

CALVELEY NEIGHBOURHOOD PLAN

SECTIONS OF SUPPORTING INFORMATION



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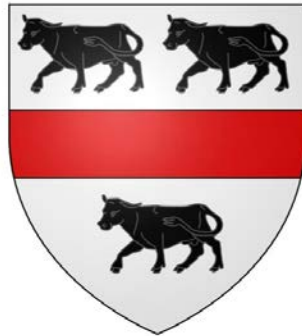
C O N T E N T S

	Section
Consultation Report	I
Basic Conditions Statement	II
Sustainability Appraisal	III
List of Regulation 14 Consultee Email Addresses	IV
Technical Baseline	V

Section 1

CALVELEY NEIGHBOURHOOD PLAN

Community Consultation



CALVELEY PARISH COUNCIL

Community Consultation

Throughout the process of making the plan, care has been taken to inform and involve our residents as far as possible. As the Parish of Calveley is relatively small and sparsely populated, it has been reasonably easy to ensure that almost all residents are contacted and consulted whenever necessary. Of the 107 homes listed in the 2011 census, approximately 77% have provided their email addresses to the Parish Clerk which has enabled us to make electronic contact. The remaining 20% have been contacted by hand delivered post ensuring that the greatest number of residents has been contacted. In addition, we have a Parish website, The Calveley Community Notice Board, and this has been used as a further vehicle for contacting residents and keeping people up to date with what is going on.

The following is a summary of the key contacts who have been involved during the making of the plan.

Open Parish Council Meeting : January 2016

The option to pursue making a Neighbourhood Plan for Calveley had been discussed for some time following the completion of the Community Plan in October 2014. After much debate and discussions with Cheshire East Council, the Parish Council decided to seek the opinion of residents. An extraordinary Open Parish meeting was held at Calveley School on 15 January 2016 and the benefits and challenges presented by the process were explained and debated.

An open vote was taken, and the results were:-


For	28
Against	2
Abstained	6

The motion to make a plan for Calveley was carried and a further open meeting was called for interested residents when a Steering Group with chairman was agreed.

The Questionnaire

The Steering Group developed a comprehensive set of questions over a period of time, derived in part from the questionnaires produced for the successful Community Plan. These were refined and a formal questionnaire was produced and delivered by hand to every address in the parish during June 2016. Where possible the reasons for the questionnaire were discussed with the residents and the completed forms were collected, again by hand approximately two weeks later. The Steering Group were assisted in this process by a number of volunteers.

A copy of the questionnaire is shown below:



Calveley Neighbourhood Plan 2016

From the Calveley Neighbourhood Plan Forum

In order to ensure that Calveley develops in a way that is acceptable to the people who live there, a Neighbourhood Plan is being produced that Cheshire East must take into account once it is ratified. Your input to this process is vital. Please take a few minutes to give us your initial thoughts so that we can shape the questions in a later more comprehensive questionnaire.

Please provide as much information as you can. Volunteers will call to your address and collect the completed questionnaire in seven days' time or you can help by dropping off the form in the envelope provided at one of the following locations:-

Calveley Lodge, or Calveley Court both on Calveley Hall Lane. Calveley Petrol Station on the A51. The Mount, Calveley (Masons Row/Chantry area)

Thank you.

About you . . .

Postcode _____

Are you responding on behalf of yourself or your entire household? _____

How long have you lived in Calveley? _____

Do you run a business in Calveley? _____

Do you work outside Calveley? If so, where? _____

Follow up . . .


If you would like us to provide information or updates, please complete the following:

Name/Telephone _____

Address _____

Email _____

Or see our Facebook page: Calveley Neighbourhood Plan



Calveley Neighbourhood Plan 2016

What do you LIKE about Calveley and would not like to change? (Max 2 items)

1. _____

2. _____

What do you DISLIKE about Calveley and would like to change? (Max 2 items)

