

High Speed Rail (West Midlands - Crewe)

Environmental Statement

Volume 5: Technical appendices

CA3: Stone and Swynnerton

Community impact assessment (CM-001-003)



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Department for Transport

High Speed Two (HS2) Limited has been tasked by the Department for Transport (DfT) with managing the delivery of a new national high speed rail network. It is a non-departmental public body wholly owned by the DfT.

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1 Introduction

1.1.1 The community Appendices for the Stone and Swynnerton community area (CA3) comprise:

- community impact assessment record sheets for construction (Section 2); and
- community impact assessment record sheets for operation (Section 3).

1.1.2 Maps referred to throughout the community Appendices are contained in the Volume 5: Community Map Book.

2 Community impact assessment record sheets – construction

2.1 Residential properties subject to non-significant land take

Table 1: Residential properties subject to non-significant land take community impact assessment record sheet

Resource Name	Area-wide residential properties
Community area	CA3: Stone and Swynnerton
Resource type	Residential
Resource description/profile	Residential properties located close to the route of the Proposed Scheme.
Assessment year	Construction phase (2020+)
Impact 1: temporary loss of land	<p>Minor utility works will require access rights within whole plots at the following residential properties during the construction of the Proposed Scheme:</p> <ul style="list-style-type: none"> • Honeysuckle Cottage and Camelot Cottage in Shelton under Harley. <p>Minor utility works will require small areas of land from the following residential properties during the construction of the Proposed Scheme:</p> <ul style="list-style-type: none"> • 1 and 3 Walton House Barns on Common Lane, south of Walton; • Micklow House Farm, west of the B5026 Eccleshall Road; and • White House on Stab Lane in Swynnerton. <p>Minor road works will require small areas of land for tie in works or construction areas from the following residential properties:</p> <ul style="list-style-type: none"> • The Farmhouse in Shelton under Harley. <p>Duration of impact: up to three months.</p>
Assessment of magnitude	Negligible: the temporary loss of these small areas of land will not impact on the ability of the residents to use their properties and access will be maintained to the properties throughout the construction works.
Relevant receptors	Residents of the properties.
Assessment of sensitivity of receptors to impact	High: residential properties and their occupiers are identified as being highly sensitive.
Significance rating of effect	Minor adverse effect which is not significant.
Proposed mitigation options for significant effects	No mitigation proposed.
Residual effect significance rating	Minor adverse effect which is not significant.

2.2 Residential properties on Pirehill Lane

Table 2: Eight residential properties on Pirehill Lane community impact assessment record sheet

Resource name	Eight residential properties on Pirehill Lane
Community area	CA3: Stone and Swynnerton
Resource type:	Residential properties
Resource description/profile	To the south-east of Stone there are eight residential properties along Pirehill Lane. This group comprises 1-2 Pirehill Cottages, New House Farm, North Pirehill Farm, Oak Farm, The Barn, The Hawthorne, and The Stables.
Assessment year:	Construction phase (2020+)
Impact 1: temporary significant noise and visual effects	<p>Impact: the eight residential properties will be in proximity to works to construct the Proposed Scheme including a construction traffic route along Pirehill Lane. Works to the south of the residential properties will include the Yarlet embankment, Yarnfield South cutting and the Stone Rural Bridleway 0.1135 accommodation overbridge. Construction traffic will use Pirehill Lane to access the Yarnfield embankment satellite compound for up to five years and six months.</p> <p>Noise: the construction traffic movements will result in significant daytime noise effects at the eight residential properties on Pirehill Lane for up to four years and one month.</p> <p>Visual: significant adverse effects will be experienced due to filtered medium range views of the construction works including the Yarlet Embankment satellite compound, Yarlet North cutting, Stone Rural Bridleway 0.1135 accommodation overbridge and Stone Rural Footpath 32 accommodation overbridge. In addition there will be medium range views of the associated earthworks, construction equipment, movement of construction vehicles and stock piles</p> <p>Duration of impact: Approximately four years and one month.</p>
Assessment of magnitude	Medium: two significant residual environmental effects
Relevant receptors	Residents of the property.
Assessment of sensitivity of receptor (s) to impact:	High: all residential properties and their occupiers are identified as being highly sensitive.
Significance rating of effect	Major adverse significant in-combination effect due to change to amenity, character and residents' enjoyment of the properties as a result of significant noise and visual effects.
Proposed mitigation options for significant effects	No mitigation proposed.
Residual effect significance rating	Major adverse significant in-combination effect due to change to amenity, character and residents' enjoyment of the properties as a result of significant noise and visual effects.

