON THE PLAN AREA**

There are a number of restrictions on how the local plan area may be utilized. This is regulated by laws and registered easements. Some of the restrictions do not prevent the planned use of the area. Other restrictions require **cancellation, waiver, permission or approval** for the proposed use to be realized.

### **PERMITS FROM OTHER AUTHORITIES.**

Ancient monuments in the ground.

The builder must, according to Museum Act § 25 contact Viborg Stiftsmuseum in good time before construction is started, so the museum may make trial excavations.

If the builder in connection with construction works finds traces of ancient monuments, the work must be stopped according to the Museums Act § 27, if the construction work affects the monument and the monument shall immediately be reported to the museum.

The museum believes that there is a probability of occurrence of unknown ancient monuments in considerable parts of the area. The probability is certainly higher in the higher altitude, relatively flat areas, while it is less on the steep sloping parts of the area and probably also less in the bottom of the gorges in the area.

Whether there are ancient monuments can only be resolved by an archaeological appraisal (test excavation), and the museum thus finds it relevant to undergo a trial excavation in advance in order to clarify whether there would be significant ancient monuments, which can cause problems in connection with construction works in the area.

### **Agriculture obligation.**

Plot No. 26a, 26c, 27a, 29d, 31a, and 9g 9eq all Hjermind City, Hjermind are covered by agricultural obligation. The affected properties are therefore regulated by the Act on Agricultural Properties. For the area to be transferred to an urban area the agriculture obligation shall be cancelled according to §6 and §7 of the Act on Agricultural Properties before the properties can be parceled out and be passed to the planned use.

Cancellation can usually be done by parceling without waiver. In special cases waiver from the law on agricultural properties is required in the open countryside, and builder must submit application to the Agricultural Committee of the Regions Mid West (State Administration for Central Jutland, Ringkøbing).

### **Forest Line Construction.**

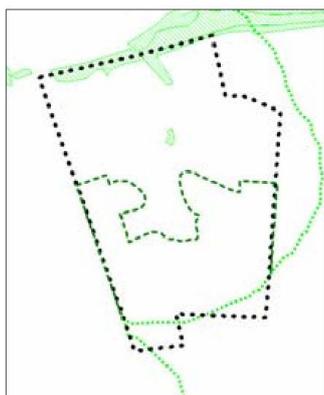
Almost the entire local plan area lies within a 300 meter forest building line which is designated around Hjermind thickets.

Construction within the forest building line requires a waiver in accordance with the Nature Conservation Act § 17

The purpose of the forest building line is to ensure the value of the forests as landscape elements and maintain forest lines as valuable habitats for plants and wildlife.

The part of the plan area that can be built on is located within a urban growth area which is designated in the regional plan. This has exempted a large area towards forest and forest line. Furthermore, the Local Plan ensures a plantation belt as border to the west.

It is therefore estimated that the settlement will not impact considerably on forests and forest line, which will still be recognized as a free landscape element



Skovbyggelinie

Based on the plan the Viborg Municipality apply the Ministry of Environment (Environment Center Aarhus) to cancel the building line for the part of the local plan area that can be built upon.

The forest construction line around Hjermind Thicket and proposal for a reduced forest building line is shown on the attached map 2 and on the illustration on the left.

#### **Protected nature.**

Large parts of the areas designated for their natural content are also protected under the Nature Conservation Act § 3. Thus, the valley represents an important habitat with, among other things, a fresh meadow and lake, which are registered as § 3-areas. Additionally, there are several smaller § 3-areas by Møbækken. None of these areas are influenced by the local plan proposal.

Changes in the state of the protected nature such as lakes, marshes, meadows and grasslands require a waiver from the Nature Conservation Act § 3

As the special protection area in the local plan proposal is kept free of buildings and other facilities, it is estimated that the new development will not affect the valley negatively.

Likewise, the creation of the pathway network will improve the access to the valley, which in itself has a large experiential and recreational value.

Protected nature is shown on the attached map 2.

#### **PERMITS FROM THE MUNICIPALITY OF VIBORG.**

##### **Polluted soil.**

From January 1<sup>st</sup> 2008, all urban areas and all areas which are transferred to urban area, generally area classified. The rules for notification and documentation in connection with removal of soil from are indicated in the Earthmoving Order (Order No. 1479 of December 12<sup>th</sup> 2007 on notification and documentation in connection with transfer of land.)

If the builder in connection with construction or ground work encounters pollution, the work must be stopped according to § 71 of the Act on polluted soil. The pollution must be reported to the municipality of Viborg, and the work may only be resumed after four weeks, or when the municipality has considered whether to set conditions for the work.

##### **Environmental approval.**

Establishment of the equine center requires approval from the municipality of Viborg under the Act on environmental approval, etc. of livestock (Act no 1572 of 20.12.2006).

##### **Larger municipal roads.**

Building and construction (including signage) as well as establishment of and change of use of access roads closer than 50 meters from road border to the municipal road Hedemøllevej requires permit from the municipality of Viborg under the Act on public roads.

## **F. ENVIRONMENTAL ASSESSMENT.**

The municipality must, in some cases environmental assess planning proposals and some major projects that the plan may allow. Plan Proposals should where appropriate environmental assess before final adoption, and specific projects must if appropriate be EIA estimated while they are current.

The two forms of environmental assessment are regulated by the following rules:

Order No. 1398 of October 22nd 2007 of the Act on environmental assessment of plans and programs.

