Settlements and Countryside
Local Plan (Part 2) for Daventry District
Northampton Related Development Area Background Paper Version 1 (GEN03)
July 2018
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1. **Introduction**

1.1 This paper sets out the position regarding the Northampton Related Development Area (NRDA) in response to representations made on the emerging draft plan, which also includes representations on the proposed Green Wedge designation, policy ENV3. This is to inform the position in the Proposed Submission Local Plan.

1.2 The paper provides an overview of the representations, the part 2 Local plan position in respect of the NRDA, and background to the responses to the representations received. It then provides further assessment of the Green Wedge policy against the NPPF and the West Northamptonshire Joint Core Strategy (WNJCS) before identifying some changes to the policy wording.

1.3 The paper should be read alongside the Part 2 Local Plan and other background papers, in particular the Duty to Cooperate background paper and the Natural Environment Background paper.

2. **Overview of Representations**

2.1 In addition to representations from a number of land owners and promoters, substantive representations have been made by South Northamptonshire Council, Northamptonshire County Council and the North Northamptonshire Joint Planning and Delivery Unit. The main issues are as follows:

- The Green Wedge policy is strategic and is therefore a part 1 plan matter
- The Green Wedge policy does not achieve anything beyond the open countryside policy
- the blanket restriction from the Green Wedge policy is not justified
- the approach of the plan and the Green Wedge policy must be sufficiently flexible to allow some development to meet Northampton’s needs, otherwise it will risk becoming out of date
- The Green Wedge policy should not prejudice future decision making as part of the review of the WNJCS
- The Green Wedge policy should not undermine delivery of the Northampton Northern Orbital, the route of which should be safeguarded
- The building of the Northampton Northern Orbital could mean that some areas are less sensitive and could be appropriate for development
• The shortfall of delivery and lack of 5 year housing supply for the NRDA is an issue that needs to be addressed in the part 2 plans

• Should consider allocating sites (possibly reserve) in the event that there is a shortfall in implementing NRDA housing allocations

• Failure to meet Duty to Co-operate obligations

• Should consider a criteria based policy approach that operates in the absence of a 5 year housing supply for the NRDA

• The Green Wedge Policy is not justified in the context of the shortfall in housing delivery in the NRDA and route of Northampton Northern Orbital.

3. West Northamptonshire Joint Core Strategy

3.1 It is important to set out the policy basis for the Northampton Related Development Area established in the WNJCS as this helps form the background to Daventry District Councils position regarding the NRDA and the part 2 Local Plan.

3.2 The WNJCS establishes the spatial distribution of housing for West Northamptonshire. This is set out in policy S1 and the scale and distribution of housing development is set out in policy S3.

Policy S1

3.3 Policy S1 of the WNJCS sets out how development will be distributed. It focuses on a pattern of development that concentrates development in and adjoining the main urban areas of Northampton and Daventry whilst limiting it in the rural areas. Specifically under criterion A) it states that;

Development will be concentrated primarily in and adjoining the principal urban area of Northampton.

3.4 Interpretation of this policy is aided through the supporting text, with assistance for this criterion provided under the heading ‘Development in the Towns and Adjoining the Towns’. Within this paragraph (5.12) the spatial strategy is explained further; ‘The Spatial Strategy is one of concentrating additional development within the existing towns as far as possible and in a small number of large development areas, called sustainable urban extensions.’

3.5 The Core Strategy makes allocations for a number of sustainable urban extensions (SUEs) which are within the NRDA. These are set out further below.

Policy S3
3.6 The total of 12,730 dwellings for Daventry town in policy S3 is made up of the following components:

- Daventry Town – About 4,620 dwellings
- Daventry Rural Areas- About 2,360 dwellings
- Northampton Related Development Area – About 5,750 dwellings

3.7 The NRDA requirement of 5,750 dwellings is comprised of the total anticipated supply from the Sustainable Urban Extensions within Daventry District adjoining Northampton;

- Northampton North (N3) - 3,500 dwellings
- Northampton North of Whitehills (N8) – 1,000 dwellings
- Northampton West (N4) – 1,250 dwellings (2,500 dwellings total)

**Policy S4**

3.8 Policy S4 sets out the approach to the Northampton Related Development Area. This policy builds on criterion A of policy S1, and the housing requirements set out in policy S3.

