



Birmingham Eastside Extension

Environmental Statement Volume 2 Technical
Appendix E: Committed and Baseline
Developments

MMD-300207-HS30-DOC-0000-1026

October 2016

West Midlands Combined Authority

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1 Introduction

- 1.1.1 This Technical Appendix presents further information and description of the committed and baseline developments that form the basis for assessment for the EIA. For the purposes of this EIA, other developments in the vicinity of the BEE have been taken into account when assessing the potential significant environmental effects of the BEE. These other developments have been agreed in discussion with Birmingham City Council (BCC) (see ES Volume 2 Technical Appendix F: EIA Consultation Information for further consultation details).
- 1.1.2 The BEE is due to start construction in 2020 and be operational in 2022, therefore the developments detailed within this technical appendix are relevant to the BEE EIA either as baseline developments or committed developments dependent on when they are due to be constructed and be operational. If an individual development is included within this EIA as a baseline development then it is considered to be part of the predicted environmental baseline when the BEE starts construction and therefore may constitute receptors for certain BEE impacts. If an individual development is considered as a committed development, as it will start construction after the BEE construction has begun, then it may generate cumulative impacts when combined with the BEE that need to be assessed.
- 1.1.3 Developments assumed to be within the environmental baseline:
- Masshouse; and
 - HS2 Curzon Street Station.
- 1.1.4 Committed developments to be considered cumulatively:
- Exchange Square (Phase 1)
 - Exchange Square (Phase 2);
 - Bull Ring Trading Estate;
 - Beorma Quarter (Phase 2 and 3); and
 - Smithfield.

2 Baseline Developments

- 2.1.1 The developments described in Table 2.1 and identified in Drawing MMD-HS30-DRA-0000-0011 in green are considered to be part of the baseline environment for the assessment of both construction and operation of the BEE. These developments therefore will not be assessed in the cumulative effects assessment of each environmental topic.

Table 2.1: Developments considered to be part of the baseline environment

Development details	Development status during BEE construction and rationale	Development status during BEE construction and rationale
Masshouse		
BCC planning reference: 2014/02950/PA. Mixed-use development covering 300m ² .	Completed and occupied. Development assumed to be completed in 2020. Full planning permission was granted in 2014 so construction would have needed to have begun by 2017.	Completed and occupied. Due to the small development area it is considered that construction would have been completed by 2020 and the building would be occupied.
HS2 Curzon Street Station		
BCC planning reference: 2007/0446/PA 900m length site including 'fan' of tracks and 550m length station building.	Under construction. Construction assumed to start in 2017, completion 2026/2027.	Under construction. Construction assumed to start in 2017, completion 2026/2027.

- 2.1.2 Relevant information on the HS2 Curzon Street Station (including its expected delivery timetable, footprint and construction programme) has been obtained from the HS2 ES¹, which has formed part of the HS2 parliamentary submission package.
- 2.1.3 HS2 is assumed to receive Royal Assent in December 2016. Its development is assumed to be phased over a 10-year period, with enabling works/construction starting in early 2017, and be operational 2026/27. Table 2.2 identifies the construction elements that are located in the vicinity of the BEE based on HS2's indicative construction programme¹. Figures extracted from the HS2 ES that identify the components are detailed in Table 2.2. are located in Annex A.

¹ Based on Figure 11 London-West Midlands ES, Vol 2, CEA26 Washwood Heath to Curzon Street, ES 3.2.2.26 Nov 2013, which is appended to BEE ES Volume 2 Technical Appendix E.

Table 2.2: HS2 construction programme for construction works in the vicinity of the BEE (prepared by Mott MacDonald, data extracted from HS2 ES)

	2017				2018				2019				2020				2021				2022				2023				2024				2025			
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4				
Curzon Street No.1 viaduct satellite compound																																				
Curzon Street No.1 viaduct																																				
Curzon Street No.2 viaduct satellite compound																																				
Building demolition																																				
Utility diversions (assumed to be at Duddeston Mill Road/Inkerman Road)																																				
Curzon Street No.2 viaduct																																				
Curzon Street No.1 viaduct																																				
Balancing ponds (assumed to be south of Duddeston Mill Road adjacent to River Rea, and south of Inkerman Street adjacent to River Rea)																																				
Curzon Street No.3 viaduct satellite compound																																				
Utility diversions (assumed to be at Curzon Circle)																																				
Building demolition																																				
Curzon Street No.3 viaduct																																				
A4540 Lawley Middleway highway works																																				
Balancing ponds (assumed to be west of Lawley Middleway north of Birmingham/Bushbury rail line)																																				
Curzon Street auto-transformer station base slab and infrastructure																																				
Curzon Street station main compound																																				
Building demolition																																				
Utility diversions (assumed to be at Curzon Circle)																																				
Curzon Street station highway works																																				
Curzon Street station construction																																				
Railway installation works																																				
Railway systems installation																																				

