

High Speed Rail (Crewe – Manchester)

Supplementary Environmental Statement 2 and Additional Provision 2 Environmental Statement

Volume 5: Appendix CT-004-OR000

Planning data – off-route works

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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.

High Speed Two (HS2) Limited
Two Snowhill
Snow Hill Queensway
Birmingham B4 6GA

Telephone: 08081 434 434

General email enquiries: HS2enquiries@hs2.org.uk

Website: www.hs2.org.uk

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

ARUP+ ERM | FOSTER + PARTNERS | JACOBS
RAMBOLL | TYPESA | COSTAIN

MWJV

Mott MacDonald | WSP

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1 Introduction

1.1 Overview

- 1.1.1 This report is an appendix which forms part of Volume 5 of the Supplementary Environmental Statement 2 (SES2) and Additional Provision 2 Environmental Statement (AP2 ES).
- 1.1.2 This appendix provides an update to the planning policies, committed development and proposed development data relevant to the High Speed Two (HS2) High Speed Rail (Crewe – Manchester) Environmental Statement (ES)¹ published in January 2022 (the main ES).
- 1.1.3 This update takes into account the supplementary environmental information, changes to the design and construction assumptions, and corrections within the SES2 and the amendments included within the AP2 ES.
- 1.1.4 This report covers off-route works at Annandale depot.
- 1.1.5 There is a separate Planning data report for the community areas, see SES2 and AP2 ES Volume 5, Appendix: CT-004-00000.
- 1.1.6 In order to differentiate between the original scheme and the subsequent changes, the following terms are used:
- ‘the original scheme’ – the Bill scheme submitted to Parliament in 2022, which was assessed in the main ES;
 - ‘the SES1 scheme’ – the original scheme with any changes described in SES1 that are within the existing powers of the Bill;
 - ‘the AP1 revised scheme’ – the original scheme as amended by SES1 changes and AP1 amendment;
 - ‘the SES2 scheme’ – the original scheme with any changes described in SES1 (submitted in July 2022) and the SES2; and
 - ‘the AP2 revised scheme’ – the original scheme as amended by SES1 and SES2 changes (as relevant) and AP2 amendments.

1.2 Planning policy and planning context

- 1.2.1 Relevant development plan documents and other planning policies have been considered in relation to environmental topics, as part of considering the original scheme as amended by the SES1 and SES2 schemes plus the AP2 revised scheme in the local context.

¹ High Speed Two Ltd (2022), High Speed Rail (Crewe – Manchester), *Environmental Statement*. Available online at: <https://www.gov.uk/government/collections/hs2-phase2b-crewe-manchester-environmental-statement>.

1.3 Committed developments

- 1.3.1 Committed developments are defined as developments with planning permission and sites allocated for development in adopted development plans, on or close to the land required for the scheme.
- 1.3.2 Committed developments that are likely to have been completed by 2025 have the potential to alter the future baseline for the assessment of the scheme, for example through the introduction of new receptors.
- 1.3.3 Committed developments that are considered likely to be constructed between 2025 and 2038, i.e. at the same time as the original scheme as updated by the SES2 scheme and AP2 revised scheme, have the potential to be receptors for the operation of HS2, but could also give rise to cumulative impacts with the original scheme as updated by the SES2 scheme and AP2 revised scheme during construction.
- 1.3.4 Where development falls within the land required for construction associated with the AP2 revised scheme it has been assumed that it cannot be implemented as a result of the scheme, it has not been included as a committed development and does not form part of the assessment with the exception of the socio-economics topic. This topic assesses the potential impact on employment where development is unable to be implemented in part or full due to the scheme.
- 1.3.5 Committed development is considered within the environmental assessment where it is considered material to the environmental impact of the AP2 revised scheme. The committed developments have been considered to determine whether they would result in a material change to the future baseline or have the potential to give rise to cumulative effects for each environmental topic.
- 1.3.6 Where committed development forms part of the future baseline or cumulative assessment of specific environmental topics, a note to that effect appears in the comments column of the committed development table below. These committed developments are reported in the topic sections in Volume 4 and reflected in the respective Volume 5 appendices where relevant.
- 1.3.7 Where there is not sufficient information relating to a development plan allocation to inform the future baseline or inform the potential to result in likely significant cumulative effects, a note to that effect appears in the comments column of the Committed development tables below.
- 1.3.8 Where applications have been submitted by named individuals, the applicant name has been excluded from the table in accordance with the General Data Protection Regulation (GDPR) guidance.
- 1.3.9 The location of the committed developments listed in Table 1 are shown in the SES2 and AP2 ES Volume 5, Planning Data / Committed Developments Map Book: Map Series CT-13 – Committed Developments and can be identified using the reference identification

assigned in the first column of Table 1, with the exception of some Local Transport Plan (LTP) allocations, which have not been mapped in the respective LTP in which they are described.

