



GA2, Land north of Great Ashby Environmental Statement

Chapter 17: Cumulative Effects

Iceni Projects on behalf of
Picture Estates Limited

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17. CUMULATIVE EFFECTS

Introduction

- 17.1 The following chapter provides a summary of the potential cumulative effects for each technical topic considered within this ES.

Cumulative Effects

- 17.2 In addition to the assessments already undertaken in relation to environmental topics, the EIA Regulations 2017¹ require an ES to consider 'cumulative effects'. These are defined as effects which result from incremental changes caused by other past, present or reasonably foreseeable actions together (i.e. cumulatively) with the Proposed Development.
- 17.3 This section gives consideration to 'cumulative effects' for the schemes listed in Appendix 1.7 of the ES, as agreed with NHDC. Chapter 1: Introduction and EIA methodology also provides a brief summary of the cumulative schemes.
- 17.4 For the cumulative assessment, two types of effects have been considered:
- **Type 1:** The combined effect of individual effects, for example noise, airborne dust or traffic on a single receptor (defined as 'effect interactions'); and
 - **Type 2:** The combined effects of nearby development schemes which are either consented or under construction which may, on an individual basis, not be significant but, cumulatively, have a likely significant effect (defined as 'cumulative effects'). The schemes considered within this assessment vary according to topic, however a comprehensive list is provided in **Chapter 1: Introduction and EIA Methodology** of this ES.

Effect Interactions (Type 1 Effects)

- 17.5 There is no established EIA methodology for assessing and quantifying effect interactions that lead to combined effects on sensitive receptors. The European Commission (EC) has produced guidelines for assessing these Type 1 Effects², however these "are not intended to be formal or

¹ Her Majesty's Stationery Office (HMSO), (2018); Town and Country Planning (Environmental Impact Assessment) Regulations 2017

² European Commission (EC), (1999); Guidelines for the Assessment of Indirect and Cumulative Impacts as well as Impact Interactions. Available at: <http://ec.europa.eu/environment/archives/eia/eia-studies-and-reports/pdf/guidel.pdf>

prescriptive but are designed to assist EIA practitioners in developing an approach which is appropriate to a project...". These have been reviewed by Icen Projects and used to develop the approach to the assessment of effect interactions presented in this ES.

- 17.6 Whilst not necessarily considered significant individually, several effects on one receptor or receptor group could interact or combine to produce a significant overall effect. For the purposes of the assessment, only adverse or beneficial effects classified as minor, moderate or major have been considered in the effect interactions assessment.
- 17.7 Table 17.1 presents a summary of the residual effects on sensitive receptors which have been scoped into the effect interactions assessment. On the basis of the below no effect interactions are anticipated to occur during either the construction or operational phases of the Proposed Development.

Table 17.1 Summary of Residual Effects on Sensitive Receptors

Receptor	Construction Phase	Operational Phase
Existing residents/occupants surrounding the Site	NV* / (LV)* - LV* / (SE)*	NV / (LV) - LV / (W)
New (future residents/occupants of the Site)	NV* / (W)	NV / (W)
Users of the local highways network	(LV)*	(LV) / (T)
Users of Public Rights of Way, footpaths and cycleways	(LV)* - LV*	(LV) - LV
Landscape character of the local area	(LV)* - LV*	(LV) - LV
Local economy	(SE)*	(SE)
Local labour market	(SE)*	(SE)
Local housing market		SE
Healthcare, education, community facilities, open space		(SE) / (SE)
Archaeological remains	(A)	-
Heritage assets	BH*	(BH) / (NV)
Ecological Sites (i.e. Local Wildlife Sites)	-	-
Species	-	-
Habitats	-	-
Agricultural Land	(SA)	-
Water networks	(W*)	(W)
Climate	-	-
Local air quality	-	-

Key: **SE** – Socio-Economics; **AQ** – Air Quality; **T** – Transport; **NV** – Noise and Vibration; **E** – Ecology and Biodiversity; **W** – Water Environment and Flood Risk; **LV** – Landscape and Visual Impact; **A** – Archaeology; **BH**

– Built Heritage; **CC** – Climate Change and Greenhouse Gas Emissions; **SA** – Soils and Agricultural Land; **U** – Utilities

