

High Speed Rail (Crewe – Manchester) Environmental Statement

Volume 5: Appendix CM-001-0MA03

Community

MA03: Pickmere to Agden and Hulseheath
Community impact assessment

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Department for Transport

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

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1 Introduction

- 1.1.1 The report is an appendix to the community assessment for the Proposed Scheme in relation to the Pickmere to Agden and Hulseheath area (MA03).
- 1.1.2 This appendix comprises:
- community impact assessment record sheets for construction; and
 - community impact assessment record sheets for operation.
- 1.1.3 This appendix should be read in conjunction with:
- Volume 2, Community Area reports;
 - Volume 3, Route-wide effects;
 - Volume 4, Off-route effects; and
 - other Volume 5, Appendices.
- 1.1.4 Volume 5 also sets out Route-wide construction workers impacts (Appendix CM-002-00000) which should be referred to for impacts due to construction workers, and Open space condition survey (see Appendix CM-003-0MA03).
- 1.1.5 Maps showing the location of resources which will experience significant residual community effects in the Pickmere to Agden and Hulseheath community area (MA03) are contained in the Volume 5, Community Map Book, maps CM-01-309b to CM-01-312a.
- 1.1.6 The name or description of the affected resources is labelled on the maps along with the duration of the effect (i.e. temporary or permanent).
- 1.1.7 The type of effects are denoted by symbols as shown in the map legend.

2 Community impact assessment record sheets – construction

2.1 Residential properties subject to non-significant loss of land

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

Resource name	Area-wide residential properties
Community area	MA03 Pickmere to Agden and Hulseheath
Resource type	Residential properties
Resource description/profile	Residential properties located close to the route of the Proposed Scheme
Assessment year	Construction phase extending into operation phase (2025)
Impact 1: temporary loss of land	<p>The following residential properties have land potentially required during construction:</p> <ul style="list-style-type: none"> • Common Farm on Frog Lane in Pickmere; • Heyrose Farm, Tabley; • Five Acres on Back Lane in High Legh; • Runnymede on Back Lane in High Legh; • Scandia House on Moss Lane in High Legh; • Wrenshot House on Wrenshot Lane in High Legh; • Broom Manor on Peacock Lane in High Legh; • New York Cottage on Bowden View Lane in Hoo Green; • Gorse Cottage on Chapel Lane in Hulseheath; • Gorse Barn on Chapel Lane in Hulseheath; and • Burnside Farm on Chapel Lane in Hulseheath. <p>Temporary material stockpile will require small areas of land from the following residential properties during construction of the Proposed Scheme:</p> <ul style="list-style-type: none"> • Wrenshot House on Wrenshot Lane in High Legh; • Broom Manor on Peacock Lane in High Legh; • Middlemoss Farm on Agden Lane; and • Scandia House on Moss Lane in High Legh. <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 dwellings 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 receptors.
Significance rating of effect	Minor adverse effect which is not significant
Proposed mitigation options for significant effects	No mitigation proposed.

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Resource name	Area-wide residential properties
Residual effect significance rating	Minor adverse effect which is not significant.
Impact 2: permanent loss of land	<p>Minor highways works will require small areas of land for tie in works from the following residential properties:</p> <ul style="list-style-type: none"> • The Oaklands on School Lane in Pickmere <p>Engineering earthworks will require small areas of land from the following residential properties:</p> <ul style="list-style-type: none"> • Wrenshot House on Wrenshot Lane in High Legh; and • Broom Manor on Peacock Lane in High Legh <p>Landscape mitigation planting will require small areas of land from the following residential properties:</p> <ul style="list-style-type: none"> • Broom Manor on Peacock Lane in High Legh <p>Duration of impact: permanent</p>
Assessment of magnitude	Negligible: the loss of these small areas of land will not impact on the ability of the residents to use their dwellings 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 receptors.
Significance rating of effect	Minor adverse effect which is not significant.
Proposed mitigation options for significant effects	No mitigation proposed.
Residual effect significance rating	Minor adverse effect which is not significant.

