



High Speed Rail (West Midlands - Crewe)

Environmental Statement

Volume 5: Technical appendices

CA5: South Cheshire

Community impact assessment(CM-001-005)



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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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A report prepared for High Speed Two (HS2) Limited:

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1 Introduction

1.1.1 The community Appendices for the South Cheshire community area (CA5) 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	CA5: South Cheshire
Resource type	Residential properties
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 small areas of land from the following residential properties during the construction of the Proposed Scheme:</p> <ul style="list-style-type: none"> three properties off Den Lane in Blakenhall (Gonsley Green Farm, 1 Gonsley Farm Barns and 2 Gonsley Farm Barns). <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"> three properties on Chorlton Lane in Chorlton (Dairy Farm, 1 New Cottages and 2 New Cottages); and Heath Farm on Newcastle Road, Chorlton. <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, not significant.

2.2 Residential properties on Checkley Lane

Table 2: Residential properties on Checkley Lane community impact assessment record sheet

Resource Name	Seven residential properties on Checkley Lane
Community area	CA5: South Cheshire
Resource type	Residential properties
Resource description/profile	<p>Seven residential properties located on Checkley Lane, west of Wrinehill:</p> <ul style="list-style-type: none"> • Randilow Farm; • The Coppice; • Little Meadow; • 1-2 Grange Villas; • The Grange; and • Checkley Brook Farm.
Assessment year	Construction phase (2020+)
Impact 1: temporary significant visual and HGV effects	<p>Impact: the seven residential properties will be in proximity to works to construct the Proposed Scheme including the Checkley Lane overbridge, Checkley North Embankment satellite compound, Checkley Lane East main compound, Checkley Lane West satellite compound, and the borrow pit north of Checkley Lane.</p> <p>Visual: residents of all of the properties will experience significant adverse visual effects due to views of construction works associated with the HS2 main line and HS2 spurs, Checkley Brook viaduct, Checkley North embankment, Checkley Lane realignment, Checkley Lane overbridge and Checkley Lane West satellite compound.</p> <p>Heavy goods vehicle (HGV): five of the properties (The Coppice, 1-2 Grange Villas, The Grange and Checkley Brook Farm) will experience a significant increase in HGVs for six months through the use of Checkley Lane as a construction traffic route. In addition, one property (Randilow Farm) will experience a significant increase in HGVs for one year and eight months due to the presence of the site haul route adjacent to the farm.</p> <p>In addition, general construction works will result in daytime noise effects at four of the residential properties (The Coppice; 1-2 Grange Villas; and Little Meadow) for between two-four months, however as this affects less than five properties it would not be considered significant to the community as a whole.</p> <p>Duration of impact: up to one year and eight months.</p>
Assessment of magnitude	Medium: two significant residual environmental effects.
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	Major adverse significant in-combination effect due to change to amenity, character and residents' enjoyment of the properties as a result of significant 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 significant visual and HGV effects.

2.3 Randilow Farm, Checkley Lane

Table 3: Randilow Farm, Checkley Lane community impact assessment record sheet

Resource Name	Randilow Farm on Checkley Lane, Wrinehill
Community area	CA5: South Cheshire
Resource type	Residential property
Resource description/profile	One property located at Randilow Farm near Wrinehill
Assessment year	Construction phase (2020+)
Impact 1: temporary isolation	<p>Impact: the area required for the construction of the HS2 main line, the HS2 spurs, the realigned Checkley Lane and Checkley Lane overbridge will be located within proximity to Randilow Farm. To the south of the property, the Checkley North embankment satellite compound and Checkley Lane East main compound will co-ordinate construction activities for a period of six years, with construction traffic routes operating to the south and west of the property. A borrow pit, located approximately 150m north of the property, will be operational during the construction phase for up to four years. There will also be areas of habitat creation and ecological mitigation ponds adjacent to the property, and mitigation planting to the west. Access to the property will be maintained via an access onto the realigned Checkley Lane, however this route will be used as a construction traffic route, possibly leading to delays. The possible reduction in accessibility and the presence of construction activities is likely to result in temporary isolation for this property.</p> <p>Duration of impact: up to six years.</p>
Assessment of magnitude	Negligible: the isolation of less than five residential properties would not be considered significant to the community as a whole.
Relevant receptors	Residents of the property.
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.
Impact 2: Permanent loss of land	<p>Impact: the upgrade and widening of the Randilow Farm access road, will permanently require part of the driveway of the property.</p> <p>Duration of impact: permanent</p>
Assessment of magnitude	Negligible: the 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.
Relevant receptors	Residents of the property.
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.