3.9 The policy confirms that Northampton’s needs for both housing and employment will be met primarily within Northampton’s existing urban area and at the Sustainable Urban Extensions within the NRDA boundary. This policy therefore sets out that the primary location for development will be in the existing urban area, supplemented by development in the Sustainable Urban Extensions. Furthermore the policy identifies that a review of the NRDA boundary will only be undertaken as part of a review of the housing requirement for West Northamptonshire or any of its constituent administrative areas.

**NRDA Site Delivery as at 1st April 2017**

3.10 The sites that form the basis of the supply established in policy S3 are starting to progress, with housing now being delivered on Northampton North, Northampton North of Whitehills (Buckton Fields) and Kings Heath. Part of Northampton West has also received consent and commenced and planning applications have been received for a substantial part of the remainder of the site.

3.11 Table 1 below shows progress on the planning status to date on each of the allocations, and expectations about future delivery. It also includes an appeal that was allowed, outside of, but adjacent to the NRDA boundary, where the inspector
concluded that the supply would meet the needs of the NRDA. It is important to note that this position is not supported by the District Council which is explained further below, the site is only included for completeness to show the rate of delivery of NRDA sites in Daventry District.

Table 1 – planning status

<table>
<thead>
<tr>
<th>Allocation</th>
<th>Planning status of NRDA sites in Daventry District</th>
</tr>
</thead>
</table>
| **Northampton North N3** | Southern part was granted outline planning permission for 2,000 dwellings in August 2015. (DA/2013/0850)  
This included details for 200 of these dwellings. Subsequent applications for ARM (DA/2017/0010) and NMA to make changes to house types etc have been received. Development is now underway.  
An outline application for the northern part (1,500 dwellings) is expected to be submitted in the autumn of 2018 |
| **Northampton West N4** | Full planning permission has been granted for 52 Dwellings (DA/2016/0840). Work started on site in late 2017/early 2018  
Two outline planning permissions have been submitted for a substantial part of the remainder of the allocation. These are expected to be determined in Autumn 2018 |
| **Northampton Kings Heath N7** | The major part of this site is in Northampton Borough.  
197 dwellings (the entirety of the part on Daventry District) were built on this site in 2015 to 2017 |
| **Northampton North of Whitehills N8** | An outline application for 376 dwellings on the eastern part of this site was approved in December 2013. This was followed by a Reserved Matters application which was approved in June 2014 for 376 dwellings, by Martin Grant Homes and Bloors. This development is now substantially complete.  
An outline application for the whole site, which includes details for 380 dwellings by Martin Grant Homes and Bloors (DA/2011/0666), is currently being considered and is expected to be determined in the autumn 2018 |
| **Welford Road** | 41 Dwellings allowed on appeal December 2015. Reserved matters application for 32 dwellings submitted, undetermined June 2018 |
3.11 The impact of the delay in the delivery of the sites that form the basis of the NRDA in Daventry District is illustrated in the table below.

<table>
<thead>
<tr>
<th></th>
<th>Core Strategy Expected Completions by 2029</th>
<th>Revised assumptions about completions by 2029</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Northampton North – N3</strong></td>
<td>3500</td>
<td>2720</td>
<td></td>
</tr>
<tr>
<td><strong>Northampton West- N4</strong></td>
<td>1050</td>
<td>925</td>
<td>-125</td>
</tr>
<tr>
<td><strong>Northampton Kings Heath – N7</strong></td>
<td>200</td>
<td>197</td>
<td>-3</td>
</tr>
<tr>
<td><strong>Northampton North of Whitehills – N8</strong></td>
<td>1000</td>
<td>1120</td>
<td>120</td>
</tr>
<tr>
<td><strong>Welford Road</strong></td>
<td>N/A</td>
<td>40</td>
<td>-40</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>5750</td>
<td>3762</td>
<td>-1988</td>
</tr>
</tbody>
</table>

3.12 It is therefore evident that delivery is behind that identified in the trajectory in the WNJCS. As at 1st April 2017 the shortfall, in delivery for the NRDA in Daventry District, over the whole plan period is expected to be in the region of 1,988 dwellings. Please note that work is ongoing to update this position as at 1st April 2018 and this background paper will be updated accordingly.

4. Daventry District Part 2 Local Plan Position

4.1 A number of representations to the part 2 Local Plan identify that the plan should make allocations or provide a criteria based policy to help address the shortfall in delivery in the NRDA.