Order No. 1335 of December 6<sup>th</sup> 2006 on assessment of the environmental impact of certain public and private plants (EIA) under the Planning Act.

### **- Environmental assessment of plans and programs**

According to the Act on environmental assessment of plans and programs must plans that provide a framework for projects covered by the Act, Annex 3 or 4 as a starting point be environment assessed. Plan proposals are included in Annex 4, 10b - urban development projects.

As the plan proposals only determine the use of a smaller area locally, environmental impact assessment must only be carried out, if the plan proposals are likely to significantly affect the environment.

This draft plan which includes approx. 38 ha is a small local area compared to Bjerringbro town and municipality of Viborg.

A screening according to the criteria specified in the Act, Appendix 2 has been carried out. A form with the environmental issues, which an Environmental Assessment as defined under § 1 paragraph. 2 should include, has been used.

On the background of the screening the plan proposal is assessed to not have significant effects on the environment and is therefore not subject to requirements of environmental assessment (§ § 3-4, Act No. 1398 of October 22<sup>nd</sup> 2007) as:

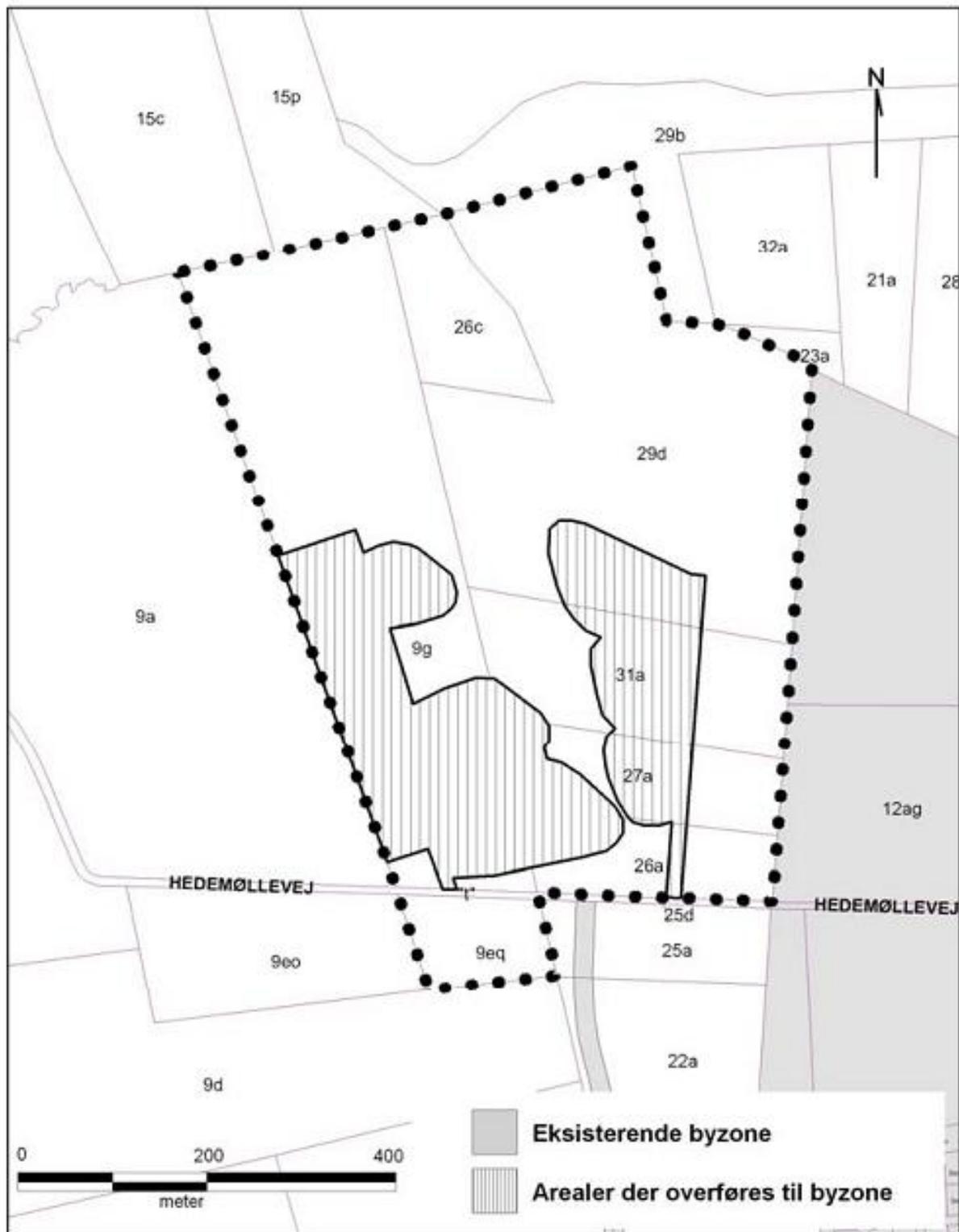
- Noise in the area from traffic to and from the center is sought minimized by placing the parking space for horse trailers north of the center and road access them east of the center.
- The valuable landscape in the northern part of the plan area is kept free of buildings and terrain regulation.

Horse keeping and integrated housing will be located at very small distances, which might cause odor. Implementation of the project's equestrian center requires approval under the Act on environmental certification of livestock and approval will be accompanied by a series of stringent requirements to reduce the risk of neighboring genes.

### **- Assessment of environmental impact assessment (EIA)**

The plan proposals are not estimated to allow for specific projects that can lead to demands for an EIA screening and possible subsequent EIA.