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Proposed mitigation options for significant effects	No mitigation proposed.
Residual effect significance rating	Minor adverse effect which is not significant.

2.4 Lower Den Farm, Den Lane

Table 4: Lower Den Farm, Den Lane community impact assessment record sheet

Resource Name	One residential property at Lower Den Farm, Den Lane
Community area	CA5: South Cheshire
Resource type	Residential property
Resource description/profile	One property located at Lower Den Farm on Den Lane near Wrinehill
Assessment year	Construction phase (2020+)
Impact 1: temporary loss of land	Impact: construction works associated with the demolition of the existing Blakenhall Bridleway 8 overbridge, construction of the new Blakenhall Bridleway 8 accommodation overbridge, and presence of a site haul route, will temporarily require part of the driveway of Lower Den Farm. Duration of impact: up to three years 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 day to day and access will be maintained to the property throughout the construction works.
Relevant receptors	Residents of the property.
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.

2.5 Residential properties on Den Lane

Table 5: Residential properties on Den Lane community impact assessment record sheet

Resource Name	12 residential properties on Den Lane
Community area	CA5: South Cheshire
Resource type	Residential properties
Resource description/profile	<p>12 residential properties located on Den Lane, north of Wrinehill:</p> <ul style="list-style-type: none"> • 1-5 Fog Cottages; • Lower Den Farm; and • six properties at Higher Den Farm (The Owl, The Kestrel, The Lark, The Swallow, The Partridge, Higher Den Farm).
Assessment year	Construction phase (2020+)
Impact 1: temporary significant noise and visual effects	<p>Impact: the 12 residential properties will be in proximity to works to construct the Proposed Scheme including West Coast Main Line (WCML) modifications, Den Lane underbridge and viaducts, Den Lane East and West satellite compounds, Den Lane Welfare satellite compound, and the borrow pit north of Checkley Lane.</p> <p>Noise: general construction works, earthworks and demolition works will result in significant daytime noise effects on seven of the properties (Lower Den Farm and six at Higher Den Farm) for between nine months and one year seven months. Construction traffic will result in significant daytime noise effects on five of the properties (1-5 Fog Cottages) during the daytime for four years and five months.</p> <p>Visual: residents of all of the properties will experience significant adverse visual effects throughout construction due to views of construction works associated with the WCML modifications, the HS2 main line and HS2 spurs, Blakenhall Bridleway 8 accommodation overbridge, Blakenhall cutting satellite compound and Den Lane diversion.</p> <p>In addition, one property (Lower Den Farm) will experience a significant increase in HGVs for two years and one month due to the presence of construction haul routes adjacent to the farm, however as this affects less than five properties it would not be considered significant to the community as a whole.</p> <p>Duration of impact: up to four years and five months.</p>
Assessment of magnitude	Medium: two significant residual environmental effects.
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	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.

2.6 Residential properties on Den Lane and Mill Lane End

Table 6: Residential properties on Den Lane and Mill Lane End community impact assessment record sheet

