

The Neighbourhood Planning Policy Toolbox

Introduction

The purpose of this document is to provide example policies that can be used in Neighbourhood Plans with the intention of covering some of the most common policy areas. The policies included in this document have all been 'made', i.e. they have been through the examination process and incorporate any amendments suggested by the examiners. The policies identified in this document will indicate if they have been tested through the appeal process, and as such can be regarded as particularly 'sound' policies.

Each area may already have policies that deal with these topic areas through adopted Local Plans or supplementary planning guidance or issues may be dealt with through permitted development rights where planning permission not required.

Only policies that provide a clear indication of how a decision maker should react to a development proposal should be included in the plan. (National Planning Policy Framework paragraph 154).

There may be policies that are specific to your area that are not covered here – these can be dealt with on a case by case basis and support may be available to help you with these.

This document should be used in conjunction with the Toolbox Spreadsheet which gives more details on the types of policies that are included in individual neighbourhood plans.

The document looks at policies in the following topic areas:

1. Economy
2. Energy
3. Environment
4. Housing
5. Transport
6. Community Facilities
7. Infrastructure
8. Generic policies

Table of Contents

Introduction	1
Economy.....	3
Good Practice Examples	7
Energy.....	10
Good Practice Examples	11
Environment.....	14
Good Practice Examples	16
Housing.....	24
Good Practice Examples	30
Transport.....	44
Good Practice Examples	47
Community Facilities	53
Good Practice Examples	56
Infrastructure	65
Good Practice Examples	66
Generic Policies	69
Good Practice Examples	71

Economy

A healthy economy is a key ingredient in sustainable development. It provides job opportunities generate the wealth and prosperity to bring about positive change, such as improved public transport, the reclamation of contaminated land and a high quality environment.

In order to retain jobs and attract new investment, areas must be able to offer the facilities necessary for companies to prosper. This includes: land, properties, a skilled and adaptable workforce, utilities and services and an attractive environment. The planning process can assist with all of these.

Through allocating land for new development, sites can be made available to meet all sizes of company and with a choice of locations. Plans should also provide a policy context that balances the needs of the economy with maintaining and improving environmental quality.

Planning policies and plans should promote choice, flexibility and competition - an environment in which the local economy can flourish. It is not the role of the planning system to restrict competition, preserve existing commercial interests or prevent innovation.

The economy covers a wide range of issues and the tables below give examples of the policy areas and identifies adopted Neighbourhood Plans that have policies dealing with that particular issue.

Retail/Shopping	
Issues	• Protection against loss of retail provision To ensure that existing retail uses are protected. • Support for additional retail provision Promote the need for improved community facilities, i.e. local shops, extension to the burial ground. • Support for local market Improve the integration and quality of the market and provide it with a long term sustainable future.
Neighbourhood Plans with policy	Angmerring, Ardingly, Cringleford, Anslow, Broughton Astley, Cringleford, Thame, Winslow and Winsford.

Existing Employment	
Issues	• Protection against the loss of existing employment spaces To ensure existing employment uses are protected. • Enhancement of existing employment spaces Existing industrial development contains some high quality employment activities, and the potential for more, which make a valuable contribution to the local economy.
Neighbourhood Plans with policy	Angmerring, Hurstpierpoint & Sayers Common, Stowey Sutton (against conversion to residential), Cringleford and Thame.

New Employment	
Issues	• Support for new employment space Seeks to promote the development of new business space in the village to provide opportunities and jobs for local residents. • Support for rural business to meet local needs including conversion of vacant rural buildings Allowing for a limited amount of new residential and employment development outside settlement boundaries to meet local needs, having regard to national and local plan policies for development in the countryside.
Neighbourhood Plans with policy	Acle, Broughton Astley, Winsford, Anslow, Stowey Sutton and Cringleford.

Employment Allocations	
Issues	• Allocation of land for employment purposes To provide new employment opportunities for the community
Neighbourhood Plans with policy	Broughton Astley, Thame, Winslow, Winsford and Hurstpierpoint & Sayers Common.

Tourism/Leisure	
Issues	• Support for tourism and leisure activities To support the growth of high quality leisure and tourism activity as a means of developing and enhancing the economy. • Support for tourism activities as part of rural diversification The rural area faces many challenges and increasingly farmers and agricultural landowners have to diversify in order to secure a viable livelihood. Seeks to support such rural diversification, especially when new jobs will be created or existing jobs secured. • Protection against loss of tourism accommodation Hotels and guest houses can be sources of valuable local employment. It is important to retain flexibility so that some premises can change their use as market conditions change, but might return to hotels or guest houses in future should there be demand.

Neighbourhood Plans with policy	Acle, Ardingly, Hurstpierpoint & Sayers Common, Kirdford, Malpas & Overton and Lynton & Lynmouth.
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Hospitality Businesses	
Issues	Protection against the loss of hospitality businesses To protect (Use Class) A3 cafe, pub and restaurant uses from a change of use for another purpose, where planning consent is required, to ensure the vitality and viability of the village as a small service and tourism centre is maintained.
Neighbourhood Plans with policy	Ardingly and Tettenhall.

Commuter/Employment Parking	
Issues	Provision for employee parking in rural areas Lack of adequate rural public transport means that private cars are needed to access any commercial development.
Neighbourhood Plans with policy	Stowey Sutton, Backwell, Marsh Gibbon, Woburn Sands and Woodcote.

Home Working/Work Hubs	
Issues	- Support for home working Home working can help to prevent the area becoming a dormitory, encouraging a better work life balance for residents. - Support for development of a work hub/business incubator Encouraging locations for small-scale startup businesses.
Neighbourhood Plans with policy	Stowey Sutton, Outwoods, Billesdon, Wirksworth, Malpas & Overton and Littlehampton.

Rural Diversification	
Issues	Support for rural diversification schemes Ensure the farming economy is secured and to do this diversification in the use of buildings and some land may well be necessary.
Neighbourhood Plans with policy	Marsh Gibbon, Malpas & Overton, Hough on the Hill and Kingston

Town Centres/Local Centres	
Issues	• Support for expansion of town centre Ensure expansion supports town centre • Support for temporary uses in the town centre To try to ensure that shop units do not remain empty at such times, which might affect the vitality of the town centre, and to foster community activity. • Support for protection and improvements to the town centre Improve and / or redevelop the shopping centre and attract better and a greater variety of shops and other town centre uses, including restaurants and cafes.
Neighbourhood Plans with policy	Thame, Arundel, Wirksworth and Winsford.

Village Centres	
Issues	• Protection for existing village centre and re-development of vacant and under-used land To create a thriving village centre by encouraging the sensitive development of under-used brownfield sites for small scale mixed use activities such as retail, office and residential.
Neighbourhood Plans with policy	Acle, Malpas & Overton and Cuckfield.

Design of Employment/Commercial Space	
Issues	• Design of employment spaces To ensure that new employment uses are well designed.
Neighbourhood Plans with policy	Winsford

Evening Economy	
Issues	• Support for the night time economy Entertainment and night-time uses include restaurants, clubs, public houses and other similar uses. These uses could contribute positively to the vitality and vibrancy of Town Centres, including enhancing perceptions of personal safety by providing informal surveillance for passers-by. However, if not properly managed, such uses can result in adverse amenity

	effects from factors such as anti-social behaviour, litter, noise, disturbance and other individual and cumulative impacts of late night uses.
Neighbourhood Plans with policy	Madeley and Central Milton Keynes.

Good Practice Examples

Retail and shopping policies

Angmering NDP	Broughton Astley NDP
ER1: Retail Provision Within the Core Retail Area (shown in figure 8.1 above) or the Downs Way Retail Area (shown in figure 8.2 above) the loss of Class A1 retail uses, as a result of proposals for change of use or for redevelopment for non-retail use, will generally not be permitted. Proposals for change of use or redevelopment which would result in the loss of Class A1 retail use will only be acceptable if they demonstrate the following: · The premises or site is shown to be no longer required for retail use in terms of need or demand, by the premises or site having been marketed for a period of not less than one year for retail use and no occupier having been found. Full details relating to the marketing must accompany any proposal; · That the alternative use proposed will be deliverable and make a positive contribution to the sustainability, vitality and viability of Angmering.	POLICY STATEMENT S1 – SHOPPING i. The principal village centre shopping and business area will be maintained, with retail and service provision in this area supported and proposals resulting in loss of local retail provision or services resisted.(Fig. 3) ii. In order to prevent additional journeys out of the village for weekly food shopping the provision of a new supermarket on Site 1A will be supported. This should be between 20,000–30,000 sq ft, in an accessible and central position, adjacent to the existing settlement and provide good links to the existing settlement and other community facilities. iii. Acknowledging that there is limited space for expansion within the existing principal shopping and business area; additional proposals for local retail and other village centre uses which cannot be accommodated within this area will be supported in central and accessible locations elsewhere in Broughton Astley and sites will be supported in conjunction with housing development where appropriate. iv. Any proposals for retail development outside the existing village centre will be subject to the sequential test and impact assessment in accordance with paragraph 26 of the NPPF. v. A multi-agency ‘village centre’ strategy will be

Additionally, within the Core Retail Area or the Downs Way Retail Area, changes of use classes from Classes A2, A3, A4 or A5 to Classes B, C or D will not generally be permitted unless they demonstrate the following: • That the alternative use proposed will be deliverable and make a positive contribution to the sustainability, vitality and viability of Angmering.	developed to improve and enhance the principal village shopping and business area that: • Discourages the change of use of ground floor premises to residential dwellings; • Supports and encourages businesses to thrive through initiatives such as improvement grants and shop-front competitions; • Encourages a greater mix of shopping and additional facilities, for example a café, delicatessen and banking facilities; • Attracts greater foot-fall through the village centre via clear and attractive signage and clear pedestrian routes; and • Provides additional and safe parking facilities via a traffic management plan
Cringleford NDP	
ECN5 Proposals which would result in the loss of existing local shopping facilities through redevelopment or change of use will not be permitted, unless they include proposals for alternative local shopping provision nearby or there is no reasonable prospect of viable continued use of the existing building or facility for similar local and community uses.	

Existing Employment Space

Thame NDP	
WS13: Support improvements to existing employment areas Proposals to upgrade or redevelop existing employment buildings and the surrounding environment will be supported provided that: • there would be no adverse impacts on the	

amenities of surrounding uses • the improvements maintain or enhance pedestrian and cycle access • the improvements maintain or enhance access to bus stops • the improvements enhance the safety and security of users of the employment area and neighbouring users.	
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Energy

There is a general consensus that the greenhouse gas emissions from human activities are having an influence on the world's climate and that the growth in the production of such gases must be reduced.

Energy within the planning system generally covers two key areas the development of new or renewable forms of energy generation or energy saving features which can be included within schemes to minimise the call on energy resources.

Increasing the amount of energy from renewable and low carbon technologies will help to make sure the UK has a secure energy supply, reduce greenhouse gas emissions to slow down climate change and stimulate investment in new jobs and businesses. Planning has an important role in the delivery of new renewable and low carbon energy infrastructure in locations where the local environmental impact is acceptable.

Policies should consider the acceptability of a location for any form of renewable energy development and to consider how planning conditions or planning obligations can mitigate any impacts.

Energy covers a wide range of issues and the following tables sets these out and gives examples of the policy areas and sets out adopted Neighbourhood Plans that have policies dealing with that particular issue.

Renewable Energy	
Issues	Support for renewable and low carbon energy generating schemes To encourage the uses of renewables in a way that balances their use and the impact on local landscape character.
Neighbourhood Plans with policy	Anslow, Malpas & Overton, Wirksworth, Lymptone

Energy Saving Measures	
Issues	Requirement to build energy saving measures into new homes To ensure that new development minimizes the use of energy and clean water.
Neighbourhood Plans with policy	Cringleford, Wirksworth, Thame, Felpham and Much Wenlock

Good Practice Examples

Renewable Energy

Anslow NDP	Malpas & Overton NDP
CL 3 – Renewable and Low Carbon Energy Generation Renewable and low carbon energy generation applications will be approved if their impacts are (or can be made) acceptable. The following considerations will be taken into account in assessing proposals: • Visual impact in the immediate locality and the wider area. • The amenity of nearby houses. • Local landscape and countryside. • Highway safety and traffic generation. • Sites of local nature conservation and heritage assets. Proposals for installations will need to include specific assessments related to these criteria and to consider the cumulative impacts."	LC2. Renewable Energy The development of renewable energy technology is supported, provided a range of unacceptable environmental, amenity and public health and safety impacts are avoided. The most appropriate technologies for each location should be sought, after consideration of all potential options for renewable energy options. Planning permission will be granted for proposals to develop renewable energy sources in the Neighbourhood Plan area, including wind turbines, unless any of the following apply: • significant adverse impacts on landscape character; • significant adverse impacts on the character of the built environment; • significant harm to heritage assets (including below ground archaeology) and their settings; • significant harm to the amenity of residential areas (including visual impacts and noise, distance, traffic, pollution and odour); • significant harm to a wildlife species or habitat; • unacceptable shadow flicker and electro-magnetic interference; • Non-conformity with established safety distances to bridleways and public footpaths.