2.3 Residential properties between the M6 and Stone

Table 3: Three residential properties between the M6 and Stone

Resource name	Three residential properties located between the M6 and Stone
Community Forum Area	CA3: Stone and Swynnerton
Resource type:	Residential properties
Resource Description/Profile	Within the rural area between the M6 and Stone there are a number of isolated rural properties, which are often linked to farms or rural businesses.
Assessment year:	Construction phase (2019+)
Impact 1: Permanent loss of land	Impact: Little Micklow, Pool House Farm and Brook House, which are located in the land required permanently for the construction and operation of the Stone IMB-R. These houses will be demolished and permanently lost. Duration of impact: permanent.
Assessment of magnitude	Negligible: permanent loss of less than five residential units.
Relevant receptors	Residents.
Assessment of sensitivity of receptor (s) to impact:	High: residential property and the occupiers are identified as being highly sensitive.
Significance rating of effect	Minor adverse, not significant at community level.
Proposed mitigation options for significant effects	No mitigation proposed
Residual effect significance rating	Minor adverse, not significant at community level.

2.4 Stone Golf Club

Table 4: Stone Golf Club community impact assessment record sheet

Resource name	Stone Golf Club
Community area	CA3: Stone and Swynnerton
Resource type:	Recreation
Resource description/profile	Stone Golf Club provides a nine hole golf course, open to both members and visitors. It is located to the west of Stone, between the A34 The Fillybrooks, Yarnfield Lane and the Stone to Norton Bridge Railway. The course markets itself as having panoramic views of the area from all nine holes.
Assessment year:	Construction phase (2020+)
Impact 1: temporary significant visual and HGV effects	<p>Impact: Stone Golf Club will be in proximity to works to construct the Proposed Scheme including the Yarnfield North embankment and associated landscaping, Filly Brook viaduct, Yarnfield Lane realignment and the Stone Railhead/IMB-R. Construction traffic will use Yarnfield Lane to access the Yarnfield north embankment and M6 East viaduct satellite compounds and the Stone railhead main compound until access can be provided from the M6.</p> <p>Heavy goods vehicle (HGV): there will be a significant number of HGVs passing the golf course along Yarnfield Lane along the construction traffic route for approximately three years and 10 months.</p> <p>Visual: significant adverse effects will be experienced, due to filtered medium range views of the construction works including the B5026 Eccleshall Road overbridge, Yarlet North Cutting satellite compound, Stone Railhead main compound (and associated lighting), Yarnfield South embankment, Filly Brook viaduct plus associated use of cranes and Yarnfield North embankment. In addition there will be medium range views of the associated earthworks, construction equipment, movement of construction vehicles and stock piles.</p> <p>Duration of impact: approximately three years and 10 months.</p>
Assessment of magnitude	Medium: two significant residual environmental effects.
Relevant receptors	Residents of the property.
Assessment of sensitivity of receptor (s) to impact:	Low: there are many other alternative golf clubs in easy travelling distance, and Stone provides a variety of other venues for similar recreational activities as provided in the clubhouse.
Significance rating of effect	Minor adverse effect which is not significant.
Proposed mitigation options for significant effects	No mitigation proposed.
Residual effect significance rating	Minor adverse effect which is not significant.

2.5 Residential property south of the A51 Bury Bank

Table 5: One residential property south of the A51 Bury Bank community impact assessment record sheet

Resource name	One residential property located south of the A51 Bury Bank
Community area	CA3: Stone and Swynnerton
Resource type:	Residential
Resource description/profile	High View House is a residential property located approximately 100m south of the A51 Bury Bank.
Assessment year:	Construction phase (2020+)
Impact 1: Temporary loss of land	Impact: a small area of land from the garden and access to High View House will be temporarily required for the widening of Stone Rural BOAT 34. Duration of impact: up to one year and six months
Assessment of magnitude	Negligible: the temporary loss of this small area of land will not impact on the ability of the residents to use their property and access will be maintained to the property throughout the construction works.
Relevant receptors	Residents of the property.
Assessment of sensitivity of receptor (s) to impact:	High: the residential properties and the occupiers are identified as being highly sensitive.
Significance rating of effect	Minor adverse effect which is not significant.
Proposed mitigation options for significant effects	No mitigation proposed.
Residual effect significance rating	Minor adverse effect which is not significant.