Resource Name	15 residential properties on Den Lane and Mill Lane End
Community area	CA5: South Cheshire
Resource type	Residential properties
Resource description/profile	<p>15 residential properties located on Den Lane and Mill Lane End, to the east of Blakenhall:</p> <ul style="list-style-type: none"> • 1-12 Mill Lane End; and • three properties at Gonsley Green Farm (Gonsley Green Farm ,1-2 Gonsley Farm Barns).
Assessment year	Construction phase (2020+)
Impact 1: temporary significant noise and visual effects	<p>Impact: the 15 residential properties will be in proximity to works to construct the Proposed Scheme including the Den Lane underbridge and viaducts, and the Blakenhall Northbound Spur Embankment satellite compound.</p> <p>Noise: general construction works and construction traffic will result in significant daytime noise effects on 12 properties at Mill Lane End for between one year and one year four months, and significant daytime noise effects on three properties at Gonsley Green Farm for up to two years and four months.</p> <p>Visual: residents of all of the properties will experience significant adverse visual effects throughout construction. Properties on Mill Lane End will experience views of construction works associated with Blakenhall Northbound spur embankment, the realigned section of Den Lane, Den Lane West viaduct, alterations to the Scottish Power Energy Networks 132kV overhead line, Blakenhall Northbound spur embankment satellite compound, earthworks, construction equipment, material stockpiles and movement of construction vehicles. Properties at Gonsley Green Farm and Gonsley Cottages will experience views of construction works associated with the HS2 main line, HS2 spurs, Crewe South cutting, Chorlton South embankment, the South Crewe midpoint auto-transformer station, Crewe South cutting satellite compound, earthworks, construction equipment, materials stockpiles and movement of construction vehicles.</p> <p>In addition, three properties at Gonsley Green Farm will experience a significant increase in HGVs due to the construction haul route adjacent to Gonsley Green Farm for two years and one month, however as this affects less than five properties it would not be considered significant to the community as a whole.</p> <p>Duration of impact: up to two years and four months.</p>
Assessment of magnitude	Medium: two significant residual environmental effects.
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	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.

2.7 Residential properties in Wychwood Park and Chorlton

Table 7: Residential properties in Wychwood Park and Chorlton community impact assessment record sheet

Resource Name	34 residential properties in Wychwood Park and Chorlton
Community area	CA5: South Cheshire
Resource type	Residential properties
Resource description/profile	<p>34 residential properties located in Wychwood Park and Chorlton:</p> <ul style="list-style-type: none"> • 17 properties on St. Clement's Court (1-12 and 14-18); • seven properties on Freshwater Drive (2-14 evens); • three properties on Chiltern Close (5-7); • three properties on Henley Road (6-8); • 9 Westwood Close; • Beech House, Waybutt Lane; • The Elms, Waybutt Lane; and • Bridge Cottage, Chorlton Lane.
Assessment year	Construction phase (2020+)
Impact 1: temporary significant noise and visual effects	<p>Impact: the 34 residential properties will be in proximity to works to construct the Proposed Scheme including the Chorlton North and South embankments, Chorlton viaduct, Chorlton Lane diversion and the creation of landscape bunds along Chorlton Lane and Waybutt Lane.</p> <p>Noise: general construction works will result in significant noise effects on all of the properties during the daytime for between three months and one year and four months.</p> <p>Visual: residents of all of the properties will experience significant adverse visual effects throughout construction due to views of construction works associated with the HS2 main line, new section of WCML, Chorlton Lane diversion, earthworks, landscape bunds, material stockpiles and construction vehicles.</p> <p>In addition, one of the properties (Bridge Cottage) will experience a significant increase in HGVs for two years and ten months due to the construction haul route adjacent to the property, however as this affects less than five properties it would not be considered significant to the community as a whole.</p> <p>Duration of impact: up to one year and four months.</p>
Assessment of magnitude	Medium: two significant residual environmental effects.
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	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.

2.8 Housing allocation RES.1 Chorlton and RES1.6 St Clement's Court

Table 8: Housing allocation RES.1 Chorlton and RES1.6 St Clement's Court community impact assessment record sheet

Resource Name	Housing allocation RES.1 Chorlton and RES1.6 St Clement's Court
Community area	CA5: South Cheshire
Resource type	Residential properties
Resource description/profile	The Borough of Crewe and Nantwich Replacement Local Plan 2011 includes two adopted housing allocations for Chorlton (RES.1) and St Clement's Court in Wychwood Park (RES1.6). No further details are provided regarding number of units or specific locations.
Assessment year	Construction phase (2020+)
Impact 1: temporary significant noise and visual effects	<p>Impact: the two housing allocations will be in proximity to works to construct the Proposed Scheme including the Chorlton North and South embankments, Chorlton viaduct, Chorlton Lane closure and the creation of landscape bunds along Chorlton Lane and Waybutt Lane.</p> <p>The properties developed closest to the route of the Proposed Scheme will experience the same noise and visual effects as described above for a group of approximately 34 residential properties in Wychwood Park and Chorlton. This means:</p> <p>Noise: general construction works will result in significant noise effects on properties during the daytime for between three months and one year and four months.</p> <p>Visual: properties will experience significant adverse visual effects throughout construction due to views of construction works associated with the HS2 main line, new section of WCML, Chorlton Lane diversion, earthworks, landscape bunds, material stockpiles and construction vehicles.</p> <p>Duration of impact: up to one year and four months.</p>
Assessment of magnitude	Medium: two significant residual environmental effects.
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	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.

