

**LAND SOUTH OF GLAN USK PRIMARY SCHOOL, HERBERT ROAD
NEWPORT**

ENVIRONMENTAL STATEMENT

**VOLUME 2
CHAPTER 3: CUMULATIVE IMPACT**

CUMULATIVE IMPACTS

Introduction

- 3.1 The following chapter looks at the potential cumulative impacts associated with the proposed development. The cumulative impact assessment presented in this chapter has been informed by the technical information presented within the preceding chapters of this Environmental Statement (ES) and information regarding other planned developments in the area for which planning permission is pending or has been approved by the Local Planning Authority.
- 3.2 It is acknowledged the assessment of cumulative impacts plays an important role in achieving and demonstrating developments are sustainable and aids decision making for the relevant authority, Newport City Council, in this case.
- 3.3 The assessment of cumulative impacts has been integral throughout the EIA process and has been assessed within all study areas of the ES. For clarity, each chapter has assessed the environmental impacts of the development along with other relevant developments and their associated environmental impacts from the outset of the preparation of the ES.

Legislative Context

- 3.4 The EC Directive has been transcribed in to UK legislation in the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2016, Schedule 4, Part 1, paragraph 4., which states:
- A description of the likely significant effects of the development on the environment, which should cover the direct effects and any indirect, secondary, cumulative, short, medium and long-term, permanent and temporary, positive and negative effects of the development, resulting from:***
- a) the existence of the development;***
 - b) the use of natural resources;***
 - c) the emission of pollutants, the creation of nuisances and the elimination of waste,***
- and the description by the applicant of the forecasting methods used to assess the effects on the environment.***
- 3.5 There is no prescribed approach to assess cumulative impacts in legislation and such assessments are defined on a case by case basis. The process used in this ES is unique to this proposed development whilst drawing on good practice guidance, this is discussed in more detail in the methodology section.
- 3.6 In terms of the criteria of significance, cumulative impacts are assessed in each chapter against the significance of criteria relevant to each environmental topic.

METHODOLOGY

- 3.7 There is no legislative assessment process for reviewing cumulative impacts and the methodology used in relation to this ES has been devised uniquely to react to the impact and possible cumulative impacts of the proposed development. As a guide the 'Guidelines for the Assessment of Indirect and Cumulative Impacts as well as Impact Interactions' published by the European Commission, May 1999 has been referred to indicate good practice.
- 3.8 To provide an overview, the assessment methodology used in relation to this scheme was:
- Identification of Impact Area;
 - Identification of base date;
 - A desk based data collection exercise was carried out which identified other relevant developments in the local area that required review;
 - The expert technical team appointed to assess each environmental topic identified as relevant to the proposed scheme;
 - Information sharing within the technical team;
 - Topic specific methodology was identified in terms of the methodology of cumulative impacts;

Definition of Impact Area

- 3.9 The area of impact in terms of cumulative impacts are considered to be:
- The Development Site;
 - Recently completed development relevant to the development site; and
 - Planning permissions granted in the East Newport area, and on sites adjacent to the River Usk and its tributaries extending north to Caerleon.
 - Remaining undeveloped sites allocated in the adopted Local Development Plan in the aforementioned areas.
- 3.10 The desk based data collection which accompanied the previous planning application indicated the following developments on and adjacent to the site were relevant and could potentially have an have a cumulative effect. These developments have subsequently been implemented:
- **Outline - 00/0078** – Replacement Primary School, all weather pitch, soft and hard play areas and residential development.
 - **Reserved Matters - 03/1531** – Erection of replacement primary school, all weather pitch, soft and hard plan and residential development.
 - **Full Application - 10/1322** – Installation of replacement flood defences, together with the construction of a new section of walling
 - **Full application – 11/0843** - Redevelopment of site comprising 32no. residential units consisting 2, 3 and 4 bedroom houses and flats together with external works at former Evans Halshaw, Turner Street, Newport, NP19
- 3.11 In terms of a base date the exercise has considered those developments proposed, ongoing, or completed subsequently. Desk based data collection from a combination of sources, including the Council's online mapping system, and Joint Housing Land Availability studies have indicated that a number of developments within the surrounding area may be relevant and could potentially have cumulative effects together, these are detailed within Table 3.1

below:

Table 3.1: Potential Development that could potentially have a cumulative Impact together with the proposed Development.

