



High Speed Rail (West Midlands - Crewe)

Environmental Statement

Volume 5: Technical appendices

CA4: Whitmore Heath to Madeley

Community impact assessment (CM-001-004)



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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 Whitmore Heath to Madeley community area (CA4) 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	CA4: Whitmore Heath to Madeley
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 scheme:</p> <ul style="list-style-type: none"> • two properties on Three Mile Lane in Whitmore; and • Wrinehill Hall off Main Road, Wrinehill. <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"> • Rose Cottage on Snape Hall Road in Whitmore Heath; and • four properties at Moor Hall Farm on the A525 Bar Hill Road in Madeley (Moor Hall Farm, The Paddocks, The Old Barn and Swallow Barn). <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 The Hill, A53 Newcastle Road

Table 2: The Hill, A53 Newcastle Road community impact assessment record sheet

Resource name	One residential property on the A53 Newcastle Road
Community area	CA4: Whitmore Heath to Madeley
Resource type:	Residential property
Resource description/profile	The Hill is a residential property located on the A53 Newcastle Road in Whitmore.
Assessment year:	Construction phase (2020+)
Impact 1: temporary loss of land	Impact: construction works adjacent to The Hill will include the raising of the A53 Newcastle Road on embankment, creation of a new access to the property, creation of mitigation planting areas and a low voltage utility connection. These works will temporarily require part of the outside space at The Hill for up to one year. Duration of impact: up to one year.
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: 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.

2.3 Residential properties on the A53 Newcastle Road

Table 3: Residential properties on the A53 Newcastle Road community impact assessment record sheet

Resource name	Two residential properties on the A53 Newcastle Road
Community area	CA4: Whitmore Heath to Madeley
Resource type:	Residential properties
Resource description/profile	Two residential properties located on the A53 Newcastle Road in Whitmore, comprising: Coney Greave and the Old Rectory.
Assessment year:	Construction phase (2020+)
Impact 1: temporary loss of land	Impact: works to the A53 Newcastle Road including the reinstatement of the existing road and creation of the temporary diversion, will temporarily require part of the driveway of two residential properties on the A53 Newcastle Road, Whitmore (Coney Greave and Old Rectory) for up to one year. Duration of impact: up to one year.
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 properties and access will be maintained to the properties 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.

2.4 Whitmore Lea, A53 Newcastle Road

Table 4: Residential property at Whitmore Lea, A53 Newcastle Road community impact assessment record sheet

Resource name	One residential property at Whitmore Lea on the A53 Newcastle Road
Community area	CA4: Whitmore Heath to Madeley
Resource type:	Residential property
Resource description/profile	Whitmore Lea is a residential property located on the A53 Newcastle Road in Whitmore.
Assessment year:	Construction phase (2020+)
Impact 1: temporary loss of land	Impact: works to the A53 Newcastle Road including the reinstatement of the existing road and creation of a temporary site haul route, will temporarily require a small area of outside space at Whitmore Lea for up to three years and six months. Duration of impact: up to three 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: 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 in Whitmore Heath

Table 5: Residential properties in Whitmore Heath community impact assessment record sheet

Resource name	Four residential properties in Whitmore Heath
Community area	CA4: Whitmore Heath to Madeley
Resource type:	Residential properties
Resource description/profile	Four residential properties located in Whitmore Heath comprising: <ul style="list-style-type: none"> • White House on Heath Road; and • Rose Cottage, Heath House and Foxdene on Snape Hall Road
Assessment year:	Construction phase (2020+)
Impact 1: permanent loss of land	Impact: the upgrade and widening of Snape Hall Road will permanently require a small area of outside space at four properties in Whitmore Heath. Duration of impact: permanent.
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 properties.
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.