	In all cases, application of these criteria should be considered in response to specific conditions of the site and its surroundings, including landscape, topography and land-uses. The impacts on landscape character, built character and heritage assets should be assessed with reference to national planning policy, local strategic policy and other relevant policies in the Neighbourhood Plan (especially BE1, LC1, LC3 and LC4).
Lympstone NDP	
Policy 13 Development comprising the use of renewable and low carbon energy sources will be supported where it does not harm the character and appearance of the Parish and the landscape.	

Energy Saving Measures

Cringleford NDP	Felpham NDP
HOU6 All dwellings should be designed to minimize the use of energy and clean water. The use of renewable energy sources will be encouraged. Careful consideration should be given to the orientation of the principal rooms in new dwellings so that account is taken of future climate change, with passive solar gain and energy efficiency maximised.	Policy ESD11: Increasing the energy efficiency of our buildings. The Plan will support development which contributes to both mitigating and adapting to climate change and to meeting the national targets to reduce carbon emissions through incorporating measures which are strongly linked to the measures set out in the Code for Sustainable Homes (CfSH), with regard given to achieving Level 4 CfSH. All new housing development, with the exception of the conversion of historic buildings should have a minimum energy efficiency standard equivalent to

Environment

People value their local landscape and seascape. This landscape and seascape is vital not only for its visual beauty, natural and historic character, but also for its contribution to the local economy including agriculture and tourism as well as its community value in terms of well-being and leisure. The planning process has an important role in ensuring that the natural and historic environment are maintained and enhanced.

Biodiversity is the variety of life in all its forms. It includes all species of plants and animals, the genetic variety amongst them and the complex ecosystems of which they are part. Biodiversity includes people as a species and our need for food security, medicines, shelter and a clean and healthy environment (UN 1992 Convention for Biological Diversity).

The historic environment is a finite and non-renewable environmental resource which includes archaeology, individual buildings, settlements and the wider historic landscape and seascape. It gives identity to our villages, towns and countryside and helps define the distinctive character of an area.

The historic environment is defined by Heritage England as ‘all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible or buried, and deliberately planted or managed flora.’

Policies should consider the acceptability of a location for any form of development and to consider how planning conditions or planning obligations can mitigate any impacts.

Environment covers a wide range of issues and the following tables sets these out and gives examples of the policy areas and sets out adopted Neighbourhood Plans that have policies dealing with that particular issue.

Natural Environment	
Issues	• Protection of the landscape setting Protect the rural character of an area from the impact of development • Protection of the natural environment To recognise the distinctive quality of the landscape of an area, and will seek to protect and enhance the local landscape character, its biodiversity, footpaths and bridleways • Mitigation against recreational pressure of new development Including sites that cater for the recreational needs of communities in order to reduce the likelihood of visitor pressure and disturbance on important nature conservation areas.
Neighbourhood Plans with policy	Angmerring, Hurstpierpoint & Sayers Common, Anslow, Cringleford

	and Ardingly.
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Biodiversity	
Issues	Enhance biodiversity New development can help enhance biodiversity through measures such as retaining existing hedgerows and trees.
Neighbourhood Plans with policy	Malpas & Overton, Branston, Ardingly, Billesdon and Stubton.

Historic Environment	
Issues	Historic/conservation areas Requirements relating to development can help preserve and protect an areas historical heritage assets and their setting.
Neighbourhood Plans with policy	Angmerring, Ardingly, Hurstpierpoint & Sayers Common, Malpas & Overton, Cringleford, Winsford and Broughton Astley.

Built Environment	
Issues	Scale and form of new development To shape the scale and form of new development, as measured in terms of height, massing and density.
Neighbourhood Plans with policy	Malpas & Overton, Thame and Winsford.

Flood Risk/Climate Change	
Issues	- Flooding and drainage Work with the relevant bodies to address issues including the development of sustainable urban drainage schemes. - Locating development away from floodplain Locate new development in areas which will not put life or property at risk of flooding. - Coastal protection and sea defences Support for the coastline and works to sea defences being undertaken without detriment to the amenities of the seafront and without harm to the environmental factors.
Neighbourhood Plans with policy	Angmerring, Cringleford, Thame, Broughton Astley and Felpham.

Public Realm	
Issues	- Improvement of the public realm Support for proposals that create enhanced areas of public realm such as high quality public open space and safe pedestrian priority. - Light pollution To minimise light pollution sources wherever possible especially within rural areas.
Neighbourhood Plans with policy	Acle, Winsford, Stowey Sutton and Malpas & Overton.

Landscape Character	
Issues	- Protect landscape character To ensure that development proposals in rural areas preserve and enhance the established landscape character. - Views into open countryside To protect the key scenic and distinctive views into and out of the built form, and across the open fields, and minimise the visual impact on the landscape.
Neighbourhood Plans with policy	Malpas & Overton, Cringleford, Thame and Outwoods.

Good Practice Examples

Natural Environment

Angmerring NDP	Cringleford NDP
EH2: Protect the Landscape setting of the South Downs National Park New Development within land adjoining the SDNP, or that contributes to the setting of the Park, will be supported. It should not adversely affect the views into and out of the Park by virtue of its location or	ENV4 The Protected Areas will be excluded from residential or economic development because of their character and location (see Proposals Map). These sites form part of the environmental and landscape sensitive Yare Valley and sit adjacent to

design.	important County Wildlife Sites. The plots also lie within a recognised flood plain.
Hurstpierpoint & Sayers Common NDP	Anslow NDP
Countryside Hurst C2 South Downs National Park Any development that lies within the South Downs National Park shall ensure that the two purposes of National Park designation are achieved. The purposes, set out in the Environment Act 1995, are to: • Conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; and • Promote opportunities for the understanding and enjoyment of the National Park's special qualities by the public. In pursuing these purposes there is a duty on the National Park Authority and other public bodies to: Seek to foster the economic and social wellbeing of local communities within the National Park. Development in the Parish that contributes to the setting of the South Downs National Park will only be permitted where it conserves or enhances and does not detract from the National Park's visual qualities and essential characteristics.	E1 - Nature Conservation Nature conservation sites and features will be protected and where appropriate enhancement sought through: • Consideration of the impact of all built and other development which requires planning permission in particular, development on sites and features that are locally important in Anslow, including; trees, hedges and woodland, ponds, parkland ponds and watercourse and unimproved grassland. • Working with organisations including, Staffordshire Wildlife Trust, the county and borough councils and the National Forest Company to increase landscape and habitat connectivity within and beyond the Parish, including joint work on green infrastructure provision associated with any planned or permitted large-scale development in adjoining parishes. • The Parish Council will take opportunities provided from wider studies and strategies and the assessments required as part of planned development, to add to the recorded information that is available on conservation interests in Anslow. Where practicable, the Parish Council will undertake local surveys of species and habitats as part of monitoring the implementation of the Neighbourhood Plan. • Working with farmers and other landowners to encourage the take up of government environmental stewardship schemes and other locally based support from organisations, including the National Forest Company.

Ardingly NDP	Branston NDP
Policy ARD 8: Biodiversity The Neighbourhood Plan will support proposals that protect and enhance the rich natural features that are a key component of the High Weald cultural landscape which provide habitats for Ardingly's diverse species populations. Proposals that provide favourable conditions for biodiversity including maintenance and enhancement of habitat connectivity and landscape scale conservation will be supported. Mitigation measures will be sought where any loss would be unavoidable and cause significant harm.	Policy B6 – Landscaping and Protecting Biodiversity Development proposals and associated landscaping schemes should conserve and where appropriate enhance designated nature conservation assets, as shown on Map 6, including: • Sites of Biological Importance (SBIs) at Branston Road, Gallowbridge, Branston Lock, Bean's Covert, Shobnall Brook and the Rookery • Biodiversity Alert Sites at Easthill Wood, Sandyford Dingle Wood and Shobnall Dingle • Ancient Woodland at Battlestead Hill and The Rough and Branston Gravel Pits • Staffordshire Biodiversity Action Plan (SBAP) Priority Species as listed in the Needwood Woods and Parkland Zone and Primary Urban Zone - Burton upon Trent and Burton Woodlands • and any subsequent revisions to the area's nature conservation assets. Development should support opportunities creating wildlife habitats for enhancing ecological networks and promote the preservation, restoration and re-creation of priority habitats. Proposals should take into consideration the objectives of the Central Rivers Initiative including the creation of reed bed, lowland wet grassland, wet woodland, rivers and streams and open water. Landscaping schemes should be designed to assist in protecting new developments from prevailing winds and increasingly frequent adverse weather events associated with climate New hedgerows should be planted and existing woodland and hedgerows should be retained where appropriate, not only to protect dwellings from the prevailing wind, but also to retain existing habitats

	and wildlife corridors. New hedgerows should be planted around the perimeter of the sites in order to mitigate the negative effects of the development on local biodiversity. New tree planting is particularly encouraged to support objectives of the National Forest within Branston Parish. Access routes should also be improved to allow walking provision. An improved walking route from Postern Road to the National Adventure Farm, which is currently only accessed on foot by walking in the road between two blind bends, will be supported. Consideration should be given in landscaping schemes to the treatment of urban edges in new developments. Landscaping schemes should provide suitable screening and a “softening” of the interface between rural and more urban areas.
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Historic Environment

Angmering NDP	Malpas & Overton
EH1: Development in the Conservation Area The Design and Access Statement and accompanying drawings for all development within or affecting the setting of the Conservation Area must provide sufficient detail for proposals to be properly understood and include: • Drawings showing the proposals in relation to their surroundings will include a street elevation and sections across the street; • For larger developments, including all proposals for new or replacement dwellings three-dimensional drawings from at least two viewpoints will be required; • Rendered elevations, clearly indicating the proposed palette of materials;	BE5. Archaeology Development must conserve and enhance designated and undesignated archaeological heritage assets within the plan area, and their settings. This includes below ground archaeology. In addition to designated archaeological sites, the areas identified on Figure 5.2 and listed below have particular local historical significance: • The Area of Archaeological Potential, which encompasses the historic town centre, including medieval burgrave plots, the castle and the church. • Sites of historic sandstone quarries • Lychets - survivals of ancient/medieval cultivation patterns

Details of how window openings relate to the elevation (i.e. are they flush or set back?). In addition, within conservation areas trees are protected by law and should not be removed, pruned, lopped, topped or have their roots cut as part of any proposed development without prior Conservation Area consent from Arun District Council.	All suggested alignments of the Roman Road Planning applications for development affecting these areas should be submitted with a desktop archaeological survey undertaken by an appropriately qualified specialist, so that the impact of the proposed development on the significance of the heritage assets can be assessed. This may indicate that further pre-determination field evaluation excavation and/or mitigation secured by condition are required. Mitigation may take the form of further excavation, an archaeological watching brief or preservation in situ of significant archaeological remains. In addition to consultation with the Archaeology Planning Advisory Service and the Cheshire Historic Environment Record, specialists undertaking such surveys should consult with the Parish Council, which holds local knowledge on these sites.
Ardingly	Thame
Policy ARD 9: Heritage Assets The Neighbourhood Plan requires development proposals affecting a listed building or conservation area or their setting to conserve or enhance the special quality and distinctive character of Ardingly.	ESDQ20: Building style must be appropriate to the historic context. Ideally the design of new buildings should reflect the design principles of their time so that the richness of varied character continues and is extended into the future. However, the quality of design must ensure that new buildings contribute positively to the historic character. Listed Buildings and their settings; and Conservation Areas and their settings, will be conserved and enhanced to reinforce the quality and character of Thame.