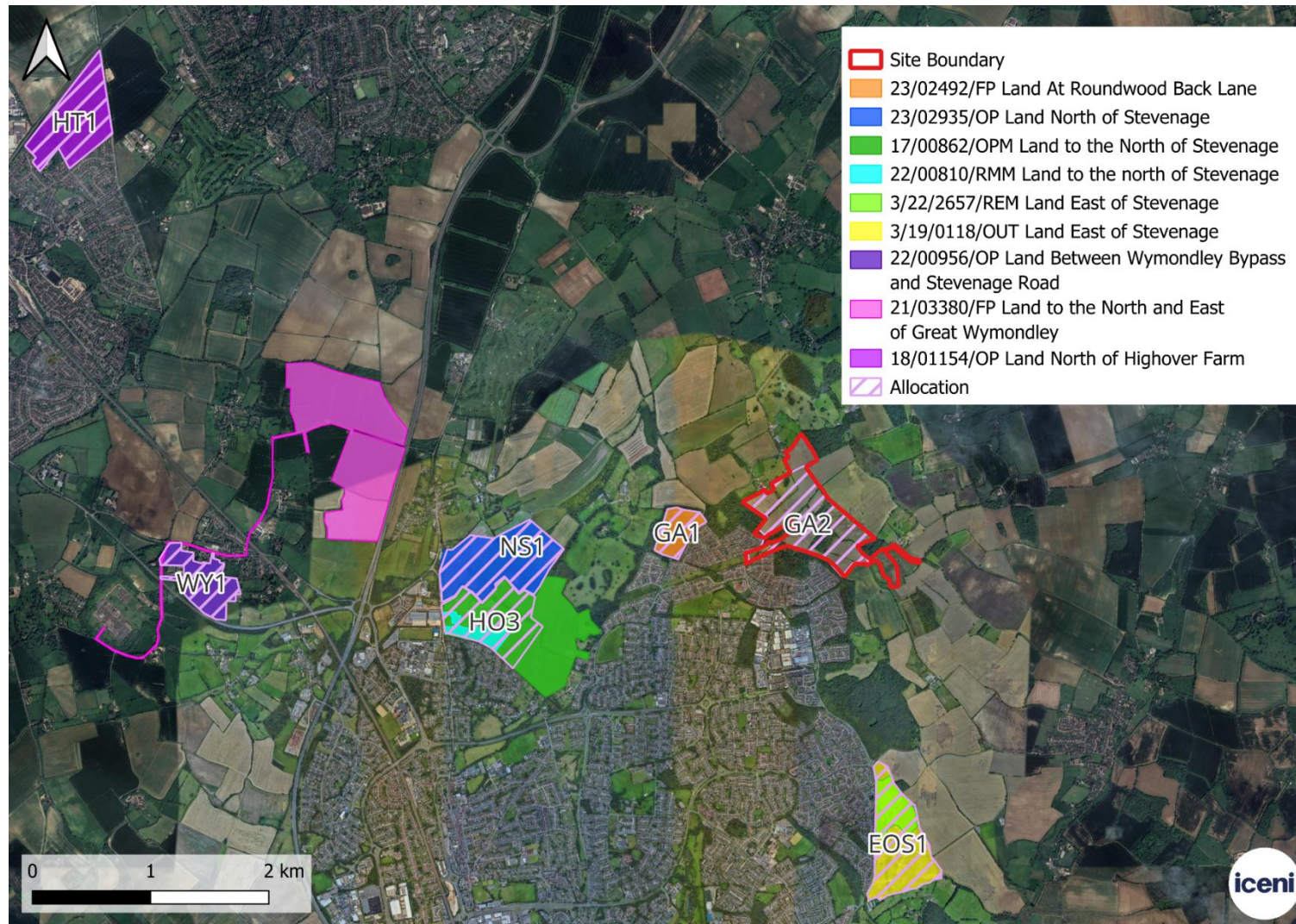
RED – adverse effect; **GREEN** – beneficial effect; () – non-significant effect; * - intermittent/short-term effect.