2.6 Residential properties in Whitmore and Whitmore Heath

Table 6: Residential properties in Whitmore and Whitmore Heath community impact assessment record sheet

Resource name	29 residential properties in Whitmore and Whitmore Heath
Community area	CA4: Whitmore Heath to Madeley
Resource type:	Residential properties
Resource description/profile	<p>29 residential properties located in Whitmore and Whitmore Heath comprising:</p> <ul style="list-style-type: none"> • three properties at The Old Rectory on Rectory Lane; • The Hill on the A53 Newcastle Road; • eight properties on Birch Tree Lane (Mandarin House, Fernridge, Keppelstone, West Ridge, Tanglewood, Woodlands, Misty Heights, White Acre); • 16 properties on Snape Hall Road (Granary Cottage, Snape Hall Farm, Woodbury, Foxdene, Snape Hall Cottage, Birch Hill, Woodcrest, Greenacre, Greystones, Hawksmoor, Heath House, Heather Hills, Lyndhurst, Rowan House, The Levels, Three Coins); and • one proposed dwelling at Plot 37, Birch Tree Lane (planning application 15/00281/FUL).
Assessment year:	Construction phase (2020+)
Impact 1: temporary significant noise and visual effects	<p>Impact: the 29 residential properties will be in proximity to works to construct the Proposed Scheme including the use of the A53 Newcastle Road and Snape Hall Road as construction traffic routes. Key works include 24/7 construction activities associated with Whitmore Heath tunnel, temporary diversion of the A53 Newcastle Road and the construction of the A53 Newcastle Road overbridge.</p> <p>Noise:</p> <ul style="list-style-type: none"> • 15 properties (Fernridge, Keppelstone, Mandarin House, West Ridge, Tanglewood, Woodlands, Snape Hall Farm, Woodbury, Foxdene, Snape Hall Cottage, The Hill, 3 properties at The Old Rectory, and one proposed dwelling at Plot 37 on Birch Tree Lane) will experience significant daytime noise effects for between two years six months and four years eight months due to construction works including portal construction and construction traffic; and • 14 properties (Birch Hill, Greenacre, Greystones, Hawksmoor, Heath House, Heather Hills, Lyndhurst, Misty Heights, Rowan House, The Levels, Three Coins, White Acre, Woodcrest, and Granary Cottage) will experience significant daytime noise effects for five years and seven months from construction traffic. <p>Visual: significant adverse effects will be experienced at all of the residential properties. Properties within Whitmore Heath will experience views of the construction works associated with the HS2 main line, Whitmore Heath tunnel, northern porous portal of the Whitmore Heath tunnel and other elements of the Proposed Scheme, together with material stockpiles and the presence of construction equipment and movement of construction vehicles. Properties within Whitmore will experience views of construction of the A53 Newcastle Road overbridge, the A53 Newcastle Road temporary diversion, the southern end of the Whitmore Heath tunnel, the southern porous portal of Whitmore Heath tunnel and the Whitmore Heath tunnel satellite compound.</p> <p>In addition, there will be a significant number of heavy goods vehicles (HGV) passing two properties due to the presence of site haul routes; The Old Rectory for one year and eight months and Snape Hall Cottage for one year and nine months. However as this affects less than five properties this will not contribute to the significant in-combination effect on the community as a whole.</p> <p>Duration of impact: up to five years and seven 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.

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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 on Manor Road

Table 7: Residential properties on Manor Road community impact assessment record sheet

Resource name	20 residential properties on Manor Road
Community area	CA4: Whitmore Heath to Madeley
Resource type:	Residential properties
Resource description/profile	20 residential properties located on Manor Road in Madeley Park Wood and Madeley comprising: Farcroft, Manor Lea, The Old Barn, Collingwood House, Hawthorn House, White Walls, Acreswood, Tudor Walls, Blakeley, Evergreen, Silver Spinney, Ty-nant, 1-2 Radwood Cottages, Cross-Wyndy, Westbrook House, Manor Holdings, Manor Farm Cottage, Hey House, Monument Cottage.
Assessment year:	Construction phase (2020+)
Impact 1: temporary significant noise and visual effects	<p>Impact: the 20 residential properties will be in proximity to works to construct the Proposed Scheme. Works to the east of Madeley Park Wood include the Whitmore Heath Tunnel and the construction of the cutting through Whitmore Wood and on viaduct over the River Lea. Further north the Proposed Scheme will pass onto Lea South embankment and Manor Road will be realigned to the west.</p> <p>Noise: construction traffic will result in significant daytime noise effects at all of the residential properties for up to five months.</p> <p>Visual: significant adverse effects will be experienced at all of the residential properties due to views of the construction of the Whitmore Heath tunnel, construction activity in Whitmore Wood, River Lea viaduct, Lea South embankment, Manor Road realignment, Manor Road overbridge, earthworks, material stockpiles, construction equipment and movement of construction vehicles.</p> <p>In addition, residents of one property (Monument Cottage) will experience a significant number of HGVs for one month due to the use of Manor Road as a construction traffic route. 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 five 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.

