**Proposed Chichester Local Plan Policies Relevant to West Wittering**

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| **Proposed Chichester Local Plan Policies** | **Opportunit Areas for West Wittering Neighbourhood Development Plan** |
| **Strategic Policies (must be in general conformity with once LP is adopted)** |
| Policy S1: Presumption in Favour of Sustainable Development | None |
| Policy S2: Settlement Hierarchy – West Wittering identified as a ‘service village’ | None |
| Policy S3: Development Strategy – reinforces the role of Manhood Peninsula as a home to existing communities, tourism and agricultural enterprise. Non-strategic provision is made for the following forms of development in service villages: 1. Small scale housing developments consistent with the indicative housing numbers set out in Policy S5;
2. Local community facilities, including village shops, that meet identified needs within the village, neighbouring villages and surrounding smaller communities, and will help make the settlement more self-sufficient; and
3. Small scale employment, tourism or leisure proposals.
 | Any proposals will need to be within these parameters. |
| Policy S4: Meeting Housing Needs – identifies source of housing supply. Includes figure for windfall development of small sites (probably means that small sites will not count towards parish totals). | Ensure any housing allocations are above the windfall threshold. |
| Policy S5: Parish Housing Requirements 2016 – 2035 - Small scale housing sites will be identified to help provide for the needs of local communities in accordance with the parish housing requirements set out. West Wittering identified for 25 units. Requires neighbourhood plans to be submitted within 6 months of adoption of the Local Plan or they will allocate the sites through a DPD. | Either identify sites or set criteria for sites. |
| Policy S6: Affordable Housing -30% on sites of 11 dwellings or more. Neighbourhood Plans can set out higher requirements for affordable housing provision where local evidence of need and viability supports this. | Unlikely to be relevant if sites are 100% affordable. |
| Policy S8: Meeting Employment Land Needs – includes cross reference to DM9 and 10 and general presumption that existing employment sites will be retained, with proposals to replace and intensify existing units supported. | Avoid allocating existing employment sites for other uses. |
| Policy S9: Retail Hierarchy and Sequential Approach – identifies a hierarchy of retail centres. East Wittering and Bracklesham identified as ‘local centres’ but West Wittering is probably just a ‘village parade’. | None |
| Policy S10: Local Centres, Local and Village Parades – retail development encouraged where they would contribute to the vitality and viability of, Local and Village Parades where they provide small-scale retail uses (Use Classes A1 to A5), contributing to the vitality and viability of the area; support small and independent businesses; and proposals provide an active retail frontage use at ground floor and maximise opportunities for residential, leisure and office development above ground floor units where appropriate. | Identify on policies map where such parades exist and have a policy linking to S10. |
| Policy S12: Infrastructure Provision – general requirements for infrastructure provision. | Identify specific community infrastructure requirements for West Wittering in an annex to the NDP and feed into CDC’s Infrastructure Development Plan. |
| Policy S18: Integrated Coastal Zone Management for the Manhood Peninsula – CDC will prepare plans, strategies, projects and other measures, in partnership with other organisations and local communities, to ensure that the Manhood Peninsula is planned for in a coordinated and integrated manner, whilst recognising the individual needs of the communities within the area. | Take into account any such existing plans. Community Aspiration to seek involvement in future plans. |
| Policy S20: Design – sets out detailed design requirements for all new development proposals including responding positively to the site and its surroundings, cultural diversity and history, conserving and enhancing historic character and reinforcing local identity. | Include a design policy which makes specific reference to the VDS and update VDS. |
| Policy S21: Health and Wellbeing -All proposals for new development should improve and promote strong, vibrant and healthy communities. Measures that contribute to healthier communities and support health, social and cultural wellbeing, must be incorporated in a development where appropriate. | Identify any needs for new or improved health facilities in infrastructure list. |
| Policy S22: Historic Environment –includes protecting and managing all heritage assets, archaeological sites and historiclandscapes, designated and non-designated assets, and their setting in accordance with legislation and national policy. | Refer to and take into account West Wittering Conservation Area Appraisal management proposals and Good Practice Guide in NDP and VDS. |