- 17.8 Given the above, it is not considered that any additional significant environmental effects are identified when effects are considered in-combination.

Cumulative Effects (Type 2 Effects)

- 17.9 The schemes set out within **Appendix 1.7** were agreed with NHDC as part of the EIA Scoping process and are set out in **Figure 17.1**.

Figure 17.1 Cumulative Schemes



- 17.10 The below sections identify whether the effects from these developments when considered alongside the Proposed Development, may cause significant cumulative effects requiring mitigation for each topic assessed.

Air Quality

Cumulative Effects During Construction

Nuisance Dust

- 17.11 The main effects on air quality during the demolition and construction phases of developments are in relation to dust. Owing to the typical dispersal and deposition rates of dust with distance from their source, without mitigation, Type 2 cumulative dust effects could be an issue for cumulative schemes within 500m of the Site, and only if they were to be constructed at the same time. Of the 9 cumulative schemes identified, one is located within 500m. The Land At Roundwood Back Lane, Graveley, Hertfordshire scheme (ref: 24/02889/FP) is located approximately 340m southwest of the Site.
- 17.12 The Proposed Development and all cumulative schemes would implement their own CEMP (or equivalent) to mitigate potential dust nuisance. Accordingly, it is unlikely that there would be any Type 2 cumulative dust effects at the nearest sensitive receptors specific to the Site. It is therefore considered that potential Type 2 Cumulative residual effects of dust nuisance would be **Negligible (Not Significant)**.

Construction Vehicle Exhaust Emissions

- 17.13 Exhaust emissions from the combined construction traffic of the Proposed Development and the cumulative schemes could also give rise to Type 2 cumulative residual effects on local air quality. However, this would depend upon the extent to which the implementation of the Proposed Development and the cumulative schemes overlap. Even in the worst-case scenario, the construction traffic on the local road network would still be small compared to existing traffic.
- 17.14 It is assumed the cumulative schemes would implement appropriate traffic management measures and produce a CLP, if appropriate, to reduce traffic disruption as much as is practically possible. The likely Type 2 residual effect is therefore **Negligible (Not Significant)**.

Construction Plant Emissions

- 17.15 The likely residual cumulative effects from construction plant exhaust emissions operating on the Site and on the other Cumulative Schemes would be **Negligible (Not Significant)**.

Cumulative Effects Once the Proposed Development is Operational

- 17.16 The effect of the complete and operational Proposed Development on air quality is mainly linked to associated changes in traffic flows. The traffic data supplied by the Applicant's transport consultant and considered in this assessment already accounts for the cumulative schemes. Therefore, it is

considered that the likely Type 2 cumulative residual effects of traffic emissions upon local air quality from the Proposed Development and cumulative schemes would be equivalent to those presented earlier in the report, which are **Negligible (Not Significant)**.

Archaeology

Cumulative Effects During Construction

- 17.17 Cumulative effects on archaeological assets can occur during construction where areas of archaeology or contiguous or contemporaneous archaeology assets are affected by more than one development footprint.
- 17.18 For such effects to occur development footprints need to overlap or be adjacent and where this is not the case the distance of separation is such that the inter-project development proposal can be scoped out of any cumulative assessment for this aspect of the historic environment topic.
- 17.19 Nonetheless, it is possible that different developments within a Study Area may have the potential to harm similar remains (both in terms of archaeological significance and cultural/historical association) even if not adjacent. This includes also the potential for fragmentation and isolation from surroundings.
- 17.20 As no construction activities related to other developments will be carried out within the Site, it is expected that no effects arising from other developments to cause any effect on surviving archaeological assets within the Site. The distance between the Proposed Development and the list of Cumulative Schemes included in Appendix 1.7 is considered sufficient to avoid instances of fragmentation and isolation from surroundings arising from archaeological assets being affected by more than one scheme.
- 17.21 It is also assumed that any other direct or indirect impact arising from construction activities relating to other developments will be assessed by the relevant LPAs, and adequate mitigation will be implemented. Therefore, it is not expected that the cumulative effect to be greater than the predicted effects arising from any individual development, which will be assessed and mitigated separately.