2.9 Residential properties on Chorlton Lane

Table 9: Residential properties on Chorlton Lane community impact assessment record sheet

Resource Name	Nine residential properties on Chorlton Lane
Community area	CA5: South Cheshire
Resource type	Residential properties
Resource description/profile	<p>Nine residential properties located on Chorlton Lane in Chorlton:</p> <ul style="list-style-type: none"> • Dairy Farm; • 1 and 2 New Cottages; • 5 properties at Lane End Court; and • Lane End Farm.
Assessment year	Construction phase (2020+)
Impact 1: temporary significant noise and visual effects	<p>Impact: the nine residential properties will be in proximity to works to construct the Proposed Scheme including the Chorlton North and South embankments, Chorlton Lane closure and the creation of landscape bunds along Chorlton Lane and Waybutt Lane.</p> <p>Noise: these works will result in significant noise effects on all of the properties during the daytime due to general construction works for between five months and three years and one month.</p> <p>Visual: residents of all of the properties will experience significant adverse visual effects throughout construction due to views of construction works associated with the HS2 main line and HS2 spurs, new section of WCML, Chorlton Footpath 7 overbridge, modifications to the WCML, Crewe South cutting and Chorlton Lane diversion.</p> <p>In addition, the presence of site haul routes to the east and west of the HS2 spurs will result in a significant increase in HGVs passing two of the properties (Dairy Farm and 1 New Cottages) for two years and ten months. However as this affects less than five properties it would not be considered significant to the community as a whole.</p> <p>Duration of impact: up to three years and one month.</p>
Assessment of magnitude	Medium: two significant residual environmental effects.
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	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.

2.10 Residential properties on Chorlton Lane

Table 10: Residential properties on Chorlton Lane community impact assessment record sheet

Resource Name	Two residential properties on Chorlton Lane, Chorlton
Community area	CA5: South Cheshire
Resource type	Residential properties
Resource description/profile	Two residential properties on Chorlton Lane in Chorlton: <ul style="list-style-type: none"> • Dairy Farm; and • 2 New Cottages.
Assessment year	Construction phase (2020+)
Impact 1: permanent loss of land	Impact: works associated with the widening and realignment of Chorlton Lane will require part of the driveway and outside space from the properties. Duration of impact: permanent
Assessment of magnitude	Negligible: the loss of this small area of land will not impact on the ability of the residents to use their properties and access will be maintained.
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.

2.11 Residential properties on Newcastle Road and Chorlton Lane

Table 11: Residential properties on Newcastle Road and Chorlton Lane community impact assessment record sheet

Resource Name	12 residential properties on Newcastle Road and Chorlton Lane to the north-west of Chorlton
Community area	CA5: South Cheshire
Resource type	Residential properties
Resource description/profile	<p>12 residential properties located on Newcastle Road and Chorlton Lane to the north-west of Chorlton:</p> <ul style="list-style-type: none"> 12 properties on Newcastle Road (Almsrauch; Basford Bank House; Basford House; Brooklyn; Cranford; Hafan; Heath Farm; Skipton Holme; Uvedale; Waverley House; Westering and Wynstaff); and Jubilee Farm on Chorlton Lane.
Assessment year	Construction phase (2020+)
Impact 1: temporary significant noise and visual effects	<p>Impact: the 12 residential properties will be in proximity to works to construct the Proposed Scheme including the Chorlton cutting, Chorlton Cutting satellite compound, Creamery Bridge satellite compound and Newcastle Road diversion.</p> <p>Noise: construction works including the Newcastle Road diversion and portal construction will result in significant noise effects on 12 of the properties (Almsrauch; Basford Bank House; Basford House; Brooklyn; Cranford; Hafan; Heath Farm; Skipton Holme; Uvedale; Waverley House; Westering; Wynstaff) during the daytime for one year.</p> <p>Visual: residents of all of the properties will experience significant adverse visual effects throughout construction due to views of construction works associated with the HS2 main line and HS2 spurs, new section of WCML, Chorlton Footpath 7 overbridge, modifications to the WCML, Crewe South cutting, Heath Farm satellite compound, Newcastle Road overbridge and Crewe South portal.</p> <p>Duration of impact: up to one year.</p>
Assessment of magnitude	Medium: two significant residual environmental effects.
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	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.