	2017				2018				2019				2020				2021				2022				2023				2024				2025			
Portal building fit-out																																				
Bromford west satellite compound																																				
Classic railway modifications																																				
Classic railway modifications																																				
Curzon Street No 1 viaduct satellite compound																																				
Classic railway modifications																																				
Curzon Street No 2 viaduct satellite compound																																				
Classic railway modifications																																				
Curzon Street No 3 viaduct satellite compound																																				
Curzon Street auto-transformer station installation																																				
Curzon Street station main compound																																				
Station fit-out																																				
Commissioning																																				
Commissioning (to December 2026)																																				

3 Committed Developments

3.1.1 The developments described in Table 3.1 and identified in drawing MMD-HS30-DRA-0000-0011 in red are considered for the cumulative assessment of both construction and operation of the BEE.

Table 3.1: Developments considered for the cumulative assessment

Development details	Development status during BEE construction and rationale	Development status during BEE construction and rationale
Exchange Square (Phase 1)		
Mixed-use development covering 43,326m ² . BCC planning reference: 2016/02326/PA	Construction assumed to be underway by 2020. Reserved matters approval was granted in 2016. Under construction is considered the realistic worst case scenario.	Realistic worst case scenario assumes that the building would be completed and occupied.
Exchange Square (Phase 2)		
Mixed-use development covering 17,971m ² . BCC planning reference: 2016/02326/PA	Construction assumed to be underway by 2020. Reserved matters approval was granted in 2016. Under construction is considered the realistic worst case scenario.	Realistic worst case scenario assumes that the building would be completed and occupied.
Bull Ring Trading Estate		
Mixed-use development covering 47,137m ² . BCC planning reference: 2011/05085/PA	Construction assumed to be underway by 2020. Extended time to implement outline permission was granted in 2011. Application for approval of reserved matter(s) to be made by 2016. Under construction is considered the realistic worst case scenario.	Realistic worst case scenario assumes there are new occupiers on site if the development starts construction in 2020.
Beorma Quarter (Phase 2 and 3)		
Mixed-use development covering 45,614m ² . BCC planning reference: 2015/06678/PA	Construction assumed to be underway by 2020. Full planning permission was granted in 2015 so would expire by 2020 if construction has not begun. Under construction is considered the realistic worst case scenario.	Realistic worst case scenario assumes there are new occupiers on site if the development starts construction in 2020.
Smithfield		
Mixed-use development covering 14 hectare. As detailed within the Birmingham Smithfield Masterplan	Information from BCC has stated that construction assumed to be underway by 2017.	Realistic worst case scenario assumes there are new occupiers on site if the development starts construction in 2020.