Cumulative Effects Once the Proposed Development is Operational

- 17.22 It is not expected that operation, maintenance and decommissioning phases of the Proposed Development will result in any further intrusive ground activities not already addressed for the construction phase

Cumulative positive effect

- 17.23 A well-designed project correctly assessed and mitigated may have the indirect benefits enhancing the understanding of the archaeological background of the Site using information and results of archaeological interventions resulting from other developments.

Built Heritage

Cumulative Effects During Construction

- 17.24 The Proposed Development would hold no cumulative effects during construction in relation to the cumulative schemes outlined within **Appendix 1.7**. This is due to the considerable distance of the cumulative schemes and lack of impact on appreciation of value of identified heritage assets. Modern built form and/or dense woodland stands between all cumulative schemes and the Site. This results in the cumulative context standing beyond the informative setting of the heritage assets, and no additional effect to the appreciation of value would occur during construction beyond the effects of the Proposed Development itself.

Cumulative Effects Once the Proposed Development is Operational

- 17.25 The Proposed Development would hold no cumulative effects during the operation phase in relation to cumulative schemes outlined within **Appendix 1.7**. This is due to the considerable distance of the cumulative schemes and lack of impact on appreciation of value of identified heritage assets. Modern built form and/or dense woodland stands between all cumulative schemes and the Site. This results in the cumulative context standing beyond the informative setting of the heritage assets and no additional effect would occur during the operational phase of the development.

Ecology and Biodiversity

- 17.26 Cumulative effects are the combined effects of several development schemes (in conjunction with the Proposed Development) which may, on an individual basis be insignificant but, cumulatively, have a significant effect. Cumulative effects have been considered with regard to seven Site as set out in the below subsections. In summary, no cumulative effects are anticipated in respect of the proposed development and identified schemes nearby.

Land at Roundwood Back Lane (GA1), Graveley – 24/02889/FP

- The Proposed Development is likely to result in some minor combined effects with the scheme (GA1) in respect of recreational pressures upon habitats locally, namely ancient woodlands at the Site and nearby. However, based upon mitigation proposed entirely as part of the Proposed Development to safeguard ancient woodland habitats, and other associated ecological interests, no cumulative effects are predicted.

Land East of Stevenage (EOS1) Gresley Way - 3/19/0118/OUT; 3/22/2657/REM

- Proposed Development sufficiently distant (1.32km) from the Site to avoid any significant cumulative effects in respect of ecology.

Land to the North of Stevenage, Weston Road, Stevenage - 17/00862/OPM; 22/00810/RMM

- Proposed Development sufficiently distant (1.36km) from the Site to avoid any significant cumulative effects in respect of ecology.

Land to the East of High Street and North Road, Graveley - 23/02935/OP

- Proposed Development sufficiently distant (1.53km) from the Site to avoid any significant cumulative effects in respect of ecology.

Land to the North and East of Great Wymondley - 21/03380/FP (Appeal ref: 3323321)

- Nature of the development (solar farm) is such that no cumulative effects are likely with the Proposed Development in respect of ecological interests.

Land South of Little Wymondley - 22/00956/OP

- Proposed Development sufficiently distant (4.3km) from the Site to avoid any significant cumulative effects in respect of ecology.

Land North of Highover Farm to Stotfold Road, Highover Way, Hitchin - 18/01154/OP

- Proposed Development sufficiently distant (6.16km) from the Site to avoid any significant cumulative effects in respect of ecology.

Climate Change and Greenhouse Gas Emissions

Cumulative Effects of the Proposed Development with Other Development Schemes

Cumulative Effects During Construction and Once the Proposed Development is Operational

- 17.27 As detailed within the ISEP 'Guide to Assessing Greenhouse Gas Emissions and Evaluating their Significance':

"GHG emissions from all projects will contribute to climate change; the largest interrelated cumulative environmental effect".

- 17.28 The reference to 'cumulative' in the statement above relates to a global scale, as all emissions of GHGs contribute to climate change. In this way, the definition of 'cumulative effects' associated with GHG emissions and climate change go beyond the typical definition for EIA, which typically focusses on other proposed and consented development within the area surrounding the Proposed Development.

