

CALDECOTE FARM

NEWPORT PAGNELL · MILTON KEYNES

CHAPTER 13

ENVIRONMENTAL STATEMENT

CUMULATIVE EFFECTS

JULY 2021

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CUMULATIVE EFFECTS

13.1 INTRODUCTION

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- 13.1.1 Cumulative impacts comprise the combined effects of reasonably foreseeable changes arising from the development and other development within a specific geographical area and over a certain period of time. The significance of cumulative impacts needs to be assessed in the context of characteristics of the existing environment. This is to ensure that all of the developments:
- Are mutually compatible; and
 - remain within the environmental capacity of the area and its environs.
- 13.1.2 There are two types of cumulative impacts that require consideration:
- The combined or synergistic impacts caused by the combination of a number of impacts on a particular receptor (taking into consideration impacts at both the construction and operational phases), which acting together may cause a more significant impact collectively than individually. An example could be the culmination of disturbance from dust, noise, vibration, human presence and visual intrusion on sensitive fauna (e.g. certain bat species) adjacent to the construction site. These are referred to as 'impact interactions'.
- The combined impact of the Proposed Development together with committed developments, i.e. scheme with planning permission (taking into consideration impacts at both construction and operational phases), or those identified in local planning policy documents, referred to as the 'Cumulative Impacts of the Proposed Development and Committed Schemes'.
- 13.1.3 The impact interactions are assessed in the relevant technical Chapters of this Environmental Statement (ES), where relevant, according to the sensitive receptor which is affected, e.g. the cumulative impacts during construction of visual and noise disturbance on fauna are addressed in the Ecology Chapter. However, a summary of impact interactions in relation to representative receptors is provided in this Chapter.
- 13.1.4 With regard to impact interactions, the contained nature of the Caldecote Farm site means that there is only one committed development in the vicinity of the site which is considered to have an interaction with the Proposed Development.
- 13.1.5 The only scheme which is considered to have an impact interaction with the Proposed Development is the remainder of the site allocation within which the application site lies.
- 13.1.6 The application site lies within the Milton Keynes East Strategic Urban Extension (MKESUE). MKESUE is allocated through Policy SD12 of Plan:MK to deliver housing and employment development to meet the long-term needs of Milton Keynes.
- 13.1.7 MKESUE is being delivered through three separate planning applications, which are being made by Berkeley St James, Bloor Homes and Newlands Developments (this application).
- 13.1.8 Although contained within a single allocation, the application site is separated from the remainder of MKESUE by Willen Road, which provides distinct separation. Notwithstanding, and despite the limited and unlikely significant impact interactions, the remainder of the MKESUE has been considered and assessed, as appropriate.

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13.2 SCOPE AND APPROACH OF THE CUMULATIVE ASSESSMENT

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- 13.2.1 The assessment of cumulative impacts has been based on professional experience of similar types of schemes, the types of receptors being assessed and the nature of the Proposed Development. The assessment of impact interactions has been approached from the perspective of changes in baseline conditions at specific sensitive receptors, based on information presented in the technical Chapters of this ES.

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13.3 ASSESSMENT OF IMPACT INTERACTIONS

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13.3.1 The approach to the assessment of impact interactions seeks to identify broad representative sensitive receptors to provide and appraisal of likely effects. It is not intended to address each and every individual receptor, which have been covered in the technical ES Chapters. The receptors identified are representative of sensitive receptors.

13.3.2 Table 13.1 comprises a summary matrix of the construction works, showing impact interactions between the relevant environmental topics following the implementation of the recommended mitigation measures set out in the relevant ES Chapter.

Table 13.1: Matrix of effects interactions – construction phase

Topic	Significance of impact at representative sensitive receptors		
	Residents and PRow users in Newport Pagnell and Moulsoe	Residents of existing housing to the east of Willen Road and new housing proposed through allocation	Users of Local Road Network
Socio-Economic	Positive	Positive	Neutral
Landscape and Visual	Neutral/Minor Negative	Moderate Negative	Neutral
Drainage	Neutral	Neutral	Neutral
Flood Risk	Neutral	Neutral	Neutral
Air Quality	Neutral	Neutral	Neutral
Noise	Minor Negative	Neutral	Neutral
Lighting	Neutral	Neutral	Neutral
Transport	Minor Negative	Neutral	Minor Negative

13.3.3 The overall cumulative impact on the sensitive receptors is anticipated to be neutral. The worst impacts are predicted during the enabling works when the site will be cleared and the new vegetation has not yet become established, and during the highways works associated with the development, which will inevitably impact the highway during construction, but will deliver benefits once completed.