2.12 Residential properties on Casey Lane

Table 12: Residential properties on Casey Lane community impact assessment record sheet

Resource Name	Eight residential properties on Casey Lane to the north-east of Hough
Community area	CA5: South Cheshire
Resource type	Residential properties
Resource description/profile	Eight residential properties (1-6; 5a; 5b) located on Casey Lane to the north-east of Hough.
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 the Crewe South portal, Crewe South Portal satellite compound, Casey Lane West satellite compound, Casey Lane closure and Newcastle Road diversion.</p> <p>Noise: general construction works including portal construction will result in significant noise effects on all of the properties during the daytime for up to two years.</p> <p>Visual: residents of all of the properties will experience significant adverse visual effects throughout construction due to views of construction activity associated with the HS2 main line and spurs, Crewe South portal, new section of WCML, and the realigned Newcastle Road.</p> <p>Duration of impact: up to two years</p>
Assessment of magnitude	Medium: two significant residual environmental effects.
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	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.

2.13 Crewe and Nantwich Circular Walk, South Cheshire Way and Two Saints Way

Table 13: Crewe and Nantwich Circular Walk, South Cheshire Way and Two Saints Way community impact assessment record sheet

Resource Name	Crewe and Nantwich Circular Walk, South Cheshire Way and Two Saints Way
Community area	CA5: South Cheshire
Resource type	Promoted Public Right of Way (PRoW)
Resource description/profile	<p>Three promoted PRoW currently follow the route of Chorlton Footpath 7 as it crosses the WCML to the west of Chorlton:</p> <ul style="list-style-type: none"> • Crewe and Nantwich Circular Walk; • South Cheshire Way; and • Two Saints Way.
Assessment year	Construction phase (2020+)
Impact 1: permanent loss of land	<p>Impact: the existing overbridge which carries Chorlton Footpath 7 over the WCML will be demolished and a new overbridge provided approximately 20m to the north.</p> <p>Duration of impact: permanent.</p>
Assessment of magnitude	Negligible: the three promoted PRoW will be permanently diverted along the new alignment of Chorlton Footpath 7. The route will not be required to be closed and can continue to be used for its intended purpose without any significant detriment or inconvenience to users of the footpath.
Relevant receptors	Users of the PRoW.
Assessment of sensitivity of receptors to impact	Medium: there are limited comparable recreational walking and bridle routes within the area.
Significance rating of effect	Negligible adverse effect which is not significant.
Proposed mitigation options for significant effects	No further mitigation proposed.
Residual effect significance rating	Negligible adverse effect which is not significant.

3 Community impact assessment record sheets – operation

3.1 Residential properties on Checkley Lane

Table 14: Residential properties on Checkley Lane community impact assessment record sheet

Resource Name	Five residential properties on Checkley Lane
Community area	CA5: South Cheshire
Resource type	Residential properties
Resource description/profile	Five residential properties located on Checkley Lane, west of Wrinehill: <ul style="list-style-type: none"> • The Coppice; • Little Meadow; • 1-2 Grange Villas; and • The Grange.
Assessment year	Operation phase (2027+)
Impact 1: permanent significant noise and visual effects	<p>Impact: the five residential properties will be in proximity to the operation of the Proposed Scheme. To the south-east of the properties, the Proposed Scheme will pass over Checkley Brook viaduct and Checkley North embankment before passing beneath Checkley Lane overbridge in cutting.</p> <p>Noise: the running of trains along the route will result in significant noise effects during the daytime and night-time on all of the properties.</p> <p>Visual: all of the properties will experience significant adverse visual effects due to views of the realigned section of Checkley Lane, upper parts of the overhead line equipment and passing trains on the Checkley North embankment, and the removal of existing hedgerows and trees.</p> <p>Duration of impact: permanent.</p>
Assessment of magnitude	Medium: two significant residual environmental effects.
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	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.