| Policy S23: Transport and Accessibility – includes ensuring that new development is well located and designed to minimise the need for travel, encourages the use of sustainable modes of travel as an alternative to the private car.  | Ensure any allocations are located close to facilities and walkable (i.e. pavements linking site to facilities). |
| Policy S24: Countryside - Outside settlement boundaries as defined on the policies map, development will be permitted in the countryside provided that it conserves and, where possible, enhances the key features and qualities of the rural and landscape character of the countryside setting; is of an appropriate scale, siting and design that is unlikely to cause unacceptable harm to the appearance of the countryside; and it requires a countryside location or meets an essential local need, as provided for in Policies DM21 and DM22. Defined settlement boundaries may be altered by a development plan document and/or a neighbourhood plan. | Consider whether the settlement boundary needs to be amended to accommodate additional development. |
| Policy S25: The Coast – CDC commits to continued joint working to protect and enhance the Plan’s coastal areas in order to ensure they continue to provide an important recreational, economic and environmental resource. In particular it will support:ongoing habitat protection /restoration /enhancement; leisure/recreational uses, including water based activities; marine employment uses, including those which require direct access to water; and flood defence and adaptation to climate change. Cross refers to the Chichester Harbour Conservancy Harbour Management Plan | Identify any opportunities for enhancement of the coast within the parish. |
| Policy S26: Natural Environment- includes ensuring that distinctive local landscape character and sensitivity is protected; ensuring there is no adverse impact on the openness of views in and around the coast; (cross refers to DM19, DM20 and DM28); protecting the biodiversity value of the site and its environment in accordance with Policy DM29; and considering the quality of the agricultural land, with the development of poorer quality agricultural land being preferred to the best and most versatile land. | Use VDS to identify important views in the parish.Could also identify areas of biodiversity interest and opportunity areas in the parish. |
| Policy S27: Flood Risk Management – includes sequential approach and reference to SUDs and reducing runoff. | None. |
| Policy S28: Pollution – includes that where development is likely to generate significant adverse impacts by reason of pollution, CDC will require that the impacts are minimised and/or mitigated to an acceptable level. | None |
| Policy S29: Green Infrastructure – seeks to ensure development should reinforce and enhance the role of green infrastructure  | Identify green infrastructure through identification of Local Green Space and green corridors within the parish. |
| Policy S31: Wastewater in the Chichester Harbour and Pagham Harbour Wastewater Treatment Catchment areas – requires proposals for development to demonstrate no adverse impact on the water quality of Chichester Harbour and Pagham Harbour. Includes provisions to restrict water use and surface water discharge to sewerage systems. | None. |
| Policy SA8: East Wittering Parish – allocates land at East Wittering for a minimum 350 dwellings. | Policy or community aspiration to commit to working with CDC and East Wittering PC to mitigate any impacts on West Wittering. |
| **Development Management Policies (don’t need to repeat but can vary if justified by evidence)** |
| Policy DM1: Specialist Housing - Proposals for specialist needs housing such as homes for older people, people with disabilities, student accommodation or homes for other specific groups who may require properties that are specifically designed and / or allocated will be supported where:1. There is a clear identified need;2. The development is located in an area that is sustainable to meet the social as well as the housing needs of the intended residents;3. It will not lead to a concentration of similar uses in an area that would be detrimental to the character or function of an area and / or residential amenity;4. It is in close proximity to everyday services, preferably connecting by safe and suitable walking / cycling routes or public transport for the intended occupier;5. It can be demonstrated that the development is designed and managed to provide the most appropriate types of support for the target resident;6. It can be demonstrated that revenue funding can be secured to maintain the long term viability of the scheme; and7. The scheme is supported by the relevant statutory agencies.Proposals which may result in the loss of specialist needs accommodation will not be permitted unless it can be demonstrated that there is no longer a need for such accommodation in the Plan area, or alternative provision is being made available locally through replacement or new facilities. |  |
| Policy DM2: Housing Mix1. All new residential development must provide homes of an appropriate type, size and tenure to address the identified needs and market demand and to support mixed and balanced communities. Proposals should provide a mix of dwelling sizes and tenures broadly in accordance with the table below.

