

2 ASSESSMENT SCOPE AND METHODOLOGY

2.1 INTRODUCTION

2.1.1 This chapter explains the methodology used to prepare the technical chapters of this ES and describes its structure and content. In particular, it sets out the process of identifying and assessing the likely significant environmental effects of the Proposed Development.

2.2 GENERAL APPROACH TO ENVIRONMENTAL STATEMENT

2.2.1 In accordance with the EIA Regulations (Regulation 2), an ES means a statement:-

"(a) That includes such of the information referred to in Part 1 of Schedule 4 as is reasonably required to assess the environmental effects of the development and which the applicant can, having regard in particular to current knowledge and methods of assessment, reasonably be required to compile, but

(b) That includes at least the information referred to in Part 2 of Schedule 4."

2.2.2 Accordingly, in summary this ES comprises the following information:

- A description of the development proposed comprising information about the site including the nature, size and scale of the development;
- The data necessary to identify and assess the main effects which the development is likely to have on the environment;
- A description of the likely significant effects of the Proposed Development covering, direct effects and any indirect, secondary, cumulative, short, medium and long term, permanent and temporary, positive and negative effects, explained by reference to the Proposed Development's possible effect on: human beings, flora, fauna, soil, water, air, climate, cultural and archaeological heritage, landscape and the interaction between any of the foregoing material assets (as appropriate);
- Where significant adverse effects are identified with respect to any of the foregoing, mitigation measures will be proposed in order to avoid, reduce or remedy those effects; and
- A summary in non-technical language of the information specified above.

2.3 DEVELOPMENT PARAMETERS

2.3.1 The Proposed Development, which has been the subject of this EIA, is described in more detail within **Chapter 4: The Proposed Development and Alternatives Considered**. To ensure that the Proposed Development, as it evolves with the benefit of subsequent approvals and/or reserved matters, will remain the same as that assessed within this ES, Development Parameters and an accompanying Parameter Plan has been established and assessed. Together, these contain the parameters and controls defining those aspects of the Proposed Development capable of having significant environmental effects, as defined in the EIA Regulations.

2.3.2 The matters encapsulated within the Development Parameters and Parameter Plans include:

- Land use;
- Building footprints and maximum storey heights;

- Principal means of vehicle access;
- Internal vehicle/pedestrian access;
- Green Infrastructure; and
- Utilities and infrastructure.

2.4 CONSIDERATION OF ALTERNATIVES

2.4.1 Schedule 4 (Part 1), Paragraph 2, of the EIA Regulations requires that the ES contain "An outline of the main alternatives studied by the applicant ... and an indication of the main reasons for the choice made, taking into account the environmental effects". Furthermore, the recently published National Planning Practice Guidance (NPPG) on EIA (Paragraph 033) states that "Where alternative approaches to development have been considered, the Environmental Statement should include an outline of the main alternatives studied and the main reasons for the choice made, taking into account the environmental effects".

2.4.2 Accordingly, this ES contains a section setting out the main alternative locations, development proposals (i.e. land uses) and/or design iterations (i.e., layouts, appearance, materials etc), as appropriate, as considered by the Applicant.

2.5 SCOPE OF ENVIRONMENTAL IMPACT ASSESSMENT

2.5.1 As set out within the Introduction (**Chapter 1**), the Proposed Development was screened by both Northampton Borough Council and South Northamptonshire Council who concluded that the proposals would constitute EIA Development and therefore an EIA is required.

2.5.2 In order to determine the scope of the EIA a formal request for a Scoping Opinion was submitted on behalf of the Applicant to both Council's on the 28th November 2016. The request described the site context, the nature and purpose of the Proposed Development, and identified the proposed scope and structure of the EIA for the Council's consideration.