- 17.29 The ES has identified 14 cumulative committed developments within the area surrounding the Site that are to be considered within the assessment. It is difficult to quantify the GHG emissions

associated with the identified committed developments, and as detailed above, the cumulative contributions of GHGs to climate change will go beyond the extent of these developments. In addition, it is expected that mitigation measures will be both employed both during the construction of, and embedded within the design of, the identified cumulative developments. In particular, it is expected that these measures will be employed principally to reduce GHG emissions associated with the consumption of energy during the operation of the surrounding developments, and with transport during both their construction and operation, to ensure policy compliance. This will aid in minimising on-site GHG emissions across the respective lifetimes of each of the committed developments.

- 17.30 The residual cumulative GHG emissions associated with the Proposed Development and the identified committed developments is considered likely to be small in the context of both regional and national GHG emissions. It is expected that GHG emissions per capita within North Hertfordshire will continue to decrease, in line with the trends identified in **Table 10.15** of **Chapter 10**, as the committed developments come forward. This is due to the anticipated improvement in the energy efficiency of the building stock that will be realised through these developments coming forward, as well as anticipated changes to travel patterns. In this way, it is expected that the cumulative effect of the Proposed Development and the identified committed developments in the surrounding area will be negligible, and therefore not significant, with respect to GHG emissions.

In addition to this, it is expected that the identified committed developments will include for measures embedded within their respective designs that will aid in mitigating against the anticipated effects of projected climate change on sensitive receptors. In particular, it is expected that measures to mitigate the risk of surface water flooding, overheating and water scarcity will be implemented, as is required by local, regional and national policy. It is therefore considered that the effects of climate change on the Proposed Development itself and the committed developments located within the surrounding area are anticipated to be **Minor Adverse (Not Significant)**.

Landscape and Visual Impact

Cumulative Effects of the Proposed Development with Other Schemes

- 17.31 The proposed development at Land at Roundwood, Back Lane, has the potential to result in cumulative landscape and visual effects alongside the Proposed Development, as does that on the Land East of Stevenage, which lies to the south of the Site. The other potential cumulative schemes are sufficiently distant from the Site to not result in cumulative visual effects, and lie within different landscape character area thereby limiting cumulative effects on landscape character to non-significant effects.

Cumulative Effects during Construction

- 17.32 There will be cumulative landscape effects on the character of LCA 220: Weston Park, due to the Proposed Development and that at Roundwood, within this same LCA. The magnitude of change as

a result of both schemes will increase to medium to low, and the effect will increase to medium to low adverse which is not significant.

- 17.33 There will be a cumulative increase in construction effects on LCA 39: Middle Bean Valley as a result of the Proposed Development and that East of Stevenage, with the construction activities at the Site perceptible from within this LCA. The cumulative magnitude of change will be low, with a low adverse effect which is not significant.
- 17.34 There will be cumulative visual effects from a section of Back Lane near the Site, as a result of the proposed development at Roundwood. While the magnitude of change resulting from the Proposed Development will only be low to negligible, there may be short term, significant visual effects along a short section of Back Lane near both sites as a result of a higher magnitude of change associated with the Roundwood development.

Cumulative Effects Once the Proposed Development is Operational

- 17.35 There will be cumulative landscape effects on the character of LCA 220: Weston Park, due to the Proposed Development and that at Roundwood, within this same LCA. The magnitude of change as a result of both schemes will increase to medium to low, and the effect will increase to medium to low adverse which is not significant.
- 17.36 There will be a cumulative increase in landscape effects on LCA 39: Middle Bean Valley as a result of the Proposed Development and that East of Stevenage, with the development at the Site perceptible from within this LCA. The cumulative magnitude of change will be low, with a low adverse effect which is not significant.
- 17.37 There will be cumulative visual effects from a section of Back Lane near the Site, as a result of the proposed development at Roundwood. While the magnitude of change resulting from the Proposed Development will only be low to negligible, there may be significant visual effects along a short section of Back Lane near both sites as a result of a higher magnitude of change associated with the Roundwood development.