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|  | 1 bed | 2 bed | 3 bed | 4+ bed |
| A/H(20%) | 25-30% | 40-45% | 20-25% | 5-10% |
| Low Cost (10%) | 20% | 40% | 30% | 10% |
| Market(70%) | >5% | >30% | <45% | <20% |

2. Planning permission will be granted for an alternative mix provided that:a. robust evidence of local housing need demonstrates that a different mix of dwellings is required to meet local needs and demand for specific types, tenures and sizes of housing to contribute to the diversity of housing in the local area and help to redress any housing imbalance that exists; orb. it addresses need and demand for affordable, market housing including self-build and custom-build housing, older person and specialised housing.3. Development proposals for residential development will be permitted where it is clearly demonstrated that the proposal responds to the requirements of a changing population and of particular groups in the community, by increasing the supply of accessible and specialist housing (including ground floor flats, flats with lifts and bungalow accommodation) which is able to meet people’s needs throughout their lifetimes based on locally derived evidence of need and demand.4. On strategic development locations (or sites of 200 dwellings or more), additional specialised housing (including extra care housing) should be considered where demand exists, to meet defined specialist needs.5. Up to 3% of dwellings should be designed to the standards of Building Regulations Part M (4) Category 3: Wheel chair accessible dwellings (or any replacement standards). This will be considered on a site by site basis.6. All housing should be designed to meet the Nationally Described Space Standards (or any replacement standards). | May wish to specify mix on any allocated sites. |
| Policy DM3: Housing Density -Development proposals at a minimum average net density of 35 dwellings per hectare will be supported, except locations adjacent to sensitive locations (i.e. nationally designated areas of landscape, historic environment or nature conservation protection) where a lower density may be appropriate. Proposals should take into account the existing density of the site and its surroundings. | Relevant to appropriate densities for any allocated housing sites |
| Policy DM4: Affordable Housing Exception SitesWhere there are no available and deliverable sites within a settlement affordable housing may be permitted on exception sites outside of Settlement Boundaries to meet a specific local need where one of the two following criteria is met:1. In settlements that have a defined Boundary, proposals should be located adjacent to the Boundary and in all circumstances be less than 30 dwellings and well related to the settlement, local services and facilities; or2. In the rest of the plan area, schemes will only be permitted where it is considered that the proposal is modest in scale and can be integrated to an existing settlement without damage to its character or setting and is well related to local services and facilities.And all the following criteria are met:1. The scheme provides 100% affordable housing (unless a robust justification is provided in line with paragraph 7.34);2. The proposed development would help meet an identified local need of households with a ‘local connection’ to the parish, and the mix of dwelling sizes, types and tenures is supported by a local housing need assessment;3. There are insufficient sites available and deliverable within the Settlement Boundary (where applicable) to meet the local need for affordable housing;4. The proposed scheme is economically viable and deliverable, and is able to be properly managed by a partner Registered Provider, Community Land Trust or other Approved Body in perpetuity; and5. The site is subject to an appropriate planning obligation to ensure that the affordable housing will be retained in perpetuity as affordable housing for households with a local connection. | This could be relied on in whole or in part to set criteria for the affordable housing site/sites in the NDP if it was decided not to allocate a specific site.Any allocated site should comply with the first criteria 1 and the second set of criteria. |
| Policy DM6 Accommodation for Agricultural and other Rural Workers – sets out criteria for homes which are necessary to meet the accommodation needs of fulltime workers in agriculture, forestry or other businesses requiring a countryside location. | None |
| Policy DM7 Local and Community Facilities – sets criteria to justify the loss of a community facility and for proposals for new community infrastructure | Identify existing community assets and identify need for any additional – either as allocations / policies or in infrastructure list. |
| Policy DM8 Transport, Accessibility and Parking – requires development to be located to minimise need to travel by car and not cause severe traffic issues, have a safe and inclusive means of access, adequate parking and electric charging points. | Community aspirations around controlling visitor parking and queuing through the village and approach roads. |
| Policy DM9 Existing Employment Sites – safeguards existing sites unless justified loss and gives criteria for changes of use within existing sites.and expansion. | None |
| Policy DM10 New Employment Sites – new sites allowed within settlement boundaries or on allocated sites at service villages for a mixture of unit types and sizes to accommodate the needs of start-up and move-on businesses. | May want to consider whether to allocate a specific site for new employment or is there capacity within the settlement boundary / existing employment sites? |