2.5.3 At this time, the Proposed Development comprised of up to 445 dwellings, a 2fe Primary School, open space and landscaping, Children's Play Areas, Vehicular Access off Newport Pagnell Road and to the northern parcel off 'The Green', the downgrading of 'The Green' into a pedestrian and cycle green link; access, parking and supporting infrastructure and utilities.

2.5.4 Through ongoing discussions with the Local Education Authority there became some uncertainty whether a 2fe primary school was needed at this site. In order to ensure that all the possibilities for this application were assessed and a comprehensive Scoping Opinion provided by the two LPA's a new Scoping Opinion was submitted to both Council's. Therefore, this initial Scoping Opinion (dated 28th November 2016) ceased to be considered by both Local Authorities and they never issued a formal Scoping Response to it.

2.5.5 The ammended Scoping Opinion was submitted to both Local Planning Authorities on the 13th January 2017. This ammended Scoping Opinion asked both Council's to consider two possible design options for the Proposed Development. The first design option comprised of up to 450 dwellings, 2fe Primary School, Open Space and landscaping, Children's Play Area, vehicular access off Newport Pagnell Road and to the northern parcel off 'The Green', the downgrading of 'The Green' into a pedestrain and cycle green link, access, parking and supporting infrastructure and utilities. (See **Appendix 2.1**)

2.5.6 The second design option removed the primary school and therefore increased the possible number of dwellings. In this design option the Proposed Development comprised of up to 525 dwellings, open space and landscaping, Childrens Play Areas, vehicular access off Newport Pagnell Road and to the northern parcel off 'The Green', the downgrading of 'The Green' into a pedestrian and cycle green link, access, parking and supporting infrastructure and utilities.

2.5.7 NBC issued their formal Scoping Opinion on 15th February 2017 which summarised the comments they had received from Statutory Consultees (see **Appendix 2.2**), confirming their agreement to the development proposals constituting EIA development and setting out the scope of assessment they considered appropriate. SNC issued their Scoping Opinion on the 17th February 2017. This Opinion included comments from the Statutory Consultees and listed those that had not responded despite being approached for an opinion on the Proposed Development. SNC Scoping Opinion can also be seen in **Appendix 2.2**.

2.5.8 A summary of the two Council's Scoping Opinions including responses to the Scoping Request by third parties is given in **Table 2.1 and Table 2.2**.

Table 2.1: Summary of Scoping Opinion Northampton Borough Council

Topic	Issues Raised	How/ Where Addressed
Landscape & Visual Assessment	Proposed Viewpoints should be agreed in advance with both NBC & SNC.	Viewpoints were discussed with both local council's and they are presented along with the Landscape & Visual Assessment in Chapter 5: Landscape & Visual.
Cumulative Impacts & In-combination Effects	The issues and the cumulative schemes proposed within the Request for a Scoping Opinion are acceptable	The cumulative impact of this development is discussed in each of the specific technical chapters.
Transport & Access	A Transport Assessment should be included within the ES. The scope of this work will be agreed separately with the applicant and their consultant. The Assessment would need to take account of Cumulative Effects and propose appropriate mitigation with the Highway Authority. It should also be supported by a Travel Plan and a Construction Management Plan	The consultant has discussed the methodology with KCC and Highways England and can be found in Chapter 6 Transport & Access. A Travel Plan can be found as Appendix 6.2.
Ecology	An upto date breeding bird survey needs to be completed prior to determination of the application, so that mitigation can be identified in advance. The Masterplan is proposing a circular walking/dog walking route next to the application site. It is hoped that this will limit the increase in recreational pressure on the SP of Nene Valley Gravel	BBS survey work was carried out in 2013. The conditions on site have not significantly altered in the intervening time period and so have been considered to be acceptable for the ES. The dog walking circuit is a design mitigation in the Application Site. This mitigation