1. _____

2. _____

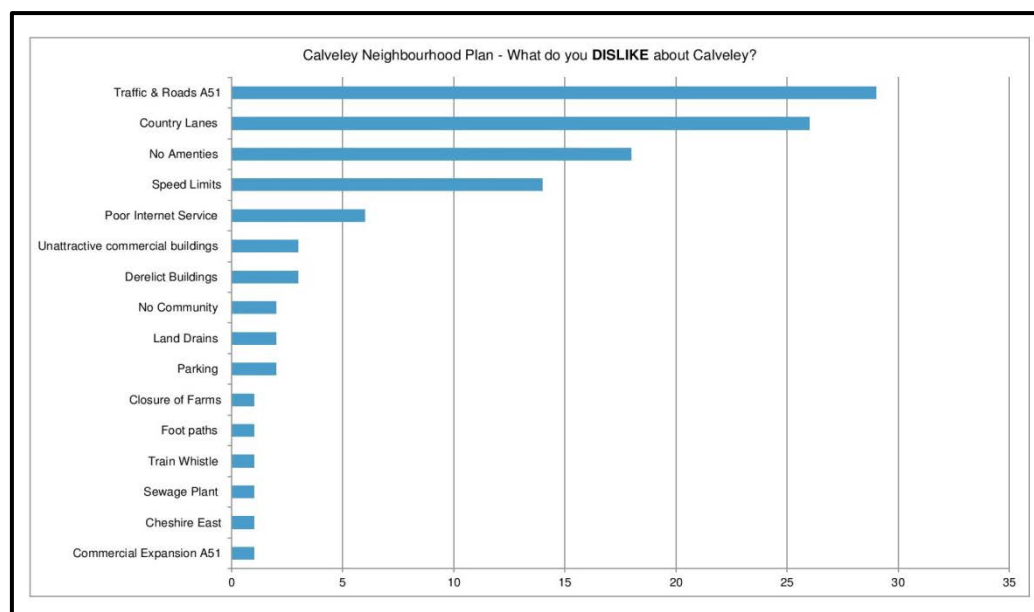
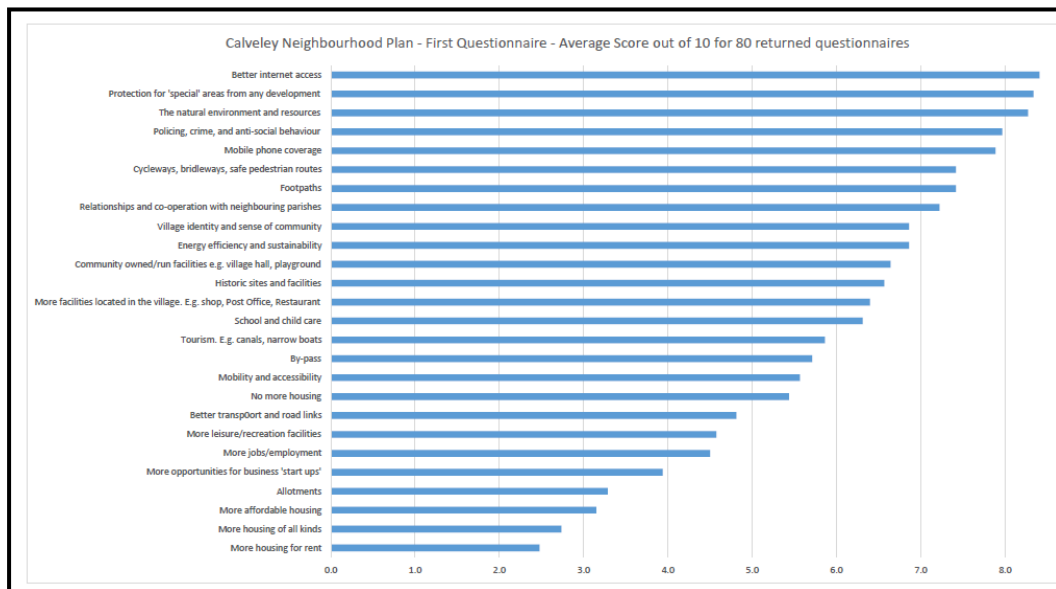
On a scale of 1 to 10, how important are these to you? (10 is very important, 1 is unimportant)