Built Environment

Malpas & Overton NDP	Thame NDP
BE1. Scale and Form of New Development	ESDQ17:

New development should be a positive addition to the existing built form. The built character of Malpas and rural character of Overton and other outlying areas should be preserved. Achieving this will involve full consideration of: • Scale of development (including height) • Density of development • Integration with existing surrounding buildings • Impacts on the significance of heritage assets • Impacts on the setting of the heritage assets • Appropriate style, character and materials • Impacts on views and the existing relationship with the countryside • Impact on the wider townscape Development proposals that do not contribute positively to the built environment will be considered inappropriate. *tested at appeal	Development must make a positive contribution towards the distinctive character of the town as a whole. Development must contribute to the character of Thame as a whole, incorporating design principles that reflect the most successful parts of town. *tested at appeal
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Flood Risk and Climate Change

Angmering NDP	Felpham NDP
EH3: Flood Prevention Angmering is categorised as at a medium to high risk of flooding from rainfall runoff from the land and is also a groundwater emergence zone and for these two criteria have been assigned the highest risk categories. • Any new development must ensure that the prospect of flooding within the development boundaries is mitigated. • Any new development must ensure that it does not increase the flooding impact it may have on surrounding properties and areas. • Development at risk from flooding should	Policy ESD3: Coast protection and sea defence works Proposals for coast protection and sea defence works will be supported provided that they reflect the visual character of the area, would not harm the existing coastal habitat, and would maintain the attractiveness of the promenade and other seaside attractions.

incorporate a sustainable urban drainage system unless it is demonstrated that an alternative drainage system is appropriate.	
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Public Realm

Acle NDP	Stowey Sutton NDP
Policy 2: Village centre public realm improvements It is proposed to progress plans to reduce the extent of highway in the village centre and create enhanced areas of public realm. This would include increasing the width of narrow pavements and creating larger consolidated areas of public open space. It is expected that any proposals to improve the centre of the village will: • Deliver a large amount of high quality public open space, possibly in the form of a village green • Deliver safer and more generous pavements and pedestrian crossing points • Simplify and maintain existing routes for through traffic • Maintain existing levels of parking • Be tested to ensure they are capable of carrying a full range of vehicles necessary in the local economy, for example sugar beet lorries, combine harvesters and mobile cranes • Enhance the setting of listed buildings in and around the area including the Jubilee Monument	Housing and Development Policy SSHP06 Lighting Where lighting is proposed, it should be designed to avoid intruding into areas where darkness is a characteristic of the village. Any lighting scheme must not impact negatively near woodland edges or near hedgerows used by bats for foraging.

Landscape Character

Malpas & Overton NDP	Cringleford NDP
LC3. Key Views New developments should protect the key scenic and distinctive views into and out of the village (including the Conservation Area), and across the open fields, and minimise the visual impact on the landscape. These key views are identified on Figure 5.1. *tested at appeal	ENV1 A defined, continuous green landscaped corridor of 145m depth from the edge of the carriageway of the A47 will be provided to maintain the landscape setting of the village, maintain the existing wildlife corridor, mitigate traffic noise (Landscaped Protection Zone) and retain a key strategic gap at the edge of new development. In most cases it is envisaged that this will be a protected strip planted with trees but with pedestrian access. No new built development will be allowed within the zone unless the proposers can demonstrate that it will enhance the landscape and not have an adverse impact on the Strategic Gap between Cringleford and Hethersett, wildlife and buffering traffic noise. The visual impact of new development when viewed from approaching main roads and the surrounding countryside should be minimised by the use of site-appropriate landscape bunding, screening and mature tree planting. New and existing protected areas will require an effective management regime to enhance biodiversity.

Housing

Housing covers all types of residential development required throughout an area, to meet the needs of the current population and the needs of the growing population. It ranges from open market housing for those who can afford to purchase a property, to affordable housing which can either be rented or partly owned. It also includes specialist housing such as sheltered accommodation for elderly or vulnerable people with specific needs. It also takes account of Migrant Workers and includes residential and transit sites for Gypsies and Travellers and Travelling Showpeople.

Providing for new housing also means considering the amount of land required to build new housing on, and the locations where it should be provided.

Having access to affordable, quality housing is important for both social and economic well-being. Good quality housing can support and improve job or health prospects, reduce crime, sustain environmental quality and design. Housing delivery can also bring investment and regenerate neighbourhoods.

Site Allocations, Masterplans, Development Briefs	
Issues	- Specifically identify plots of land and the number of dwellings considered appropriate that form the Allocation for the Parish To allocate the most appropriate sites to accommodate new dwellings. - Reserve site in case other allocations do not come forward To consider future sites for housing development, mixed-use sites which ensure the provision of additional retail, community facilities or employment opportunities to serve the area will be supported. - Masterplanning of Allocated Sites To ensure a comprehensive approach is taken to ensure that development is coordinated. - Development briefs to be prepared for larger sites To ensure the community is consulted on development proposals for the strategic sites in the area and any future significant housing windfall sites.
Neighbourhood Plans with policy	Angmerring, Hurstpierpoint & Sayers Common, Cringleford, Thame, Winslow, Broughton Astley, Ascot, Sunninghill & Sunningdale

Affordable Housing, Local Needs Housing	
Issues	Target set for the proportion of affordable homes to be delivered on an allocated site To set what level of new housing development would help

	meet local housing need and demand and would be possible within any environmental constraints in the parish. • Arrangements for commuted sums on sites Provide guidance on when commuted sums would be acceptable instead of on site affordable housing provision. • Low cost/affordable property size To translate evidence of need into policy to deliver the required types of housing. • Location of affordable housing To ensure the sustainable delivery of new development.
Neighbourhood Plans with policy	Ardingly, Hurstpierpoint & Sayers Common, Broughton Astley, Winslow, Thame, Stowey Sutton and Cringleford.

Older People/Accessibility	
Issues	• Homes suitable for older people and those with mobility issues To ensure that there is a supply suitable lifetime homes over the Plan period to meet the need of the area. • Encouragement of downsizing Providing alternative and smaller housing for the elderly to move into thereby releases existing larger housing stock.
Neighbourhood Plans with policy	Hurstpierpoint & Sayers Common, Malpas & Overton, Yapton, Upper Eden, Cringleford, Kirdford and Upper Eden.

Principle Residence, Second Homes	
Issues	• Restriction of new homes to principal residence A policy maybe necessary to help stabilise the current balance of principal and intermittently occupied homes, even though it may apply only to new developments.
Neighbourhood Plans with policy	Wirksworth and Lynton & Lynmouth.

Housing Mix	
Issues	• Provides guidance on housing mix appropriate to meet local needs To meet the strategic housing requirements and the need for

	affordable housing
Neighbourhood Plans with policy	Broughton Astley, Angmerring, Malpas & Overton, Thame and Winsford.

Key Workers, Live Work Units, Temporary Workers	
Issues	- Policy principles relating to live work units To ensure that live/work units do not give rise to unacceptable impacts on the amenity of nearby residential occupiers. - Key workers To help existing farms or established businesses in rural locations remain viable. - Temporary workers To provide for staff accommodation where the need for them can be demonstrated.
Neighbourhood Plans with policy	Kirdford, Cringleford, Upper Eden, Malpas & Overton, Chapel en le Frith and Lynton & Lynmouth

Student Accommodation, Houses in Multiple Occupation	
Issues	Principles around change of use into houses of multiple occupancy In certain areas such as around universities/colleges there is likely to be an increasing demand for HMO's or house-shares. Property owners and investors may seek to capitalise on this and acquire properties for the express purpose of converting to bedsits or by maximising on the number of rooms let as bedrooms within one property.
Neighbourhood Plans with policy	Tettenhall and St James Exeter.

Materials, Construction	
Issues	Choice of materials to be used in the development of new homes To help new development reflect the local character of its setting and local surroundings.
Neighbourhood Plans with policy	Angmering and Newick.

Layout, Design, Setting	
Issues	- Layout and design of new development and the impact on its setting To help new development reflect the local character of its setting and local surroundings. - Principles relating to interior design To ensure the specific needs identified in evidence are delivered such as storage requirements. - Local distinctiveness The design of new housing development schemes, both on allocated sites and on windfall sites, help maintain the areas local distinctiveness. - High quality To create new, high quality buildings, streets and spaces - Layout and design Principles relating to the layout and design of new development and the setting/ surroundings into which it should integrate new development.
Neighbourhood Plans with policy	Angmering, Acle, Ardingly, Hurstpierpoint & Sayers Common, Malpas & Overton, Cringleford, Thame, Winslow, Winsford and Barnham & Eastergate.

Housing Density	
Issues	Housing density To ensure the density of new development reflects the local character of its setting and local surroundings.
Neighbourhood Plans with policy	Angmerring, Lymptone, Marsh Gibbon, Upper Eden and Cringleford.

Parking	
Issues	- Residential parking To provide adequate parking provision and discourage on-road parking. - Garages To ensure garages are practical for modern cars and bicycles and direct their location within the development. - Design and setting

	Design car parking so that it fits in with the character of the proposed development.
Neighbourhood Plans with policy	Angmerring, Acle, Cringleford, Thame and Newick

Phasing of Development	
Issues	Phasing of housing development To set and timescale sand framework for the delivery of sites that can be easily monitored.
Neighbourhood Plans with policy	Broughton Astley and Angmerring.

Infill, Windfall, Gardens	
Issues	- Infill To set the framework for when and where infill development would be supported. - Windfall and garden development To clarify what types of development will be supported in future.
Neighbourhood Plans with policy	Ardingly, Stowey Sutton, Yoxall, Haddenham, Broughton Astley and Cringleford.

Re-use, Replacement, Renewal	
Issues	- Re-use and re-use of empty homes To set principles for the re-use of rural buildings outside of a town or village. - Replacement or Renewal of dwellings Replacement of existing dwellings allows for the renewal and upgrading of the housing stock, permissions have also been sought to replace vacant buildings, which have not been occupied in recent years or have been used for other than residential purposes.

Neighbourhood Plans with policy	Anslow, Horninglow & Eton, Malpas & Overton, Madeley
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Exception Sites	
Issues	Exception sites for affordable housing/local needs housing In order to help meet local housing need and at the same time to achieve sustainable development, Plans can make provision for small scale housing growth outside the settlement boundary.
Neighbourhood Plans with policy	Yoxall, Much Wenlock, Malpas & Overton and Anslow.

Conversions & Extensions	
Issues	- Conversions To set the design principles of residential conversions and extensions i.e. to reflect the character of nearby buildings and their setting. - Extensions To set the areas approach towards extensions that is larger than the permitted development rights.
Neighbourhood Plans with policy	Anslow, Kirdford, Norland and Cuckfield.

Justification and obligations	
Issues	- Rationale for supporting new development Create opportunities to provide areas of parkland, woodland and fields, adjacent to the built-up zones for recreation and conservation. - Impact on Community and Infrastructure To address the sustainability of proposals and the impact on the community, in order to balance the impact on the existing infrastructure and community.

Neighbourhood Plans with policy	Hurstpierpoint & Sayers Common, Stowey Sutton, Broughton Astley, Thame and Winsford.
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Outdoor Space, Gardens	
Issues	Gardens and shared gardens To provide good quality private outdoor space for all new dwellings.
Neighbourhood Plans with policy	Thame and Outwoods.