## **THE LOCAL PLAN PROVISIONS**



Measurement approx. 1:6.000  
Municipality of Viborg, March 2008

Map appendix no. 1 – plots

Existing urban area

Area to be transferred to urban area

**PROPOSAL FOR LOCAL PLAN no 333 FOR AN EQUESTRIAN VILLAGE AT BJERRINGBRO**

The Municipality of Viborg sets in accordance with the Planning Act (Act no 813 of June 21<sup>st</sup> 2007) the following provisions for an area which is defined in § 2:

**§ 1 PURPOSE OF THE LOCAL PLAN**

## 1.1 The local plan aims

- to ensure a gradual transition from building to landscape,
- to classify the open/low and close/low buildings, equestrian center and common areas
- to establish guidelines for the area's settlement, entry, path and road conditions and other facilities in the area,
- to classify land for green areas and to ensure the existing valleys as landscape elements, free of any new development,
- to ensure the planting towards the open country and
- to transfer part of the area into an urban area.

**§ 2 BORDER AND ZONE STATUS**

## 2.1 The local plan is bounded as shown on the attached map 1

The local plan area includes the plots 26a, 26c, 27a, 29d, 31a, 9eq and 9g Hjermind City, Hjermind as well as all plots which in the area are parceled after March 3<sup>rd</sup> 2008.

## 2.2 The local plan area is located in an agricultural zone.

With publication of the adopted local plan by the City Council the areas shown on the attached map 1 will be transferred for urbanization.

**§ 3 USE**

## 3.1 The local plan area must only be used for permanent habitation, equestrian center, green areas, roads, trails and functions consistent herewith.

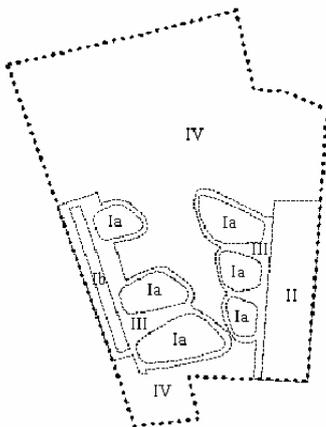
## 3.2 The local plan area is divided into 5 sub-areas, as shown on the attached map 2. Use of the sub areas is determined to:

Sub area Ia Open/low buildings and common areas, parking, road access, etc.

Sub area Ib Close/low buildings and common areas, parking, road access, etc.

Sub area II Equestrian Center with corrals, parking and other functions associated with the center.

Sub area III Common green areas for play, residence and recreation. Technical plants etc. must not be established within the Special Protection Area.



Sub area IV Green recreational areas, with the option of riding arenas, paddocks, feed plants shelter facilities, grazing and riding trails, and detention pond/clean pond. With the exception of bridle paths, no facilities, etc. are permitted within the Special Protection Area.

3.3 Commercial operation can be established from housing provided that:

- The firm is run by the person who occupies the property, and there are no employees who do not inhabit the property,
- The nature of the property from residential building is not changed, and
- The firm does not entail disadvantages in terms of noise, traffic and parking nuisances for the surrounding area.

When operating business from own homes, the necessary parking must be established on their own land.

3.4 Sub area II can only be used for equestrian center in the form of stables, paddocks, riding halls, barns and related facilities and parking as well as possible energy and/or heating for the area.

3.5 Sub area III can only be used for green recreational areas which are to appear as landscaped and open, tended common areas for play and recreation. Riding trails may be established in the sub area as well as facilities necessary for the connection between the other sub areas. In the part of the area which lies outside the special protection area, smaller buildings that are consistent with the objectives for the area may be built. For example construction of common facilities may be permitted, provided they are made in natural materials like wood, and possibly with shielding evergreen plantings so that the green touch is preserved.

3.6 Sub area IV can only be used for green recreational areas. Riding arenas, paddocks, grazing land, bridle ways and shelter facilities and feeding systems for free running horses must be established. With the exception of bridle ways, no facilities must be established within the Special Protection Area.

All systems must be adapted to the area in terms of design and materials.

#### **§ 4 parceling**

4.1 Parking lots and border changes should only take place with the Viborg Municipality's permission in each case.

4.2 Land in sub area Ia must have a minimum area of 700 m<sup>2</sup> and a maximum of 1400 m<sup>2</sup>.

Land in sub area Ib must have a minimum area of 300 m<sup>2</sup> and a maximum of 650 m<sup>2</sup>.

By parceling plots of less than 375 m<sup>2</sup> within the sub area Ib one or two common areas within sub area Ib must be established corresponding to at least 100 m<sup>2</sup> per housing.

Alternatively, sub area Ib can be parceled as a large parcel corresponding to

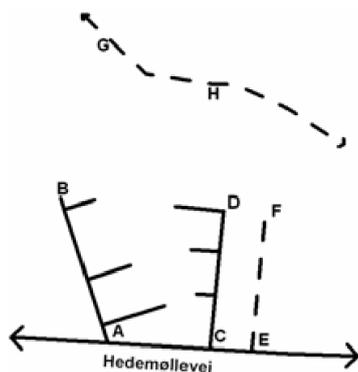
the sub area border.

- 4.3 The Municipality of Viborg may allow parceling of land for close/low houses, if a common living area is laid so the house bases and an ideal part of the common area total no less than 375 m<sup>2</sup>
- 4.4 Corner plots towards roads must be rounded for the sake of traffic.