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Topic	Issues Raised	How/ Where Addressed
	Pits. NE will need to assess to what extent this would mitigate expected recreational impacts.	and the possible effect on the Nene Valley Gravel Pits has been assessed in Chapter 7: Ecology.
Socio-economics	The ES should consider how the development will impact crime levels in the area. As the applications come forward Northamptonshire Police will expect to see a detailed indication of how such adverse effects will be mitigated against by the application of the principles of Crime Prevention Through Environmental Design, an adherence to the key principles of the SPG on 'Planning out Crime and Secured by Design' and compliance with Policy S10 of the West Northamptonshire Joint Core Strategy.	This topic is not included within the ES. Clarification of the technical chapters to be included within the ES was sought and via email on the 7 th March 2017 NBC confirmed that the topic of Soico economics should not be included in the ES.
Archaeology	The first phase will involve the review of known archaeological assets and the Production of a Desk Based Assessment. This desk based exercise may result in the need to undertake further archaeological assessment of an intrusive nature.	This topic is not included within the ES. However a standalone report for Archaeology has been completed and submitted as supporting information to the planning application.
Air Quality	Environmental Health commented that the cumulative impacts have not been discussed specifically in the Air Quality section of the Statement. Environmental Health would need to be sure that the applicant is not considering the air quality impact of this development in isolation and impacts on roads and surrounding junctions includes all committed development in the locality.	This topic has not been included in the ES. However a standalone report on Air Quality has been completed and submitted as supporting information to the planning application.
Noise & Vibration	The development will be located 300m from a 24 hour operational industrial estate. The Environmental Statement would need to demonstrate that the impacts of the proximity to this industrial site has been fully assessed for noise impacts, and provide details of appropriate mitigation.	This topic has not been included in the ES. However a standalone report on Noise and Vibration has been completed and submitted as supporting information to the planning application.

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Topic	Issues Raised	How/ Where Addressed
Ground Conditions & Contamination	Environmental Health has recently received some site investigation documents, which are currently under review.	This topic has not been included in the ES. However a standalone report on Ground Conditions has been completed and submitted as supporting information to the planning application.
Flood Risk & Surface Water Drainage	The principles outlined in the Scoping Report appear acceptable. In respect of Lead Local Flood Authority requirements, full details of the requirements can be found in their developer guidance on their webpage.	This topic has not been included in the ES. However a standalone Flood Risk Assessment has been completed and submitted as supporting information to the planning application.

Table 2.2 Summary of Scoping Opinion South Northamptonshire Council

Consultee	Issues Raised	How/ Where Addressed
SNC Environmental Protection	Make no adverse comment regarding the assessment approach outlined in respect of potential noise and vibration, air quality and contaminated land.	None of these environmental topics are included within the ES. However, all have been assessed via standalone reports that have been submitted as supporting information to this planning application.
SNC Leisure and Recreation	Expectation that S106 contributions will be made from the development.	Discussions for the necessary elements within a S106 will progress as this application is considered by the LPA.
NCC Highways	Would expect the application to be supported by a full Transport Assessment covering all modes of travel to and from proposed site, identifying development impacts for the baseline and forecast year (considering cumulative development to 2031) and proposing appropriate mitigation. Existing concerns with regards to issues of speed and safety on Newport Pagnell Road. A Travel Plan for the site should also be submitted which identifies the appropriate sustainable transport measures and proposals and a Construction Management Plan.	The ES has a transport chapter and a Transport Assessment in Appendix 6.1. This has considered all mode of transport around the site and considered the impacts of the development until 2031. A Framework Travel Plan has also been created and can be found at Appendix 6.2.
Lead Local Flood Authority	The application requires a FRA and an assessment of impact on surface water drainage.	This topic has not been included in the ES. However a standalone Flood Risk Assessment has been completed and submitted as supporting information to the planning application.