2.6 Residential properties north of Swynnerton

Table 6: Six residential properties north of Swynnerton community impact assessment record sheet

Resource name	Six residential properties north of Swynnerton
Community area	CA3: Stone and Swynnerton
Resource type:	Residential
Resource description/profile	Swynnerton is located to the west of the M6, approximately 5km north-west of Stone and 3km north of Yarnfield. Swynnerton includes approximately 210 residential properties, two places of worship, a public house and a convenience store.
Assessment year:	Construction phase (2019+)
Impact 1: temporary loss of land	Impact: Swynnerton embankment and Swynnerton North cutting require realignments and diversions at the A51 Stone Road, Tittensor Road and the closure of Stab Lane north of Swynnerton. These road works will require small areas from access roads or gardens at six residential properties: Sandyford Farm, Glebe House, Queenswood Lodge, The Old School House, The Laurels and Long Compton Farm. Duration of impact: up to nine months
Assessment of magnitude	Negligible: the temporary loss of these small areas of land will not impact on the ability of the residents to use their property and access will be maintained to the property throughout the construction works.
Relevant receptors	Residents of the properties.
Assessment of sensitivity of receptor (s) to impact:	High: residential properties and the occupiers are identified as being highly sensitive.
Significance rating of effect	Minor adverse effect which is not significant.
Proposed mitigation options for significant effects	No mitigation proposed.
Residual effect significance rating	Minor adverse effect which is not significant.

2.7 Staffordshire Cakes and Ales Trail, Stone Circle Challenge and Hanchurch Hills Circular Walk; in Swynnerton

Table 7: Staffordshire Cakes and Ales Trail, Stone Circles Challenge and Hanchurch Hills Circular Walk, in Swynnerton community impact assessment record sheet

Resource name	Staffordshire Cakes and Ales Trail, Stone Circles Challenge and Hanchurch Hills Circular Walk (Swynnerton Bridleway 54 and Stab Lane)
Community area	CA3: Stone and Swynnerton
Resource type:	Promoted public right of way (PRoW)
Resource description/profile	<p>Hanchurch Hills Circular Walk is a promoted walk which offers three levels – green which is approximately 5.6km, red which is approximately 3.2km and blue which is approximately 11.3km. The circular walk passes through Swynnerton Old Park, and the villages of Hanchurch, Lower Hatton and Swynnerton.</p> <p>Staffordshire Cakes and Ale Trail is a 161km long distance promoted PRoW across Staffordshire. The circular route begins and ends in Burton-upon-Trent. It passes goes along the Trent and Mersey Canal and passes through Alrewas, Lichfield Cannock Chase, Eccleshall, Barlaston, Stone, and Uttoxeter.</p> <p>Stones Circle Challenge is a 53km circular route around Stone, which starts at Yarnfield and passes through the villages of Swynnerton, Beech, Tittensor, Barlaston, Moddershall, Fulford, Milwich, Hartley Green, Salt, Hopton, Whitgreave and Norton Bridge.</p> <p>At Swynnerton Bridleway 54 and Stab Lane the three promoted routes converge.</p>
Assessment year:	Construction phase (2020+)
Impact 1: temporary loss of land	<p>Impact: a section of the promoted routes (where they converge at Swynnerton Bridleway 54 and Stab Lane) will be required for the construction Swynnerton North cutting, as well as for the construction of the A51 Stone Road diversion.</p> <p>While the road diversions are being constructed access will be maintained along the existing route for users of the PROWs, and conflicts with construction areas and the haul route crossing will be managed through traffic management processes. This approach will be required for approximately six months, until the Swynnerton Bridleway 54 diversion is available alongside the Tittensor Road diversion.</p> <p>For the remainder of the construction of the A51 Stone Road diversions, pedestrians will be able to use the Swynnerton Bridleway 54 temporary diversion to access the Swynnerton Bridleway 54 permanent diversion on Tittensor Road, removing the need to cross an active construction site.</p> <p>Once both road diversions are complete, users of the PROWs will be able to use the Swynnerton Bridleway 54 along the A51 Stone Road diversion and the Tittensor Road diversion to travel along the Hanchurch Hills Circular Walk, Staffordshire Cakes and Ales Trail and the Stone Circles Challenge while the remainder of the Proposed Scheme is constructed.</p> <p>Duration of impact: approximately one year and two months.</p>
Assessment of magnitude	Low: for approximately six months the atmosphere/character of the promoted routes will be changed, due to the need for construction management across the works, however the resource will not be closed and can be continued to be used for its intended purpose without any significant inconvenience or detriment to the users.
Relevant receptors	Users of the PRoW.
Assessment of sensitivity of receptor (s) to impact:	Low: there are several alternative PRoW in the area including Trent and Mersey Canal Walk.
Significance rating of effect	Negligible adverse effect which is not significant: users can continue to access the Hanchurch Hills Circular Walk, Staffordshire Cakes and Ales Trail and Stone Circles Challenge.
Proposed mitigation options for significant effects	No mitigation proposed.