## § 5 Roads, paths and parking

### Roads

- 5.1. To expand Hedemøllevej an area with a width of 5 meters from road border on both sides of the existing road will be laid as shown on the attached map 2.



- 5.2 An area for new roads will be laid as shown on the attached map 2.

- 5.3 Road access to the local plan area must take place from Hedemøllevej.

Gravel Road GH - a side road to Sortehøjvej - which passes through the northernmost part of the local plan area - may be used as a service road to the green areas, paddocks and riding facility in this part of the local plan area.

- 5.4 Sub area Ia will be road supplied from the residential roads. Permanent road access/crossing to the individual house must not be established within the sub area from stem roads AB and CD.

Sub area Ib will be road supplied from stem road A-B.

Sub area II will be road supplied from the stem road C-D and gravel road E-C.

- 5.5 Stem roads A-B and C-D, the internal housing roads I1, J1, I2, J2, J3-I3, I4-J4, J5 and I5-I6-J6 and turning spaces are all constructed as private common roads.

- 5.6. The roads will be laid in the following widths:

Stem roads A-B and C-D will be constructed in a width of 12.5 m with a solid coating in a width of 6 m, combined cycle and footpath with a solid coating in a width of 2 meters, and grass edges of at least 1.5 m as borders and between bicycle path and road. Speed calming measures must be established for each 100-150m by way of eg. bumps and/or traffic islands.

The stem road C-D must be designed so that operation of the equestrian center with large vehicles, horse trailers, etc. is accommodated.

Residential roads I1, J1, I2, J2, I3, J3, I4, J4, I5, J5, and I6-J6 must be constructed in a width of 8 m, and built with solid coating in a width of 5 m, and grass edges of at least 1, 5 m as borders.

The gravel road E-F must be constructed in a width of 7 meters with a layer of 5 m, in addition, grass edges of at least 1 m edge demarcations.

Road construction must follow the natural terrain, so the perception of the natural valleys is not weakened.

- 5.7 In every residential enclave a turning space for the individual residential road which concurrently serves as the common area must be constructed. These turning spaces must be established with solid coating corresponding to a diameter of 12 m.

**Paths**

- 5.8 Riding trails may be made as shown on the attached map 2 in a width of 2 m and a maximum of 3 m. Leveling off of max + 0.5 m / - 0.5 m to allow for riding trails in the hilly terrain can be done.

Leveling cannot be done within the special protection area.

- 5.9 A road underpass can be established under Hedemøllevej.

This road underpass must be designed as a bike and pedestrian path and the path must have a maximum slope of 50 %.

- 5.10 Secondary paths can be made in sub area III and IV in the form of trampled paths/cut grass or gravel paths which follow the natural terrain.

**Parking**

- 5.11 Parking areas in sub area II, as shown on the attached map 2, are to be placed towards Hedemøllevej and north of the equestrian center. A necessary number of parking spaces should be established, at least

- 0.5 parking space per. horse in the equestrian center,
- 20 spaces for parking of horse trailers and horseboxes.

Furthermore, where necessary, parking spaces between the building areas in front of the equestrian center to stem road C-D can be established.

Parking areas at the equestrian center must to be constructed with a solid base.

- 5.12 In sub area Ia and Ib the necessary number of parking spaces should be established, at least:

- For open/low, 2 parking spaces on own land, with at least one in the open
- For the closed/low, either 2 parking spaces on own land, with at least one in the open, or 1 parking space on own land and 1 parking space on shared parking, or by parceling base 1 parking space in close proximity to the house and 1 parking space on shared parking.

Shared parking areas shall be constructed with a solid base.

For other functions parking spaces may be established in accordance with "Guidelines for construction of parking areas in the municipality of Viborg."

- 5.13 Parking lots should be laid with a size of at least 2.5 x 5 m.

- 5.14 When conducting business from own home the necessary parking should be established on own lot according to §3.3.

- 5.15 At stem roads and residential roads parking of caravans, horse trailers and the like must not take place.

**Illumination**

- 5.16 Illumination of roads shall be established by means of park fixtures with a bright spot height of maximum 5 m. Residential roads can alternatively be illuminated by bollard fixtures with a bright spot height of maximum 1 m.

## § 6 Levelling

- 6.1 The terrain, in sub areas Ia, Ib and II, and in sub area IV as regards areas outside the special protection area can be leveled by + 0.5 m / - 0.5 m compared to the bare terrain up to 2 m from the border without permission from the Municipality of Viborg. However, a detention pond in sub area IV can be established outside the special protection area. Additional terrain regulations require permission in each case from the Municipality of Viborg.

Within the Special Protection Area no leveling must take place.

- 6.2 Terrain adjustment must not be performed with a slope steeper than 1:2.
- 6.3 Retaining walls towards the road, the neighboring border and the green common areas (sub III) must not be established.

## § 7 Extent and location of the buildings

### Extent of the buildings

- 7.1 Building percentage on the single plot must not exceed

Sub area Ia:

- 30% for open/low house of 1 floor.
- 35% for open/low house of 1 floor with exploited attic or 2 floors.

Sub area Ib:

- 40% to close/low house of 1 floor.
- 45% to close/low house of 1 floor with attic exploited or 2 floors.

- 7.2 The buildings total gross floor area within sub area II must not exceed 15,000 m<sup>2</sup> on 1 storey for a building used for horses (stables, fertilizer plants, riding stables, leaves, etc..) and on 2 storeys of neighboring buildings in the form of entrance, office, rider room etc..
- 7.3 The share of common open space may not be included when calculating the building rate for each property.