Noise and Vibration

Cumulative Effects of the Proposed Development with Other Development Schemes

Cumulative Effects During Construction

- 17.38 Potential cumulative noise and vibration effects may be expected where construction sites are within 300m of each other and noisy or vibration-inducing operations occur concurrently. It is clear that each of the cumulative schemes are located at a distance greater than 300m, the nearest being The Land At Roundwood Back Lane, Gravely, Hertfordshire scheme (ref: 24/02889/FP) located approximately 340m southwest of the Application Site.

- 17.39 On this basis cumulative schemes are considered to be of sufficient distance from the Application Site so that Type 2 cumulative residual effects would not occur.
- 17.40 Cumulative effects resultant from construction traffic would have the potential to cause Type 2 cumulative residual effects, should the construction phases of each development overlap. However, provided each cumulative scheme implements its own CLTP, which would include consideration of concurrent construction schemes to minimise the combined effects of construction traffic, Type 2 cumulative residual effects from road traffic noise are likely to be negligible to temporary, local, adverse and of minor significance at worst.

Cumulative Effects Once the Proposed Development is Operational

- 17.41 It is considered that all of the cumulative schemes are too distant from Sensitive Receptors to cause significant Type 2 cumulative residual effects in terms of noise for the completed Proposed Development. All developments would be subject to the same planning controls regarding delivery, servicing, fixed external and building services plant the Type 2 cumulative residual effect would be negligible.
- 17.42 The traffic data use to establish the likely significant noise effects from the Proposed Development includes cumulative schemes. Consequently, the traffic noise assessment in Chapter 12 presents the results of a comprehensive cumulative traffic noise assessment, which identified residual cumulative effects as predominantly negligible to minor adverse. The predicted increase in road traffic on Mendip Way from which access to the Application Site is gained, is not considered to a result of the Proposed Development alone and not affected by the cumulative schemes.

Socio-Economics

- 17.43 It is considered unlikely that the Proposed Development would generate any cumulative impacts that would warrant mitigation with regard to those aspects identified above that result in a Beneficial impact. As such, only those areas where the potential residual impacts were considered to be of Adverse or Negligible significance, is there potential for a cumulative effect to occur that could result in an Adverse impact. Therefore, the following aspects have been considered with regard to cumulative effects:
- Healthcare facilities (local GP facilities); and
 - Local education provision (early years', primary and secondary).
- 17.44 Of the schemes identified for consideration with regard to cumulative effects, only those developments that are permitted are typically considered by local authorities and other public service providers as part of their population forecasting.

17.45 Based on the cumulative schemes agreed with NHDC, the following schemes shall be considered for the cumulative impacts of the Proposed Development in respect of socio-economics and human health:

- 17/00862/OPM and 22/00810/RMM Land to the North of Stevenage, Weston Road, Stevenage, Herts SG1 4FE
- 18/01154/OP Land North of Highover Farm to Stotfold Road, Highover Way, Hitchin

17.46 **Table 13.18** below summarises the quantum of development and the supporting social infrastructure proposed as part of the cumulative schemes under consideration. All of the cumulative developments propose residential units as part of their wider proposals, which combined with the Proposed Development, will deliver 3,599 additional units.

Table 17.2 Cumulative Schemes Social Infrastructure Provision

	Housing Units	Employment Space	Open Space (and Play Space) Provision	Community Facilities
17/00862/OPM and 22/00810/RMM Land to the North of Stevenage, Weston Road, Stevenage, Herts SG1 4FE	800	Local centre (retail)	Landscaped communal amenity space including children's play space, creation of new public open space	Local centre
18/01154/OP Land North of Highover Farm to Stotfold Road, Highover Way, Hitchin	700	500sqm neighbourhood level facilities	Open space, play space, green infrastructure	500sqm neighbourhood level facilities

Cumulative Effects During Construction

17.47 In terms of the construction phase, it is recognised that adverse cumulative socio-economic effects could arise if all of the developments were to come forward at the same time, as the availability of labour could be constrained. However, these projects are at different stages of the development process, have varying lead-in times and are expected to come forward on a phased basis.