2.2 Residential property on Flittogate Lane

Table 2: Residential property on Flittogate Lane community impact assessment record sheet

Resource name	Residential property located on Flittogate Lane
Community area	MA03: Pickmere to Agden and Hulseheath
Resource type	Residential properties
Resource description/profile	Flittogate Farm is a rural residential farm located on Flittogate Lane, to the north-east of Pickmere.
Assessment year	Construction phase (2025)
Impact 1: permanent loss of land	Impact: Flittogate Farm is located within land required permanently for the construction of the Pickmere embankment. The property will be permanently lost. Duration of impact: permanent
Assessment of magnitude	Negligible: permanent loss of less than five residential properties
Relevant receptors	Residents of the residential property
Assessment of sensitivity of receptor(s) to impact	High: residential properties and their occupiers are identified as being highly sensitive receptors.
Significance rating of effect	Minor adverse effect which is not significant. Although the loss of the individual property will be significant to the residents of that property, the loss of less than five residential properties is not considered significant at the community level.
Proposed mitigation options for significant effects	No mitigation proposed
Residual effect significance rating	Minor adverse effect which is not significant at the community level

2.3 Residential properties on Pickmere Lane

Table 3: Residential properties on Pickmere Lane community impact assessment record sheet

Resource name	Residential properties on Pickmere Lane
Community area	MA03: Pickmere to Agden and Hulseheath
Resource type	Residential properties
Resource description/profile	Barhill and 1 Waterless Brook Cottages are two rural residential properties located on Pickmere Lane, to the north-east of Pickmere.
Assessment year	Construction phase (2025)
Impact 1: permanent loss of land	Impact: both properties are located within land required permanently for the construction of the Arley Brook viaduct. These buildings will be permanently lost. Duration of impact: permanent
Assessment of magnitude	Negligible: permanent loss of less than five residential properties
Relevant receptors	Residents of the residential properties
Assessment of sensitivity of receptor(s) to impact	High: residential properties and their occupiers are identified as being highly sensitive receptors.
Significance rating of effect	Minor adverse effect which is not significant. Although the loss of the individual property will be significant to the residents of that property, the loss of less than five residential properties is not considered significant at the community level.
Proposed mitigation options for significant effects	No mitigation proposed
Residual effect significance rating	Minor adverse effect which is not significant at the community level

2.4 Residential property on Budworth Road

Table 4: Residential property on Budworth Road community impact assessment record sheet

Resource name	Residential property on Budworth Road
Community area	MA03: Pickmere to Agden and Hulseheath
Resource type	Residential properties
Resource description/profile	Windmill House is a rural residential property located on Budworth Road, to the west of Tabley.
Assessment year	Construction phase (2025)
Impact 1: permanent loss of land	Impact: Windmill House is located within land required permanently for the construction of the Heyrose embankment. The building will be permanently lost. Duration of impact: permanent
Assessment of magnitude	Negligible: permanent loss of less than five residential properties
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 receptors.
Significance rating of effect	Minor adverse effect which is not significant. Although the loss of the individual property will be significant to the residents of that property, the loss of less than five residential properties is not considered significant at the community level.
Proposed mitigation options for significant effects	No mitigation proposed
Residual effect significance rating	Minor adverse effect which is not significant at the community level

2.5 Residential property on Heyrose Lane

Table 5: Residential property on Heyrose Lane community impact assessment record sheet

Resource name	Residential property on Heyrose Lane
Community area	MA03: Pickmere to Agden and Hulseheath
Resource type	Residential properties
Resource description/profile	Residential properties located along Heyrose Lane, to the west of Tabley.
Assessment year	Construction phase (2025)
Impact 1: permanent loss of land	Impact: one residential property, Cow Lane Cottage, is located within land required permanently for the construction of the Heyrose embankment. The building will be permanently lost. Duration of impact: permanent
Assessment of magnitude	Negligible: permanent loss of less than five residential 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 receptors.
Significance rating of effect	Minor adverse effect which is not significant. Although the loss of the individual property will be significant to the residents of that property, the loss of less than five residential properties is not considered significant at the community level.
Proposed mitigation options for significant effects	No mitigation proposed
Residual effect significance rating	Minor adverse effect which is not significant at the community level