- 7.4 Building heights

Sub area Ia and Ib: the building height must not exceed 8.5 m measured from a level fixed by the municipality.

Sub II: the building height must not exceed 12.5 m. Technical plants to supply the Centre or the area, such as chimneys, silos, etc. may be built up to 16 m.

### The buildings' location

- 7.5 Buildings must be placed within the construction fields on annex 2.
- 7.6 The buildings' location for each sub-area:

Sub area Ia: Buildings must not be constructed closer than 5 m towards the road borders of roads A-B and C-D. Buildings must not be placed closer than 2.5 m to other borders. 2 storey buildings must not be placed closer than 5 m to the border.

Buildings must not be placed closer to stables than 50 m in sub area II, corresponding to the designated construction zones shown on the attached map 2.

Sub area Ib: Buildings must not be placed closer to the east and west borders than 2.5 m and not closer to road border towards path A-B than 5 m. Houses may be built in North and South borders and may be built as semi-detached houses over the border.

The buildings in sub area Ib must be built after a comprehensive plan to be approved by the municipality of Viborg.

Sub II: Buildings must not be placed closer than 5 m from the border where no other building lines constrain this further. Houses used for horses (stables, barns, riding stables, fertilizer plants etc..) must be placed between the two building lines shown on the attached map 2 corresponding to:

- 50 m from neighboring buildings in sub area Ia
- 30 m from the adjacent border to the east
- 30 m from road C-D

as shown on the attached map 2.

- 7.7 Garages, carports, tool sheds, bike sheds, greenhouses and similar small buildings, must be located within the construction fields, as shown on the attached map 2.

#### **Demolition**

- 7.8 The part of the existing buildings that can be demolished is shown on map 2.

### **§ 8 Appearance of the buildings**

#### **Facade**

- 8.1 The buildings on the individual plot must appear as a whole in terms of design, materials, color, etc.
- 8.2 Building facades must appear in wood, tile (shiny, thin polished or polished), concrete, sheet materials, or asbestos cement. Building facades must appear in black, earth tones, or earth tones mixed with black or white, or the natural color of the material.
- 8.3 Minor building elements such as: dormers, balconies, windows and doors, window bands, gables, under window sections, shutters and sheds and the like can be performed in other materials.

#### **Roofs**

- 8.4 The roof pitch in each sub area must not exceed:
- Sub area Ia and Ib: Pitch for 1 and 2 storey's must not exceed 15 degrees measured from the horizontal plane. Roof pitch for 1 storey with exploited attic must not exceed 55 ° measured from the horizontal plane.
  - Sub area II: The roof pitch must not exceed 55 ° measured from horizontal plane

- 8.5 The roofs should only consist of bricks, (wing clay roof tiles), concrete/cement roof tiles, roofing felt in coverage list, zinc, copper, aluminum, steel, cement or gray/black natural slate or asbestos cement.
- 8.6 No kind of reflective roofing materials with a gloss number higher than 20, such as glazed tiles, must be used. Solar panels or the like may be established on roof surfaces.

## **§ 9 Signage**

- 9.1 Signage, advertising and the like can only take place with the consent of the Municipality of Viborg in each case.
- 9.2 When operating business from own homes in sub areas Ia and Ib you may apart from ordinary name signs and number put up a sign not exceeding 0.5 m<sup>2</sup> with company name, logo and address, which must correspond to the material and color choices of the buildings in general.

The sign must be mounted on the facade and adapted thereto. Building details, windows, doors and the like may not be covered. Signage above the roof / roof edge is prohibited.

- 9.3 For sub area II signage should only occur south of the construction field with one larger freestanding sign not exceeding a height of 6 m from ground level and a sign area not exceeding 1.5 m<sup>2</sup>.

Other signage must only include signs on part of the facade and no more than 3 smaller reference signs maximum.

On the building facade signage must only consist of name and logo. Windows, doors, building details and the like must not be covered by signs. Signage above the roof / roof edge is prohibited.

- 9.4 Advertisements for products and for other companies are not allowed.
- 9.5 Billboards, moving signs, banners and the like are prohibited.
- 9.6 Signage must not take place toward the open country.

## **§ 10 UNDEVELOPED LAND, PLANTING ETC.**

### **Undeveloped land**

- 10.1 Sub area III will be construed a green recreational area as an open, tended common areal with the possibility of play and recreation. With the exception of trails planting etc. must not be established within the special protection area. Riding trails, playgrounds, playing fields, etc. must be construed on the other areas as well as facilities necessary for the connection between the other sub areas.
- 10.2 Sub area IV will be construed to a green recreational area. With the exception of trails planting etc. must not be established within the special protection area. Riding arenas, paddocks, grazing land, riding trails, etc. as well as shelter facilities and feeding systems for loose going horses must be construed. Furthermore, a detention pond / cleaning pond can be established. Not landscaped areas must remain as non-tended natural areas.

- 10.3 Undeveloped land on each parcel must be given a proper look by tile coating, planting, etc.
- 10.4 Undeveloped common areas not used for roads, turning spaces, footpaths or parking, shall be applied and construed to green areas.
- 10.5 The common areas and road areas within sub areas Ia and Ib must be established in line with the building of each enclave.
- 10.6 The person making the plots must after construction of sub areas Ia, Ib and III maintain the common areas within each sub area, pending the establishment of a homeowners association for the area according to § 13. Then the homeowners association takes over operation and maintenance of the common areas.