2.8 Manor Farm Cottage, Manor Road

Table 8: Manor Farm Cottage, Manor Road community impact assessment record sheet

Resource name	One residential property at Manor Farm Cottage, Manor Road
Community area	CA4: Whitmore Heath to Madeley
Resource type:	Residential property
Resource description/profile	Manor Farm Cottage is a residential property located on Manor Road, approximately 1.5 km south of Madeley village.
Assessment year:	Construction phase (2020+)
Impact 1: permanent loss of land	Impact: the realignment of Manor Road will permanently require a small area of outside space at Manor Farm Cottage, Manor Road. Duration of impact: permanent.
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 property.
Relevant receptors	Residents of the property.
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 Unreal Paintball

Table 9: Unreal Paintball community impact assessment record sheet

Resource name	Unreal Paintball
Community area	CA4: Whitmore Heath to Madeley
Resource type:	Recreation
Resource description/profile	Unreal Paintball is a paintball facility operating from Manor Farm on Manor Road to the south of Madeley. The paintballing operates on six purposely built paintball playing areas, plus a large amount of woodland. The facility offers a membership scheme and runs regular tournaments, training and events. The site is available for corporate events and parties, and offers activities suitable for both juniors and adults.
Assessment year:	Construction phase (2020+)
Impact 1: permanent loss of land	Impact: the construction of the Proposed Scheme over Manor Road and the realignment of Manor Road (including the Manor Road overbridge) will permanently require some of the land associated with Manor Farm, which is understood to be used for paintball activities operated by Unreal Paintball. Duration of impact: permanent.
Assessment of magnitude	Negligible: the permanent loss of this small area of land is not thought to impact on the functionality of the resource and it is assumed it can continue to be used for its intended purpose.
Relevant receptors	Visitors to the facility
Assessment of sensitivity of receptor (s) to impact:	Low: the nature of the use means it is likely that the paintballing could be undertaken elsewhere on site and it is unlikely that the facility will be disrupted to such an extent to require the relocation of the activity. There are alternative paintball sites available in Stoke-on-Trent and Nantwich.
Significance rating of effect	Negligible adverse effect which is not significant.
Proposed mitigation options for significant effects	No mitigation proposed.
Residual effect significance rating	Negligible adverse effect which is not significant.

2.10 Hey House Lodge, Manor Road

Table 10: Hey House Lodge, Manor Road community impact assessment record sheet

Resource name	One residential property at Hey House Lodge, Manor Road
Community area	CA4: Whitmore Heath to Madeley
Resource type:	Residential property
Resource description/profile	Hey House Lodge is a residential property located on Manor Road, approximately 1km south of Madeley village.
Assessment year:	Construction phase (2020+)
Impact 1: permanent loss of land	Impact: the construction of Lea North embankment will require the demolition of Hey House Lodge. This residential property will be permanently lost. Duration of impact: permanent.
Assessment of magnitude	Negligible: permanent loss of less than five residential units.
Relevant receptors	Residents of the property.
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: the loss of less than five residential properties would not be considered significant to the community as a whole.
Proposed mitigation options for significant effects	No mitigation proposed.
Residual effect significance rating	Minor adverse effect which is not significant: the loss of less than five residential properties would not be considered significant to the community as a whole.