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2.6 Residential properties in Hoo Green

Table 6: Residential properties in Hoo Green community impact assessment record sheet

Resource name	Residential properties in Hoo Green
Community area	MA03: Pickmere to Agden and Hulseheath
Resource type	Residential properties
Resource description/profile	Hoo Green is located along the A50 Warrington Road. Hoo Green is made up of approximately 50 residential properties and is located 1km east of High Legh.
Assessment year	Construction phase (2025)
Impact 1: permanent loss of land	Impact: four residential properties; two on Bowden View Lane and two on the A50 Warrington Road in the settlement of Hoo Green are located within land required permanently for the construction of the Hoo Green North cutting. The group of properties comprises Willow Barn, Bowden View Cottage and Holly House Farm (two residential properties). The properties will be permanently lost. Duration of impact: permanent
Assessment of magnitude	Negligible: permanent loss of less than five residential 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 receptors.
Significance rating of effect	Minor adverse effect which is not significant. Although the loss of the individual property will be significant to the residents of that property, the loss of less than five residential properties is not considered significant at the community level.
Proposed mitigation options for significant effects	No mitigation proposed
Residual effect significance rating	Minor adverse effect which is not significant at the community level

2.7 Residential property on Lymm Road

Table 7: Residential property on Lymm Road community impact assessment record sheet

Resource name	Residential property on Lymm Road
Community area	MA03: Pickmere to Agden and Hulseheath
Resource type	Residential property
Resource description/profile	Hollybank House is a rural residential property located on the A56 Lymm Road, to the east of Broomedge.
Assessment year	Construction phase (2025)
Impact 1: permanent loss of land	Impact: Hollybank House is located within land required permanently for the construction of the Lymm South embankment. The property will be permanently lost. Duration of impact: permanent
Assessment of magnitude	Negligible: permanent loss of less than five residential properties
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 receptors. Although the loss of the individual property will be significant to the residents of that property, the loss of less than five residential properties is not considered significant at the community level.
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 at the community level

2.8 Residential properties in Tabley Superior

Table 8: Residential properties in Tabley Superior community impact assessment record sheet

Resource name	Residential properties in Tabley Superior
Community area	MA03: Pickmere to Agden and Hulseheath
Resource type	Residential property
Resource description/profile	Approximately five residential properties in Tabley Superior (in the vicinity of Budworth Road).
Assessment year	Construction phase (2025)
Impact 1: temporary in-combination effect	<p>Impact: construction of the Budworth Road satellite compound and the Heyrose embankment will result in a combination of significant noise and visual effects during construction for five properties in the vicinity of Budworth Road in Tabley Superior.</p> <p>Noise: the construction activities will result in significant airborne noise effects during the daytime on properties for approximately eight months.</p> <p>Visual: residents of properties with direct views of the construction activity will experience significant adverse visual effects.</p>
Assessment of magnitude	Low: two significant residual environmental effects for a short duration
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 receptors.
Significance rating of effect	Moderate adverse in-combination effect which is significant due to change to amenity of the residential properties as a result of significant noise and visual effects.
Proposed mitigation options for significant effects	No mitigation proposed
Residual effect significance rating	Moderate adverse effect which is significant

2.9 Residential properties on the B5569 Chester Road, Mere

Table 9: Residential properties on the B5569 Chester Road, Mere community impact assessment record sheet