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Residual effect significance rating	Negligible adverse effect which is not significant: users can continue to access the Hanchurch Hills Circular Walk, Staffordshire Cakes and Ales Trail and Stone Circles Challenge.
Impact 1: permanent loss of land	<p>Impact: a section of the promoted routes (where they converge at Swynnerton Bridleway 54 and Stab Lane) will be permanently required for the construction and operation of the Swynnerton North cutting, as well as for the construction of the A51 Stone Road diversion and the Tittensor Road diversion.</p> <p>As a result there will be a permanent diversion of the promoted routes along the diverted A51 Stone Road and Tittensor Road via the Swynnerton Bridleway 54 and Tittensor Road overbridge. Users of the promoted routes can then either carry on along Tittensor Road to join the existing route at the junction with Stab Lane, or cross over to Stab Lane earlier, via the Swynnerton New Bridleway 2.</p> <p>This will ensure users of the Hanchurch Hills Circular Walk, Staffordshire Cakes and Ales Trail and Stone Circles Challenge can still access the Swynnerton viewpoint as part of their recreational walks. The new route via Tittensor Road will increase the overall length of the promoted routes by approximately 170m. The new route via the Swynnerton New Bridleway 2 will increase the overall length of the promoted routes by approximately 610m.</p> <p>Duration of impact: permanent.</p>
Assessment of magnitude	Negligible: the provision of both alternatives (along the Swynnerton Bridleway 54 diversion, or via the Swynnerton New Bridleway 2 and Stab Lane) mean that a routes are available that maintain the link, but also provide access to the Swynnerton Viewpoint, which is an important feature of the three walks.
Relevant receptors	Users of the PRoW.
Assessment of sensitivity of receptor (s) to impact:	Low: there are several alternative PRoW in the area including Trent and Mersey Canal Walk.
Significance rating of effect	Negligible adverse effect which is not significant: users can continue to access the Hanchurch Hills Circular Walk, Staffordshire Cakes and Ales Trail and Stone Circles Challenge.
Proposed mitigation options for significant effects	No mitigation proposed.
Residual effect significance rating	Negligible adverse effect which is not significant: users can continue to access the Hanchurch Hills Circular Walk, Staffordshire Cakes and Ales Trail and Stone Circles Challenge.

2.8 Residential properties on Common Lane, Hatton Manor

Table 8: Two residential properties on Common Lane, Hatton Manor community impact assessment record sheet

Resource name	Two residential properties located on Common Lane, Hatton Manor
Community area	CA3: Stone and Swynnerton
Resource type:	Residential
Resource description/profile	Hatton Manor is a cluster of 30 residential properties located around a converted pumping station, approximately 2.5km north-west of Swynnerton and 2km south-west of Stableford. The properties are accessed off Common Lane, north of the A51.
Assessment year:	Construction phase (2020+)
Impact 1: temporary loss of land	Impact: a small area of land from the gardens and accesses of two residential properties (1 Cottage, Hatton Hill and The Hattons) will be temporarily required for the widening of Common Lane and Swynnerton footpath 52. Duration of impact: up to nine months
Assessment of magnitude	Negligible: the temporary loss of these small areas of land will not impact on the ability of the residents to use their property and access will be maintained to the property throughout the construction works.
Relevant receptors	Residents of the properties.
Assessment of sensitivity of receptor (s) to impact:	High: residential properties and their occupiers are identified as being highly sensitive.
Significance rating of effect	Minor adverse effect which is not significant.
Proposed mitigation options for significant effects	No mitigation proposed.
Residual effect significance rating	Minor adverse effect which is not significant.

