

High Speed Rail (West Midlands - Crewe)

Supplementary Environmental Statement 2 and
Additional Provision 2 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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Printed in Great Britain on paper containing at least 75% recycled fibre.

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1 Introduction

- 1.1.1 This document is an appendix to the community assessment which forms part of Volume 5 of the Supplementary Environmental Statement 2 (SES2) and Additional Provision 2 Environmental Statement (AP2 ES) for the South Cheshire community area (CA5).
- 1.1.2 This appendix provides details of changes to the community impact assessment since the production of the High Speed Two (HS2) Phase 2a (West Midlands - Crewe) Environmental Statement (ES)¹ published in July 2017 (the main ES), as well as the Supplementary Environmental Statement (SES1) and Additional Provision Environmental Statement (AP1 ES) published in March 2018².
- 1.1.3 This report should be read in conjunction with Volume 5, Appendix CM-001-005 of the main ES and Volume 5, Appendix CM-001-000 of the SES1 and AP1 ES.
- 1.1.4 Maps referred to in this appendix are contained in the SES2 and AP2 ES Volume 5, Community Map Book, Map Series CM-01.
- 1.1.5 This document is structured as follows:
- Part 1: Supplementary Environmental Statement 2: community impact assessment record sheets – construction and operation; and
 - Part 2: Additional Provision 2 Environmental Statement: community impact assessment record sheets – construction.
- 1.1.6 In this document the scheme is referred to as the AP2 revised scheme, which is the SES2 scheme (i.e. the SES1 scheme, submitted to Parliament in March 2018, with the changes described in the SES2) as amended by the AP2 amendments.

¹ HS2 Ltd (2017), *High Speed Two (HS2) Phase 2a (West Midlands - Crewe), Environmental Statement*, <https://www.gov.uk/government/collections/hs2-phase-2a-environmental-statement>

² HS2 Ltd (2018), *High Speed Two (HS2) Phase 2a (West Midlands - Crewe), Supplementary Environmental Statement and Additional Provision Environmental Statement*, <https://www.gov.uk/government/collections/hs2-phase-2a-additional-provision-and-supplementary-environmental-statement-and-march-2018>

2 Part 1: Supplementary Environmental Statement 2

2.1 Community impact assessment record sheets – construction Residential properties on Checkley Lane

Table 1: Residential properties on Checkley Lane community impact assessment record sheet

Resource name	Five residential properties on Checkley Lane.
Community area	South Cheshire (CA5).
Resource type	Residential properties.
Resource description/profile	<p>Five residential properties located on Checkley Lane, west of Wrinehill. These are:</p> <ul style="list-style-type: none"> • Randilow Farm; • The Coppice; • Little Meadow; and • 1-2 Grange Villas.
Assessment year	Construction phase (2020+).
Impact 1: temporary significant noise, visual and HGV effects	<p>Impact: the five residential properties will be in proximity to construction works relating to the SES2 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. These properties will also be affected by SES2 changes to construction programme and changes to construction traffic flows. These works will result in the following environmental effects:</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>Noise: 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 one year and nine months.</p> <p>Heavy goods vehicle (HGV): one property (Randilow Farm) will experience a significant increase in HGVs for one year and nine months due to the presence of the site haul route 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 one year and nine months.</p>
Assessment of magnitude	Medium: two significant residual environmental effects.
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.

SES2 and AP2 ES Appendix CM-001-005

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, visual and HGV effects.
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Residential properties on Den Lane and Mill Lane End³

Table 2: 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	South Cheshire (CA5).
Resource type	Residential properties.
Resource description/profile	<p>15 residential properties located on Den Lane and Mill Lane End, to the east of Blakenhall. These are:</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 SES2 scheme including the Den Lane underbridge and viaducts, and the Blakenhall Northbound Spur Embankment satellite compound. These properties will also be affected by SES2 changes to construction traffic flows. These works will result in the following environmental effects:</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 and 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>HGV: 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 three years and nine 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 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 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.