Resource name	Residential properties on the B5569 Chester Road, Mere
Community area	MA03: Pickmere to Agden and Hulseheath
Resource type	Residential property
Resource description/profile	Approximately 50 residential properties along the B5569 Chester Road in Mere (between the A50 Chester Road and the A5304 Mereside Road).
Assessment year	Construction phase (2025)
Impact 1: temporary in-combination effect	<p>Impact: the B5569 Chester Road is a designated construction traffic route. HGV traffic along the B5569 Chester Road between A50 Chester Road and the A5304 Mereside Road will result in a combination of a significant noise effect from road traffic and a traffic related severance effect due to a significant increase in HGV traffic movements.</p> <p>Noise: residents of the properties will experience significant noise effects from traffic during the peak months of construction.</p> <p>HGV traffic: HGV traffic along the route will increase by more than 30%, this will result in a traffic related severance effect for residents of properties along a section of the B5569 Chester Road in Mere.</p>
Assessment of magnitude	Low: two significant residual environmental effects for a short duration
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 receptors.
Significance rating of effect	Moderate adverse in-combination effect which is significant due to change to amenity of the residential properties as a result of significant noise and HGV traffic effects.
Proposed mitigation options for significant effects	No mitigation proposed
Residual effect significance rating	Moderate adverse effect which is significant

2.10 Residential properties in Hulseheath

Table 10: Residential properties in Hulseheath community impact assessment record sheet

Resource name	Residential properties in Hulseheath
Community area	MA03: Pickmere to Agden and Hulseheath
Resource type	Residential property
Resource description/profile	Approximately 20 residential properties located in the vicinity of Chapel Lane, Peacock Lane and Thowler Lane in the area around Hulseheath.
Assessment year	Construction phase (2025)
Impact 1: temporary in-combination effect	<p>Impact: construction of the Hulseheath North embankment, Hulseheath South embankment, Peacock Lane viaduct and Hoo Green North cutting will result in a combination of significant noise, visual and HGV traffic effects on approximately 20 residential properties located in the vicinity of Chapel Lane, Peacock Lane and Thowler Lane in Hulseheath.</p> <p>Noise (direct): the construction activities will result in significant airborne noise effects during the daytime on properties for approximately three years.</p> <p>Noise (indirect): 10 out of the 20 properties will be affected by significant noise effects due to traffic on Peacock Lane and Chapel Lane.</p> <p>Visual: residents of properties with direct views of the construction activity will experience significant adverse visual effects.</p> <p>HGV traffic: Chapel Lane is a designated construction traffic route to access Chapel Lane satellite compound. HGV traffic will increase by more than 30% between Hulseheath Lane and Peacock Lane, this will result in a traffic related severance effect for residents of properties.</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 receptors.
Significance rating of effect	Major adverse in-combination effect which is significant due to change to amenity of the residential properties as a result of significant noise, visual and HGV traffic effects.
Proposed mitigation options for significant effects	No mitigation proposed
Residual effect significance rating	Major adverse effect which is significant

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2.11 Cheshire Showground, Tabley