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Consulttee	Issues Raised	How/ Where Addressed
NCC Archaeology	The first phase will involve the review of known archaeological assets and the Production of a Desk Based Assessment. This desk based assessment may result in the need to undertake further archaeological assessment of an intrusive nature.	This topic is not included within the ES. However a standalone report for Archaeology has been completed and submitted as supporting information to the planning application.
Crime Prevention Design Advisor	The ES should consider how the development will impact crime levels in the area. As the applications come forward Northamptonshire Police will expect to see a detailed indication of how such adverse effects will be mitigated against by the application of the principles of Crime Prevention Through Environmental Design, an adherence to the key principles of the SPG on 'Planning out Crime and Secured by Design' and compliance with Policy S10 of the West Northamptonshire Joint Core Strategy.	This topic is not included within the ES. Clarification of the technical chapters to be included within the ES was sought and via email on the 6 th March 2017 NBC confirmed that the topic of Soico economics should not be included in the ES.
Environment Agency	<p>A FRA should primarily focus on the management of surface water for the development as well as considering the other different types of flooding as detailed in NPPF.</p> <p>Part of the site is above a principal aquifer which is considered sensitive. Most of the site is agricultural, with a historic landfill to the SW of the site.</p> <p>Attention should be made to Groundwater Protection: Principles and Practice (GP3).</p> <p>Biodiversity enhancement alongside improved access to greenspace should be sought wherever possible and opportunities should be taken to improve the landscape, visual amenity and ecology & wildlife value for the benefit of the existing and proposed communities.</p> <p>The assessment should be informed by the Water Cycle Study (WCS) regarding water supply and waste water supply.</p>	<p>This topic has not been included in the ES. However a standalone Flood Risk Assessment has been completed and submitted as supporting information to the planning application.</p> <p>An Outline Landscape Strategy has been prepared and submitted as a supporting document to this application. Ecology is assessed within the ES and can be found in Chapter 7: Ecology.</p>

Consulttee	Issues Raised	How/ Where Addressed
Anglian Water	<p>The FRA should include reference to the foul and surface water drainage, sewage treatment and water services.</p> <p>There is an existing water main located within the boundary of the site. It is important to ensure that existing assets can be continued to be accessed and maintained by Anglian Water. Therefore we would recommend these being located on highway or within open space. If it is not possible to incorporate these assets it will need to be diverted. To do this a formal application will need to be made to Anglian Water.</p>	<p>This topic has not been included in the ES. However a standalone Flood Risk Assessment has been completed and submitted as supporting information to the planning application.</p>
Natural England	<p>They state that they need a full upto date set of data to assess the planning application.</p>	<p>The environmental topic of Ecology has been assessed and can be found within Chapter 7: Ecology,</p>
National Grid	<p>There is a a high or Intermediate pressure (above 2 bar) Gas Pipelines and associated equipment in the vicinity of the site. No works should take place in vicinity of these pipelines and no heavy plant or machinery should cross the pipeline until detailed consultation has taken place.</p>	<p>This topic has not been considered within the ES.</p>
3 rd party – Peninsular Close, Wotton	<p>The application will cause untold additional traffic congestion in the area and destroy further wildlife habitat. The B526 is a feeder road for the A45 Nene Valley Way and both roads are currently running to capacity. There is insufficient infrastructure in terms of hospitals, GP’s etc to support further development in the area.</p>	<p>The necessary infrastructure requirements for this application will be determined through the planning consultation process. The effect on the local transport network have been considered within the ES and can be found at Chapter 6: Transport & Access.</p>

2.5.9 Given the nature and intended longevity of the Proposed Development’s operational life, decommissioning has not been considered as part of this study. Accordingly, this EIA focuses on the potential likely significant effects of the Proposed Development during the construction and operational phases only.