1.4 Proposed developments

- 1.4.1 Planning applications yet to be determined and sites that are proposed allocations in draft development plans that have yet to be adopted, on or close to the AP2 revised scheme, are termed 'proposed developments'.
- 1.4.2 Proposed development has not been subject to any assessment within the environmental assessment due to uncertainty concerning its likely status in relation to the AP2 revised scheme. Proposed development has not been mapped.

2 Annandale depot

2.1 Policy and planning context

- 2.1.1 There have been no updates to local policy documents that were identified as relevant to Annandale depot Off-route works in the main ES, see Volume 5, Appendix: CT-004-OR000 – Off-route works – Planning data¹.

2.2 Committed development

- 2.2.1 Table 1 lists unimplemented major committed development i.e. approved consents and development allocations in adopted development plans identified between 01 December 2020 and 30 June 2022, relevant to the Annandale depot area. These are in addition to those identified in the Off-route works – Planning data in the main ES (see Volume 5, Appendix: CT-004-OR000 – Off-route works – Planning data¹).

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Planning data – Off-route works

Table 1: Committed development in the Annandale depot area

| Reference identification | Local planning authority including planning reference | Type (application or allocation) | Description | Site address | Applicant | Comment |
|--------------------------|---|----------------------------------|---|--|-------------------------|---------------------------------|
| ADEP/021S | Dumfries & Galloway Council 20/2071/FUL | Full Application | Proposed grid stability facility comprising formation of an electrical transmission infrastructure compound containing transformers, cables and infrastructure, the erection of main plant room building, formation of new access, ancillary car parking, drainage, boundary treatment and landscaping. | Land east of Gretna Substation 3km to the north of Gretna | WP Grid Services Ltd. | Related Applications: ADEP/020S |
| ADEP/022S | Dumfries & Galloway Council 21/0710/FUL | Full Application | Alterations and change of use of agricultural building to form dwellinghouse and formation of access and car parking area. | Douglas Steading, Gretna Green, Gretna | Gretna Green Group Ltd. | |
| ADEP/023S | Dumfries & Galloway Council 21/2370/FUL | Full Application | Erection of 2 Dwellinghouses and Formation of Acoustic Bund (amended house types to that approved under planning application 20/0857/Ful). | Billhazelton, Toppinghead, Kirkpatrick Fleming, Lockerbie | [Individual] | |

2.3 Proposed development

- 2.3.1 Table 2 lists proposed developments (either planning applications that have yet to be determined or land use allocations included in development plans yet to be adopted) identified between 01 December 2020 and 30 June 2022. These are in addition to those identified in Volume 5, Appendix: CT-004-OR000, which accompanied the main ES.
- 2.3.2 Where applications have been submitted by named individuals, the applicant name has been excluded from the table.
- 2.3.3 Proposed developments have, generally, not been subject to any assessment within the SES2 and AP2 ES and have not been mapped, given that there is uncertainty about their likely status in relation to the AP2 revised scheme.

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Table 2: Proposed development in the Annandale depot area

| Reference identification | Local planning authority including planning reference | Type (application or allocation) | Description | Site address | Applicant | Comment |
|--------------------------|---|----------------------------------|---|---|----------------------------------|---------|
| ADEP/P/001 | Dumfries & Galloway Council 22/1177/FUL | Full Application | Erection of workshop and storage building with ancillary office and welfare accommodation (removal of existing building) and formation of parking area. | Adjacent to Holmwood, Kirkpatrick Fleming | MCL Building & Civil Engineering | |

High Speed Two (HS2) Limited

Two Snowhill

Snow Hill Queensway

Birmingham B4 6GA

Freephone: 08081 434 434

Minicom: 08081 456 472

Email: HS2enquiries@hs2.org.uk