#### **Fence**

- 10.7 Along the local plan area's western border should be established a plantation belt with a width of at least 5 m, corresponding to at least 3 rows as border towards the open countryside as shown on the attached map 2.
- 10.8 Fences in neighboring borders, path borders and road borders in sub area Ia must be established as hedgerows.

In sub area Ib fence in neighboring borders can be established as permanent fence in materials that are consistent with architectural facades.

Fencing against stem roads, residential roads and trails can be established as living fence to be placed on own land and not be planted closer to the borders than 40 cm. These are maintained on both sides by the landowner.

Fences in neighboring borders may, if there is agreement between the two landowners, be planted in the border.

No kind of fence must be established towards the common areas in sub area III. However, the borders can be marked by isolated trees, bushes or the like.

#### **Storage and exhibition**

- 10.9 Unregistered cars and caravans and commercial vehicles over 3,500 kg, yachts or trailers must not be parked or stored in the area.
- 10.10 Parking of registered caravans and other trailers, including horse trailers, may only take place on own land or specially provided parking spaces in sub area II, see § 5.11, and they must be screened with plantings.
- 10.11 Outdoor storage in sub area II may only be performed in the east side of the sub area and must be screened by solid opaque walls/fences of the same material as the buildings so storage is not visible.

## **§ 11 Technical plants**

- 11.1 For the area's internal supply, transformers and the like can be established when they are fenced with either hedge plants or trellis. The location must be approved by the Municipality of Viborg in each case.
- 11.2 High voltage lines and power lines, including the lighting of road and parking facility as well as antenna cables and other wires should be carried forward as underground cables.

### **Sewage**

- 11.3 The area should be separately sewaged and connected to the public sewer.
- 11.4 Rainwater from smaller buildings can be percolated on own land.

### **Supplies**

- 11.5 New buildings must be connected to the collective heat supply based on a project to be approved by the municipality of Viborg.<sup>1</sup>
- 11.6 New buildings must be connected to the collective water supply.

### **Antennas**

- 11.7 Larger antennas and satellite dishes with a diameter of 1 m must not be established in the open.
- 11.8 Smaller antennas and satellite dishes with a diameter of less than 1 m in the open air must not be placed on building facades and roofs, facing public roads and paths and green areas in sub area III and IV. Antennas located on the ground must be placed within the construction field and must be shielded by vegetation.

### **Wires**

- 11.9 Existing high voltage wires must be removed or forwarded as underground cables in connection with the development.

## **§ 12 ENVIRONMENTAL**

### **Noise**

- 12.1 The area should be designed so the at all time EPA indicative limits for road traffic noise are observed.

At the time of the local plan preparation the guidance values for the outdoor noise levels from road traffic in residential areas, outdoor recreational areas, etc. Lden 58 dB.

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<sup>1</sup> Pursuant to Act No. 520 of June 7<sup>th</sup> 2006 the Municipality of Viborg must grant an exemption from the obligation to connect to low energy houses. Low energy houses meaning single-family homes, where it can be documented that they meet the classification requirements in Section 5.3 in Appendix 9 of BRS1998).

- 12.2 New development or alteration of existing buildings must be designed to meet the demands in the Building Act's regarding maximum permissible indoor noise levels.

#### **Soil contamination**

- 12.3 As of January 1st 2008, all urban areas are generally area classified. Municipality of Viborg must therefore accept any movement of soil from all urban areas.

### **§ 13 Homeowners' association**

- 13.1 Two homeowners' associations must be set up. One covering the eastern sub area Ia, and one covering the western sub area Ia and Ib with obligation to participate for all property owners in the areas.
- 13.2 The homeowners' associations must operate and maintain all common pathways and turning places as well as plantations and land in the adjacent part of the sub area III.
- 13.3 The individual homeowners' association must be established when 30% of the plots in the area are parceled at the latest or when the Municipality of Viborg demands it.
- 13.4 A homeowners' association must upon demand of the municipality join together with one or more existing homeowners' associations to neighboring areas or break the association into two or more independent associations.
- 13.5 The homeowners' association must develop statutes to be approved by the municipality of Viborg. Changes to the statutes must be approved by the municipality of Viborg.
- 13.6 The homeowners' association must also perform the duties which under the law are transferred to the associations.

### **§ 14 CONDITIONS AND PERMITS FROM THE AUTHORITIES**

#### **Conditions of use**

- 14.1 New development should not be taken into use<sup>2</sup> until:
- The buildings on each property is connected to public supply pursuant to § 11.<sup>3</sup>

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<sup>2</sup> Commissioning shall be the issuance of the occupancy permit according to the Building Act § 16 section 2 or pre-announcement after BR2008, Chapter 1.6.

<sup>3</sup> The municipality of Viborg must waive this if the buildings are listed as low-energy buildings see § 11.4 and Planning Act § 19 section 4.

- Roads, footpaths and turning spaces are established in each sub area, see §§ 5.2, 5.5 and 5.6.
- Parking for each property in the respective sub area Ia and Ib, shared parking in sub area Ib and parking in sub area II are established pursuant to §§ 5.11, 5.12 and 5.13.
- Common areas are made in each sub area see § 10.4.
- Existing buildings have been removed, see § 7.7.
- Planting belt has been established pursuant to § 10.7.