13.3.4 It is important to note that all construction impacts will be temporary and intermittent. A Construction Environmental Management Plan will be required and adopted prior to construction commencing, with the aim of minimising and controlling any effects during construction. The construction will be phased to bring forward mitigation measures quickly, wherever possible.

13.3.5 However, it should be noted that a major positive impact is predicted for the wider area as a result of the creation of jobs during the construction of the Proposed Development.

13.3.6 Table 13.2 summarises the impact interactions between the relevant environmental topics assessed once the development is operational and following the implementation of the recommended mitigation measures.

Table 13.2: Matrix of effects interactions – Operational

Topic	Significance of impact at representative sensitive receptors		
	Residents and PRow users in Newport Pagnell and Moulsoe	Residents of existing housing to the east of Willen Road and new housing proposed through allocation	Users of Local Road Network
Socio-Economic	Positive	Positive	Neutral
Landscape and Visual	Neutral/Minor Negative	Moderate Negative	Neutral
Drainage	Neutral	Neutral	Neutral
Flood Risk	Neutral	Neutral	Neutral
Air Quality	Neutral	Neutral	Neutral
Noise	Minor Negative	Neutral	Neutral
Lighting	Neutral	Neutral	Neutral
Transport	Minor Negative	Neutral	Minor Negative

- 13.3.7 Once the proposed development is complete, the overall residual effects on the sensitive receptors is anticipated to be neutral.
- 13.3.8 The impacts with regard to transport are considered to be positive, once the works are complete. This is due to the increased capacity at Marsh End Roundabout which will be provided through the scheme; the new access into the allocated housing area, which will be of benefit to new residents; the upgrading of Willen Road and the introduction of Toucan crossings; the introduction of a new redway from Tongwell to Newport Pagnell; and the safeguarding of land for the future Milton Keynes fast mass-transit system.
- 13.3.9 Impacts with regard to socio-economic effects are also considered to be positive, due to the job creation arising from the delivering of the new employment scheme, which will provide job opportunities for existing residents within Newport Pagnell and the surrounding area, but also for residents moving into the new housing delivered through the MKESUE. It should be noted that this summary focusses on localised impacts and does not take into account the benefits of job creation and investment on the wider area.
- 13.3.10 With regard to noise, a positive effect is anticipated for the residents of the new housing, due to the Proposed Development, to some extent, screening noise from the motorway.
- 13.3.11 There is anticipated to be an overall minor negative impact in landscape and visual terms, due to the introduction of change in the landscape. Whilst this will be most apparent to the east of Willen Road, the cumulative impacts of the scheme are not considered to be greater than the individual impacts of the scheme and therefore the cumulative impact is not expected to be significant. The Proposed Development incorporates landscaping around the perimeter, which will mature over time, (as set out through Chapter 5 of this ES), which will help to filter views of the site.
- 13.3.12 In terms of the wider area, the location of the application site lends itself to assimilating with the existing employment area at Tongwell.

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13.4 ASSESSMENT OF IMPACTS WITH COMMITTED DEVELOPMENT

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- 13.4.1 The ES technical Chapters conclude, where relevant and appropriate, that there will not be any significant cumulative effects arising as a result of the Caldecote Farm scheme and other projects identified, namely the Berkeley and Bloor Homes schemes being delivered as part of the wider MKESUE site allocation under Policy SD12 of Plan:MK.
- 13.4.2 This is largely due to the separation of the site from the remainder of MKESUE, through the alignment of Willen Road, which distinguishes the site as a discrete parcel of land in the context of the wider allocation.
- 13.4.3 The scheme will deliver highway improvements which will help to facilitate the wider allocation and will also provide job creation to the area, both of which are seen as positive benefits to the scheme, which complement the wider delivery of MKESUE.