| Policy DM13 Built Tourist and Leisure Development – supports small scale development for tourism and leisure development outside the urban areas provided they minimise impact on the natural and historic environment, particularly increased recreational pressures on Chichester Harbour. Where proposals seek permission for new buildings, that the development cannot be accommodated elsewhere, including through the re-use, and expansion, of existing buildings in the locality and developing within the defined settlement boundaries Also safeguards existing visitor accommodation. | May want to encourage or allocate land for visitor accommodation to seek longer term and les seasonal visitors who would contribute more to the local economy than the summer day-trippers. |
| Policy DM14 Caravan and Camping Sites – supports new caravan and camping sites subject to criteria including visual impact and traffic. Also safeguards existing sites. | As above but more seasonal than built accommodation. |
| Policy DM15 Horticultural Development – directed towards designated Horticultural Development Areas (not in parish). | None |
| Policy DM16 Sustainable Design and Construction – sets sustainability criteria for new buildings including water use reduction and Building for Life standards. | None |
| Policy DM17 Stand-alone Renewable Energy – supports such proposals subject to landscape /townscape impact, local amenity and highway safety. | None |
| Policy DM18 Flood Risk and Water Management – requires flood and erosion risk to be taken into account at all stages in the planning process to avoid inappropriate development in areas at current or future risk, and to direct development away from areas of highest risk. Sets criteria for development including SuDS etc. | None |
| Policy DM19 Chichester Harbour Area of Outstanding Natural Beauty (AONB) - The impact of individual proposals and their cumulative effect on Chichester Harbour AONB and its setting will be carefully assessed. Planning permission will be granted where it can be demonstrated that:1. The natural beauty and locally distinctive features of the AONB are conserved and enhanced;2. Proposals reinforce and respond to, rather than detract from, the distinctive character and special qualities of the AONB as defined in the Chichester Harbour AONB Management Plan;3. Either individually or cumulatively, development does not lead to actual or perceived coalescence of settlements or undermine the integrity or predominantly open and undeveloped, rural character of the AONB and its setting;4. The development is appropriate to the economic, social and environmental well-beingof the area or is desirable for the understanding and enjoyment of the area and5. The development is consistent with the policy aims of the Chichester Harbour AONBManagement Plan and Joint Chichester Harbour AONB SPD.Opportunities for remediation and landscape improvements to address existing harm will be taken as they arise. | Ensure any allocations within or in the setting of the AONB comply with this policy. |
| Policy DM20 Development around the Coast – supports development for recreational opportunities that do not adversely affect the character, environment and appearance of the coast and Chichester Harbour Area of Outstanding Natural Beauty or result in adverse effects of integrity to European designated wildlife sites and opportunities have been taken to upgrade existing footpaths and cyclepaths, enhance and protect the National Coastal Footpath and ensure that public access is retained and provided to connect existing paths along the waterfront  | Consider whether specific policy needed for West Wittering’s coast or is it adequately covered by DM20?. |
| Policy DM21 Alterations, Change of Use and/or Re-use of Existing Buildings in the Countryside – supports such development subject to criteria including that the building is structurally sound and is capable of conversion without the need for significant extension, alteration or rebuilding; and it has been demonstrated that economic and community uses, have been considered before residential with residential uses only permitted if economic and community uses are shown to be inappropriate and unviable.  | None |
| Policy DM22 Development in the Countryside - Within the countryside, outside Settlement Boundaries, development will be permitted where it requires a countryside location and meets the essential, small scale, and local need which cannot be met within or immediately adjacent to existing settlements or, for employment uses within the B Use Class, within or immediately adjacent to existing employment sites. It then provides criteria for such development. | None |
| Policy DM23 Lighting - Where development involves an outdoor lighting scheme and where relevant an indoor lighting scheme (supermarkets, glasshouses etc), proposals will be permitted where it can be demonstrated that the following criteria have been addressed:1. The detailed lighting scheme has been prepared in line with relevant British Standards and the latest national design guidance;2. The design minimises unnecessary glare and spillage;3. There is no significant adverse impact on neighbouring development or the wider landscape; and4. Light levels are the minimum required for safety and security purposes, taking account of the existing location and character of the area.Proposals in or adjacent to areas with Dark Skies Discovery Sites designation (includes Chichester Harbour) must also demonstrate that there will be no significant adverse effects on the visibility of the night sky. Where appropriate, the Council will seek to control the times and intensity of illumination. | May wish to include a community aspiration to encourage improvements to existing street, commercial and domestic lighting. |
| Policy DM24 Air Quality -supports development that is located and designed to minimise traffic generation and congestion through access to sustainable transport modes, including maximising provision of pedestrian and cycle networks. Development that creates or results in pollution including particulates, dust, smoke, pollutant gases or odour is designed to mitigate the impact on the amenities of users of the site and surrounding land to an appropriate level; and where development is close to an existing use that has potential to impact on the amenity of the proposed development through dust, particulates, pollutant gases and/or odour then an air quality assessment will be required to identify the potential impact on the area and detail the mitigation measures required | None |