2.5.10 Accordingly, the environmental themes scoped into or out of the EIA are given in **Table 2.3.**

Table 2.3: Environmental Themes Scoped In / Out

Environmental Theme	Scoped In/Out	How/ Where Addressed / Reason for Scoping Out
Human Beings	Scoped In	<p>The implications of greater traffic movements both from the construction process and those living within the new dwellings will be considered within Chapter 6: Transport & Access.</p> <p>The introduction of new buildings/structures has potential to affect the visual amenity of existing residents and users of the public highway. These are addressed in Chapter 5: Landscape and Visual Amenity.</p>
	Socio Economic-Scoped Out	<p>Socio-economic effects would occur from the provision of new housing, both market and affordable, to meet the needs of the local communities and District Authority. Consequential effects include adequate provision of education, health, local services, employment opportunity, community and recreational/amenity services as well as the implications of increased levels of crime from the creation of new areas of public open space. These effects are not considered within the ES, instead they are assessed within a standalone report that accompanies this application</p>
Fauna	Scoped In	The implications of this development on the local fauna will be considered within Chapter 7: Ecology
Flora	Scoped In	The implications of this development on local flora will be considered within Chapter 7: Ecology .
Soil	Scoped Out	The majority of this site is agricultural with a historic landfill to the southwest of the site. Ground Investigation Assessment will take place on the site and will be presented as a standalone report with the planning application (Ground Conditions Phase I & II). There is no known information, at this time, which would warrant the opinion that development on this site would lead to a significant effect on the local soils.
Water	Scoped Out	It is not expected that there would be any unusual or excessive impact to the local water resources either through flooding or an increase in foul water from this development. Appropriate design of the site through SUDS and a foul water system can mitigate any effect caused by this development. Such effects and design mitigations will be laid out within the Flood Risk Assessment that will accompany the planning application as a standalone report.
Air	Scoped Out	Although comments in the Scoping Response from the Councils have asked that the air quality of this application is considered cumulatively with other local developments, it is deemed that this assessment does not require it to be included within the ES. This assessment will be undertaken as a standalone report to accompany the planning application. (see Air Quality Assessment)
Climatic Factors	Scoped	It is not anticipated that there would be any unusual or

Environmental Theme	Scoped In/Out	How/ Where Addressed / Reason for Scoping Out
	Out	excessive use of natural resources during either construction or operation; accordingly, it is not considered that there would be any significant environmental effects. The Proposed Development would be subject to the Building Regulations regarding sustainability, including the conservation of fuel and power, and associated standards. The construction phase would be subject to a Construction Environmental Management Plan (CEMP) and Site Waste Management Plan (SWMP) both of which would set out measures to avoid/reduce waste and maximise opportunities for recycling/use of recycled materials and minimisation of travel. Accordingly, given the conventional nature of development and thereby likely use of natural resources, there are sufficient safeguards in place to ensure measures to limit potential effects on climate change.
Material Assets	Scoped Out	Matters relating to the public highway as a material asset are addressed within Chapter 6: Transport and Access . There are no other public material assets located within the Application Site or directly affected by the Proposed Development.
Cultural and Archaeological Heritage	Scoped Out	Although the application site has the potential to be located within an area rich in archaeology, it has been determined that any effect can be assessed and mitigated for via standalone reports which accompany the application. These possible effects are not considered to be so great as to warrant their inclusion within the EIA. (see Archaeological Desk Based Assessment)
Landscape	Scoped In	The implications of this development on the local landscape and its 'quality' will be considered within Chapter 5: Landscape & Visual .
Inter-relationship between above factors	Scoped In	Within each topic chapter (Chapters 5 to 7) under the heading Cumulative and In-combination Effects.

2.6 ENVIRONMENTAL IMPACT ASSESSMENT METHODOLOGY

2.6.1 The content of the ES is based on the following:

- Review of the baseline situation through existing information, including data, reports, site surveys and desktop studies;
- Consideration of the relevant National Planning Policy Framework (NPPF) and accompanying National Planning Practice Guidance (NPPG), and the statutory extant and emerging development plan policies;
- Consideration of potential sensitive receptors;
- Identification of likely significant environmental effects and an evaluation of their duration and magnitude;
- Expert opinion;
- Modelling;
- Use of relevant technical and good practice guidance; and
- Specific consultations with appropriate bodies.