2.9 Hanchurch Hills Circular Walk, Hatton Manor

Table 9: Hanchurch Hills Circular Walk community impact assessment record sheet

Resource name	Hanchurch Hills Circular Walk, Hatton Manor (Swynnerton Footpath 52 and Common Lane, Swynnerton)
Community area	CA3: Stone and Swynnerton
Resource type:	Users of the PRoW
Resource description/profile	Hanchurch Hills Circular Walk is a promoted walk which offers three levels – green which is approximately 5.6km, red which is approximately 3.2km and blue which is approximately 11.3km. The circular walk passes through Swynnerton Old Park, and the villages of Hanchurch, Lower Hatton and Swynnerton. (Common Lane and Swynnerton Footpath 52).
Assessment year:	Construction phase (2020+)
Impact 1: temporary loss of land	<p>Impact: at Hatton Manor, the Hanchurch Hills Circular Walk passes along Common Lane and Swynnerton Footpath 52. The footpath will be located within land required for the widening of the route over 1.2km, for approximately nine months.</p> <p>In addition a section of the Hanchurch Hills Circular Walk (Swynnerton Footpath 52) is within the land required for the construction of the Hatton embankment. During the construction of the Hatton embankment, a temporary diversion of Swynnerton Footpath 52 will be provided for one year and six months while the Swynnerton Footpath 52 accommodation underbridge is constructed.</p> <p>Duration of impact: up to one year and six months.</p>
Assessment of magnitude	Negligible: the resource will not close and will continue to be used for its intended purpose without any significant inconvenience or detriment to the users.
Relevant receptors	Users of the PRoW
Assessment of sensitivity of receptor (s) to impact:	Low: alternatives exist within the relevant catchment area including walks available around Swynnerton Old Park and Hatton Common.
Significance rating of effect	Negligible adverse effect which is not significant: users can continue to access the Hanchurch Hills Circular Walk.
Proposed mitigation options for significant effects	No mitigation proposed.
Residual effect significance rating	Negligible adverse effect which is not significant: users can continue to access the Hanchurch Hills Circular Walk.
Impact 2: permanent loss of land	<p>Impact: Hanchurch Hills Circular Walk (Swynnerton Footpath 52) will be crossed by the Hatton embankment. As a result there will be a permanent diversion of the Hanchurch Hills Circular Walk via the Swynnerton Footpath 52 accommodation underbridge. This will increase the route by approximately 15m.</p> <p>Duration: permanent</p>
Assessment of magnitude	Negligible: the resource will not close and will continue to be used for its intended purpose without any significant inconvenience or detriment to the users.
Relevant receptors	Users of the PRoW.
Assessment of sensitivity of receptor (s) to impact:	Low: alternatives exist within the relevant catchment area including walks available around Swynnerton Old Park and Hatton Common.
Significance rating of effect	Negligible adverse effect which is not significant: users can continue to access the Hanchurch Hills Circular Walk.

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Proposed mitigation options for significant effects	No mitigation proposed.
Residual effect significance rating	Negligible adverse effect which is not significant: users can continue to access the Hanchurch Hills Circular Walk.

2.10 Residential properties in Shelton under Harley

Table 10: Two residential properties in Shelton under Harley community impact assessment record sheet

Resource name	Two residential properties in Shelton under Harley
Community area	CA3: Stone and Swynnerton
Resource type:	Residential
Resource description/profile	Shelton under Harley is a small hamlet of five residential properties linked to Shelton under Harley Farm. It is located approximately 1.7km south of Whitmore and 800m north of Stableford.
Assessment year:	Construction phase (2020+)
Impact 1: permanent loss of land	Impact: two residential properties (Whisper Barn and Jacobyre) are located on land that will be required permanently for the construction of the Bent Lane (North) diversion to enable the construction and operation of the Hatton North cutting. The properties will be demolished and permanently removed to accommodate these works. Duration of impact: permanent.
Assessment of magnitude	Low: Shelton under Harley is a small hamlet with only five residences. The number of dwellings lost is a high proportion of the size of the local community and this is reflected in an adjustment to the magnitude of impact.
Relevant receptors	Residents of the properties.
Assessment of sensitivity of receptor (s) to impact:	High: residential properties and their occupiers are identified as being highly sensitive.
Significance rating of effect	Moderate adverse effect which is significant: the loss of Whisper Barn and Jacobyre represents a high proportion of this small community of only five residential properties in Shelton-under-Harley.
Proposed mitigation options for significant effects	No mitigation proposed.
Residual effect significance rating	Moderate adverse effect which is significant: the loss of Whisper Barn and Jacobyre represents a high proportion of this small community of only five residential properties in Shelton-under-Harley.