| Policy DM25 Noise -new development should provide a high quality living environment with acceptable levels of amenity for future occupiers by reason of absence of significant noise disturbance or annoyance and no significant adverse impact on the operation of nearby noise generating uses. Where noise generating development is proposed, any potential significant impact on amenity by reason of noise disturbance and annoyance on the surrounding area will be adequately mitigated or minimised to an acceptable level. | None |
| Policy DM26 Contaminated Land - Development proposals requiring the remediation of contaminated land will be supported where it is demonstrated that the following criteria have been addressed:1. An appropriate site investigation has been completed to identify and quantify potential sources of contamination within the site; and2. A risk assessment of the site investigation data has been undertaken and used to inform any necessary remediation measures so as to achieve an acceptable level of risk of contamination to future users of the site, the surrounding area and the environment. | None |
| Policy DM27 Historic Environment – supports proposals that conserve and enhance the special interest and settings of designated and non-designated heritage assets; respects distinctive local character and sensitively contributes to creating places of a high architectural and built quality; respects existing designed or natural landscapes; and the individual identity of settlements is maintained, and the integrity of predominantly open and undeveloped character of the area, including the openness of the views in and around Chichester and Pagham Harbours, is not undermined. Proposals affecting designated and undesignated heritage assets and their settings should demonstrate that they address the following criteria:a. The use of traditional, local materials and adherence to local building techniques and details, where appropriate;b. The conservation of features and elements that contribute to the special interest of a heritage asset, including structures forming part of the curtilage, in particular the structural integrity and historic plan-form of listed buildings and historic building groups;c. Appropriate use of the heritage asset that is compatible with the conservation of its significance;d. The location, form, scale, massing, density, height, layout, roofscape, landscaping, use and external appearance of developments within conservation areas should conserve and enhance the special historic and architectural interest of the conservation area;e. Development involving substantial harm to or loss of designated heritage assets will only be granted in exceptional circumstances (wholly exceptional circumstances for designated assets of the highest significance);f. Proposals for development involving ground disturbance in areas of known archaeological potential will need a desk based archaeological assessment and may also require field evaluation. The recording and publication of results will be required and in appropriate cases, the Council may also require preservation in situ, or excavation;g. Proposals affecting a non-designated heritage asset (including where identified through the planning process) should not harm its special interest and development involving substantial harm will be resisted unless significant public benefit has been clearly and convincingly demonstrated in accordance with the requirements of the NPPF; andh. The condition of an historic building resulting from deliberate damage and neglect will not be taken into account in any decision. | See comments for Policy S22: Historic Environment. |
| Policy DM28 Natural Environment – supports development where there is no adverse impact on the openness of the views in and around the coast; or the tranquil and rural character of the area. Development must recognise distinctive local landscape character and sensitively contribute to its setting and quality. Proposals should respect and enhance the landscape character of the surrounding area and site, and public amenity through detailed design. Development of poorer quality agricultural land should be fully considered in preference to best and most versatile land; and the individual identity of settlements, actual or perceived, is maintained and the integrity of predominantly open and undeveloped land between settlements is not undermined. | Need to take this into account when allocating sites. |
| Policy DM29 Biodiversity – supports development where:1. The biodiversity value of the site is safeguarded;2. Demonstrable harm to habitats or species which are protected or which are of importance to biodiversity is avoided or mitigated;3. The proposal has incorporated features that enhance biodiversity as part of good design and sustainable development, and identifies and pursues opportunities for achieving a net gain in biodiversity;4. The proposal protects, manages and enhances the plan area network of ecology, biodiversity and geological sites, including the international, national and local designated sites (statutory and non-statutory), priority habitats, wildlife corridors and stepping stones that connect them;5. Any individual or cumulative adverse impacts on sites are avoided;6. The benefits of development outweigh any adverse impact on the biodiversity on the site. Exceptions will only be made where no reasonable alternatives are available; and planning conditions and/or planning obligations may be imposed to mitigate or compensate for the harmful effects of the development. | Identify areas of biodiversity importance within the parish on the policies map and if possible areas for opportunities to enhance biodiversity (for instance by connecting existing areas). Seek advice from Sussex Biodiversity Records Centre. |