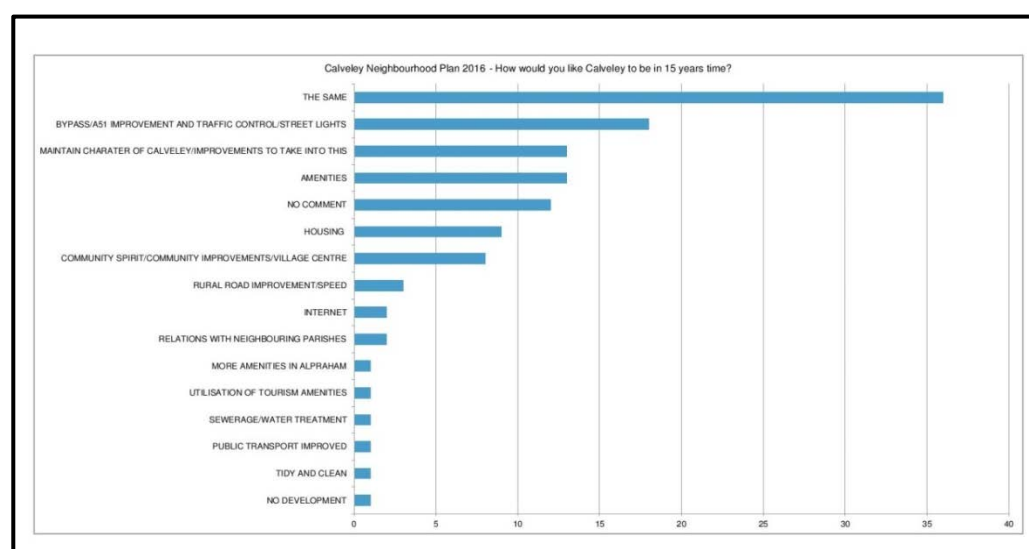
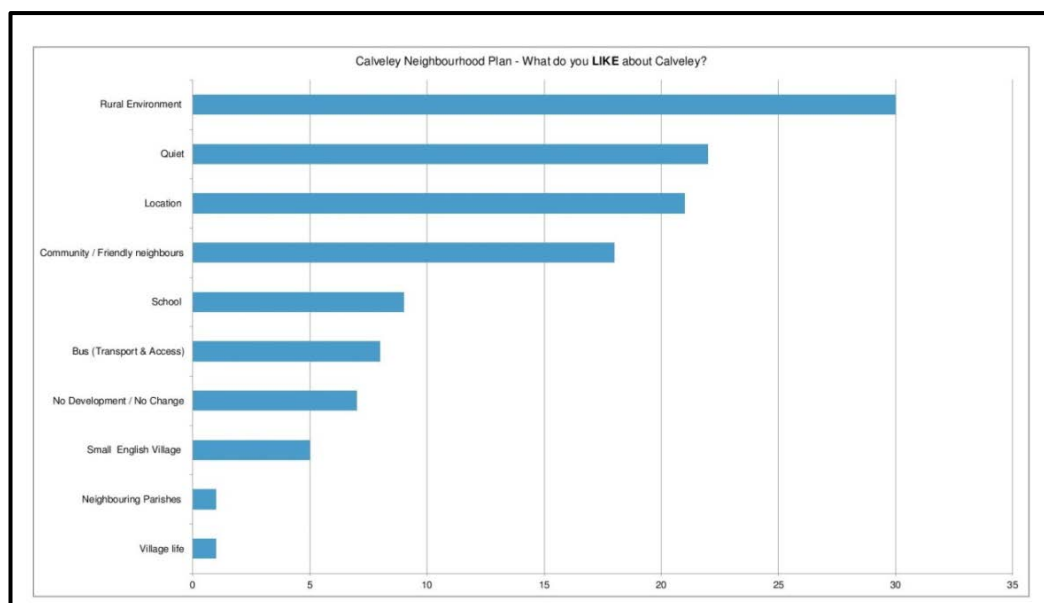
More housing of all kinds	
More affordable housing	
More housing for rent	
No more housing	
Protection for 'special' areas from any development	
More jobs/employment	
More opportunities for business 'start ups'	
Better transport and road links	
By-pass	
More leisure/recreation facilities	
Better internet access	
Mobile phone coverage	
Energy efficiency and sustainability	
The natural environment and resources	
Historic sites and facilities	
Footpaths	
Cycleways, bridleways, safe pedestrian routes	
Mobility and accessibility	
More facilities located in the village. E.g. shop, Post Office, Restaurant	
Allotments	
Village identity and sense of community	
Community owned/run facilities e.g. village hall, playground	
Policing, crime and anti-social behaviour	
Relationships and co-operation with neighbouring parishes	
School and child care	
Tourism. E.g. canals, narrow boats etc	