Table 11: Cheshire Showground community impact assessment record sheet

Resource name	Cheshire Showground
Community area	MA03: Pickmere to Agden and Hulseheath
Resource type	Recreational facility
Resource description/profile	<p>Cheshire Showground (sometimes referred to as the Royal Cheshire County Showground, County Showground or Tabley Showground) is a multi-purpose greenfield venue. The Showground hosts the annual Royal Cheshire County Show, which attracts over 80,000 visitors across two days and hosts up to 700 trade stands. It is an important and popular showcase for rural businesses in Cheshire and generates £4.5 million for the local economy. Other events held at the grounds include Truckfest, game fairs, motorbike rallies, vintage car events and a Scout jamboree.</p> <p>When not used as a showground, the land is used for silage making during the summer months and grazing of sheep in the winter.</p>
Assessment year	Construction phase (2025)
Impact 1: temporary loss of land	<p>Impact: construction of Pickmere embankment, Cheshire Showground South access diversion, Cheshire Showground North access diversion and Footpath Pickmere 9/1 underbridge will require the temporary use of land at Cheshire Showground. The Proposed Scheme will temporarily require approximately 25ha (21%) of the 121ha of land that is used for the annual Royal Cheshire Show and other events including Truckfest, game fairs, motorbike rallies, vintage car events and Scout jamborees. A smaller area of the showground, approximately 5ha (5%) will also be required permanently for the Proposed Scheme.</p> <p>During construction, temporary diversions will be put in place. Construction will take approximately three years and six months to complete and will sever land owned by Cheshire Showground. This will reduce the amount of available show space for the site by approximately 21% during this time, which is likely to affect events that take place at this site.</p> <p>The viability of the business may be affected by the loss of land. However, HS2 Ltd and the Cheshire Agricultural Society are working to retain the showground activities on the site. There is no alternative greenfield venue of this size in the area which could be used whilst the construction works are underway. As such, due to the loss of land, it is assumed on a precautionary basis that Cheshire Showground will not be able to continue to operate.</p> <p>Duration of impact: permanent</p>
Assessment of magnitude	High: the loss of Cheshire Showground will affect a number of community events that take place on the land.
Relevant receptors	Visitors to and exhibitors at the Cheshire Showground
Assessment of sensitivity of receptor(s) to impact	Medium: there is no alternative greenfield venue of this size in the area
Significance rating of effect	Major adverse effect which is significant due to land required for the construction of the Proposed Scheme.
Proposed mitigation options for significant effects	HS2 Ltd is continuing to engage with owners and operators of Cheshire Showground to identify reasonably practicable measures to help mitigate the likely significant effects identified in this assessment.
Residual effect significance rating	Major adverse effect which is significant

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Resource name	Cheshire Showground
Impact 2: loss of resource	Impact: It is considered that the temporary effects identified on a precautionary basis on the Cheshire Showground reported above, are likely to result in this resource being unable to continue to operate and as a result there will be a major adverse permanent effect which is significant. Duration of impact: permanent
Assessment of magnitude	High: The loss of Cheshire Showground will affect a number of community events that take place on the land.
Relevant receptors	Visitors to and exhibitors at the Cheshire Showground
Assessment of sensitivity of receptor(s) to impact	Medium: there is no alternative greenfield venue of this size in the area
Significance rating of effect	Major adverse effect which is significant due to land required for the construction of the Proposed Scheme
Proposed mitigation options for significant effects	HS2 Ltd is continuing to engage with owners and operators of Cheshire Showground to identify reasonably practicable measures to help mitigate the likely significant effects identified in this assessment.
Residual effect significance rating	Major adverse effect which is significant

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2.12 Heyrose Golf Club

Table 12: Heyrose Golf Club community impact assessment record sheet

Resource name	Heyrose Golf Club
Community area	MA03: Pickmere to Agden and Hulseheath
Resource type	Recreational facility
Resource description/profile	Heyrose Golf Club is on Budworth Road, north-east of Pickmere. It is an 18-hole course covering approximately 56ha of land. In addition to the course, there is a 12-bay driving range and a club house with a bar, restaurant and pro-shop. The club house is available for event hire. Heyrose Golf School operates from the site.
Assessment year	Construction phase (2025)
Impact 1: temporary loss of land	Impact: construction of the Heyrose embankment will temporarily require the use of 6.6ha of land from the 56ha golf course. The area of land required will be along the eastern edge of the golf course and will affect up to two holes in the south-east of the golf course. Of the 6.6ha of land temporarily required, 1.6ha will be required permanently. Duration of impact: three years and three months
Assessment of magnitude	Medium: the club house and driving range will not be affected, however up to two holes on the golf course will be affected, therefore compromising the ability of the club to function as an 18-hole golf course.
Relevant receptors	Users of the Heyrose Golf Club
Assessment of sensitivity of receptor(s) to impact	Low: The Mere Golf Resort and Spa and High Legh Park Golf Club are located 3.5km and 4.3km away respectively.
Significance rating of effect	Minor adverse effect which is not significant
Proposed mitigation options for significant effects	Heyrose Golf Course is likely to be able to be reconfigured to enable it to continue to function as an 18-hole golf course.
Residual effect significance rating	Minor adverse effect which is not significant
Impact 2: permanent loss of land	Impact: approximately 1.6ha of land will be required for the Heyrose embankment and permanent mitigation planting. This is land that is included in the 6.6ha temporary land requirement. This represents a loss of 3% of land. and affects up to two holes (the same two holes as affected during construction). Duration of impact: permanent
Assessment of magnitude	Low: the permanent loss of land will affect up to two holes. This represents a small proportion of the total land of the course.
Relevant receptors	Users of Heyrose Golf Club
Assessment of sensitivity of receptor(s) to impact	Low: The Mere Golf Resort and Spa and High Legh Park Golf Club are located 3.5km and 4.3km away respectively.
Significance rating of effect	Negligible effect which is not significant
Proposed mitigation options for significant effects	Heyrose Golf Course is likely to be able to be reconfigured to enable it to continue to function as an 18-hole golf course.
Residual effect significance rating	Negligible effect which is not significant