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Table 11: Three residential properties in Shelton under Harley community impact assessment record sheet

Resource name	Three residential properties in Shelton under Harley
Community area	CA3: Stone and Swynnerton
Resource type:	Residential
Resource description/profile	Shelton under Harley is a small hamlet of five residential properties linked to Shelton under Harley Farm. It is located approximately 1.7km south of Whitmore and 800m north of Stableford.
Assessment year:	Construction phase (2020+)
Impact 3: temporary significant visual and HGV effects	<p>Impact: the remaining three residential properties will be located in proximity to the Stableford North embankment and the Bent Lane (North) diversion. Hatton North cutting satellite compound will be located to the east of the residential properties, and the Stableford ATS satellite compound will be located to the south-west. A site haul route will be provided along the line of the route of the Proposed Scheme, and a construction traffic route will be provided along the diverted Bent Lane (North). These works will result in the following environmental effects:</p> <p>Visual: significant adverse effects will be experienced due to close up views of works to construct the above elements including associated earthworks, construction equipment, movement of construction vehicles and stockpiles.</p> <p>HGV: there will be a significant number of HGVs passing the properties on the Bent Lane (North) diversion and site haul road to the south for approximately four years and two months.</p> <p>In addition the three residential properties will experience significant increases in noise level for up to one year and six months due to demolitions earthworks and vehicles travelling along the site haul road, however two of the properties will qualify for noise insulation, so there will be a residual significant noise effect at only one of the properties.</p> <p>Duration: up to four years and two months.</p>
Assessment of magnitude	<p>High: three significant residual environmental effects.</p> <p>Shelton under Harley is a small hamlet with only five residences. The three dwellings affected represent the whole remaining community (following the demolition of two properties in the hamlet) and this is reflected in an adjustment to the magnitude of impact.</p>
Relevant receptors	Residents of the properties.
Assessment of sensitivity of receptor (s) to impact:	High: residential properties and their occupiers are identified as being highly sensitive.
Significance rating of effect	Major adverse significant in-combination effect due to change to amenity, character and residents' enjoyment of the properties as a result of significant noise, visual and HGV effects.
Proposed mitigation options for significant effects	No mitigation proposed.
Residual effect significance rating	Major adverse significant in-combination effect due to change to amenity, character and residents' enjoyment of the properties as a result of the combination of noise, visual and HGV effects.

3 Community impact assessment record sheets – operation

3.1 Residential properties in Shelton under Harley

Table 12: Three residential properties in Shelton under Harley community impact assessment record sheet

Resource name	Three residential properties in Shelton under Harley
Community area	CA3: Stone and Swynnerton
Resource type:	Residential
Resource description/profile	<p>Shelton under Harley is a small hamlet of five residential properties linked to Shelton under Harley Farm. It is located approximately 1.7km south of Whitmore and 800m north of Stableford.</p> <p>At operation of the Proposed Scheme, three of the residential properties will remain (see construction assessment).</p>
Assessment year:	Operation phase (2027+)
Impact 1: permanent significant noise and visual effects	<p>Impact: the remaining three residential properties will be located approximately 40m north-east of the Stableford North embankment. The operation of the Proposed Scheme will result in the following environmental effects:</p> <p>Noise: three residential properties will experience significant increases in noise level due to the running of trains along the route of the Proposed Scheme.</p> <p>Visual: significant adverse effects will be experienced due to close up views of trains running along the route of the Proposed Scheme.</p> <p>Duration: permanent.</p>
Assessment of magnitude	<p>Medium: two significant residual environmental effects.</p> <p>Shelton under Harley is a small hamlet with only five residences. The three dwellings affected represent the whole remaining community (following the demolition of two properties in the hamlet) and this is reflected in an adjustment to the magnitude of impact.</p>
Relevant receptors	Residents of the properties.
Assessment of sensitivity of receptor (s) to impact:	High: residential properties and their occupiers are identified as being highly sensitive.
Significance rating of effect	Major adverse significant in-combination effect due to change to amenity, character and residents' enjoyment of the properties as a result of significant noise and visual effects.
Proposed mitigation options for significant effects	No mitigation proposed.
Residual effect significance rating	Major adverse significant in-combination effect due to change to amenity, character and residents' enjoyment of the properties as a result of significant noise and visual effects.

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