4.2 However, whilst it is acknowledged that South Northants Council feel it appropriate to include a criteria-based policy it is not considered appropriate to be used in Daventry District, most notably because it is considered that such a criteria based
policy would effectively encourage piecemeal development adjacent to the NRDA which would undermine the plan led system and the delivery of sites already allocated in Daventry District in the NRDA which are starting to progress. It is not considered that this approach is supported by the policies of the WNJCS, explained further above which refer to delivering Northampton’s housing need within the existing urban area and at the Sustainable Urban Extensions within the NRDA boundary. This interpretation of the WNJCS was supported in a recent appeal decision (APP/Y2810/W/17/3178842).

4.3 In addition to the above, given the scale of the shortfall, 1,988 dwellings as at 1st April 2017, 1,988 dwellings (NRDA in Daventry District), it is considered that this is a strategic matter that is unlikely to be resolved through the allocation of further sites as the shortfall has arisen from the slower than anticipated delivery of allocated sites rather than there being a shortage in the supply of suitable sites. In addition it is not evident that further small scale sites would automatically deliver additional housing at a quicker rate, for example the Welford Road site was granted consent at appeal in December 2015 and as at June 2018 the site has not started.

4.4 Consequently, neither a criteria based policy nor non-strategic allocations, alone or in combination are considered to be appropriate to be included in the part 2 Local Plan for Daventry District.

4.5 Given the scale of the issue this is considered to be a matter for a review of the WNJCS which would enable the spatial distribution, the policy for the NRDA and further strategic allocations to be comprehensively considered with neighbouring authorities. The consideration of suitable sites for allocation or an alternative strategy would then be able to be informed by relevant site assessment work and sustainability appraisal, taking into account all reasonable alternatives. This position is further supported through policy S4 that confirms that such a review of the NRDA boundary should only take place as part of any review of the housing requirement for West Northamptonshire or any of its constituent areas.

4.6 This is therefore beyond the scope of the Part 2 Local Plan which is not the appropriate policy mechanism for addressing any such issues with the Part 1 plan. This position is supported by the Oxted Residential Ltd v Tandridge District Council case.

4.7 Criterion B of policy SP1 confirms that a plan-led approach will be supported to address this issue and the Council is committed to working with neighbouring authorities to review the WNJCS. However further consideration of how the proposed Green Wedge policy relates to this position is needed to ensure that it does not predetermine the location for further allocations if that was to be
identified as part of the solution to addressing the issue of further housing development to meet Northampton’s needs in the WNJCS review.

**NRDA Criteria Based Policy**

4.8 However, for completeness and mindful that there could be geographical differences at the edge of the NRDA within South Northamptonshire compared to within Daventry District, where the proposed Green Wedge designation identifies a number of areas that would be sensitive to development, an exercise has been undertaken to assess whether there are any locations where development could be considered to meet the criteria contained within such a policy to assess the potential effectiveness of such a policy approach.

4.9 This exercise applied the predominantly spatial policy criterion contained in the emerging draft South Northants NRDA policy to the NRDA boundary in Daventry District. This exercise is detailed in Appendix 1. However it is evident that there is identified policy conflict at the locations across the edge of the NRDA, these include;

- Potential harm to landscape, heritage assets, green infrastructure or important biodiversity networks
- Unlikely site can be safely accessed from the highway network
- Is not well related to/could not be integrated into adjoining existing residential development
- Would displace an active use –such as employment, leisure or community facility
- Would potentially diminish physical/visual separation

4.10 It is evident from the map in Appendix A that there are very limited locations where development could potentially meet the requirements of such a criteria based policy.

4.11 For the avoidance of doubt, this exercise has been undertaken solely to demonstrate that the policy, would not be effective in Daventry District. It should not be used to inform the assessment of any future planning applications.

**Green Wedge**

4.12 Some representations to the proposed Green Wedge policy questioned the justification of the policy and raised issues about consistency with the NPPF. The following section makes an assessment of the Green Wedge policy against the NPPF and a further assessment against the WNJCS and where potential conflicts or inconsistencies are identified it seeks to set out if any mitigation can be achieved
through amending policy wording. This exercise is only considered necessary against this policy, rather than all policies in the plan, because of the specific soundness issues that have been raised in the responses.