2.11 Hey House, Manor Road

Table 11: Hey House, Manor Road community impact assessment record sheet

Resource name	One residential property at Hey House, Manor Road
Community area	CA4: Whitmore Heath to Madeley
Resource type:	Residential property
Resource description/profile	Hey House is a residential property located on Manor Road in Madeley.
Assessment year:	Construction phase (2020+)
Impact 1: temporary loss of land	Impact: minor modifications to the West Coast Main Line (WCML) and utilities diversions will temporarily require part of the driveway of Hey House, Manor Road. Duration of impact: approximately 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: all 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.

2.12 The Newcastle Way

Table 12: The Newcastle Way community impact assessment record sheet

Resource name	The Newcastle Way
Community area	CA4: Whitmore Heath to Madeley
Resource type:	Promoted Public Right of Way (PRoW)
Resource description/profile	The Newcastle Way is a long distance footpath that extends approximately 40km from Mow Cop in Cheshire to Market Drayton in Shropshire. The route passes through Kidsgrove Bank, Red Street, Black Bank, Madeley, Black Brook and Loggerheads. Within the Whitmore Heath to Madeley area, the Newcastle Way passes to the east of Baldwin's Gate, along Madeley footpath 15, along Manor Road and along Madeley footpath 33 to the south of Madeley village.
Assessment year:	Construction phase (2020+)
Impact 1: permanent loss of land	Impact: the footpath will be permanently diverted to follow the realigned Manor Road, which will be raised on an overbridge to cross the Proposed Scheme. The Proposed Scheme includes a permanent realignment of Manor Road. A portion of the Newcastle Way footpath will be permanently diverted along the newly realigned Manor Road. The footpath would be accessible throughout the construction and operation period. 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 Duration of impact: permanent.
Assessment of magnitude	Negligible: the footpath will be accessible throughout the construction and operation period. The affected section of Newcastle Way will be permanently diverted along the realigned Manor Road and can continue to be used for its intended purposes without any significant inconvenience or detriment to the users.
Relevant receptors	Users of the PRoW.
Assessment of sensitivity of receptor (s) 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 mitigation proposed.
Residual effect significance rating	Negligible adverse effect which is not significant.

2.13 Madeley Cemetery

Table 13: Madeley Cemetery community impact assessment record sheet

Resource name	Madeley Cemetery
Community area	CA4: Whitmore Heath to Madeley
Resource type:	Open space
Resource description/profile	Madeley Cemetery is located on Manor Road to the south of Madeley. The cemetery opens from 8am each day and closes 30 minutes before sunset (8pm during summer). The site provides approximately 12 parking spaces, a refillable water supply, an information board, a bin and seating in the grounds. The site is clean and well maintained, and the overall quality of facilities on site is high.
Assessment year:	Construction phase (2020+)
Impact 1: temporary significant noise, visual and HGV effects	<p>Impact: the cemetery will be in proximity to works to construct the Proposed Scheme over Manor Road and the realignment of Manor Road to the west.</p> <p>Noise: construction works and construction traffic will result in significant daytime noise effects on the visitors of the cemetery for approximately one year.</p> <p>Visual: significant adverse effects will be experienced by visitors of the cemetery due to views of construction works associated with Lea North embankment, Manor Road overbridge and the borrow pit west of Netherset Hey Farm.</p> <p>HGV: visitors of the cemetery will experience a significant number of HGVs for one month due to the use of Manor Road as a construction traffic route.</p> <p>Duration of impact: up to one year.</p>
Assessment of magnitude	High: three significant residual environmental effects
Relevant receptors	Visitors to the cemetery.
Assessment of sensitivity of receptor (s) to impact:	High: Due to the nature of the site, visitors to the cemetery would not be able to use an alternative resource. Visitors are also likely to require a tranquil environment.
Significance rating of effect	Major adverse significant in-combination effect due to change to amenity and character of the open space 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 and character of the open space as a result of significant noise, visual and HGV effects.

2.14 Fairmont, A525 Bar Hill Road

Table 14: Fairmont, A525 Bar Hill Road community impact assessment record sheet

Resource name	One residential property at Fairmont, A525 Bar Hill Road
Community area	CA4: Whitmore Heath to Madeley
Resource type:	Residential property
Resource description/profile	One residential property located on the A525 Bar Hill Road in Madeley.
Assessment year:	Construction phase (2020+)
Impact 1: temporary loss of land	Impact: works to Madeley Bridleway 1 (Red Lane) will temporarily require part of the driveway of the residential property at Fairmont on the A525 Bar Hill Road. Duration of impact: up to 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: 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.