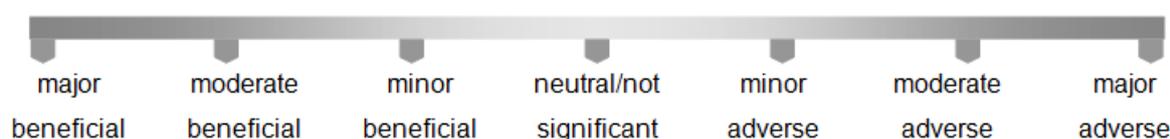
2.6.2 Environmental effects have been evaluated with reference to definitive standards and legislation where available. Where it has not been possible to quantify effects, assessments have been based on available knowledge and professional judgment.

2.7 DETERMINING SIGNIFICANCE

2.7.1 The purpose of the EIA is to identify the likely ‘significance’ of environmental effects (beneficial or adverse) arising from a Proposed Development. In broad terms, environmental effects are described as:

- Adverse – detrimental or negative effects to an environmental resource or receptor;
- Beneficial – advantageous or positive effect to an environmental resource or receptor; or
- Negligible – a neutral effect to an environmental resource or receptor.

2.7.2 It is proposed that the significance of environmental effects (adverse, negligible/neutral or beneficial) would be described in accordance with the following 7-point scale:-



2.7.3 Significance reflects the relationship between two factors:

- The magnitude or severity of an effect (i.e. the actual change taking place to the environment); and
- The sensitivity, importance or value of the resource or receptor.

2.7.4 The broad criteria for determining magnitude are set out in **Table 2.4**.

Table 2.4: Degrees of Magnitude and their Criteria

Magnitude of Effect	Criteria
High	Total loss or major/substantial alteration to elements/features of the baseline (pre-development) conditions such that the post development character/composition/attributes will be fundamentally changed.
Medium	Loss or alteration to one or more elements/features of the baseline conditions such that post development character/composition/attributes of the baseline will be materially changed.
Low	A minor shift away from baseline conditions. Change arising from the loss/alteration will be discernible / detectable but the underlying character / composition / attributes of the baseline condition will be similar to the pre-development.
Negligible	Very little change from baseline conditions. Change not material, barely distinguishable or indistinguishable, approximating to a ‘no change’ situation.

2.7.5 The sensitivity of a receptor is based on the relative importance of the receptor using the scale in **Table 2.5**.

Table 2.5: Degrees of Sensitivity and their Criteria

Sensitivity	Criteria
High	The receptor / resource has little ability to absorb change without fundamentally altering its present character, or is of international or national importance.
Medium	The receptor / resource has moderate capacity to absorb change without significantly altering its present character, or is of high and more than local (but not national or international) importance.
Low	The receptor / resource is tolerant of change without detrimental effect, is of low or local importance.
Negligible	The receptor / resource can accommodate change without material effect, is of limited importance.

2.7.6 Placement within the 7-point significance scale would be derived from the interaction of the receptor’s sensitivity and the magnitude of change likely to be experienced (as above), assigned in accordance with **Table 2.6** below, whereby effects assigned a rating of Major or Moderate would be considered as ‘significant’.

Table 2.6: Degrees of Significance

Magnitude of Change	Sensitivity of Receptor				
		High	Medium	Low	Negligible
High		Major	Major	Moderate	Negligible
Medium		Major	Moderate	Minor to Moderate	Negligible
Low		Moderate	Minor to Moderate	Minor	Negligible
Negligible		Negligible	Negligible	Negligible	Negligible

2.7.7 The above magnitude and significance criteria are provided as a guide for specialists to categorise the significance of effects within the ES. Where discipline-specific methodology has been applied that differs from the generic criteria above, this is clearly explained within the given chapter under the heading of Assessment Approach.