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2.13 North Cheshire Way

Table 13: North Cheshire Way community impact assessment record sheet

Resource name	North Cheshire Way
Community area	MA03: Pickmere to Agden and Hulseheath
Resource type	Open space
Resource description/profile	The North Cheshire Way is a 113km (70 miles) waymarked long-distance footpath that extends from the Wirral to the Peak District. In this area, the PRoW passes north of Budworth and then east through Arley and Tabley, towards Knutsford.
Assessment year	Construction phase (2025)
Impact 1: temporary loss of land	Impact: construction of the Heyrose embankment will temporarily affect approximately 280m of the North Cheshire Way (Restricted Byway Tabley Superior 4/1), to the south of the M6. A temporary alternative route for pedestrians will be put in place during the temporary closure of the North Cheshire Way. Duration of impact: approximately two years
Assessment of magnitude	Negligible: the diversion of this section of the North Cheshire Way will result in an increased walking distance of approximately 60m.
Relevant receptors	Users of the North Cheshire Way.
Assessment of sensitivity of receptor(s) to impact	Low: the predominant use of the North Cheshire Way as a recreational walk means that the diversion is unlikely to deter users from accessing this resource.
Significance rating of effect	Negligible which is not significant
Proposed mitigation options for significant effects	No mitigation proposed
Residual effect significance rating	Negligible which is not significant

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2.14 Cheshire Cycleway

Table 14: Cheshire Cycleway community impact assessment record sheet

Resource name	Cheshire Cycleway
Community area	MA03: Pickmere to Agden and Hulseheath
Resource type	Open Space
Resource description/profile	The Cheshire Cycleway, also known as Regional Route 70, is a 283km long distance way-marked circular route around Cheshire. In this area, the Cheshire Cycleway route runs north to High Legh and then easterly to Rostherne and on to Ashley.
Assessment year	Construction phase (2025)
Impact 1: temporary loss of land	Impact: construction of Peacock Lane overbridge will sever the Cheshire Cycleway at Peacock Lane, affecting 1.2km of its current route. The realigned Peacock Lane and Peacock Lane overbridge will be constructed offline, which will enable the Cycleway to remain open until a permanent diversion of Peacock Lane is in operation. Duration: two years and six months
Assessment of magnitude	Negligible: the Cycleway will remain open until the permanent diversion over the realigned Peacock Lane is operational.
Relevant receptors	Users of the Cheshire Cycleway
Assessment of sensitivity of receptor(s) to impact	Low: the predominant use of the Cheshire Cycleway as a recreational cycle route means that the realignment is unlikely to deter users from accessing this resource.
Significance rating of effect	Negligible effect which is not significant
Proposed mitigation options for significant effects	No mitigation proposed
Residual effect significance rating	Negligible effect which is not significant
Impact 2: permanent loss of land	Impact: construction of Peacock Lane overbridge will sever the Cheshire Cycleway at Peacock Lane, affecting 448m of its current route. The cycle route will be permanently diverted via the realigned Peacock Lane and Peacock Lane overbridge, 170m south of its existing alignment, for 448m. Duration of impact: permanent
Assessment of magnitude	Negligible: a permanent realignment of Peacock Lane via Peacock Lane overbridge will be provided, therefore resulting in no change of journey length. The realigned Peacock Lane and Peacock Lane overbridge will be constructed offline.
Relevant receptors	Users of the Cheshire Cycleway
Assessment of sensitivity of receptor(s) to impact	Low: the predominant use of the Cheshire Cycleway as a recreational cycle route means that the realignment is unlikely to deter users from accessing this resource.
Significance rating of effect	Negligible effect which is not significant
Proposed mitigation options for significant effects	No mitigation proposed
Residual effect significance rating	Negligible effect which is not significant