2.15 Numbers 82 and 84, A525 Bar Hill Road

Table 15: Numbers 82 and 84, A525 Bar Hill Road community impact assessment record sheet

Resource name	Two residential properties on A525 Bar Hill Road
Community area	CA4: Whitmore Heath to Madeley
Resource type:	Residential properties
Resource description/profile	Two residential properties located on the A525 Bar Hill Road, approximately 500m west of Madeley village (property numbers 82 and 84 Barhill Cottages).
Assessment year:	Construction phase (2020+)
Impact 1: permanent loss of land	Impact: the construction of Madeley cutting would require the demolition of property numbers 82 and 84 on the A525 Bar Hill Road. These residential properties would be permanently lost. Duration of impact: permanent.
Assessment of magnitude	Negligible: permanent loss of less than five residential units.
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: the loss of less than five residential properties would not be considered significant to the community as a whole.
Proposed mitigation options for significant effects	No mitigation proposed.
Residual effect significance rating	Minor adverse effect which is not significant: the loss of less than five residential properties would not be considered significant to the community as a whole.

2.16 Number 56, A525 Bar Hill Road

Table 16: Number 56, A525 Bar Hill Road community impact assessment record sheet

Resource name	One residential property on A525 Bar Hill Road
Community area	CA4: Whitmore Heath to Madeley
Resource type:	Residential property
Resource description/profile	One property located on the A525 Bar Hill Road in Madeley (property number 56).
Assessment year:	Construction phase (2020+)
Impact 1: permanent loss of land	Impact: the construction of a turning circle on the A525 Bar Hill Road will permanently require a small area of outside space and part of the driveway at property number 56. Duration of impact: permanent.
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 property.
Relevant receptors	Residents of the property.
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.

2.17 Residential properties at Moor Hall Farm, A525 Bar Hill Road

Table 17: Residential properties at Moor Hall Farm, A525 Bar Hill Road community impact assessment record sheet

Resource name	Four residential properties at Moor Hall Farm, A525 Bar Hill Road
Community area	CA4: Whitmore Heath to Madeley
Resource type:	Residential properties
Resource description/profile	Four residential properties located at Moor Hall Farm off the A525 Bar Hill Road, to the west of Madeley village (Moor Hall Farm, The Paddocks, The Old Barn and Swallow Barn).
Assessment year:	Construction phase (2020+)
Impact 1: permanent loss of land	Impact: the upgrade and widening of Bower End Lane to form a HS2 maintenance and emergency access route will permanently require a small area of outside space at the Moor Hall Farm residential properties off the A525 Bar Hill Road, Madeley. Duration of impact: permanent.
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 properties.
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.

2.18 Residential properties on the A525 Bar Hill Road and Mallard Close

Table 18: Residential properties on the A525 Bar Hill Road and Mallard Close community impact assessment record sheet