Furthermore, new buildings in sub area II must not be used before:

- Existing overhead wires are removed or forwarded underground, see § 11.9 and map 2
- Riding Trails in the local plan area are established pursuant to § 5.8 and map 2
- Screening of parking areas and areas for storage are established pursuant to §§ 10.10 and 10.11, and map 2

Alternatively, guarantees may be provided as security for completion of the above.

#### **§ 15 THE LOCAL PLAN LEGAL EFFECTS**

15.1 When the local plan is finally adopted and published, there must not according to the Planning Act, § 18 - in law or fact - be established facts in the local plan area which are inconsistent with the local plan regulations.

The local plan does not cause any "duty to act" to change the existing legal situation in accordance with the plan.

The existing lawful use may continue as before. The right to use a property contrary to the local plan ceases when the entitlement has not been exploited in three consecutive years according to the Planning Act § 56

15.2 The city council may waive the local plan, if the exemption is not contrary to the plan principles. Significant deviations from the local plan can only be achieved by adopting a new local plan.

15.3 There may be expropriation of private property or any right over property when the expropriation is of major importance for the realization of the local plan in accordance to the Planning Act § 47.

15.4 When a local plan interprets a property for public purposes, the owner may claim the property taken over by the municipality against compensation in accordance with the Planning Act § 48 paragraph 3

15.5 City Council decisions on matters covered by the Planning Act can be appealed to the Nature Protection Board with respect to legal appeals, expropriation complaints and rural zoning appeals pursuant to § 58 of the Planning Act.

Complaints must be submitted in writing within 4 weeks after the decision is announced, see § 60 of the Planning Act.



**ADOPTION**

The Draft local plan No. 333 is adopted for public disclosure of Viborg City Council, June 25<sup>th</sup> 2008.

Caseworkers' initials  
/JTH

Johannes Steensgaard  
Mayor

Lasse Jacobsen  
Municipal Director

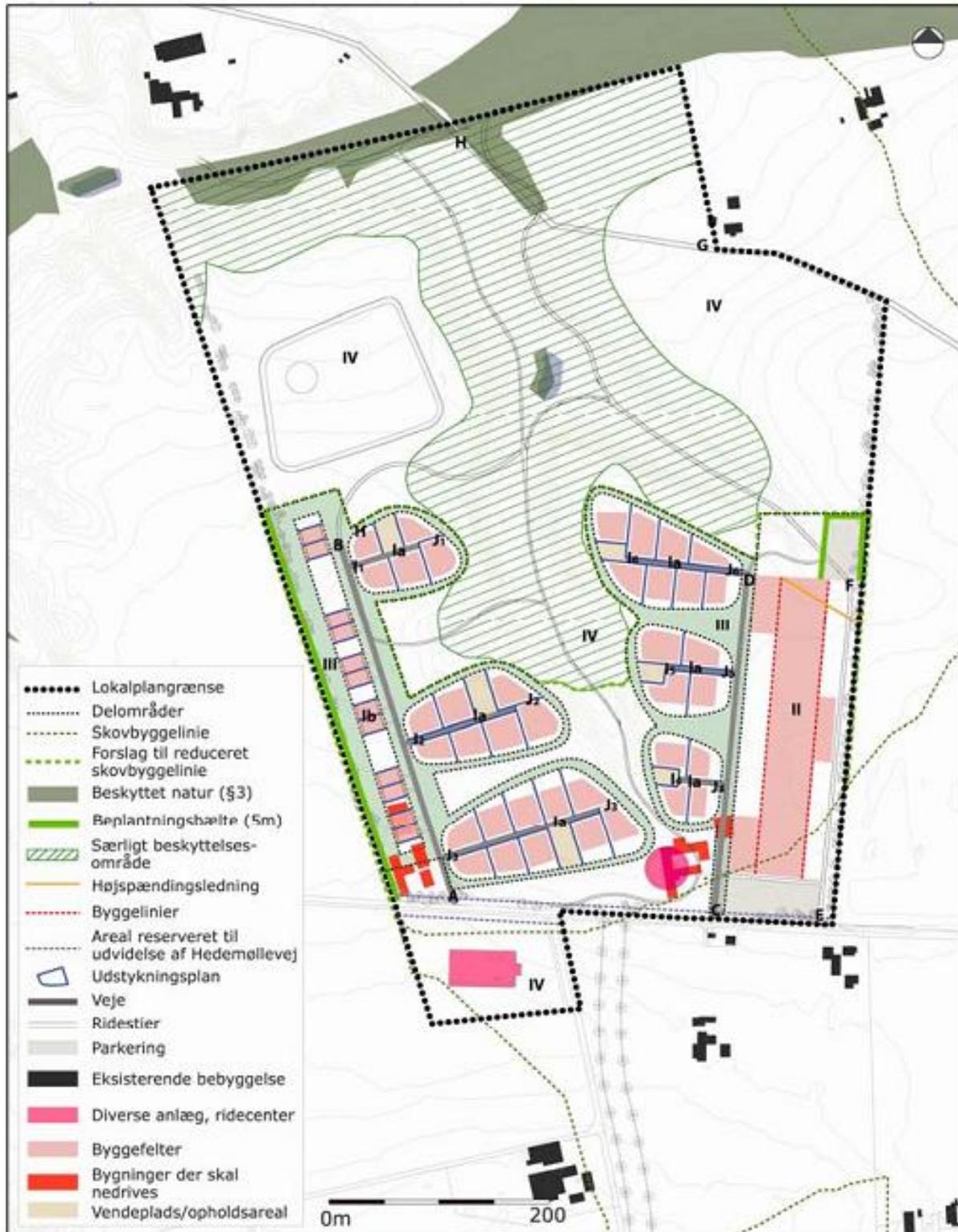
The local plan is finally adopted by Viborg City Council, on