2.7.8 As can be seen from Table 2.6 when an environmental effect is assessed as having a major or moderate degree of significance it is deemed to be “significant”. These are the shaded cells in Table 2.6. When such a significant effect occurs consideration of mitigation solutions or enhancements to minimise the effect (which can include design alterations) will be considered. Once these mitigations and enhancements have been assessed the degree of significance may decrease to minor/moderate, minor or negligible. If such a level of environmental effect occurs the Proposed Development is no longer considered as creating a “significant effect”. If an environmental effect remain “significant” (i.e. major/moderate) the assessing Planning Body has to weigh up the planning balance and determine if this significant, negative environmental effect is outweighed by some other planning gain prior to determining the planning application.

2.8 MITIGATION

2.8.1 Standard measures and the adoption of construction best practice methods to avoid, minimise or manage adverse environmental effects, or to ensure realisation of beneficial effects, are assumed to have been incorporated into the design of the Proposed Development and the methods of its construction from the outset. Further information on the standard measures and construction best practice is detailed in

Chapter 4: The Proposed Development and Alternatives Considered. Where outlined, the assessment is of the Proposed Development incorporating these measures.

2.8.2 Where mitigation measures are proposed that are specific to an environmental theme (i.e. ecological measures incorporated into the landscaping scheme, exclusion of areas of archaeological significance from development etc) and incorporated into the design, these are also outlined within **Chapter 4**, and highlighted within the relevant technical chapter.

2.8.3 Where the assessment of the Proposed Development has identified potential for adverse environmental effects, the scope for mitigation of those effects, for example by way of compensatory measures, has been considered and is outlined in the appropriate technical chapter. It is assumed that such measures would be subject to appropriate planning conditions or obligations.

2.8.4 Where the effectiveness of the mitigation proposed has been considered uncertain, or where it depends upon assumptions of operating procedures, then data and/or professional judgment has been introduced to support these assumptions.

2.9 CUMULATIVE AND IN-COMBINATION EFFECTS

Cumulative Effects

2.9.1 Within EIA, cumulative effects are generally considered to arise from the combination of effects from the Proposed Development and from other proposed or permitted schemes in the vicinity, acting together to generate elevated levels of effects. Examples of these kinds of effects that can be readily appreciated could include:

- Traffic generated from developments, affecting the surrounding road network;
- Air quality effects from developments; and
- Discharges to the water environment.

2.9.2 A list of developments to be considered with regards cumulative effects was outlined within the Scoping Opinion sent to and considered by both NBC and SNC. Their responses agreed with the sites listed within the Screening Opinion. The Application Site forms part of the Northampton South of Brackmills SUE, as designated by Policy N6 of the adopted West Northampton Joint Core Strategy (WNJCS). Part of the Application Site also falls within Skyline Conservation (Saved Local Plan policy E7). The Adopted Policy N6 allocates the Northampton South of Brackmills SUE for development which will make provision for in the region of 1,300 dwellings. Many of the sites being considered in the cumulative assessments also sit within the Northampton South of Brackmills SUE. The locations of the nearby sites which are to be considered in the cumulative assessment can be see in **Figure 2.1**.

Table 2.7: Projects Considered in the Cumulative Assessment

Site	Nature of Development/Planning Status
Land to the East of Hardingstone-HCA Development	N/2013/338 – Planning Permission granted for a development of up to 1,000 dwellings, a school, retail space and the necessary infrastructure
Land East of Wotton Fields – Morris Homes	S/2011/0989/MAR – this site is located to the south of the Application Site, by the B526 and has been granted planning consent. The site is approved for up to 300 dwellings.

Site	Nature of Development/Planning Status
Scheme	
Land East of Wotton Fields	S/2014/0440/MAF – this site sits within the Morris Homes Scheme and is for the 38 homes which are currently being built out.