Resource name	43 residential properties on the A525 Bar Hill Road and Mallard Close
Community area	CA4: Whitmore Heath to Madeley
Resource type:	Residential properties
Resource description/profile	<p>43 residential properties located on the A525 Bar Hill Road and Mallard Close to the west of Madeley comprising:</p> <ul style="list-style-type: none"> • 39 properties on the A525 Bar Hill Road (2-66 evens, 86-88, Fairmont, Manor Cottage, Sandfield House); and • four properties on Mallard Close (1-4).
Assessment year:	Construction phase (2020+)
Impact 1: temporary significant noise, visual and HGV effects	<p>Impact: the 43 residential properties will be in proximity to works to construct the Proposed Scheme. The Proposed Scheme will pass beneath the A525 Bar Hill Road in Madeley cutting before passing into Madeley tunnel through a tunnel portal to the west of Moor Hall Farm.</p> <p>Visual: significant adverse effects will be experienced at 43 the residential properties due to views of the Madeley Bridleway 1 accommodation green overbridge, A525 Bar Hill Road realignment and overbridge, the Madeley cutting, Madeley tunnel and southern porous portal of Madeley tunnel, Bar Hill aqueduct, the Madeley tunnel (south) satellite compound, transfer nodes, tunnelling facility/logistics area, earthworks, material stockpiles, construction equipment and movement of construction vehicles.</p> <p>HGV: there will be a significant number of HGVs passing all 43 of the properties for two years and three months due to the use of the A525 Bar Hill Road as a construction traffic route.</p> <p>Noise: significant noise effects at 42 residential properties in total, comprising:</p> <ul style="list-style-type: none"> • seven properties (60-66 evens and 86-88 Bar Hill Road) will experience significant daytime noise effects for between two years two months and two years six months due to earthworks, and significant night-time noise effects for five-six months due to tunnelling activity; • 16 properties (28-58 Bar Hill Road evens) will experience significant daytime noise effects for nine months from construction works and construction traffic; and • 19 properties (2-26 Bar Hill Road evens, 1-4 Mallard Close, Fairmont, Manor Cottage) will experience significant daytime noise effects for one month due to construction traffic noise only. <p>Duration of impact: up to two years and six months.</p>
Assessment of magnitude	High: up to three 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.
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.

2.19 Residential properties at Moor Hall Farm and Bower End Farm on the A525 Bar Hill Road

Table 19: Residential properties at Moor Hall Farm and Bower End Farm community impact assessment record sheet

Resource name	Five residential properties at Moor Hall Farm and Bower End Farm on the A525 Bar Hill Road
Community area	CA4: Whitmore Heath to Madeley
Resource type:	Residential properties
Resource description/profile	Five residential properties located at Moor Hall Farm (Moor Hall Farm, The Paddocks, The Old Barn and Swallow Barn) and one residential property at Bower End Farm on the A525 Bar Hill Road in Madeley.
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 works to construct the Proposed Scheme. Madeley Tunnel will be constructed to the east of the properties, including the Madeley Tunnel (south) satellite compound, tunnelling facility and logistics area. To the north of Bower End Farm will be the Madeley Tunnel (north) satellite compound, Tunnelling Facility and Logistics Area. Bower End Lane will also be upgraded and widened to provide HS2 maintenance access. To the south of Moor Hall Farm, the A525 Bar Hill Road will be realigned.</p> <p>Noise: four of the properties (The Paddocks, The Old Barn, Swallow Barn, Moor Hall Farm) will experience significant daytime noise effects for four months due to construction works and portal construction, and significant night-time noise effects for 10 months due to tunnelling activity. One of the properties (Bower End Farm) will experience significant daytime noise effects for two years and seven months due to construction traffic.</p> <p>Visual: significant adverse effects will be experienced at all of the residential properties due to views of the A525 Bar Hill Road realignment and overbridge, Madeley tunnel and the southern porous portal of Madeley tunnel, porous portal retaining wall, Bar Hill aqueduct, Madeley cutting, the Madeley tunnel (south) satellite compound, tunnelling facility/ logistics area, transfer nodes, material stockpiles, construction equipment and movement of construction vehicles.</p> <p>HGV: there will be a significant number of HGVs passing all of the properties for one year and ten months due to the presence of site haul routes adjacent to the Madeley Tunnel (south) satellite compound and Madeley Tunnel (north) satellite compound.</p> <p>Duration of impact: up to two years and seven months.</p>
Assessment of magnitude	High: three 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.
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.