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/JTH

Johannes Steensgaard  
Mayor

Lasse Jacobsen  
Municipal Director





Measurement approx. 1:5.000

Map 2 – Land use plan

Picture text (from the top down)

Local area border

Part areas

Forest building line

Proposal for reduces forest building line

Protected nature (§3)

Planting belt (5 m)

Special protection area

High voltage wire

Building lines

Area reserved for expansion

of Hedemøllevej

Development plan

Roads

Riding trails

Parking

Existing buildings

Various plants, equestrian centre

Building fields

Buildings for demolition

Turning space/common area



# SUPPLEMENT NO. 22

## Municipal Plan 2001-2012 for The Municipality of Bjerringbro

Framework for a residential area and an equestrian center  
at Hedemøllevej, Bjerringbro  
frame area B.065, F.066 og F.067

**Forslag**



Area of the supplement in red circle



Existing borders



New borders after adoption of supplement nr. 22 to the Municipal plan.

 = Urban border

 = Area to be transferred to urban area according to Local Plan no. 333

**REVIEW**

The purpose of this proposed supplement to the "Municipal Plan 2001-2012 the Municipality of Bjerringbro " is to give an opportunity to plan a residential area and an equestrian center pursuant local plan 333 and to lay three new frame areas B.065, F.066 and F. 067th

With this supplement to the municipal the council wishes to provide the planning basis for the future use to be changed to housing (B.065) and leisure (F.066 and F.067) respectively.

The city council wants to simultaneously ensure that the amended application is done in a manner which takes account of and minimize the impact on nature and landscape in the area.

**Current level conditions**

The part of the area to be used for residential purposes is in the 2005 Regional Plan designated as urban growth area.

Much of the area to be used for recreational purposes is in the 2005 Regional Plan classified as Special Protection Area.

The frame areas are a direct continuation of the existing framework planned areas in the municipal plan (E.051 and F.053), in future municipal planning it is expected that the existing recreational area F.053 will be extended westward. The demarcation between the areas was made from an overall assessment, which partly takes into account urban development and partly the overall interests of the open country, in terms of landscape and wildlife interests.

**Future planning matters**

The new frame area F.066 will be construed as one of the municipal recreation areas. The area can be used for recreational purposes.

The area must not be built except from minor installations that are related to the operation of the horse center

The new frame area F.067 will be construed as one of the recreation areas of the municipal. The area can be used for recreational purposes in the form of an equestrian center.

The new frame area B.065 will be construed as one of the residential areas of the municipal. The area can be used for mixed housing development in the form of open-low and close-low buildings.

The character of the development must appear as open towards the green land and buildings on the individual property must appear as a whole in terms of design, materials, color, etc.

**Future Framework**

For the new frame region F.066 applies:

- that the use be defined for the nature area that may be used for recreation and outdoor activities,
- that cannot be established building construction in the area, however, cannot be established be established minor facilities outside the special protection area, which are related to the operation of the horse center see F.067,
- that can be set up internal path connections as support to the area's experience value
- that the area must remain in the rural zone

that undeveloped land should remain a neglected natural area.

For the new frame area F.067 applies:

that the use be determined as a recreation area, including an equestrian center,

that the building rate for each property be defined to no more than 60%

that the development's height is fixed to max 12.5 meters, however, silos and similar max 16 m

that the area remains in a rural zone

that internal path connections can be set up as support to the area's experience value.

For the new frame area B.065 applies:

that the area by local planning is transferred to an urban area,

that the use is defined for mixed housing development in the form of åben-lav and close-low

that building rate will be max. 35% for open-low and 45% for close-low

that smallest plot size be determined to be 700 m<sup>2</sup> for open-low 300 m<sup>2</sup> for close-low

Plinths for close-low housing can be parceled in less than 300 m<sup>2</sup>, if at the same time a will be construed common living area so the plinth and an ideal part of the common living area together represent at least 375 m<sup>2</sup>.

that the biggest plot size is defined to 1400 m<sup>2</sup> of open-low 650 m<sup>2</sup> for close-low

that the development's height may must be up to 2 storeys up to 8.5 m

that roof pitch must be between 0-55 degrees

that in an open and diversified housing, is planned according to the landscape and natural conditions, creating a smooth transition between the urban and the countryside.

**ADOPTION STATEMENT**

Draft Supplement No. 22 to Municipal 2001-2012 for the Municipality of Bjerringbro is adopted for public presentation by Viborg City Council on 25 June 2008.

Caseworkers' initials

/JTH

Johannes Steensgaard  
Mayor

Lasse Jacobsen  
Municipal Director

The local plan is finally adopted by Viborg City Council, on

Caseworkers' initials  
/JTH

Johannes Steensgaard  
Mayor

Lasse Jacobsen  
Municipal Director

**Publication**

Viborg City Council hereby publishes in compliance with the Planning Act § 24 draft Supplement No. 22 to Municipal 2001-2012 for The Municipality. of Bjerringbro

from July 10th to September 3rd 2008

that comments, amendments and objections to the proposed plan must be received by the municipality of Viborg by September 3rd 2008. They must be sent to:

The Planning and Development Department, Rødevej 3, 8800 Viborg  
E-mail: [plan.udvikling@viborg.dk](mailto:plan.udvikling@viborg.dk)