17.48 As such, the demand for labour and specific skills is likely to be distributed over several years as individual schemes are built out. Furthermore, construction firms often use their own, permanent workforce on projects supported by local contractors, meaning that the availability of local labour would not necessarily act as a constraint to the delivery of projects. Following the uplift in construction

activity in recent years, it is likely there will now be a supply of local workers with construction skills and businesses which have developed to support/supply this activity. Therefore, it is considered that the magnitude of any adverse cumulative effects during the construction phase will be negligible and no mitigation measures are required.

Cumulative Effects Once the proposed Development is Operational

- 17.49 The Scheme at Land North of Highover Farm to Stotfold Road, Highover Way (18/01154/OP), is located around 8km from the Proposed Development Site. Therefore, it is unlikely to be within the same catchment area for social infrastructure including education and health facilities, and so has not been considered in terms of socio-economic cumulative effects.

Population

- 17.50 The provision of an additional 800 dwellings at Land to the North of Stevenage, Weston Road is likely to lead to a population increase of approximately 1,920 residents. This is based on applying the average household size for North Hertfordshire and Stevenage to the cumulative residential dwellings. Together with the 1,536 persons generated by the Proposed Development, this is a total of 3,456 new residents in the area.

Local Healthcare Facilities

- 17.51 The baseline assessment indicates that that within the Stevenage North PCN, there are 2 GP practices currently operating at a GP to patient ratio of 1 GP per 2,355 patients.
- 17.52 An additional 1,920 persons from the cumulative schemes, which do not explicitly offer healthcare facilities within their proposals, combined with the current number of registered patients and the population expected to be brought forward by the Proposed Development increases the GP to patient ratio to 1 GP per 2,435 patients, which is above best practice ratios.
- 17.53 However, the practices are registering new patients living within the catchment area and it should be noted that some of the new residents may already be registered at GP practices in the local area. Therefore, the cumulative impact is anticipated to be permanent Moderate Adverse (Significant) in the long-term.

Local Education Provision

- 17.54 To identify the likely number of school aged children generated by the cumulative schemes, the new likely child yield has been calculated using the Department of Education Pupil yield from housing developments.

Table 17.3 Child Yield from Cumulative Schemes

	Age Range	Cumulative Profile	Scheme	Age
Early Years	0,1,2,3 &4	51		

Primary School	5 to 11	222
Secondary School	12 to 17	51
Total		324

- 17.55 The cumulative schemes will bring forward around 51 children aged 0-4 years which, when combined with the Proposed Development, totals 92 children aged 0-4 years.
- 17.56 The baseline indicates that there is a wide range of services of Early Years and Childcare facilities within the Impact Area, including six Ofsted-registered early years facilities within 1.6km of the Site. In addition, the masterplan for the Proposed Development outlines the potential for the proposed community building to accommodate childcare facilities. As a result, the cumulative impact on nursery provision is anticipated to be permanent **Minor Adverse (Not Significant)** in the long-term.
- 17.57 The cumulative schemes will bring forward 222 pupils of primary school age which, when combined with the Proposed Development, totals 399 pupils of primary school age. The baseline assessment determined that there is currently capacity for 271 primary school pupils across the primary schools within the Stevenage North East A Primary Planning Area (PPA).
- 17.58 Hertfordshire County Council data indicates that the five primary schools within the PPA are anticipated to be under capacity with more places than pupils in Reception in the next few years. In addition, the Proposed Development includes land suitable for a 2FE primary school. Therefore, the cumulative impact on primary schools is anticipated to be permanent **Minor Adverse (Not Significant)** in the long-term.
- 17.59 The cumulative schemes will bring forward 51 secondary school pupils which, when combined with the Proposed Development, totals 115 secondary school children. The baseline assessment identified that there are 504 surplus places at secondary schools within the Site's catchment area. Therefore, the cumulative impact on secondary schools is anticipated to be **permanent Minor Adverse (Not Significant)** in the long-term.

Soils and Agricultural Land

Cumulative Effects of the Proposed Development with Other Development Schemes

Cumulative Effects During Construction

- 17.60 An assessment has been undertaken of the sites listed for cumulative assessment purposes. This is an incomplete assessment, because no ALC data is available for a number of sites.
- 17.61 Overall, for the sites for which a breakdown of ALC by grade following survey is available, the quantum of BMV involved is over 158 ha (from only 3 of the 8 sites listed), as set out below. The cumulative impact is therefore a permanent, adverse impact of major significance.