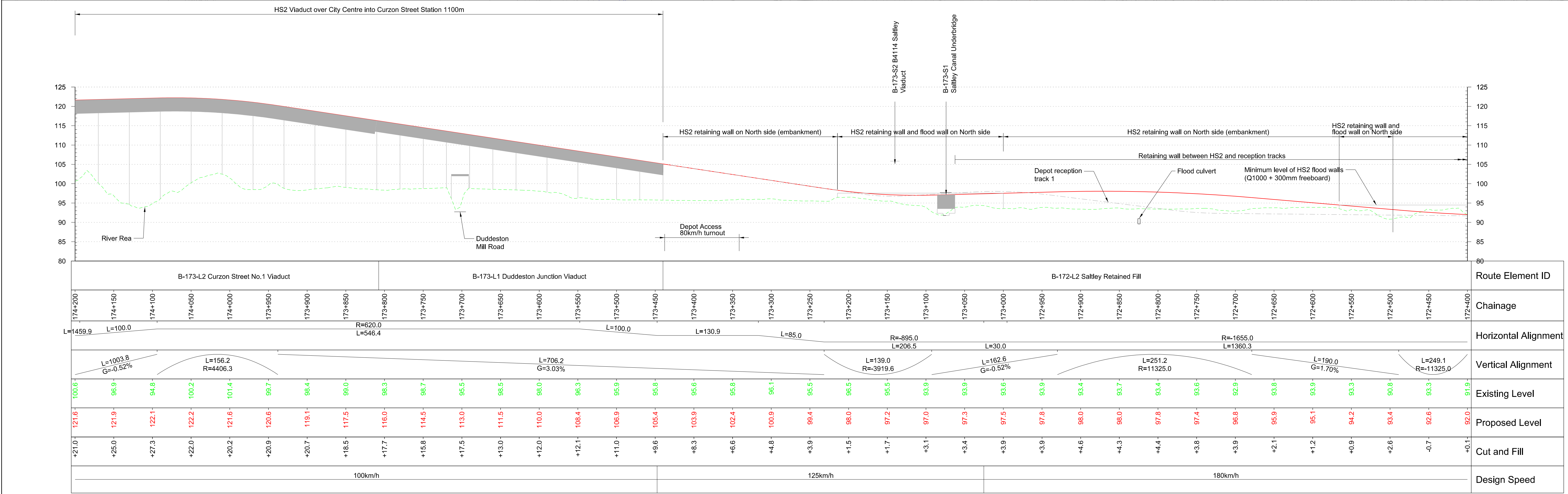
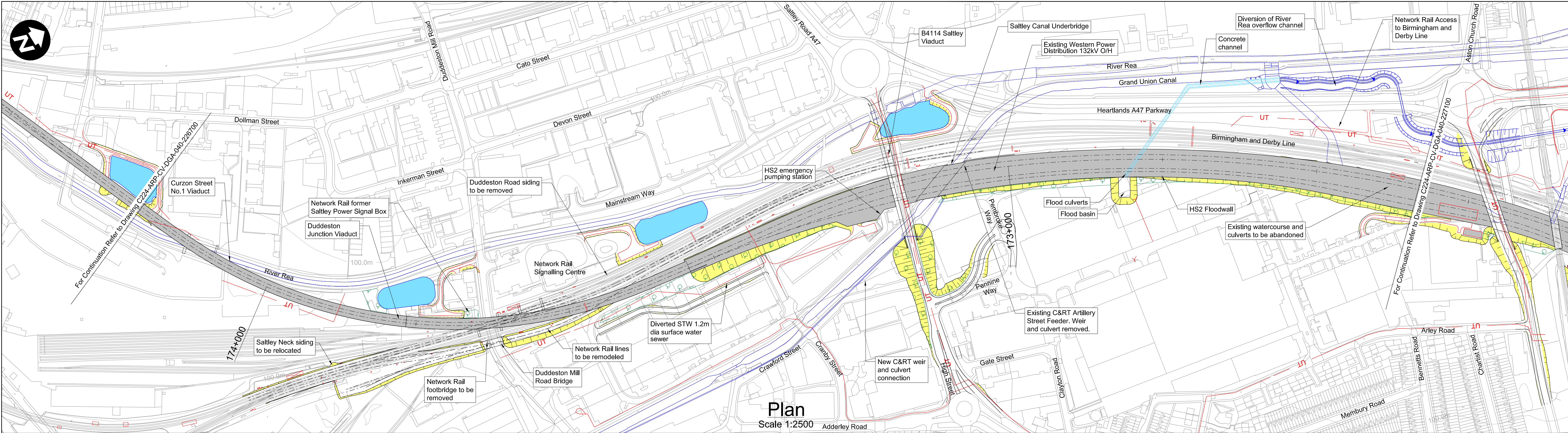
Annexes

- A. Figure 11 London-West Midlands ES, Vol 2, CEA26 Washwood Heath to Curzon Street _____ 7