3 Community impact assessment record sheets – operation

3.1 Residential properties on Snape Hall Road

Table 20: Residential properties on Snape Hall Road community impact assessment record sheet

Resource name	Seven residential properties on Snape Hall Road
Community area	CA4: Whitmore Heath to Madeley
Resource type:	Residential properties
Resource description/profile	Seven residential properties on Snape Hall Road in Whitmore Heath comprising: Foxdene, Granary Cottage, Snape Hall Cottage, Snape Hall Farm, Woodbury, Woodlands and one proposed dwelling at Plot 37, Birch Tree Lane (planning application 15/00281/FUL).
Assessment year:	Operation phase (2027+)
Impact 1: permanent significant noise and visual effects	<p>Impact: the seven residential properties will be in proximity to the operation of the Proposed Scheme. The Proposed Scheme will pass through Whitmore Heath in tunnel before exiting through a porous portal adjacent to Snape Hall Road and passing through Whitmore Wood in cutting.</p> <p>Noise: the running of trains will result in significant daytime and night-time noise effects at all of the residential properties.</p> <p>Visual: significant adverse effects will be experienced at all of the properties due to views of the Proposed Scheme as it emerges in cutting from the northern porous portal of the Whitmore Heath tunnel and runs across the eastern valley side through Whitmore Wood. More northerly views will include Lea South embankment as it approaches the River Lea viaduct and WCML crossing. Mitigation planting will reduce the level of effect as it matures.</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.

3.2 Madeley Cemetery

Table 21: Madeley Cemetery community impact assessment record sheet

Resource name	Madeley Cemetery
Community area	CA4: Whitmore Heath to Madeley
Resource type:	Open space
Resource description/profile	Madeley Cemetery is located on Manor Road to the south of Madeley. The cemetery opens from 8am each day and closes 30 minutes before sunset (8pm during summer). The site provides approximately 12 parking spaces, a refillable water supply, an information board, a bin and seating in the grounds. The site is clean and well maintained, and the overall quality of facilities on site is high.
Assessment year:	Operation phase (2027+)
Impact 1: permanent significant noise and visual effects	<p>Impact: the cemetery will be in proximity to the operation of the Proposed Scheme. The Proposed Scheme will approach Manor Road on Lea North embankment before passing beneath the realigned Manor Road and into Madeley cutting.</p> <p>Noise: the running of trains will result in significant daytime noise effects on the users of the cemetery.</p> <p>Visual: significant adverse effects will be experienced by users of the cemetery due to views of Lea North embankment, Manor Road overbridge road embankment, and overhead line equipment.</p> <p>Duration of impact: permanent.</p>
Assessment of magnitude	Medium: two significant residual environmental effects.
Relevant receptors	Visitors to the cemetery.
Assessment of sensitivity of receptor (s) to impact:	High: Due to the nature of the site, visitors to the cemetery would not be able to use an alternative resource. Visitors are also likely to require a tranquil environment.
Significance rating of effect	Major adverse significant in-combination effect due to change to amenity and character of the open space 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 and character of the open space as a result of significant noise and visual effects.

3.3 Residential properties on the A525 Bar Hill Road and Red Lane

Table 22: Residential properties on the A525 Bar Hill Road and Red Lane community impact assessment record sheet

Resource name	14 residential properties on the A525 Bar Hill Road and Red Lane
Community area	CA4: Whitmore Heath to Madeley
Resource type:	Residential properties
Resource description/profile	14 residential properties located on the A525 Bar Hill Road and Red Lane in Madeley comprising: <ul style="list-style-type: none"> 13 properties on the A525 Bar Hill Road (60-68 evens and 82-88 evens, Bar Hill House Farm, Sandfield House, The Barn House, The Oaks); and one property on Red Lane (Woodcroft).
Assessment year:	Operation phase (2027+)
Impact 1: permanent significant noise and visual effects	<p>Impact: the 14 residential properties will be in proximity to the operation of the Proposed Scheme. The Proposed Scheme will pass beneath Red Lane and the A525 Bar Hill Road in cutting before entering Madeley Tunnel through a porous portal near to Moor Hall Farm.</p> <p>Noise: the running of trains will result in significant daytime and night-time noise effects at all of the residential properties.</p> <p>Visual: significant adverse effects will be experienced at all of the properties due to views of views of the edge of Madeley cutting, the various structures associated with the southern end of the Madeley tunnel and porous portal, the A525 Bar Hill Road overbridge, the Madeley Bridleway 1 accommodation green overbridge and the Manor Road overbridge. Mitigation planting will reduce the level of effect as it matures.</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.

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