3 Community impact assessment record sheets – operation

3.1 Residential properties in Over Tabley

Table 15: Residential properties in Over Tabley community impact assessment record sheet

Resource name	Residential properties in Over Tabley
Community area	MA03: Pickmere to Agden and Hulseheath
Resource type	Residential properties
Resource description/profile	Approximately 10 residential properties located in the vicinity of Old Hall Lane in Over Tabley.
Assessment year	Operation phase (2038)
Impact 1: permanent significant noise and visual effects	Impact: due to trains running on the Heyrose embankment, approximately 10 residential properties will experience significant noise and visual effects. Noise: the running of trains along the route will result in significant adverse noise effects during the daytime and night-time on all 10 properties. Visual: residents of all 10 properties will experience significant adverse visual effects due to views of the overhead line equipment and passing trains. Duration of impact: permanent
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 receptors.
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 effect which is significant

3.2 Residential properties in Tabley Superior

Table 16: Residential properties in Tabley Superior community impact assessment record sheet

Resource name	Residential properties in Tabley Superior
Community area	MA03: Pickmere to Agden and Hulseheath
Resource type	Residential properties
Resource description/profile	Approximately five residential properties located in the vicinity of Budworth Road in Tabley Superior.
Assessment year	Operation phase (2038)
Impact 1: permanent significant noise and visual effects	Impact: due to trains running on the Heyrose embankment, approximately five residential properties will experience significant noise and visual effects. Noise: the running of trains along the route will result in significant adverse noise effects during the daytime and night-time on all five properties. Visual: residents of all five properties will experience significant adverse visual effects due to views of the overhead line equipment and passing trains. Duration of impact: permanent
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 receptors.
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 effect which is significant

3.3 Residential properties in Winterbottom

Table 17: Residential properties in Winterbottom community impact assessment record sheet

Resource name	Residential properties in Winterbottom
Community area	MA03: Pickmere to Agden and Hulseheath
Resource type	Residential properties
Resource description/profile	Approximately five residential properties located in the vicinity of Winterbottom Lane in Winterbottom.
Assessment year	Operation phase (2038)
Impact 1: permanent significant noise and visual effects	<p>Impact: due to trains running on the Hoo Green South embankment no.2, approximately five residential properties will experience significant noise and visual effects.</p> <p>Noise: the running of trains along the route will result in significant adverse noise effects during the daytime and night-time on all five properties.</p> <p>Visual: resident of all five properties will experience significant adverse visual effects due to views of the overhead line equipment and passing trains.</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 receptors.
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 effect which is significant

3.4 Residential properties in Hulseheath

Table 18: Residential properties in Hulseheath community impact assessment record sheet

Resource name	Residential properties in Hulseheath
Community area	MA03: Pickmere to Agden and Hulseheath
Resource type	Residential properties
Resource description/profile	Approximately 15 residential properties in the vicinity of Thowler Lane, Back Lane and Peacock Lane.
Assessment year	Operation phase (2038)
Impact 1: permanent significant noise and visual effects	<p>Impact: due to trains running on the Hulseheath North embankment and the Hulseheath South embankment, approximately 15 residential properties will be in proximity to the operation of the Proposed Scheme.</p> <p>Noise: the running of trains along the route will result in significant adverse noise effects during the daytime and night-time on all 15 properties.</p> <p>Visual: residents of all 15 properties will experience significant adverse visual effects due to views of the overhead line equipment and passing trains.</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 receptors.
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 effect which is significant

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