Good Practice Examples

Site Allocations, Masterplans, Development Briefs

Winsford NDP	Broughton Astley NDP
Policy 3: Housing Allocations The Neighbourhood Plan allocates land for housing development in the plan period from 1 April 2014 to 31 March 2031 on the following sites: I. 250* dwellings on Land East of Furze Lane – comprising a mix of predominantly 2,3 and 4 bed homes, to be delivered in the period 2014-2031, provided the scheme: a. allocates up to 1 Ha of open market housing land to deliver around 20 custom-build homes, b. meets its public open space requirements on site and makes an appropriate financial contribution to off-site sports pitch and community facilities provision, and c. implements appropriate improvements to Furze Lane and to the local highway network. II. 75* dwellings on Land at Winslow Rugby Club – comprising a mix of predominantly 2, 3 and 4 bed houses, to be delivered in the period 2020-2031, provided: a. the existing sports facility is	BANP Reserve Site 1 - Development And Requirements Policy 1. The Dunton Road site amounting to approximately 1.05 ha is allocated as a reserve site for a maximum of 28 residential properties with associated formal and informal public open space within the extent of the development. 2. A sustainable balancing pond should be created at the lowest point of the site order to mitigate any potential water run-off from neighbouring fields. 3. The site was not identified as being suitable for Leisure and Community facilities; therefore a commuted sum payment is lieu of community facilities to address the requirements of policy statement CI1 – Contributions to new infrastructure and facilities; must be agreed prior to any permission given. 4. A Design Brief must be prepared for the site as part of any planning application.

re-provided in accordance with Policy 13, b. it meets its public open space requirements on site and makes an appropriate financial contribution to off-site sports pitch and community facilities provision, c. makes a financial contribution to improvements to Furze Lane and to the local highway network III. Further to consultation and a detailed masterplan, an appropriate number of dwellings on Land off Granborough Road– comprising a mix of predominantly 2, 3 and 4 bed houses, to be delivered in the period 2020-2031, provided: a. it meets its public open space requirements on site and makes an appropriate financial contribution to off-site sports pitch and community facilities provision, and b. it makes a positive contribution to the local character and distinctiveness and IV. 65* dwellings on Land off Station Road – comprising a mix of predominantly 2 and 3 bed homes, to be delivered in the period 2020-31, provided the scheme: a. meets all or part of its public open space requirements on site and makes an appropriate financial contribution to off-site sports pitch and community facilities provision, and V. 30* extra-care dwellings on Land at the Winslow Centre, to be delivered in the period 2020-2031. *All dwellings numbers are indicative and will be reviewed at the specific application stage. The Neighbourhood Plan will support proposals for housing development on previously developed land within the Winslow Settlement Boundary. Proposals for housing development outside the Winslow Settlement Boundary will not be supported unless they require a countryside location and maintain the intrinsic character and beauty of the	
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countryside.	
*tested at appeal	

Affordable Housing, Local Needs Housing

Winslow NDP	Thame NDP
Policy 4: Affordable Housing Housing sites of one hectare or more will provide a minimum of 35% of affordable homes, subject to viability, and for these homes to be distributed within the scheme in a way that reflects the scale of the scheme. The Neighbourhood Plan requires a minimum of 20% of the total number of affordable homes on each housing site to be delivered and controlled by a Winslow Community Land Trust, or equivalent body, for which an appropriate lettings policy will be agreed between the Trust and the District Council. For the 80% general affordable homes, the adopted Aylesbury Vale Local Lettings Policy for the Winslow area will apply. The provision of affordable housing on smaller sites should reflect local need and contribute to the objective of creating mixed and balanced communities.	H8: Provide affordable housing All proposals for new housing where there is a net gain of three or more homes should provide affordable housing as required by Policy CSH3 of the South Oxfordshire Core Strategy 2012. Affordable homes should be well integrated with market housing. The type and size of affordable homes should meet the specific needs identified for Thame.

Older People/Accessibility

Kirdford NDP	Malpas & Overton NDP
Policy H.2 – Housing for Older People In specific cases anywhere within the Plan Area where an individual dwelling is proposed to directly accommodate a person/persons over the State	H3. Housing Type and Tenure The needs of older people should also be addressed. Developments of more than 10 homes in Malpas should include an element of fully compliant

Retirement Age (or for a person who requires specialist housing by virtue of personal incapacity or impairment) these proposals will be supported where the following criteria are met: • The dwelling meets the needs of an identified older local person in affordable housing need. • The dwelling allows the release of an additional dwelling within the Plan Area into the market or for transfer to a family member. • The affordable dwelling is secured for local occupancy in perpetuity by way of a S106 legal agreement; and • The dwelling accords with all other policies within the development plan.	Lifetime Homes (or compliant to a relevant equivalent standard to the satisfaction of the local planning authority). The provision of affordable housing and older persons' accommodation may be influenced by specific site conditions and scheme viability. Where scheme viability may be affected and where proposals do not meet the requirements identified above, then applicants will be expected to justify their proposals through the submission of a full open book viability appraisal.
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Principle Residence, Second Homes

Lynton & Lynmouth NDP	Wirksworth NDP
POLICY H3 – PRINCIPAL RESIDENCE HOUSING Proposals for principal residence housing will be supported, subject to the following criteria: a) the proposals are necessary to provide cross subsidy for affordable housing or other development directly benefiting the community, on the same site or another site within the parish; b) the proposals would either meet the housing needs of local people or bring greater balance and mixture to the local housing market by creating new opportunities for people to live and work here; and c) the proposals are justified by an open book assessment of viability as defined in the relevant guidance published by the Exmoor National Park Authority. Open market housing without a restriction to ensure its occupation as a principal residence will	Policy NP5 Principal Residence Homes Planning permission for new dwellings will be subject to a restriction to ensure their occupation only as principal residence homes.

not be permitted.	
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Housing Mix

Thame NDP	Angmering NDP
H10: Provide a Thame-Specific Affordable Housing and Dwelling Mix Strategy On schemes where there is a net gain of six or more homes, developers are required to submit a Thame-Specific Affordable Housing and Dwellings Mix Strategy with any planning application. The Strategy must clearly set out identified housing needs within Thame and demonstrate how the proposed development addresses those needs.	HD3: Housing Mix Proposals for more than six dwellings should demonstrate how the applicant has sought to meet local needs. Proposals should provide for a mix of housing sizes and the delivery of more smaller and fewer larger dwellings is encouraged. At least 25% of dwellings should meet Lifetime Home Standards or its equivalent.

Key Workers, Live Work Units, Temporary Workers

Kirdford NDP	Chapel en le Frith NDP
Policy H.4 – Work/Live Units The introduction of Work/Live Units (Sui Generis Use Class) incorporating A2 or B1 or in exceptional circumstances small-scale B2 or B8 uses is considered beneficial in providing sustainable growth within the Plan Area and will be supported wherever possible if it can be determined that there is an up to date local need. This includes the extension of existing residential properties where they are in accordance with policies elsewhere in this Plan. Where proposals for such units are to be located near to existing housing or sites allocated for new residential development, any proposals that will give rise to any of the following without the ability to provide sufficient mitigation, will be refused in the interests of protecting residential amenity: • Excessive noise associated with the general	Policy H2: Smaller Sites Proposals for single dwellings outside the Peak District National Park, and outside the built-up-area boundary will be supported where they provide homes for key workers in agricultural, forestry or other rural enterprises or accord with other special circumstances in paragraph 55 in the NPPF, subject to the policies of this Plan, as well as other national and local policy requirements.

operation of the premises, including visits by the general public. • Excessive noise caused by any industrial processes on the premises. • Disturbance caused by excessive traffic movement to and from the premises and/ or the likelihood of instances of illegal parking. In the instance that a small-scale B2 or B8 use is proposed and satisfies the tests set out above, it would need to additionally demonstrate that it would not comprise any open yard storage or working or processes likely to emit fumes or odours that cannot be adequately dealt with by suitable extraction equipment.	
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Student Accommodation, Houses in Multiple Occupation

St James Exeter NDP	Tettenhall NDP
C1: Houses in Multiple Occupation: Changes of use to houses in multiple occupation (HMO) will not be permitted unless; a) the proposal would not harm the character and appearance of the building, adjacent buildings or local landscape context; b) the design, layout and intensity of use of the building would not have an unacceptable impact on neighbouring residential amenities; c) internal and external amenity space, refuse storage and car and bicycle parking would be provided at an appropriate quantity, and would be of a high standard so as not to harm visual amenity d) the proposal would not cause unacceptable highway problems; and, e) the proposal would not result in an over concentration of HMOs in any one area of the ward, to the extent that it would change the character of	Policy TNP11 Houses of Multiple Occupation Planning permission to allow change of use to houses in multiple occupation (sui generis) will not be permitted except where development proposals shall demonstrate: • The proposal would not harm the character and appearance of the building, adjacent buildings or local landscape, in the context of the Character Assessments for the Neighbourhood Plan area; • The design, layout and intensity of the use of the building would not have an unacceptable impact on neighbouring residential amenities; • Appropriate internal and external amenity space, refuse storage and car and bicycle parking shall be provided in a manner which is well integrated into the design of the development, without compromising the garden setting of larger houses;

the area or undermine the maintenance of a balanced and mixed local community.	The proposal would not cause unacceptable traffic and transport problems.
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Materials, Construction

Angmering NDP	Angmering NDP
HD4: Materials Developments, extensions and renovations requiring planning permission that, by virtue of their materials, are clearly inharmonious with the immediate surrounding area will generally be refused. Where appropriate, new developments should seek to reflect local materials and features evident in the immediate surrounding area. This is particularly the case for buildings that are within the Conservation Area; - Materials such as stock brick, flint, hanging clay tiles and pastel renders should be integrated into the design of development where possible; - Materials used for paved surfaces should be appropriate to the setting with a preference given to permeable surfaces; - Street furniture should also be of a high quality to match and reinforce the current village lighting columns and bollards.	HD6: Housing Layout & Design - Proposals for new development should demonstrate high quality design, reflect local distinctiveness, and seek to incorporate local design features evident in buildings in the surrounding area. - Development that seeks to meet the highest possible standards of construction Code for Sustainable Homes and BREEAM (Building Research Establishment Environmental Assessment Method) standards or equivalent will be strongly supported. - Layouts must retain important trees and hedgerows. The planting of new trees and shrubs of similar species to those already evident in the immediate surroundings shall be encouraged. - For residential development, architectural features such as tile hanging, splayed bays, Sussex half hipped roofs with feature quoins and architraves will be encouraged where appropriate to a development.

Layout, Design, Setting

Malpas & Overton NDP	Winsford NDP
H4. Housing Character and Design The character of new housing developments should reflect the organic growth of Malpas to date and not result in large 'estate' type areas of similar appearance. Instead, new developments should	Policy H5: New development should be designed to have a positive and distinctive character by: designing the development to respond to site features such as views into or out of the area, trees and landscape, existing buildings;

contribute to creating sociable and inclusive neighbourhoods that respond to the village character and strengthen the existing community. New residential development should therefore ideally be delivered as schemes with a maximum of 30 houses. Where a scheme exceeds this number then different areas of distinct and discernible character, each no larger than 30 homes, must be designed into the scheme. All new developments should be designed with an outward-looking housing layout that positively addresses existing roads and have good pedestrian connections that promote integration into the existing settlement. Developments should conserve and enhance the historic environment, including the setting of heritage assets, where appropriate. *tested at appeal	introducing memorable 'one-off' streets and spaces at key locations within the development - for example, a 'gateway' space linking new and old; a boulevard along a main route; or a space where pedestrian routes meet.
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Housing Density

Upper Eden	Angmering NDP
UENDP4 - Housing Densities For housing development within the Upper Eden Area the maintenance of local character has a higher significance than achieving a minimum housing density figure. The appropriate density for a housing site should in every case within the Upper Eden area result in a development that is in character with the local surrounding area. A starting point for new development on sites over 1 hectare (of developable land) should, however, seek to comply with the density target in policy CS8 of the Core Strategy, unless compelling reasons are given which demonstrate otherwise.	HD7: Housing Density New development, where applicable, should meet the following density requirements. - Within the built-up area boundary, development must be of a density appropriate for; and in keeping with; the setting of the immediate surrounding area. - New residential developments that propose a site density greater than the immediate surrounding area will generally be refused unless clear justification can be provided to support the need for a higher density development and how effectively the design

	integrates into the surrounding built form or landscape.
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Parking

Newick NDP	Cringleford NDP
HO1.5 All new housing shall have an adequate provision of off-road parking spaces for residents, preferably located inconspicuously towards the rear of the homes rather than in front of them. In addition, in the case of each of the developments permitted by Policies HO2, HO3 and HO4, an off-road area shall be provided for visitors' parking.	HOU8 Unless impracticable, garages must be built in direct association with the houses whose inhabitants may be expected to use them. They must be spacious enough to accommodate modern cars and bicycles. Proposals for rear or separate parking courts will not be permitted, unless alternative provision is impracticable.

Phasing of Development

Broughton Astley	Angmering NDP
POLICY P1 – Phasing of development i. The development and construction of sites which bring the most potential benefit in the shortest timescale to the community of Broughton Astley will be supported. ii. A logical sequence of phased construction will be monitored by the Steering Group on an annual basis, with its progress assessed to ensure that Broughton Astley is not falling below its allocation of housing. iii. The developers of Sites 1 and 2 will be required to work together to ensure that community facilities are provided in accordance with the proposed phasing of construction.	HD9: Phasing of Residential Development New housing will only be permitted where it can be demonstrated that there is the necessary capacity in the community and physical infrastructure and services are available to support the increase in population. Proposals for development of 30 or more dwellings, or planned large multi-phased development must ensure infrastructure and services are broadly sufficient to address the impacts arising from the growth in population.