4.13 Where policy conflicts/inconsistencies are identified then the table sets out policy changes or new explanatory text to address this.
## 5. Assessment of the Emerging Draft Version of Policy ENV3 against the NPPF and the West Northamptonshire Joint Core Strategy

<table>
<thead>
<tr>
<th>National Planning Policy Framework – March 2012</th>
<th>Potential consistency/inconsistency</th>
<th>Can any mitigation be achieved to address policy conflict?</th>
<th>What mitigation has been included</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Building a strong, competitive economy</td>
<td>Potential inconsistency as the possible expansion of businesses/sectors situated on the fringe of Northampton to meet needs not identified in the plan (3rd bullet point of para 21) could be affected.</td>
<td>Consider alterations to policy wording to allow for expansion of businesses in appropriate circumstances.</td>
<td>Removal of reference to maintaining the predominantly open and green character</td>
</tr>
<tr>
<td>3. Supporting a prosperous rural economy</td>
<td>Potential inconsistency as policy could affect the delivery of ‘well designed new buildings’ (1st bullet point para 28) however unlikely to impact on the diversification of existing agricultural buildings.</td>
<td>Consider inserting reference to supporting the re-use of buildings. Clarify how new employment proposals should be assessed against the policy</td>
<td>Removal of reference to maintaining the predominantly open and green character</td>
</tr>
<tr>
<td>4. Promoting sustainable transport</td>
<td>Potential inconsistency if the plan was seeking to identify sites on the edge of the Principal Urban area of Northampton. However as this is not the case no conflict has been identified.</td>
<td>No mitigation required because sufficient sites have been identified to meet the needs of Northampton and Daventry town.</td>
<td>N/A</td>
</tr>
<tr>
<td>6. Delivering a wide choice of high quality homes</td>
<td>Only potential inconsistency relates to the policy being considered to be a blanket restriction on residential development which would be in conflict</td>
<td>Mitigation needed to ensure policy is not regarded as a blanket restriction on development.</td>
<td>Removal of reference to maintaining the predominantly open and green character</td>
</tr>
<tr>
<td>11. Conserving and enhancing the natural environment</td>
<td>General consistency especially regarding enhancing the biodiversity value of the Green Wedge however this requirement is also covered by wider biodiversity policies.</td>
<td>No mitigation required</td>
<td>N/A</td>
</tr>
<tr>
<td>12. Conserving and enhancing the historic environment</td>
<td>General consistency especially regarding maintain the setting of settlements within the Green Wedge some of which have conservation areas, listed buildings and other heritage assets.</td>
<td>Not required</td>
<td>N/A</td>
</tr>
</tbody>
</table>

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### West Northamptonshire Joint Core Strategy