3.2 Residential properties on Den Lane

Table 15: Residential properties on Den Lane community impact assessment record sheet

Resource Name	Six residential properties on Den Lane
Community area	CA5: South Cheshire
Resource type	Residential properties
Resource description/profile	Six residential properties located at Higher Den Farm on Den Lane, north of Wrinehill: The Owl, The Kestrel, The Lark, The Swallow, The Partridge, Higher Den Farm.
Assessment year	Operation phase (2027+)
Impact 1: permanent significant noise and visual effects	<p>Impact: the six residential properties will be in proximity to the operation of the Proposed Scheme. The HS2 main line will pass to the west of properties over the diverted Den Lane. The HS2 spurs will pass over Den Lane on both sides of the HS2 main line on the Den Lane East and West viaducts.</p> <p>Noise: the running of trains along the route will result in significant noise effects during the daytime and night-time on all of the properties.</p> <p>Visual: all of the properties will experience significant adverse visual effects due to views of the overhead line equipment and passing trains on the HS2 spur (northbound), and the Den Lane West viaduct.</p> <p>Duration of impact: permanent.</p>
Assessment of magnitude	Medium: two significant residual environmental effects.
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	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.

3.3 Residential properties on Den Lane and Mill Lane End

Table 16: Residential properties on Den Lane and Mill Lane End community impact assessment record sheet

Resource Name	17 residential properties on Den Lane and Mill Lane End
Community area	CA5: South Cheshire
Resource type	Residential properties
Resource description/profile	<p>17 residential properties located on Den Lane and Mill Lane End, to the east of Blakenhall:</p> <ul style="list-style-type: none"> • 1-12 Mill Lane End; • three properties at Gonsley Green Farm; and • 1-2 Gonsley Cottages.
Assessment year	Operation phase (2027+)
Impact 1: permanent significant noise and visual effects	<p>Impact: the 17 residential properties will be in proximity to the operation of the Proposed Scheme. The HS2 main line will pass to the east of properties over the diverted Den Lane. The HS2 spurs will pass over Den Lane on both sides of the HS2 main line on the Den Lane East and West viaducts. The South Crewe mid-point auto-transformer feeder station will also be located to the north-west of Gonsley Green Farm.</p> <p>Noise: the running of trains along the route will result in significant noise effects during the daytime and night-time on all of the properties.</p> <p>Visual: all of the properties will experience significant adverse visual effects. Properties on Mill Lane End will experience views of overhead line equipment and passing trains on the Blakenhall Northbound spur embankment, Den Lane realignment and an overhead pylon line. Properties at Gonsley Green Farm and Gonsley Cottages will experience views of new planted landscape bunds, the South Crewe mid-point auto transformer station, overhead line equipment and passing trains on the Chorlton South embankment.</p> <p>Duration of impact: permanent.</p>
Assessment of magnitude	Medium: two significant residual environmental effects.
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	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.

3.4 Residential properties in Wychwood Park and Chorlton

Table 17: Residential properties in Wychwood Park and Chorlton community impact assessment record sheet