Broughton Astley	Anslow NDP
POLICY H3 – WINDFALL AND BACK LAND DEVELOPMENT i. It is accepted that there may be some windfall developments over the life of the Neighbourhood Plan on previously developed ‘brownfield’ or unallocated sites with direct highways access. Small, well designed residential sites which do not have a detrimental effect on the surrounding area and neighbouring properties will be supported. The impact of such windfall development will be incorporated into the ongoing monitoring and review process. ii. In principle development will be supported on sites of less than 5 dwellings on previously developed land. iii. In respect to back land and tandem development in gardens of existing properties; such developments will be resisted where they have the potential for loss of amenity of neighbouring properties; through loss of privacy, loss of daylight, visual intrusion by a building or structure, loss of car parking, loss of mature vegetation or landscape screening and additional traffic resulting from the development. iv. Any windfall, back land or tandem development must have a direct highway frontage.	H 1 - New Housing New residential development will be permitted outside settlement boundaries in the Plan area through the re-use of rural buildings and in other exceptional circumstances permitted under policies of the ESBC Local Plan. Additionally, in Anslow village new residential development will be permitted on small-scale infill sites.

Madeley NDP	Malpas & Overton NDP
Policy H2 – Estate Renewal Any wider investment into the provision of new housing or existing housing stock should seek to deliver the following: 1. Provision or refurbishment of affordable and other housing in ways that: • Secure the maximum reasonable amount of affordable housing, with the minimum being no net loss of existing social rented provision; • Ensure that any scheme provides a sustainable long-term solution for existing properties that are refurbished; • Require that the mix of house sizes for the re-provided social rented housing will be determined by the housing needs of the tenants of the estate and by the housing needs of the Borough, at the time that an application is submitted; • Require that where estate renewal is being funded through the provision of private housing or other commercial development, schemes must be supported by a financial appraisal; • Ensure that affordable housing cannot be distinguished from market housing on the basis of its appearance or positioning. In phased developments affordable housing provision should be delivered at the same time as any market housing. • Provide specialist & supported housing, such as wheelchair standard housing, sheltered housing, residential care homes, ‘extra care’ housing and continuing care retirement communities as part of a mixed community, where possible, in accessible locations close to facilities. 2. Ensure that social housing is designed to meet Lifetime Homes Standard where feasible and practical;	H2. Rural Housing Development Development of individual homes in the rural area will be considered acceptable if they provide replacement dwellings. They will also be considered appropriate if they meet specific needs and deliver high standards of design and sustainability, in accordance with any of the following criteria: (i) The home is required for rural workers at their place of work (in which case this must apply in perpetuity). (ii) New individual dwellings in the rural area will also be considered appropriate if they deliver homes of an exceptional, innovative design. Designs must be truly outstanding or innovative, demonstrating the highest standards in architecture and helping to raise design standards in the rural area. The design must also be sensitive to the defining characteristics of the local area.

3. Ensure that new housing is designed to meet Lifetime Neighbourhoods Standard where feasible and practical; 4. Provision of, or contributions, to programmes that enable local people to access new job opportunities through training, local apprenticeships or targeted recruitment. The programmes in place must be effectively targeted at the requirements of existing residents and opportunities are marketed, organised and run to maximise awareness, take-up and measurable / quantifiable success. 5. Provision of land, buildings and funding for new or improved publicly available community facilities that benefits the estates as a whole; 6. Provision of, or contributions to, transport infrastructure or improvements that are justified and necessary to secure the regeneration of the estates.	
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Exception Sites

Malpas & Overton NDP	Yoxall NDP
H1. New Housing New housing development will be supported on sustainable and appropriate sites. Sites will be assessed for their sustainability and appropriateness for development. New housing sites should be within safe and easily accessible walking distance of the Village Centre. Development on brownfield sites will be encouraged within the built up area. Where greenfield development occurs it should be on sites that are within the built up area or directly adjacent to the existing village of Malpas. The number of new housing must comply with the target set by Policy STRAT8 of the CWaC Local Plan Part One: Strategic Policies.	Policy H5 Proposals for small scale affordable housing developments outside the Much Wenlock development boundary will be supported subject to the following criteria: • they comprise up to 10 dwellings; and • the proposals contribute to meeting the affordable and social-rented needs of people with a local connection; and • the development is subject to an agreement which will ensure that it remains as affordable housing for people with a local connection in perpetuity; and • the proposals would not have a significant

Until the Local Plan (Part Two): Land Allocations and Detailed Policies Plan has been adopted housing development outside the built form of Malpas village (as defined in Figure 5.1) will not normally be considered appropriate unless it is directly adjacent to the village or for a single dwelling in conformity with Policy H2. After the Local Plan (Part Two): Land Allocations and Detailed Policies Plan has been adopted housing development outside the settlement limits defined in the Local Plan will not normally be appropriate unless it is for a single dwelling in conformity with Policy H2.’ *tested at appeal	impact on the surrounding rural landscape and the landscape setting of any settlement in the plan area; and the development is appropriate in terms of its scale, character and location with the settlement to which it is associated. Open market housing will only be permitted outside the Much Wenlock development boundary where this type of development can be demonstrated to be essential to ensure the delivery of affordable housing as part of the same development proposal.
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Conversions & Extensions

Anslow NDP	Cerne Valley NDP
H 2 – The design of residential conversions and extensions In addition to the design principles set out in the existing and emerging Local Plans, residential conversions and extensions should be designed to reflect the character of nearby buildings and their setting. This will require particular attention to the choice of materials, the scale of development, roof heights and layout within the plot. The incorporation of features connected with sustainable design (e.g. sustainable drainage and porous/permeable surfacing for drives) will be required where feasible, provided that it is incorporated into an overall design that complements the character of the area. Where it is possible, the provision of associated natural landscaping, including native trees, hedgerows, wetland areas and the retention or incorporation of habitats for species of small mammals, birds and insects will be required.	Policy 5 Planning applications for quality conversions of historic farm buildings, including barns, in rural areas should be favourably considered for residential and/or business uses, providing that the proposals are consistent with protecting the character and landscape quality of the Dorset Area Of Outstanding Natural Beauty.

Hurstpierpoint & Sayers Common NDP	Broughton Astley NDP
POLICY Housing Hurst H1:- Hurstpierpoint and Sayers Common new housing development: To meet the future needs in the Neighbourhood Plan Area new housing development will be supported in areas which: (a) Enhance the existing settlement pattern of the village; (b) In Hurstpierpoint, can also provide significant areas of parkland adjacent to the built zones, to be owned and managed by the local community; (c) In Sayers Common, can enhance the flood and drainage management in the village. *tested at appeal	POLICY STATEMENT CI1. – CONTRIBUTIONS TO NEW INFRASTRUCTURE AND FACILITIES i. Financial contributions will be required, as appropriate, from each developer to mitigate the impact of the development on essential infrastructure such as public utilities, libraries, policing, waste services and the highways network. ii. Financial contributions will be required, as appropriate, from each developer to fund additional healthcare, education and leisure services within the village in accordance with the obligations detailed in the Harborough District 'Provision for Open Space, Sport and Recreation 2009 (or subsequent revisions). iii. Community priorities in terms of additional local facilities to be provided as a result of new development are: a) A centrally located community building suitable for use as a Medical Centre with associated parking spaces; b) A centrally located community leisure facility providing a minimum 4-court sports hall, gym and dance facilities, all weather-pitch changing rooms, storage, meeting rooms and associated administration and parking facilities; c) A centrally located community building with associated storage and parking spaces suitable for use by organised youth groups; d) A centrally located multi-use synthetic sports pitch suitable for both community and schools use; e) Two adult size Football Pitches with associated parking, changing and storage facilities; f) The construction on an informal BMX / Cycle Track facility with associated shelter and parking

	facilities. iv. The construction of a swimming pool for joint community and schools use will be investigated and provided if financially viable.
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Outdoor Space, Gardens

Thame NDP	Outwoods NDP
ESDQ28: Provide good quality private outdoor space A private outdoor garden amenity space, or a shared amenity area must be provided for all new dwellings.	RD2 – Public and Private Space New residential dwellings should have sufficient garden space within their private curtilage to meet the functional domestic needs of the occupants. Whenever possible and compatible with the principles of good design, dwellings suitable for family occupation should have access to private garden space of at least 70 sq.m and those with 3 or more bedrooms should have in excess of 100 sq.m of private garden space. All residential development should be designed with a clear definition of public and private space through the inclusion of front boundaries and safe and secure rear boundaries. All public spaces and roads should be well surveyed and enclosure by rear boundaries should be avoided. Public open space should be provided in accordance with the standards set out in the East Staffordshire Borough Council Local Plan. Schemes should be required to deliver this provision on-site, and where this is not possible within 400m to the development to which it relates (in accordance with policies LR1 and LR2).

Transport

Transport is a vital part of everyday life, enabling people to access their work, healthcare, educational, shopping, social and leisure needs. Transport modes include walking, cycling, buses, rail, taxis and private hire vehicles, motorcycles and car, and on sea and in the air by passenger ferries and aeroplanes and helicopters.

The transportation of freight can utilise road, rail, sea and air. An effective and reliable transport network is a crucial enabler of economic development. The provision of an integrated transport network can, for example, improve access to employment and other services, reduce congestion, facilitate the movement of goods and improve connectivity both within the county and externally.

Accessibility is a term widely used in the transport and planning fields. It can be defined as the ability of people to benefit from places and facilities (including people without access to a car, those with limited mobility or disability, those with young children and those encumbered with luggage or shopping). It is often assumed that the term accessibility refers to transport solutions designed to ‘take people to services’. Accessibility can equally be improved by ‘taking services to the people’. Where this is done, consideration must be given to the appropriateness of any such locations.

Local Traffic Management	
Issues	- Support for measures to manage traffic and minimise increases in traffic levels Ensuring new development does not add to existing traffic problems. - Support for highway safety measures Support reducing speed limits and introducing a formal traffic calming or pedestrian crossings.
Neighbourhood Plans with policy	Angmerring, Broughton Astley, Winslow, Acle and Anslow.

Footpaths & Cycleways	
Issues	Support for cycling, walking and equestrian routes To help provide safe-routes to schools and reduce dependency on cars.
Neighbourhood Plans with policy	Angmerring, Acle, Anslow, Malpas & Overton, Cringleford, Thame, Winslow and Winsford.

Rail Services	
Issues	- Encouraging the use of rail services To increase levels of use of the rail services by improving its visibility and accessibility and by improving facilities. - Re-instatement of railway for tourism purposes Highlight opportunities for reinstatement of the lines. - Support for improvements to railway services Encourage any proposed upgrading of the rail line. And

	associated development such as level and pedestrian crossings.
Neighbourhood Plans with policy	Acle, Thame, Winsford, Ardingly, Woburn Sands and Littlehampton.

Car Parking	
Issues	• Improve car parking To reduce the impact of street parking and congestion. • Support for parking for specific purposes Including those dropping off/collecting children from school.
Neighbourhood Plans with policy	Broughton Astley, Angmerring, Thame, Woodcote, Ascot Sunninghill and Sunningdale.

Public Transport/Buses	
Issues	• Support for increased access to public transport To reduce the reliance of private cars by providing viable transport alternatives.
Neighbourhood Plans with policy	Broughton Astley, Thame, Winslow, Winsford, Barham and Eastergate.

Roads/New Roads	
Issues	• Support for road improvements Improvements to accessibility and ease of movement of towns and villages.
Neighbourhood Plans with policy	Cringleford, Winsford and Littlehampton.

Air Quality	
Issues	• Support for improving air quality Providing local links to Air Quality Management Plans.
Neighbourhood Plans with policy	Bishop's Stortford

Accessibility	
Issues	• Support for developments that are close to specific facilities (walkable distances)

	Sustainable development will help ensure that residents are close to the majority of facilities.
Neighbourhood Plans with policy	Bishop's Stortford and Cringleford.

Good Practice Examples

Local Traffic Management

Broughton Astley NDP	Anslow NDP
POLICY T1 – TRANSPORT AND TRAFFIC MANAGEMENT We will work together with the Highway Authority, public transport providers, local schools and developers to develop a long term sustainable strategy for improvements to the highway network and the management of traffic in and around Broughton Astley to reduce the impact of development on the community by: • Encouraging better access to and increased use of public transport; • Working with the District Council to refurbish the existing village centre car park in order to provide more spaces; • Ensuring that new development takes place adjacent to the built up area where there are good travel choices; • Improving links within the existing built-up area for walking, cycling and bus provision; • Ensuring other vehicular traffic keeps to appropriate routes; and • Encouraging 'safe routes to schools' schemes.	TR 1 - Traffic Management and Highway Safety Where appropriate, traffic management measures will be encouraged that will improve highway safety. Any measures should be of a design appropriate to the character of the rural area.