2.9.3 Due to the fact that both Local Planning Authorities have decided to be determining authorities, there is a risk that one LPA approves the section of the site within their district and the other LPA refuses planning permission for the section within their district. Therefore, this Proposed Development is effectively made up of two sections, whos boundarys are set by the LPA's district boundary.

2.9.4 Due to the possibility of such a senerio occuring, the assessment also has to consider the cumulative effect of each section of the application on the cumulative sites listed Table 2.7. The cumualtive assessment of the whole of the Proposed Development will consider both sections. If the cumulatiave effect of the whole of the Proposed Development is determined to not be significant it is logical to conclude that generally the cuummulaitve effect of each of the two sections will also not be significant. In such circumstances the specific environmental topic chapters will simply state that the cumulative effect of each section is not significant without outlining the full assessment process which has been undertaken to reach this conclusion. Where the cumulative assessment of each of the sections determines that there is a significant effect, which was not present when the whole of the Proposed Development was assessed, this effect, the assessment process and any mitigations or enhancements will be presented with the environmental topic chapter.

2.9.5 If the cumulative effect of the whole of the Proposed Development is significant, then a further detailed cumulative assessment of each of the two sections will be completed to ensure that if only one section was granted planning permission the cumulative effect is correctly assessed and minimised.

2.9.6 In addition to this each section of the Proposed Development has also to be considered cumulatively against the other section to ensure that if one section of the Proposed Development was built out the remaining section would have been considered cumulatively against it. This assessment will ensure that an accurate position of the cumulative effects of the remaining section can be considered when determining the planning application.

2.9.7 All of these scenerios will be outlined in the specific chapters for the environmental topics within the Environmental Statement.

In-Combination Effects

2.9.8 In-combination effects arise where effects from one environmental element bring about changes in another environmental element. These effects are also reviewed in each of the technical chapters of this ES. Examples of the main types of interactive effects are as follows:

- Effects of traffic on noise;
- Effects of traffic on air quality;
- Effects of water discharges on ecology;
- Effects of landscaping on ecology;
- Effects of waste on traffic; and
- Effects of land contamination on air and water quality.

2.10 GENERAL ASSUMPTIONS AND LIMITATIONS

2.10.1 The principal assumptions that have been made and any limitations that have been identified in preparing this ES are set out below:

- All of the principal land uses adjoining the Application Site remain as present day, except where redevelopment proposals have been granted planning consent. In those cases it is assumed the redevelopment proposals will be implemented or would but for the development being implemented;
- Information received from third parties is complete and up to date;
- The design, construction and completed stages of the Proposed Development will satisfy legislative requirements; and
- Conditions will be attached to the planning permission with regards "mitigation", where considered necessary to make the development acceptable.

STRUCTURE OF TECHNICAL CHAPTER

2.10.2 Throughout the EIA process, the likely significant environmental effects of the Proposed Development will be assessed. Within each of the technical chapters the information which will inform the EIA process has generally been set out in the following way:

- **Introduction** – to introduce the topic under consideration, state the purpose of undertaking the assessment and set out those aspects of the Proposed Development material to the topic assessment;
- **Assessment Approach** – to describe the method and scope of the assessment undertaken and responses to consultation in relation to method and scope in each case pertinent to the topic under consideration;
- **Baseline Conditions** – a description of the baseline conditions pertinent to the topic under consideration including baseline survey information;
- **Assessment of Likely Significant Effects** - identifying the likely effects, evaluation of those effects and assessment of their significance, considering both construction and operational and direct and indirect effects;
- **Mitigation and Enhancement** - describing the mitigation strategies for the significant effects identified and noting any residual effects of the proposals;
- **Cumulative and In-combination Effects** - consideration of potential cumulative and in-combination effects with those of other developments; and
- **Summary** – a non-technical summary of the chapter, including baseline conditions, likely significant effects, mitigation and conclusion.

Figure 2.1

Cumulative Assessment Sites

Appendix 2.1

Scoping Request

Appendix 2.2

Scoping Opinion