<table>
<thead>
<tr>
<th>Policy</th>
<th>Potential consistency/inconsistency</th>
<th>Can any mitigation be achieved to address policy conflict?</th>
<th>What mitigation has been included</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy S1 - The Distribution of Development</td>
<td>Policy is not considered to be inconsistent as ‘adjoining’ under criterion A is considered to be referring to the SUE’s whose delivery is not prejudiced by the policy.</td>
<td>Mitigation is not required.</td>
<td>N/A</td>
</tr>
<tr>
<td>Policy S4 – Northampton Related Development Area</td>
<td>Designation is beyond the NRDA boundary which will only be reviewed where a review of the housing requirement for West Northamptonshire or any</td>
<td>Clarification needed as to how the policy will apply when the WNJCS is reviewed.</td>
<td>Insert new paragraph that refers to policy SP1 (B), assisting with delivery of plan-led development through allocations to meet Northampton’s needs where</td>
</tr>
<tr>
<td>Policy</td>
<td>Description</td>
<td>Additional Wording Needed</td>
<td>Notes</td>
</tr>
<tr>
<td>--------</td>
<td>-------------</td>
<td>----------------------------</td>
<td>-------</td>
</tr>
<tr>
<td>Policy S10 - Sustainable Development Principles</td>
<td>Clear consistency under criterion i) and j) which refer to protecting, conserving and enhancing the built and natural environment and enhancing biodiversity.</td>
<td>None required</td>
<td>N/A</td>
</tr>
<tr>
<td>Policy C3 – Strategic Connections</td>
<td>Potential impact on the A43 Kettering to Northampton improvements however these are predominantly outside the area of Green Wedge.</td>
<td>Additional wording needed to clarify how the policy will apply to infrastructure improvements</td>
<td>Insert additional wording in the supporting text referring to the need to accommodate planned strategic road infrastructure projects.</td>
</tr>
<tr>
<td>Policy E1 – Existing Employment Areas</td>
<td>No policy conflict as Green Wedge does not cover any existing employment areas. Whilst it could potentially impact on their expansion this is not supported through policy E1.</td>
<td>None required</td>
<td>N/A</td>
</tr>
<tr>
<td>Policy E6 – Education, Skills and Training</td>
<td>Designation does not cover Moulton College therefore would not have an effect on its role. No other conflicts identified.</td>
<td>None required</td>
<td>N/A</td>
</tr>
<tr>
<td>Policy H3</td>
<td>Given its reference to</td>
<td>Additional wording to clarify</td>
<td>Not required because rural</td>
</tr>
<tr>
<td>Policy H6 – Gypsies, Travellers and Travelling Showpeople</td>
<td>Evidence of need is being replaced in the Part 2 Local Plan – this is showing a reduced need for Gypsy and Traveller pitches. Policy could affect location of additional sites but these would be judged on a case by case basis.</td>
<td>None required as need being replaced through Part 2 Local Plan.</td>
<td>N/A</td>
</tr>
<tr>
<td>Policy BN1 – Green Infrastructure Connections</td>
<td>Some of the Green Infrastructure network is located within the areas proposed as Green Wedge, policy is consistent especially given its reference to preserving and enhancing the biodiversity value of Green Wedges and supporting proposals to increase public access to and enjoyment of the Green Wedges</td>
<td>None required</td>
<td>N/A</td>
</tr>
<tr>
<td>Policy BN2 - Biodiversity</td>
<td>General consistency especially regarding enhancing the biodiversity value of the Green Wedge</td>
<td>None required</td>
<td>N/A</td>
</tr>
<tr>
<td>Policy BN3 – Woodland Enhancement</td>
<td>General consistency especially regarding enhancing the biodiversity</td>
<td>None required</td>
<td>N/A</td>
</tr>
<tr>
<td>Policy BN5 – Historic Environment and Landscape</td>
<td>General consistency particularly where historic assets are located within the Green Wedge.</td>
<td>None required</td>
<td>N/A</td>
</tr>
<tr>
<td>Policy R1 – Spatial Strategy for the Rural Areas</td>
<td>General consistency as policy is directing development within the confines of existing villages, which is outside the proposed Green Wedge designation. However potential conflict arising when development is considered acceptable outside the confines in exceptional circumstances.</td>
<td>Consider whether additional clarification as to how the policy applies in exceptional circumstances.</td>
<td>Mitigation is not required as development can only take place in exceptional circumstances</td>
</tr>
<tr>
<td>Policy R2 – Rural Economy</td>
<td>General consistency because the policy is largely concentrated on the re-use of buildings however potential conflict arising if development is for the expansion of businesses in existing locations</td>
<td>Consider whether any policy wording could be altered to avoid conflict where businesses seeking to expand in existing locations.</td>
<td>Removal of reference to maintaining the predominantly open and green character</td>
</tr>
</tbody>
</table>

### 6. Amendments to policy ENV3

6.1 Based on the above analysis it is evident that whilst policy ENV3 has a strong level of consistency with the chapters of the NPPF and the policies of the WNJCS further mitigation is required to address the following issues:

- Expansion of businesses
- How should proposals on previously developed land be assessed
- Clarify how the policy would apply when the WNJCS is reviewed
• Clarify how the policy would apply to infrastructure improvements

• Clarify how the policy applies to rural exception sites

6.2 Furthermore clarification is needed to address the following issues made in representations;

• How the policy would affect future decision making as part of a review of the WNJCS

• That the policy is a blanket restriction

• That the policy should not affect the delivery of key infrastructure projects.

6.3 The policy has therefore been amended as follows to address the above issues. This also includes removal of the reference to biodiversity. Whilst acknowledged that there was consistency of this part of the policy with the WNJCS and NPPF its purpose is already covered by existing policies.

6.4 The policy, as amended, is set out below;
9.2 Green Wedge

9.2.01 The focus of growth at the urban areas of Daventry and Northampton has led to pressure on their fringes, which are predominantly agricultural areas and host to a number of settlements. The settlements on the Daventry fringes comprise Welton, Norton, Newnham, Staverton and Braunston; and in the case of Northampton, consist of Lower Harlestone, Upper Harlestone, Church Brampton, Chapel Brampton, Boughton, Moulton, and Overstone. Each settlement has a distinctive character and it is important that this character is not harmed by urban expansion or coalescence. The Green Wedges therefore have the function of protecting the identity and setting of villages and preventing the coalescence of settlements, which can be achieved by ensuring that development will maintain the openness around settlements.