Footpaths & Cycleways

Thame NDP	Angmering NDP
GA1: New development to provide good pedestrian and cycle connections to the town centre and other local destinations Proposals for the development of allocated residential sites should deliver good pedestrian and cycle connections as part of a comprehensive approach to movement that aims to encourage walking and cycling and reduce reliance on vehicles. Employment sites and windfall housing sites must provide good pedestrian and cycle connections to the town centre and other local destinations.	TM2: Cycling Walking & Equestrian Support will be given to proposals which increase or improve the network of cycle ways, footways and footpaths. - Proposals which harm the following characteristics of public rights of way will be resisted: Safety; Directness; Access and Connections; Attractiveness; Convenience; Features such as trees and hedgerows. - Proposals should seek, where possible, to create cycle paths so as to provide safe and effective routes across the Neighbourhood Area, and where possible join up with National Cycle Ways. Developer or CIL contributions will be sought from all new developments to fund improvements to the existing cycle and footpath networks as well as supporting the provision of new connections, where these have been identified and can be delivered.

Rail Services

Woburn Sands NDP	Ardingly NDP
Policy WS15 Proposals to improve the rail services through Woburn Sands including electrification will be supported where the following principles apply: - Plans are finalised in consultation with Woburn Sands Town Council, and - Proposals improve the level of rail services for both commuting and leisure, and - Proposals include measures to ensure the safety of both cars and pedestrians crossing the railway without increasing delay and	Policy ARD 22: Bluebell Railway Proposals for the reinstatement of Ardingly Station will be supported subject to consideration of traffic, access and car parking. Demolition of the station building will be resisted.

congestion on Station Road	
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Car Parking

Ascot, Sunninghill & Sunningdale NDP	Woodcote NDP
POLICY NP/T1 – PARKING AND ACCESS NP/T1.1 Development proposals must make adequate provision for parking and access for deliveries, service vehicles, tradesmen working on-site and social visitors as well as for residents or workers. NP/T1.2 Development proposals must, wherever possible, provide adequate parking on-site and not rely on on-street parking. Development that includes a reliance on parking on existing streets shall not be permitted where the streets are narrow, already heavily trafficked, have identified parking issues, or where such on-street parking would impact on the safety of road users or adversely impact the character of the area.	Policy T2: Parking for the Library and Community Centre Proposals to relocate the bus stop with a lay-by on the south side of Reading Road outside the Library together with the provision of a limited number of off-street parking spaces will be supported. Policy T4: Parking at the Co-operative Store Proposals to provide a limited increase in parking spaces at the Co-operative store will be strongly supported."

Public Transport/Buses

Winsford NDP	Barnham & Eastergate NDP
Policy T1: Winsford Town Council and CWACC will encourage operators to: • improve bus services within and to the town, providing convenient access between residential areas, the town centre, employment areas and the station; • improve bus services to Leighton and Northwich hospitals and nearby service centres such as Crewe, Northwich and Chester, in particular evening and weekend services so that people can use leisure	Policy GA1 Connection to sustainable transport New developments should integrate with the current green infrastructure network and provide access to public and community transport, to connect with the social, community and retail facilities of the villages.

facilities in these towns. New development will be expected to contribute towards such provision where appropriate.	
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Roads/New Roads

Cringleford NDP	Littlehampton NDP
TRA2 Developers of land in the area will be expected to make an appropriate and proportional contribution or deliver improvement to the Thickthorn Interchange. As applications come forward they will need to demonstrate that they do not prejudice the delivery of the options for improvement under consideration by the local authorities (as published on the GNDP website). If a development proposal would prevent delivery of an emerging preferred or identified improvement scheme, then the proposal will need to be supported by appropriately detailed evidence to show that an acceptable alternative junction improvement proposal is deliverable and achievable that meets the requirements of the local authorities and the Highways Agency. *tested at appeal	Policy 19: A284 Lyminster Bypass & the A27 at Arundel The Neighbourhood Plan requires the completion of the A284 Lyminster Bypass scheme (northern and southern sections) before the implementation of: - any of the housing allocations made in Policy 4 that are phased for the period 2020-2029; and - the housing and commercial developments at West Bank, in the event of a strategic housing allocation by the Arun Local Plan. The Neighbourhood Plan will support proposals to improve the A27 at Arundel.

Air Quality

Bishop Stortford NDP	
TP2 – Improving Air Quality a) In the event that the Transport Assessment associated with a new development predicts increases in congestion at the Hockerill junction exceeding 5%, an assessment of the predicted impacts on the Air Quality Management Area will be carried out and	

mitigating actions (which may be at the junction or elsewhere) identified to bring levels of predicted pollutants back to pre-development levels. The scope and content of the assessment will be agreed between the planning authority and the applicant having regard to national guidance. b) This policy will also apply to any other Air Quality Management Area designated during the currency of the plan c) The responsible planting of trees which reduce or absorb air pollution from traffic will be supported throughout the Neighbourhood Area. d) The measurement criterion for this policy is: • Levels of recorded and predicted pollutants at receptors related to the Hockerill junction.	
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Accessibility

Cringleford NDP	Bishop Stortford NDP
TRA3 Integration of the village will be improved by the construction of new and enhanced walking and cycling routes between and within neighbourhoods, as required by the Joint Core Strategy. These should be incorporated in the major new development sites allocated and connect to the employment areas of the University of East Anglia, Norwich Research Park and Norfolk & Norwich University Hospital. A footway/cycleway route must be incorporated into layout designs for land west of Round House Way to connect with the community facilities planned for Round House Park and those located in newer developments (see Proposals Map). The concept of 'Walking Neighbourhoods' (10 minutes walking distance or about 800m) must be used in locating new community facilities, including a	TP3 – Walkable neighbourhoods a) The concept of 'Walkable Neighbourhoods' should be used in justifying the layout of new developments and the location of new community facilities. b) Where new developments include both housing and community facilities the design and layout should seek to ensure that those new facilities which are included within the development fall within reasonable walking distances of the new housing. Department for Transport (DfT) guidelines for reasonable walking distances, should be applied, in particular: • Bus Stops – 400m • Food Store – 800m • Primary School – 800m • Doctors – 800m • Local Play Areas – 800m

school, medical centre (if any) and playing fields, and in the provision of public transport. A controlled pedestrian crossing of Round House Way will be required.	• Secondary School – 1000m c) Where the distance between part or all of a proposed development and any of the above facilities provided on-site exceeds these guidelines, developers will be expected to justify any deviation and the impact of the design on sustainability. d) Where new residential developments are to be served either wholly or in part by existing community facilities, the design and layout should ensure that pedestrian routes to the facilities (or to the existing paths serving the facilities) follow direct rather than circuitous routes. The provision of pedestrian only (or pedestrian/cycle only) routes to avoid circuitous road links must be considered.
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Community Facilities

Community facilities are buildings or spaces where community led activities for community benefit are the primary use and the facility is managed, occupied or used primarily by the voluntary and community sector. Community facilities can be located in a wide range of venues. These can include purpose-built structures such as community centres and village halls, as well as adapted venues, including: historic listed buildings, converted houses, flats, shops, scout huts and rooms or halls attached to faith buildings.

An enormous diversity of activities can take place within community facilities including parent and toddler groups, IT training, bingo and dance, to name only a few. The benefits that accrue from these activities come in promoting health and welfare, education and training and helping to reduce anti-social behaviour. Some community buildings provide only one type of activity while others provide as diverse a range as possible in response to the needs of the communities they serve. Some community facilities will serve the local area in which they are located and others are of borough wide importance.

Community facilities should be easily accessible, both by those with impaired mobility and also by a range of transport.

Meeting Spaces	
Issues	• Support for the provision of facilities for young people ○ To help provide a Youth Club for use by young people of all ages. • Support for new community centre ○ Providing for new or the replacement of the Public Halls. • Support for the provision of a new civic space/communal space ○ Seeking to create new multi-functional spaces to encourage community interaction.
Neighbourhood Plans with policy	Angmerring, Ardingly, Winslow, Hurstpierpoint & Sayers Common, Littlehampton and Outwoods.

Green/Open Spaces	
Issues	• Protection against the loss of green and open spaces ○ Protect the character and amenity value of all green spaces. • Requirements for new open and green spaces ○ To provide open and green space as part of new housing development.
Neighbourhood Plans with policy	Angmerring, Broughton Astley, Thame, Winslow, Hurstpierpoint &

	Sayers Common, Cringleford and Winsford.
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Allotments	
Issues	- Protection of existing allotments and support for new provision - Protect existing allotment sites and identify a site for future provision.
Neighbourhood Plans with policy	Angmerring, Ardingly, Cringleford, Thame and Wirksworth.

Health Facilities	
Issues	Protection of existing facilities and support for new facilities Protect and provide adequate health facilities in the village.
Neighbourhood Plans with policy	Angmerring, Ardingly, Broughton Astley, Cringleford, Winslow and Barnham & Eastergate.

Educational facilities	
Issues	- Support for improvements to local primary school and for new provision Support improvements to schools so that it can provide the highest quality facilities for students and the local community. - Support for improvements to pre-school facilities and new provision Provide a basis for the development of higher-quality replacement pre-school facilities.
Neighbourhood Plans with policy	Acle, Ardingly, Cringleford and Winsford.

Burial Space	
Issues	Requirements for additional burial space To promote the need for extension to a burial ground.

Neighbourhood Plans with policy	Anslow, Hurstpierpoint & Sayers Common, Thame and Denmead.
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Sports & Leisure Facilities	
Issues	• Provision of new sports and leisure facilities Support through opportunities for facilities funded by Section 106 Agreements or Community Infrastructure Levy. • New children's play facilities Encouraging the identification of suitable sites for new play facilities to cater for a wide range of young people.
Neighbourhood Plans with policy	Cringleford, Ardingly, Hurstpierpoint & Sayers Common, Broughton Astley, Winsford and Winslow.

Virtual Connectivity	
Issues	• Super-fast broadband Encourages proposals to install a superfast broadband network infrastructure.
Neighbourhood Plans with policy	Ardingly, Cringleford, Woburn Sands and Woodcote.

Showgrounds	
Issues	• Showgrounds To support the maintenance and enhancement of the local showgrounds.
Neighbourhood Plans with policy	Ardingly

Water Based Facilities	
Issues	• Water Based Facilities • Support for water based activities • Support for riverside access • Promote suitable rivers and develop them as visitor attractions. • Canals • To provide protection of canal from inappropriate development.

Neighbourhood Plans with policy	Ardingly, Littlehampton, Winsford, Barham & Eastergate and Thame.
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Library Facilities	
Issues	Library facilities Support through opportunities for facilities funded by Section 106 Agreements or Community Infrastructure Levy.
Neighbourhood Plans with policy	Cringleford.

Child Care	
Issues	Support for provision of additional day care facilities Encouraging provision of early years facilities to meet the needs of the population.
Neighbourhood Plans with policy	Winslow.

Assets of Community Value	
Issues	Protection for important features/assets of community value Promote the safeguarding and enhancement of locally important buildings and features that contribute to the environment and character.
Neighbourhood Plans with policy	Anslow, Winslow, Hough on the Hill and Littlehampton.