Table 17.5 Cumulative Sites

Site and Planning Reference	Distance from the Site (miles)	Site Area (ha)	Source	Grades (ha)
STEVENAGE BOROUGH COUNCIL				
Land To The North Of Stevenage Off North Road And Weston Road Stevenage Herts SG1 4DE 17/00862/OPM		73.4	Environmental Statement Land at North Stevenage, Bellway Homes & Miller Homes	Grade 2 – 2.8 Grade 3a – 33.5 Grade 3b – 37.2
Land To The North Of Stevenage Off North Road And Weston Road Stevenage Herts SG1 4DE 22/00810/RMM	1.55			NO ALC DATA
EAST HERTSMERE COUNCIL				
Plot RM3 - Land East Of Stevenage (EOS1) Gresley Way Stevenage 3/22/2657/REM	1.49			NO ALC DATA
Land East Of Stevenage (EOS1) Gresley Way Stevenage 3/19/0118/OUT	1.49	37.7	EIA SCREENING OPINION 25/2/20 – Section 3	All Grade 3 (break-down not provided)
NORTH HERTFORDSHIRE				
Land North Of Highover Farm To Stotfold Road Highover Way Hitchin Hertfordshire 18/01154/OP	4	37	Agricultural Land Classification and Soil Resources June 2017 – Reading Agricultural Consultants	Grade 2 – 24.4 Grade 3a – 12.6
Land To The North And East Of Great Wymondley Arch Road Great Wymondley Hertfordshire 21/03380/FP	1.79	85	Appendix H: Agricultural Land Assessment	Grade 2 – 27.4 Grade 3a – 57.6
Land South Of Little Wymondley Hertfordshire 22/00956/OP	2.67			NO ALC
Land At Roundwood Back Lane, Graveley, Hertfordshire 24/02889/FP	340 sw			NO ALC DATA

Cumulative Effects Once the Proposed Development is Operational

- 17.62 There will be no further impacts or effects during the operational phase.

Transport

Cumulative Effects of the Proposed Development with Other Development Schemes

Cumulative Effects During Construction

- 17.63 The net effect of construction would be negligible, the CEMP and CTMP will outline the mitigation measures that will take place to reduce delay and severance for the existing community. If any areas are required to be fenced off, an alternative route will be provided.

Cumulative Effects Once the Proposed Development is Operational

- 17.64 The growth factor applied to the baseline traffic flows will emulate the organic growth traffic, and traffic numbers committed developments have been taken into account. This means that all future year capacity analysis will include the cumulative effects of other development schemes in the area.

Water Environment and Flood Risk

- 17.65 The proposed surface water drainage strategy is to restrict discharge to the (Qbar) rate of discharge during all storm events. This ensures that the natural drainage rate is maintained during low rainfall events and represents betterment during more extreme storms. Given that the rate is not proposed to increase from the natural rate the cumulative impact will therefore not be detrimental and the Site's contribution to the network will not increase.
- 17.66 The proposed foul water strategy is to discharge to the adopted foul water network. Thames Water will model their network and upgrades to the network will be made to ensure that there is sufficient capacity. The Site's proportion of the cumulative impact will therefore not be detrimental.

Utilities

- 17.67 See **Chapter 3: Utilities and Construction** which considers the presence and location of existing infrastructure and the infrastructure required to deliver utilities to the Proposed Development.

Summary of Cumulative Effects

- 17.68 A comprehensive and robust assessment of the potential cumulative effects of the construction and operation phases of the Proposed Development has been undertaken. A summary of the significant cumulative effects during the construction and operational phases are outlined below.

Summary of Cumulative Effects during Construction

17.69 There would be significant cumulative environmental effects during the construction phase of the proposed Development, as follows:

- Major adverse permanent cumulative effect on BMV land (Soils and Agricultural Land)

Summary of Cumulative Effects during Operation

17.70 There would be significant cumulative environmental effects during the operation phase of the proposed Development, as follows:

- Moderate adverse long-term cumulative effect on healthcare provision (Socio-Economics), which is likely to be mitigated through planning contributions.