9.2.02 The proximity of the Green Wedges to the urban areas means that they are also used for informal recreation and as part of the wider green infrastructure network, they also fulfil a biodiversity function.

9.2.03 The emphasis for Policy ENV3 is, therefore, to ensure that the areas around settlements are kept open around settlements and to prevent coalescence. In applying this policy the Council will be mindful of the requirement to accommodate planned strategic road infrastructure projects such as the Northampton Northern Orbital Route but it should be taken into account in the detailed design and alignment of the route.

9.2.04 As established in policy SP1 criterion B, through the review of the Part 1 Plan the Council will assist with the delivery of plan-led development through allocations to meet Northampton’s needs where it is identified that this cannot be accommodated within the Northampton Related Development Area. The policy below would not prejudice the ability to meet policy SP1 (B) however it should still be taken into account to ensure the impacts of development are adequately mitigated.

The policy aims to address objectives 12, 13 and 14

The policy helps to deliver policies BN1, BN2, BN3, BN5 and R1 of the West Northamptonshire Joint Core Strategy

ENV3 - Green Wedge

A. The Council will protect the designated areas of Green Wedge in order to To protect the identity, character and setting of settlements within the areas that fringe Daventry and Northampton. Proposals within the Green Wedges will be required to demonstrate that they would maintain:

i. Maintain the physical and visual separation between settlements; and

ii. Maintain the openness around settlements and their settings.

iii. Maintain the predominantly open and green character of the Green Wedges; and

iv. Preserve or enhance the character, visual amenity and biodiversity value of the Green Wedges; and

B. The Council will support proposals that contribute towards increased public access to, and enjoyment of, the Green Wedges, particularly from the Sustainable Urban Extensions in the Northampton Related Development Area, providing they are compatible with i) to iv) above.

The designated areas of Green Wedge are shown on the Policies and Inset Maps.
Appendix A

SNC NRDA Policy Applied to the NRDA boundary in/adjoining Daventry District

The policy below is taken from the South Northamptonshire pre-submission draft. The lettering relates to the tests that are more clearly spatial policy tests, which have been applied to the NRDA boundary in Daventry District. There are two references under A) because they both include reference to heritage assets. Please note where a policy test is highlighted on the map it is showing potential conflict with that policy criterion.

POLICY NRDA 1: Residential Development Adjoining the NRDA
Residential development on land that immediately adjoins those sections of the NRDA boundary as shown on the Proposals Map will be considered acceptable in principle providing that the development:

- is of a scale, layout, density, design and appearance that is appropriate to and is compatible with the character, appearance and amenity of the area in which it would be located; and
- provides for an appropriate mix of dwelling types and sizes, including affordable housing; and
- does not create an adverse and significant impact on the amenity of existing and future residents; and
- would not result in harm to or the loss of public or private open spaces that contribute positively to the local character and amenity of the area; and

A) would not result in significant harm to the surrounding landscape; nearby heritage assets, green infrastructure or important biodiversity networks; and

- it would not result in the loss of locally valued habitat which supports wildlife without equivalent compensatory provision being made elsewhere; and
- any natural or built features on the site that are worthy of retention are incorporated into the scheme; and
- is capable of having safe lighting and pedestrian access provided without significant impact on neighbours or on the integrity of the street-scene; and

B) is able to be safely accessed from the local road network and the traffic generated can be accommodated on the wider road network; and

C) is well related to and can be integrated into adjoining existing residential development and does not need substantial new infrastructure or other facilities to support it; and

D) would not displace an active use such as employment, leisure or community facility and

A) preserves and enhances historic buildings and areas of historic or environmental importance including those identified in conservation area appraisals and village design statements and

E) would not diminish the physical and/or visual separation of individual settlements or the component parts of individual settlements and either individually or cumulatively with other existing or compromise the integrity of the gap; and

- a robust trajectory is provided that clearly demonstrates that the full number of dwellings proposed would be delivered within the next 5 year period

This Policy will only be applicable until the current shortfall in delivery is resolved or the review of the WNJCS is at an advanced stage. For the avoidance of doubt, once the 5 year housing shortfall has been resolved or the WNJCS has been reviewed, Policy NRDA 1 will no-longer form part of the development plan.