Good Practice Examples

Meeting Spaces

Outwoods	Angmering
CF5 – Places to Meet All new development exceeding 100 residential units will be required to provide subject to viability considerations, a new public space, appropriate to the size of the development, which is designed to encourage community interaction. New residential	CLW1: Provision of a Youth Centre Proposals for the development of a Youth Centre will be considered favourably subject to a satisfactory detailed scheme being subsequently submitted. The site must be easily accessible by non-car

development and associated commercial/retail uses should provide this space by way of attractive forecourt spaces. This space should be multifunctional and constructed of robust materials. Arrangements for the long-term maintenance of the spaces shall be secured by agreement or obligation. The space may include hard and soft space, water and children's play; but these uses should not be provided in lieu of any other open space requirement. Support will be given to spaces that encourage pop-up uses or are suitable for incidental markets or festivals in addition to cafes and other places for residents to meet within new and existing parks and recreation areas. All spaces should include appropriate seating and lighting and be designed as an integral part of the public realm.	modes of transport but equally, appropriate parking must be provided on-site, large enough to accommodate cars, mini bus and safe cycle storage. • This facility could be on a new standalone site or as part of the re-development / improvement of an existing facility- such as that at Palmer Road Recreation Ground. • Developer contributions (for example from CIL or S106 as applicable) will be sought from all new residential developments of 10 or more dwellings where planning permission may be required, towards the funding of this community facility.
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Green/Open Spaces

Winslow NDP	Broughton Astley NDP
Policy 19: Local Green Spaces The Neighbourhood Plan designates Local Green Spaces in the following locations, as shown on the Proposals Map: I. Land adjoining the Winslow Centre; II. Land at Recreation Ground and along National Cycle Route 51 to Little Horwood Road (inc. 'Three Hills'); III. Land at rear of Winslow Hall ('The Paddock'); IV. Land between Keach Close and Offas Lane); V. Land off Magpie Way (inc. 'The Spinney'); and VI. Land off Elmfields Gate (Pumpus Green) Proposals for development on the land that is not	POLICY EH1 – ENVIRONMENT HERITAGE AND OPEN SPACES FOR PROTECTION i. Working with the Highway Authority, developers and local environmental groups improved access to the countryside will be sought by improving the network of existing public rights of way. ii. The green spaces at Frolesworth Road Recreation Ground, War Memorial, Cottage Lane and the disused railway, which have been demonstrated to be of significance to the local community, are designated as 'Local Green Spaces' in order to protect their identity. The Local Green Spaces are identified in (Fig.6) iii. Existing areas of public open space and

ancillary to the use of the land for public recreational purposes will be resisted."	Local Green Spaces will be preserved in order to promote social interaction, community activity and active play. iv. New public open space, including formal open space, walking routes and spaces for informal/formal community activities will be created at Site 1B and Site 2 v. Broughton Astleys Listed buildings - St Marys Church, Sutton in the Elms Baptist Church, Quaker Cottage and the Stone House - will be protected in line with national policy. (Fig 7). vi. Liaison will take place with appropriate authorities to provide support to community groups to maintain and improve the brook through the village. vii. The use of renewable energy solutions as part of new developments will be encouraged.
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Allotments

Wirksworth NDP	Thame NDP
Policy NP12 Allotments Planning permission will be granted for development associated with and necessary to the use of land as allotments, provided that the development is of an appropriate scale and is necessary to the agricultural or horticultural use of the allotment site.	ESDQ3: Provide new allotments Allocated residential sites must provide the following areas as allotments: • Site C: Land to the south-east of Thame - 0.33 ha • Site D: Land to the south of Thame - 0.33 ha • Site F: Land to the west of Thame - 0.33 ha"

Health Facilities

Broughton Astley NDP	Angmering NDP
POLICY W1 – IMPROVED HEALTHCARE FACILITIES i. The provision of a facility which provides additional services such as minor	CLW4: Health Facilities Proposals for change of use or redevelopment which would result in the loss of health facility use

surgery, phlebotomy and physiotherapy and midwifery services to reduce the need to make additional journeys out of the village will be supported. ii. Land for a healthcare facility will be provided within Site 1B. Funding for the new facility will be sought through developer contributions and other sources, to ensure that medical facilities remain near to the centre of the existing village, being convenient and accessible enough to meet the needs of local people.	will only be acceptable if they demonstrate the following: • The premises or site is no longer required for health facility use in terms of need or demand. Full details relating to need and demand must accompany the proposal. • The premises or site has been marketed for a period of not less than one year for health facility use and that no occupier can be found. Full details relating to the marketing must accompany any proposal. Where new development is proposed, adequate provision for the health needs of new occupiers must be made either on or off site. Where off site provision is proposed then an adequate financial contribution towards provision shall be made.
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Educational facilities

Cringleford	Winsford
SCC1 Provision must be made in the land allocated for new development for a single site of 1.6 hectares for a primary school including pre-school provision, with the site to be transferred by the applicant/developer free of charge to Norfolk County Council. The primary school and pre-school provision and future improvement of the catchment high school will be funded by the developers either through a Section 106 Agreement or the Community Infrastructure Levy or possibly a combination of both. Land transfer will be dealt with separately through a Section 106 Agreement in the event that the Community Infrastructure Levy is used to fund any building works for the schools."	Policy CSL1: As a result of the increase in population developers may be expected to either deliver new school places in the form of extensions to existing schools or new schools or make a financial contribution towards schools.

Burial Space

Anslow NDP	Denmead NDP
CF 2 - Burial Ground Provision The provision of additional burial space will be encouraged	Policy 7: Burial Ground The Neighbourhood Plan allocates land north off Cemetery Lane, as shown on the Proposals Map, for the purpose of extending the existing burial ground.

Sports & Leisure Facilities

Broughton Astley NDP	Winslow NDP
POLICY L1 – IMPROVED LEISURE FACILITIES Site 1B (south of Broughton Way) is allocated for the provision of additional community and leisure facilities. The second and third choice sites suggested during the Big Plan consultation will be considered if the allocated site is not granted permission to proceed (Ref: 3.15.1). Site 1B is allocated for a centrally located community and leisure facility which will provide a minimum 4-court sports hall, gym and dance facilities, all-weather pitch, changing facilities, meeting rooms and associated administration and parking facilities for the benefit of all the community. The community and leisure facilities will be provided by the developer of Site 1B, as part of the overall development package for the combined sites. Any additional funding required to enhance the facilities or specification will be sought from the District and County Councils, and sports funding bodies, so that the facility is built in a timely manner. It is expected to be operated on a similar model as Harborough and Lutterworth Leisure Centres; and achieved by working in partnership with District & County Councils, Leicestershire and Rutland Sport,	Policy 15: Play Facilities for Young People The Neighbourhood Plan will support proposals to create new play facilities for young people within the Winslow Settlement Boundary, provided the facilities will not harm the amenities of local residents.

and the Harborough District Leisure Trust and others as necessary. The Parish Council will seek to purchase additional land in order to increase the number of formal sports pitches and changing rooms to meet the needs of local clubs and groups."	
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Virtual Connectivity

Woodcote NDP	Ardingly NDP
Policy C3: Communications Infrastructure Proposals which seek the expansion of electronics communication networks and high speed broadband along with improvements to connectivity will be supported where the applicant has fully explored the opportunities to erect apparatus on existing buildings, masts or other structures; where the numbers of radio and telecommunication masts are kept to a minimum consistent with the efficient operation of the network; and where the development has been sited and designed to minimise the impacts on the character and appearance of the AONB. Applications for residential development must contain a 'Connectivity Statement' and will provide for suitable ducting to enable more than one service provider to provide a fibre connection to individual properties from connection chambers located on the public highway, or some alternative connection point available to different service providers.	Policy ARD 16: Broadband The Neighbourhood Plan will support proposals to provide access to a super-fast broadband network to serve the village and other properties in the countryside. In doing so, it will require the location and design of any above-ground network installations to be sympathetically chosen and designed to reflect the character of the local area.

Showgrounds

Ardingly NDP	
Policy ARD 19: South of England Showground The Neighbourhood Plan supports proposals to allow the South of England Show ground to expand	

its range and style of operations to meet new and changing needs, provided that: • they adhere to the restrictions of the Legal • Agreements within which the Society operates; • the special character, appearance and landscape setting of site is conserved or enhanced; • satisfactory access / transport is achieved; • development is closely related to the existing campus / developed area; • consideration is given to the ongoing development / replacement of existing buildings or construction of new buildings that are well sited and sympathetic to the rural landscape; • proposals demonstrate the Showground's commitment to wildlife and biodiversity; and • proposals which would increase the current range or intensity of activities will be subject to careful scrutiny, especially in relation to noise.	
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Water Based Facilities

Ardingly NDP	Winsford NDP
Policy ARD 21: Ardingly Reservoir The Neighbourhood Plan supports proposals for new recreational activities and events at Ardingly Reservoir to expand to meet new and changing needs, provided that: • there is no adverse impact on rural environment and water quality, and • they do not include the use of regular amplified sound and motorised boats (other than safety boats), which will be resisted.	Policy WV3: Development adjacent to the river or Flashes should: • provide public access to the waterfront, by delivering a wide river walkway / promenade / open space / soft green edge appropriate to the site's location and character; and • animate the water edges with active building frontages, where possible and appropriate, including public uses such as restaurants,

Proposals for a replacement clubhouse and changing facilities will be supported subject to sympathetic design that respects the site's prominent location in the AONB.	cafes or cultural facilities.
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Library Facilities

Cringleford	
SCC7 All developers will be required to make provision for additional library facilities for the library service which serves the development. This will be funded through either a Section 106 Agreement or the Community Infrastructure Levy, except to the extent (if any) that this would render needed development unviable.	

Child Care

Winslow	
Policy 14: Childcare Nursery The Neighbourhood Plan will support proposals from day nursery operators to open a new facility within the Winslow Settlement Boundary during the plan period, either reusing an existing suitable property or by developing a new building. In either case, the amenities of adjoining residential properties must not be harmed by the proposed location, design and car parking/drop-off arrangements.	

Assets of Community Value

Winslow	Hough on the Hill
Policy 16: Assets of Community Value Proposals that will result in either the loss of, or in significant harm to an Asset of Community Value will be resisted, unless it can be clearly demonstrated that the operation of the asset, or the ongoing delivery of the community value of the asset, is no longer financially viable.	Policy HoH6: Positive Unlisted Buildings or Buildings on the Local List New development will be supported where it would improve, restore or maintain a positive unlisted building/locally listed building or any other structure of local significance as identified within any other appropriately evidenced list. Development which would have a harmful impact on a building or structure of this type or its setting will not be supported unless a clear justification is presented which explains how the benefits would outweigh the loss or harm.

Infrastructure

To create sustainable communities, providing housing and employment opportunities alone is not enough; there is a need to provide the necessary supporting 'infrastructure' to support the local population and those who visit or work in the area.

Infrastructure can take many forms: physical infrastructure such as roads, energy supply, water supply and drainage; green infrastructure such as sports pitches, parks; and social and community infrastructure such as schools, doctors' surgeries, emergency services, community facilities.

Infrastructure covers a range of issues and the following tables sets these out and gives examples of the policy areas and sets out adopted Neighbourhood Plans that have policies dealing with that particular issue.

Community Infrastructure	
Issues	Community Infrastructure To help to understand existing needs and priorities in the Parishes.
Neighbourhood Plans with policy	Malpas & Overton, Broughton Astley, Winslow, Kirdford and Billesdon.

Contributions and obligations	
Issues	Contributions and obligations To set out the framework for securing contributions towards local improvements.
Neighbourhood Plans with policy	Cringleford, Kirdford, Exminster, Thame and Madeley.

Water/Waste Water	
Issues	Water/Waste Water To consider the net increase in water and waste water demand to serve their developments and also any impact the development may have off-site further down the network, if no/low water pressure and internal/external sewage flooding of property is to be avoided.
Neighbourhood Plans with policy	Haddenham and Marsh Gibbon.

Good Practice Examples

Community Infrastructure

Malpas & Overton NDP	Kirdford NDP
SF4. New Community Infrastructure Developers will be required to assess and mitigate the impacts of significant new developments on community infrastructure through appropriate provision through the planning system. This provision should be based on evidenced local needs and discussion with the Parish Council and local planning authority.	Policy CP.1: The use of S106 Agreements and CIL to support community development Any planning applications for new development within the Plan Area must demonstrate how they can contribute towards the delivery of community development. This may be through contributions via a section 106 agreement or through payment of any future Community Infrastructure Levy. Provision towards community development, either through direct provision of new facilities or through financial contributions, will be expected from all development subject to the guidance set out in the National Planning Policy Framework including the ability for development to be delivered viably. Any contribution secured as a result of development within the Plan Area shall be prioritised towards the delivery of the following targeted community objectives wherever possible. If any unilateral undertaking is proposed to directly deliver any of the objectives set out below, the acceptability of any scheme must first be agreed in writing by the Parish Council. Otherwise, it is intended that the Parish Council will prioritise any general financial contribution to contribute towards the following (Text in brackets refers to

	corresponding Action Plan objective).
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Contributions and obligations

Broughton Astley NDP	Cringleford NDP
POLICY STATEMENT CI1. – CONTRIBUTIONS TO NEW INFRASTRUCTURE AND FACILITIES i. Financial contributions will be required, as appropriate, from each developer to mitigate the impact of the development on essential infrastructure such as public utilities, libraries, policing, waste services and the highways network. ii. Financial contributions will be required, as appropriate, from each developer to fund additional healthcare, education and leisure services within the village in accordance with the obligations detailed in the Harborough District 'Provision for Open Space, Sport and Recreation 2009 (or subsequent revisions). iii. Community priorities in terms of additional local facilities to be provided as a result of new development are: a) A centrally located community building suitable for use as a Medical Centre with associated parking spaces; b) A centrally located community leisure facility providing a minimum 4-court sports hall, gym and dance facilities, all weather-pitch changing rooms, storage, meeting rooms and associated administration and parking facilities; c) A centrally located community building with associated storage and parking spaces suitable for use by organised youth groups; d) A centrally located multi-use synthetic sports pitch suitable for both community and schools use;	GEN4 Infrastructure as identified within the Cringleford Infrastructure Plan Programme (see Appendix) within the Parish Boundary and associated with the development of new sites must be provided directly by developers or be paid for or delivered by developers, either through the Community Infrastructure Levy (CIL), or through Section 106 agreements except to the extent (if any) that this would render needed development unviable.

e) Two adult size Football Pitches with associated parking, changing and storage facilities; f) The construction on an informal BMX / Cycle Track facility with associated shelter and parking facilities. iv. The construction of a swimming pool for joint community and schools use will be investigated and provided if financially viable.	
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Water/Waste Water

Haddenham NDP	Marsh Gibbon NDP
Policy HD9: Water and Waste Developers will be required to demonstrate that there is adequate wastewater and water supply capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.	Policy MG 20: Water and Waste. Developers will be required to demonstrate that there is adequate wastewater and water supply capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. It may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing wastewater and water infrastructure.