| Policy DM30 Development and Disturbance of Birds in Chichester and Langstone Harbours Special Protection Areas - all net increases in residential development within the 5.6km ‘Zone of Influence’ are likely to have a significant effect on the Chichester and Langstone Harbours SPA either alone or in-combination with other developments. Appropriate avoidance/mitigation measures comprise:a. A contribution in accordance with the joint mitigation strategy outlined in the Bird Aware Solent Strategy; orb. A developer provided package of measures associated with the proposed development designed to avoid any significant effect on the SPA, provided and funded in-perpetuity; or a combination of measures in (a) and (b) above | As the 5.6km zone effects the parish and mitigation is required, this is likely to mean that the NDP will be subject to a full Habitats Regulations Assessment by CDC prior to submission. |
| Policy DM31 Trees, Hedgerows and Woodlands - Development proposals will be granted where it can be demonstrated that all of the following criteria have been addressed;1. Proposals conserve and, where appropriate, enhance existing valued trees, hedgerows and woodlands;2. The felling of protected trees, groups of trees or woodland will only be permitted in exceptional circumstances and in accordance with the relevant legislation, policy and good practice recommendations. Where protected trees are subject to felling, a replacement of an appropriate number, species and size in an appropriate location will be required;3. A proposed loss or damage of non-protected but valued trees, woodland or hedgerows should be avoided, and if demonstrated as being unavoidable, appropriate mitigation measures are provided;4. A minimum buffer of 15 metres will be required between the development and ancient woodland or veteran trees; and5. Development proposals must demonstrate that appropriate protection measures are in place prior to any work on site throughout the development process as part of a comprehensive landscaping plan, and that suitable opportunities for the restoration, enhancement or planting of trees, woodland, and hedgerows are identified and incorporated. | The biodiversity mapping recommended above could include individual trees of value to the community and veteran trees. Where these appear at risk from development pressure then they could be submitted to CDC for assessment for Tree Preservation Orders.Similarly important / historic hedgerows could be included on the map. |
| Policy DM32 Green Infrastructure - All development will be expected to contribute towards the provision of additional green infrastructure, and the protection and enhancement of existing green infrastructure. Development will be supported where:1. The proposals maintain and, where appropriate, incorporate improvements to the existing network of green infrastructure, or the restoration, enhancement or creation of additional provision areas;2. Where appropriate, the proposals create new green infrastructure which is integrated into the development design and meets the needs of the communities within and beyond the site boundaries;3. The proposals contribute to improving the health and well-being of the local and wider community;4. The proposals do not lead to the dissection of the linear network of cycle ways, public rights of way, bridleways and ecological corridors; and5. Where appropriate, the Council will seek to secure via planning obligation provision for the future management and/or maintenance of green infrastructure.Development that will harm the green infrastructure network will only be granted if it can incorporate measures that avoid the harm arising or sufficiently mitigate its effects. The Council will expect that a legal agreement is entered in to where it is necessary to secure green infrastructure provision, or to ensure the long term sustainable management of green infrastructure. Unless stated elsewhere the Council will normally not be responsible for the long term maintenance and management of green infrastructure. | Consider opportunities as part of allocations. Also map existing green infrastructure as recommended for Policy S29: Green Infrastructure.PC could consider whether it is prepared to adopt land given that CDC is unwilling to. |
| Policy DM34 Open Space, Sport and Recreation including Indoor Sports Facilities and Playing Pitches - seeks to retain, enhance, improve access and increase the quantity and quality of public open space, playing fields, sport and recreation facilities (including indoor facilities) and rights of way including improvement of links to them. Provides criteria to justify their loss where the benefit of the development outweighs any harm, and it can be demonstrated there are no reasonable alternative sites available. Sets standards for the provision of new facilities with new development. | None |
| Policy DM35 Equestrian Development -supported where:1. There is adequate land for the numbers of horses kept:2. Existing buildings are reused where possible but where new buildings are necessary, these are well-related to existing buildings, appropriate to the number of horses to be kept and the amount of land available;3. There is minimal visual impact on the landscape caused by the proposed development either individually or cumulatively;4. The proposal, either on its own or cumulatively, with other horse related uses in the area, is compatible with its surroundings, and adequately protects water courses, groundwater and the safety of all road users;5. The proposal does not lead to the need for additional housing on site; and6. The proposal is well related to or has improved links to the existing bridleway network. | None |