Resource Name	38 residential properties in Wychwood Park and Chorlton
Community area	CA5: South Cheshire
Resource type	Residential properties
Resource description/profile	<p>38 residential properties located in Wychwood Park and Chorlton:</p> <ul style="list-style-type: none"> • 17 properties on St. Clement's Court (1-12 and 14-18); • six properties on Freshwater Drive (1-11 odds); • seven properties on Chiltern Close (1-7); • five properties on Henley Road (6-10); • 9 Westwood Close; • Beech House, Waybutt Lane; and • The Elms, Waybutt Lane.
Assessment year	Operation phase (2027+)
Impact 1: permanent significant noise and visual effects	<p>Impact: the 38 residential properties will be in proximity to the operation of the Proposed Scheme. The HS2 main line and HS2 spurs, as well as the new section of WCML, will pass to the south-west of the properties, passing over the existing Chorlton Lane underbridge which will be closed. Adjacent to the WCML, Chorlton Lane will be closed and a new diversion provided to the south-west of the Chorlton Lane underbridge.</p> <p>Noise: the running of trains along the route will result in significant noise effects during the daytime only on all of the properties.</p> <p>Visual: all of the properties will experience significant adverse visual effects due to views of the closed section of Chorlton Lane, noise fence barriers on the HS2 spur beyond the WCML, passing trains and overhead line equipment.</p> <p>Duration of impact: permanent.</p>
Assessment of magnitude	Medium: two significant residual environmental effects.
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	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.

3.5 Housing allocation RES.1 Chorlton and RES1.6 St Clement's Court

Table 18: Housing allocation RES.1 Chorlton and RES1.6 St Clement's Court community impact assessment record sheet

Resource Name	Housing allocation RES.1 Chorlton and RES1.6 St Clement's Court
Community area	CA5: South Cheshire
Resource type	Residential properties
Resource description/profile	The Borough of Crewe and Nantwich Replacement Local Plan 2011 includes two adopted housing allocations for Chorlton (RES.1) and St Clement's Court in Wychwood Park (RES1.6). No further details are provided regarding number of units or specific locations.
Assessment year	Operation phase (2027+)
Impact 1: permanent significant noise and visual effects	<p>Impact: the two housing allocations will be in proximity to the operation of the Proposed Scheme. The HS2 main line and HS2 spurs, as well as the new section of WCML, will pass to the south-west of the allocations, passing over the existing Chorlton Lane underbridge which will be closed. Adjacent to the WCML, Chorlton Lane will be closed and a new diversion provided to the south-west of the Chorlton Lane underbridge.</p> <p>The properties developed closest to the route of the Proposed Scheme will experience the same noise and visual effects as described above for a group of approximately 38 residential properties in Wychwood Park and Chorlton. The will comprise:</p> <p>Noise: the running of trains along the route will result in significant noise effects during the daytime only on the properties.</p> <p>Visual: the properties will experience significant adverse visual effects due to views of the closed section of Chorlton Lane, noise fence barriers on the HS2 spur beyond the WCML, passing trains and overhead line equipment.</p> <p>Duration of impact: permanent.</p>
Assessment of magnitude	Medium: two significant residual environmental effects.
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	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.

3.6 Residential properties on Chorlton Lane

Table 19: Residential properties on Chorlton Lane community impact assessment record sheet

Resource Name	Nine residential properties on Chorlton Lane
Community area	CA5: South Cheshire
Resource type	Residential properties
Resource description/profile	<p>Nine residential properties located on Chorlton Lane in Chorlton. These consist of:</p> <ul style="list-style-type: none"> • Dairy Farm; • 1 and 2 New Cottages; • properties at Lane End Court; and • Lane End Farm.
Assessment year	Operation phase (2027+)
Impact 1: permanent significant noise and visual effects	<p>Impact: the nine residential properties will be in proximity to the operation of the Proposed Scheme. The HS2 main line and HS2 spurs, as well as the new section of WCML, will pass to the north-east of the properties, passing over the existing Chorlton Lane underbridge which will be closed. Adjacent to the WCML, Chorlton Lane will be closed and a new diversion provided to the south-west of the Chorlton Lane underbridge.</p> <p>Noise: the running of trains along the route will result in significant noise effects during the daytime and night-time on all of the properties.</p> <p>Visual: all of the properties will experience significant adverse visual effects due to views of newly planted landscape bunds, Chorlton Lane diversion, a noise fence barrier and the upper parts of the overhead line equipment of the HS2 main line. Beyond and slightly above this, there will be views of the Chorlton retaining walls, overhead line equipment and passing trains associated with the new section of WCML.</p> <p>Duration of impact: permanent.</p>
Assessment of magnitude	Medium: two significant residual environmental effects
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	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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