Generic Policies

In addition to the topic area already covered Neighbourhood Plans have already produced policies that deal with other generic issues and the following tables sets these out and give examples of the policy areas that they deal with and sets out adopted Neighbourhood Plans that have policies dealing with that particular issue.

Sustainable Development	
Issues	Sustainable Development To support for proposals that lead to sustainable development in line with the key principle from the National Planning Policy Framework (NPPF).
Neighbourhood Plans with policy	Ardingly, Broughton Astley, Cringleford, Thame and Winslow.

Spatial Planning	
Issues	Spatial plan for the parish/town To direct development in the plan period to specific areas with the plan area.
Neighbourhood Plans with policy	Arundel, Ardingly, Winsford and Littlehampton.

Development Boundary	
Issues	Development Boundary Requirement for new development to take place within the development boundary.
Neighbourhood Plans with policy	Winslow, Stowey Sutton, Angmerring, Bersted and Yoxall.

Coalescence/Merging	
Issues	Coalescence/Merging Requirement to avoid new development that would reduce the gap between settlements leading to the loss of the separate identity and amenity of neighbouring settlements.
Neighbourhood Plans with policy	Hurstpierpoint & Sayers Common, Broughton Astley, Ascot Sunninghill

	& Sunningdale, Bersted and Lympstone.
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Upper Floors	
Issues	Upper Floors To support for use of upper floors for residential and employment purposes.
Neighbourhood Plans with policy	Malpas & Overton, Thame, Chapel en le Frith, Horninglow & Eton and Cuckfield.

General Construction	
Issues	General Construction To set out requirements relating to construction materials used in new developments.
Neighbourhood Plans with policy	Thame, Cringleford, Stubton, Madeley and Tettenhall.

Previously Developed Land	
Issues	Previously Developed Land To support for the reuse of previously developed land in providing new development.
Neighbourhood Plans with policy	Winsford, Lynton & Lynmouth, Bishops Stortford Silverlys & Mead, Arundel and Much Wenlock.

Open Countryside	
Issues	Open Countryside Set out requirements for any development that occurs in the open countryside.
Neighbourhood Plans with policy	Exminster, Lympstone, Great Horwood, Cuckfield and Edith Weston.

Agricultural Land	
Issues	Agricultural Land To provide for the protection of high grade agricultural land

Neighbourhood Plans with policy	Yapton, Backwell, Kirdford, Bembridge and Kingston.
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Good Practice Examples

Sustainable Development

Ardingly NDP	Winslow NDP
Policy ARD 1: The Presumption in Favour of Sustainable Development Ardingly Parish Council will take a positive approach to its consideration of development proposals. The Parish Council will seek to work with applicants and other stakeholders to encourage the formulation of development proposals that can be approved."	Policy 1: The Presumption in Favour of Sustainable Development Planning applications which accord with the policies in the Neighbourhood Plan and the development plan will be approved by the local planning authority, unless material considerations indicate otherwise. Planning permission will also be granted where relevant policies in the Neighbourhood Plan are out of date or silent unless: • other relevant policies in the development plan for Aylesbury Vale indicate otherwise; • any adverse impacts of the proposal would significantly and demonstrably outweigh its benefits when assessed against the policies in the National Planning Policy Framework taken as a whole; • specific policies in the Framework or other material considerations indicate that development should be restricted.

Spatial Planning

Arundel NDP	Littlehampton NDP
Policy 2: A Spatial Plan for the Parish The Neighbourhood Plan requires future housing, economic and community related development	Policy 2: A Spatial Plan for the Town The Neighbourhood Plan concentrates future housing, economic and community-related

within the parish to be located in the town of Arundel to build and bolster its role as a resilient town community. Great weight will be given to conserving landscape and scenic beauty, and the conservation of wildlife and cultural heritage within the South Downs National Park.	development within the built up area boundary of Littlehampton and especially within the Fitzalan Corridor connecting the strategic housing allocations at North Littlehampton (Toddington - north of the railway) and at Courtwick Park with the Littlehampton Academy, the Town Centre, the 1Community Hub and 'the Green', as shown on the Key Diagram.
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Development Boundary

Bersted NDP	Angmering NDP
Policy ES7: Development outside of the built up area Development outside of the built-up area boundary, as shown in Appendix F, development or redevelopment will not be supported.	HD1: Built-up Area Boundary The fundamental principle is that the Neighbourhood Plan allocates sufficient land to deliver at least the minimum housing requirement in the emerging Arun Local Plan and that, without a Built-up Area Boundary, significant further development would encroach into open countryside. The Built-up Area Boundary is shown in Figure 6.1 below. • Development of Angmering village shall be focused within the Built-up Area Boundary and will generally be permitted subject to meeting other policies in the Plan. • This Policy proposes that a change is made to the BUAB to enclose a 1.47 hectare area of land at Mayflower Way allocated for housing under Policies HA1 and HA2 of the Plan as shown in figure 6.1.

Coalescence/Merging

Lympstone NDP	Hurstpierpoint & Sayers Common NDP
Policy 3 — Development will not normally be permitted within the Green Wedge or Coastal Preservation Area	POLICY Countryside HurstC3 Local Gaps and Preventing Coalescence: Development will be permitted in the countryside

unless it can be demonstrated that no harm to the character or purpose of these areas will occur and development is: • Justified on agricultural, horticultural or forestry grounds; or • Within a residential or employment site curtilage; or • Justified on sustainability grounds; or • Will provide a community facility or recreation route."	provided that it does not individually or cumulatively result in coalescence and loss of separate identity of neighbouring settlements, and provided that it does not conflict with other Countryside policies in this Plan. Local Gaps between the following settlements define those areas covered by this policy: • Hurstpierpoint and Hassocks; • Sayers Common and Albourne; • Hurstpierpoint and Albourne; • Hurstpierpoint and Burgess Hill.
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Upper Floors

Thame NDP	Chapel en le Frith
WS10: Encourage a diverse range of uses in the town centre by supporting new office and retail uses on upper floors Within the town centre, office and retail uses will be permitted in upper floor accommodation above existing commercial premises provided that: • the viability of any ground floor commercial use would not be adversely affected • the proposals would be consistent with Policy WS9 • the site is well integrated with the primary and secondary retail frontages • there would be no adverse impact on the amenities of neighbouring uses.	Policy TC4: Use of Shop Upper Floors in Chapel-en-le-Frith Town Centre Residential, retail and office use of accommodation on upper floor levels above existing shops in the town centre will be supported.

General Construction

Tettenhall NDP	Madeley NDP
Policy TNP12 Part A - New Development to Respect Existing Local Character New development (including alterations, change of use and extensions) must respect and reinforce the established character as detailed in the Character	Policy LC5: Local distinctiveness New development throughout the Plan Area should protect physical assets of the historic environment (buildings, sites or areas together with their settings) and enhance or reinforce those

Studies (Appendix F) by: • Respecting its context; • Taking into account the spacing between buildings; domestic gardens, (including the proportion of garden area to buildings); informal green and open spaces; • Being of an appropriate height, density, mass and footprints; • Being of compatible scale; • Being of compatible use; • Interpretation of local character and design details including windows; • Using a choice of traditional materials should complement the surrounding context.	characteristics, qualities and features that contribute to the local distinctiveness of the Plan Area's landscape & townscape. In particular, development should: Recognise the important contribution that windows, roofs, detailing, the palette and use of traditional materials, traditional building techniques, and the evidence of past and present activity make to local distinctiveness.
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Previously Developed Land

Arundel NDP	Bishops Stortford - Silverleys & Mead NDP
Policy 3: Housing Supply Sites are allocated, identified for future allocation, or supported for housing development only on previously-developed land that is either within or adjoining the designated built-up area boundary of Arundel.	HDP1 – Residential Development and redevelopment c) Brownfield development and the redevelopment of existing residential properties to create higher density developments shall be supported subject to the achievement of high quality design that meets the requirements of other policies and does not compromise to an unacceptable level the amenity value in either neighbouring properties or for the future occupiers of the proposed development.

Open Countryside

Exminster NDP	Edith Weston NDP
Policy EXM2 - Open Countryside: The siting, scale, form, layout, design, materials and landscaping of any development, which may be permitted within the areas of Exminster Parish, outside the Settlement Limits as defined for Exminster village and the proposed South West of Exeter urban extension (the Matford settlement)	Policy EW4. Countryside and Open Space The countryside and open spaces will be protected as a matter of priority from unnecessary or inappropriate development and development in these areas will only be acceptable in accordance with other Neighbourhood Plan and development plan policies or in exceptional circumstances and

within the Teignbridge Local Plan, should pay particular respect to the need to conserve and enhance wherever possible the rural nature, existing visual landscape quality, wildlife and heritage value of the open countryside of the Parish. Any development should also respect the important contribution the open countryside makes to the setting and visual quality of Exminster Village and will make to the setting and visual quality of the new urban extension.	where the development clearly enhances these areas, for example landscaping and planting schemes. Any development in these areas will also be required to meet the requirements of relevant Core Strategy and other development plan policies.
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Agricultural Land

Yapton NDP	Kingston NDP
Policy E1: Protection of high value agricultural land Planning permission will be refused for development on grade 1 and grade 2 agricultural land unless: - it involves the granting of planning permission for the development of the housing allocations identified in this Plan (Policy SA1 and Policy SA2); or - it involves the granting of planning permission for any additional housing sites required by Policy H1 to meet objectively assessed housing needs in the Plan area.	KPNP 6 – SOIL, HORTICULTURE, EQUINE & SHEPHERDING DEVELOPMENTS A. Soil: The use of soil of Grades 1 or 2 as defined by Agricultural Land Classification for any form of development not associated with agriculture or forestry will not be permitted unless need for the development outweighs the need to protect such land in the long term. B. Horticulture: I. The construction of new glasshouse, polytunnels and associated packhouse development where planning permission is required will only be permitted where: i. It is of a height and bulk which will not significantly damage the character or appearance of the surrounding landscape; ii. It relates sympathetically to the natural, built and historic environment; iii. There is no generation of pollution to soil, water or air in the surrounding environment; iv. Long public views across substantially open land are maintained; v. Adequate water resources are available and

	adequate surface water drainage capacity exists or can be provided; vi. Vehicular access from the site to the strategic road network is adequate and uses roads capable of accommodating the vehicle movements likely to be generated by the development without detriment to highway safety or residential amenity; vii. There is no impact resulting from artificial lighting after sunset on residents of Kingston Parish or on the appearance of the site in the landscape; viii. There is no impact on noise levels resulting from machinery usage, vehicle movement, or other activity on the site, which when measured against the existing ambient noise levels in the locality would not be likely to unacceptably disturb occupants of Kingston Parish or be likely to cause unacceptable harm to the enjoyment of the countryside; and ix. When they become redundant they are removed along with any contaminated material and the land returned to its original form. C. Equine/ Shepherding Development: Non-residential planning permission will be approved for horse or sheep related activities provided that: i. It does not harm in any way an area of nature conservation; ii. It will not lead to the irreversible loss of Grade 1 or 2 agricultural land; iii. It will not detract from the landscape quality of the area; iv. It will make use of existing buildings where possible and any new buildings and structures will blend into the landscape in terms of their siting, design and materials; v. It does not have a detrimental impact on water quality;
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	vi. The cumulative impact of the development will not adversely affect the character, appearance and amenities of the area; vii. Sufficient land (1-1.5 acres per horse) is available for grazing and exercise where necessary to prevent overuse of the land; iii. The associated access and parking is acceptable; and ix. It is very well-related to an existing bridleway network which is able to accommodate the scale of use from the proposed development.
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