# EIA Quality Mark Case Study

## Hampton Green, Northampton

### Key Issues:

The Site is split over two Local Planning Authorities, Northampton Borough Council (NBC) and South Northamptonshire Council (SNC). The majority of the Site is within the boundary of SNC and it had been hoped that SNC would have become the determining authority for the whole application. However, as housing was proposed for both parcels, NBC planning committee determined that they wished to retain their ability to determine the parcel of the application within their district boundaries. This is a deviation from the advice given within the NPPF paragraph 178.

This led to a more complex Environmental Statement as:

- The cumulative assessment had to consider each of the parcel of the application against the cumulative sites
- The site was designed as one scheme not two separate parcels, and therefore design mitigations such as POS were not equally split across the local authority boundaries
- Access had to be possible to both parcels and therefore assessed within the Transport chapter of the EIA.

### Purpose of the project:

Pegasus was appointed as planning agent for this application and so co-ordinated the EIA and prepared the ES along with other supporting documents for the planning application.

The new housing this site would offer would form part of the regional allocation and therefore part of the 5-year housing supply.

### Description of the project:

The whole of the application site is part of the Northampton South of Brackmills SUE and is therefore an allocated site within the Local Plan. The wider Northampton South of Brackmills SUE has the provision for 1,300 dwellings. This application was seeking consent for up to 525 with associated infrastructure and Public Open Space.

The site is 24.9ha, 6.8ha in NBC and 18.1ha in SNC. The site is made up of an area or arable land in the north and the south is formerly landfill. A local Industrial Estate is to the north of the site and access is gained via the south of Newport Pagnell Road. A small track called the ‘The Green’ separates the two parcels and is the District Boundary.
## EIA Learning Outcomes

### Lessons learnt:

Due to the fact that both Council’s wanted to determine the parcel of the Application within their district both had to be given the opportunity to state the ‘scope’ of the EIA. This process showed that each Authority wished to see different things within the ES. To offer a robust ES all topics that both Authorities requested in the ES were assessed.

Due to the chosen determination process, there is a risk that one parcel gains planning consent and the other is refused. To offer the applicant some protection if this does occur each parcel had to be designed to enable access. The northern parcel would have been land locked as ‘The Green’ was not wide enough for construction traffic. However, the western parcel of the allocation had already been granted planning by NBC and so access could be gained via this route for the northern parcel. In the long run, it is hoped that this northern access will aid connectivity through all parcels within the allocation.

### Lessons learnt continued:

The applicant retained the view that the Site should be designed as a whole, rather than two distinct parcels despite the complications this added to the EIA process. Therefore, site enhancements have been placed in the areas where they offer the greatest gain to the whole of the Application, rather than where mitigation by design based on solely on numbers of dwelling would have neutralised any significant impacts of each parcel of the development. For example, the main area of POS is in the submitted design is within the northern parcel and was after the iterative design process deemed to be ‘best’ location for it as it can link to the neighbouring LWS and therefore maximise open space opportunities for the local community. The northern parcel seeks consent for 115 dwellings and so when assessed against the area of POS in this parcel offers a significant benefit under the EIA assessment process. The opposite is true for the 410 dwellings in the southern parcel which has a deficit of POS and therefore the EIA determined it had a significant negative impact. When the whole of the Site is assessed, there is a planning gain from the total area of POS.

The good design of the whole of the application site and the planning gains that it will offer have been highlighted within the Planning Statement and Design and Access Statement and a good working relationship with both Planning Departments is hoped to ensure that all planning conditions and the S106 are jointly drafted.

### Contact details

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