³ The changes to traffic flows have resulted in a different HGV effect on these properties. As this does not change the overall in-combination effect, the properties are reported in Volume 5 only and not Volume 2 of the SES2 and AP2 ES

Residential properties in Wychwood Park and Chorlton⁴

Table 3: Residential properties in Wychwood Park and Chorlton community impact assessment record sheet

Resource name	34 residential properties in Wychwood Park and Chorlton.
Community area	South Cheshire (CA5).
Resource type	Residential properties.
Resource description/profile	<p>34 residential properties located in Wychwood Park and Chorlton. These are:</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 SES2 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. These properties will also be affected by SES2 changes to construction traffic flows. These works will result in the following environmental effects:</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 the West Coast Main Line (WCML), Chorlton Lane diversion, earthworks, landscape bunds, material stockpiles and construction vehicles.</p> <p>HGV: one of the properties (Bridge Cottage) will experience a significant increase in HGVs for three 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 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.

⁴ The changes to traffic flows have resulted in a different HGV effect on these properties. As this does not change the overall in-combination effect, the properties are reported in Volume 5 only and not Volume 2 of the SES2 and AP2 ES

Residential properties on Chorlton Lane⁵

Table 4: Residential properties on Chorlton Lane community impact assessment record sheet

Resource name	Nine residential properties on Chorlton Lane.
Community area	South Cheshire (CA5).
Resource type	Residential properties.
Resource description/profile	<p>Nine residential properties located on Chorlton Lane in Chorlton. These are:</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 SES2 scheme including the Chorlton North and South embankments, Chorlton Lane closure and the creation of landscape bunds along Chorlton Lane and Waybutt Lane. These properties will also be affected by SES2 changes to construction traffic flows. These works will result in the following environmental effects:</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>HGV: 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 three 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 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.

⁵ The changes to traffic flows have resulted in a different HGV effect on these properties. As this does not change the overall in-combination effect, the properties are reported in Volume 5 only and not Volume 2 of the SES2 and AP2 ES

2.2 Community impact assessment record sheets – operation

Residential properties in Wychwood Park and Chorlton

Table 5: Residential properties in Wychwood Park and Chorlton community impact assessment record sheet

Resource name	15 residential properties in Wychwood Park and Chorlton.
Community area	South Cheshire (CA5).
Resource type	Residential properties.
Resource description/profile	15 residential properties located in Wychwood Park and Chorlton. These are: <ul style="list-style-type: none"> • seven properties on Chiltern Close (1-7); • three properties on Henley Road (4, 9, 10); and • five properties on Westwood Close (1, 2, 7, 8, 10).
Assessment year	Operation phase (2027+).
Impact 1: permanent significant noise and visual effects	<p>Impact: the 15 residential properties will be in proximity to the operation of the SES2 Scheme including the reconfigured West Coast Main Line tracks (SES2 change SES2-005-001). 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. The operation of the SES2 scheme will result in the following environmental effects:</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 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.

3 Part 2: Additional Provision 2 Environmental Statement

3.1 Community impact assessment record sheets – construction Lower Den Farm

Table 6: Lower Den Farm community impact assessment record sheet

Resource name	One residential property at Lower Den Farm, Den Lane.
Community area	South Cheshire (CA5).
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: permanent loss of land	The AP2 amendment for revised access at Lower Den Farm (AP2-005-006) will permanently require an additional area of land from part of the residential garden and driveway at Lower Den Farm. The land required for the amendment is for a new accommodation access track to link Lower Den Farm and Den Lane, which is to be provided on the east side of the WCML.
Assessment of magnitude	Negligible: the permanent loss of this small area of land will not impact on the ability of the residents to use their dwelling 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: residential properties and their occupants 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.

4 References

HS2 Ltd (2018), *High Speed Two (HS2) Phase 2a (West Midlands - Crewe), Supplementary Environmental Statement and Additional Provision Environmental Statement*. Available online at: <https://www.gov.uk/government/collections/hs2-phase-2a-additional-provision-and-supplementary-environmental-statement-and-march-2018>.

HS2 Ltd (2017), *High Speed Two (HS2) Phase 2a (West Midlands - Crewe), Environmental Statement*. Available online at: <https://www.gov.uk/government/collections/hs2-phase-2a-environmental-statement>.

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