<u>Type</u>	<u>Location</u>	<u>Proposal</u>	<u>Planning Status</u>	<u>Potential Impact</u>
Residential	Land at 'Greenmeadows', Ponthir Road, Caerleon	25 new dwellings	LDP allocation H1 (1) .08/1333 RM – under construction.	Close to Afon Llwyd, tributary of River Usk. Traffic flows to City Centre via Caerleon Road.
Residential/Leisure/Tourism	Land Opposite Belmont Lodge, Celtic Manor Resort	New Convention Centre and 61 apartments.	LDP – H1 (56). Planning permission 07/0386/F part implemented. Convention centre under construction.	Traffic flows into City Centre and increased traffic on M4.
Residential	Rodney Parade (City Vizion)	102 new dwellings	LDP – H1 (37). Under Construction (10/0626/F)	Riverfront development to South of Newport Bridge. Within tidal regime.
Residential	Orb Steelworks/Lysaghts Village	Construction of 517 dwellings	LDP – H1 (38) Planning permission (08/0565/RM) – ongoing development since 2010. 70 units remaining.	Scale of scheme – affecting riverfront to S of SDR bridge – within tidal regime.
Mixed Use	Wyndham Street (Former Sainsbury's site)	Student accommodation, 140 dwellings, and hotel	LDP – H1 (32). Planning permission (15/0803). Awaiting demolition of store.	Visible from application site on opposite bank of river.
Residential	24 Crawford Street	10 dwellings	LDP – H1 (59). Lapsed	Within network of

			outline planning permission	residential streets south of application site.
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3.12 The table below 3.2 sets out predicted, cumulative impacts under the various Chapter Headings. Where there are no predicted cumulative impacts 'N/A' is included within the table.

Table 3.2 Cumulative Effects Summary Table

Potential Effect	Cumulative Effect - Comments	Mitigation	Residual Impact
Planning Policy Context (Chapter 6)	Developments allowed for in adopted Newport LDP or windfall sites. Sites developed in urban context will reduce need for greenfield releases.	N/A	Moderate Beneficial
Landscape and Visual Impact (Chapter 7)	The impact of the development, in combination with other proposed residential and other uses, is not considered to have a significant impact on the setting of the townscape character of Newport, as the areas from within the city where it is possible to experience views of Herbert Road with Wyndham Street are limited to the banks of the Usk River and areas of higher ground. This would not have an impact on the overall setting of the townscape.	N/A	Negligible (Landscape) to Minor Adverse (Visual)
Ecology and Nature Conservation (Chapter 8)	All sites lying adjacent to the River Usk SAC/SSSI will be required to adopt appropriate measures at construction stage and mitigation at operational stage. Nevertheless increased urbanisation overall will have a minor negative impact.	None beyond that proposed.	Minor Negative
Ground Conditions (Chapter 9)	Any cumulative impact would be linked to the adjacent school development where measures have been applied to address any residual groundwater and landfill gas risks	N/A	Negligible
Flood Risk (Chapter 10)	The cumulative impacts of raising levels and increased surface water flow of outfalls into tidally dominated River Usk will be negligible.	N/A	Negligible
Drainage (Chapter 11)	Capacity exists in local sewer network to serve all developments. All developments required to adopt adequate pollution control measures.	N/A	Negligible

Traffic, Transport and Movement (Chapter 12)	Implementation of travel plans will seek to encourage sustainable transport. All sites identified are in sustainable locations.	N/A	Negligible
Noise (Chapter 13)	Other developments at a sufficient distance with negligible contribution to background levels at either operational or construction stage.	N/A	Negligible
Air Quality (Chapter 14)	Ongoing redevelopment of former industrial sites combined with increasingly stringent controls of vehicle emissions will result in improvements to air quality.	N/A	Negligible
Socio-Economic Context (Chapter15)	Moderate beneficial – new dwellings will facilitate regeneration in a deprived Ward.	N/A	Moderate Beneficial

- 3.13 As the table indicates there are no identified cumulative impacts that would result in residual impacts over and above those identified in relation to the proposed development in each individual chapter. From Table 3.1 it is clear that a significant proportion of developments either proposed, completed or underway in the Newport area, adjacent to the River Usk or close to the application site are on previously developed land, and in sustainable locations near facilities and/or public transport.
- 3.14 The prediction and evaluation of cumulative impacts is complex and subject to change should new projects come forward after the ES is completed. For this reason, the assessment is based on the identified recent and future developments at the time of writing.