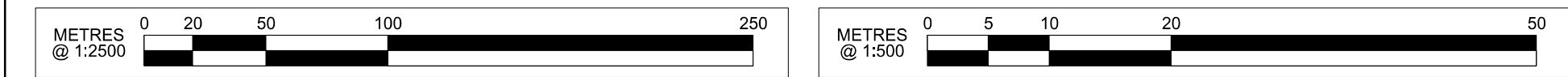
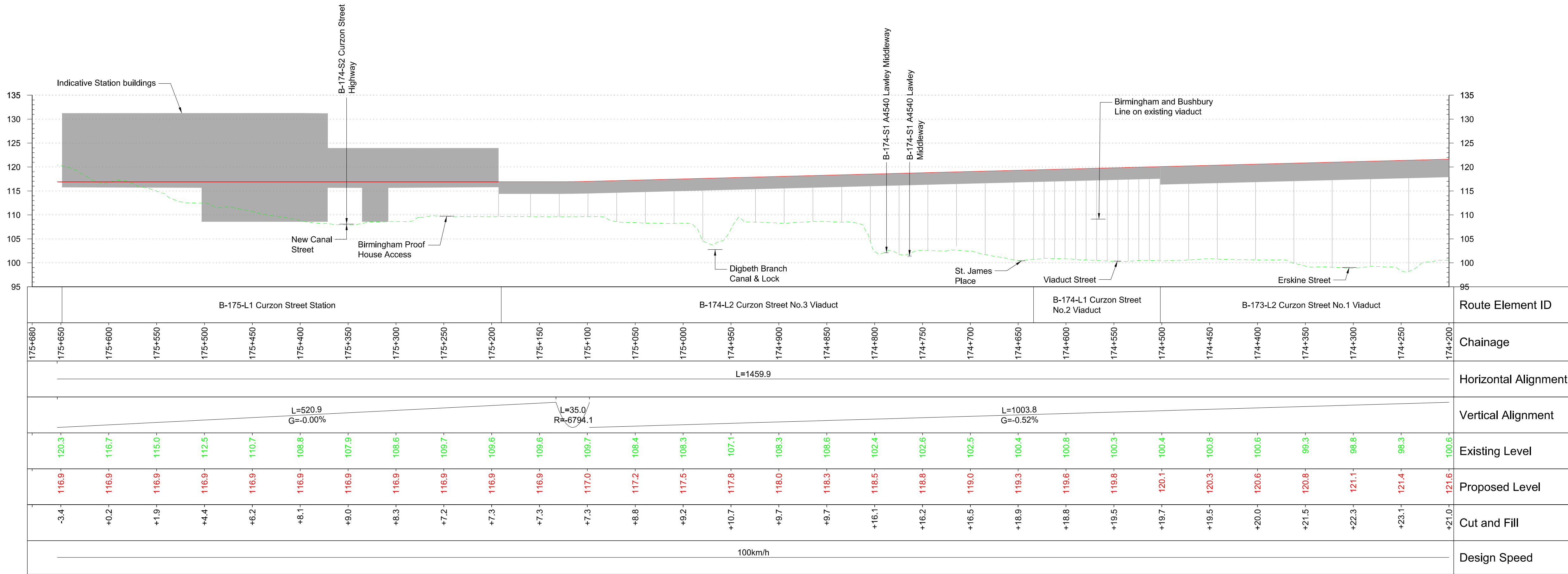
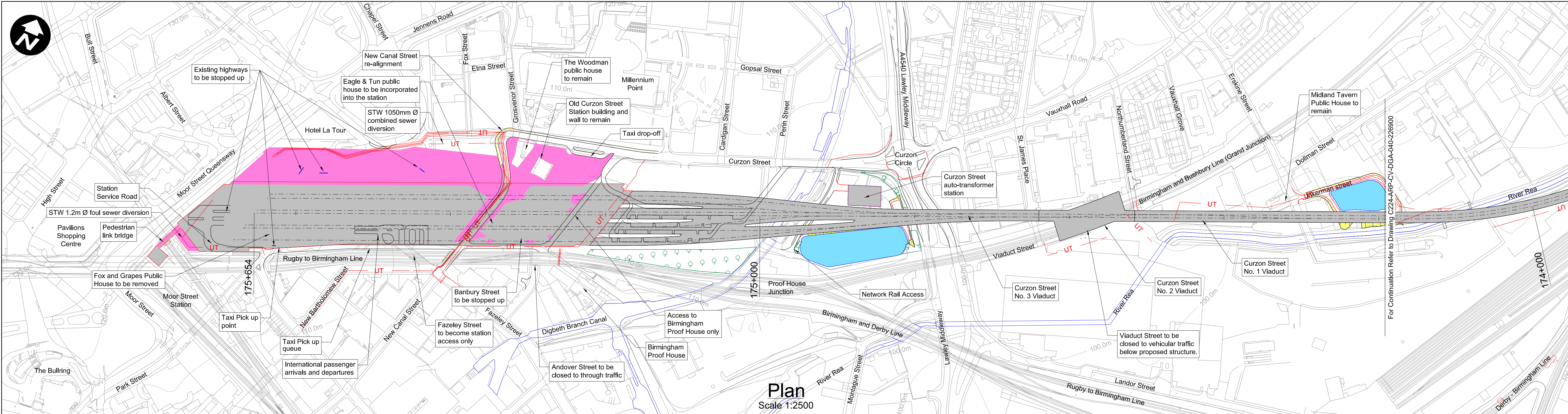
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A. Figure 11 London-West Midlands ES,
Vol 2, CEA26 Washwood Heath to
Curzon Street

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Legends/Notes:	Replacement floodplain storage	Public realm	Community forum boundary	Stopped-up PRoW
Depot, station, headhouse or portal building	Woodland habitat creation	Engineering earthworks	Watercourse diversion	Tunnels external extent
Tunnel portal	Wetland habitat creation	Landscape earthworks	Existing watercourse	Rail alignment
Electricity substation	Grassland habitat creation	Rail alignment formation	Ditches - new	HS2 Access road
Land drainage area	Landscape mitigation planting (scrub / woodland)	Returned to suitable development use	Hedgerow habitat creation	Noise fence barrier
Ecological mitigation pond	Grassed areas	County boundary	Main utility works	
Balancing pond	Sustainable placement	Borough / District boundary	Existing public right of way (PRoW)	
			New, diverted or realigned PRoW	

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