How would you like Calveley to be in 15 years time? _____

Results of Questionnaire Analyses

In order to translate the responses to the questionnaire into manageable information they were drawn up in graphical form with individual charts displaying the results for the distinct sections. The four charts are shown below:





Although every effort was made to contact all households, it should be noted that at the time of the questionnaire distribution and collection, a number of addresses stood empty and a small number were being sold. The return rate of completed questionnaires was very high, and in excess of 75% of the 107 houses where questionnaires were delivered 77% were returned completed.

School Children Involvement.

As a way of stimulating debate in the Parish, the local Primary School was approached and asked to participate.

The school decided to use their School Council to gather views and ideas about the future of Calveley. Two adult facilitators used mind mapping as a way of stimulating debate and teasing out ideas. The results are shown in the following report below along with the 'mind maps' produced.

School Council Meeting – 12 10 16
12.30pm
Calveley Primary Academy

Present:
Representatives of the School Council

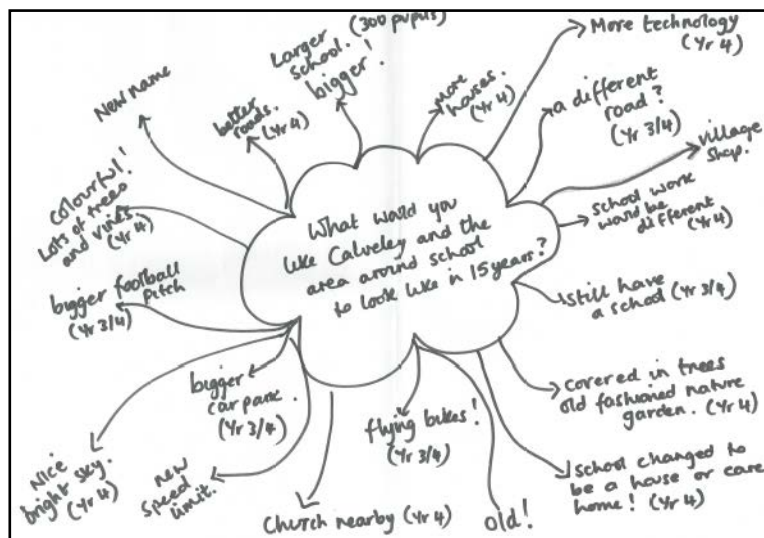
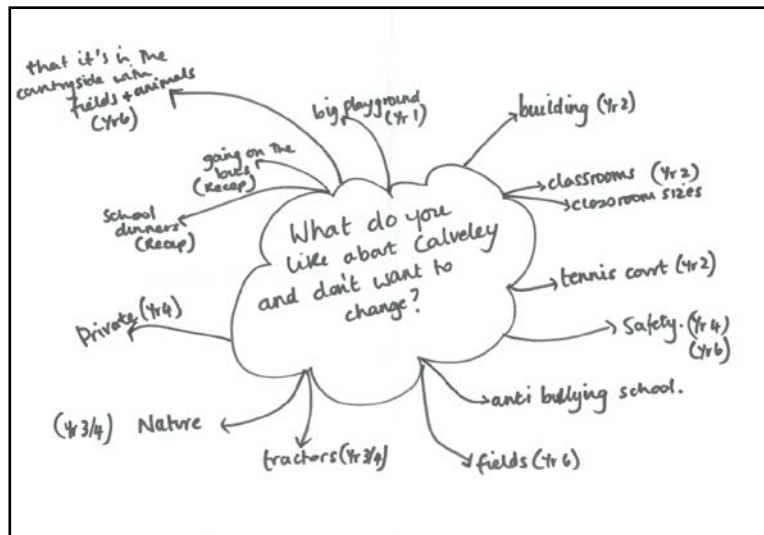
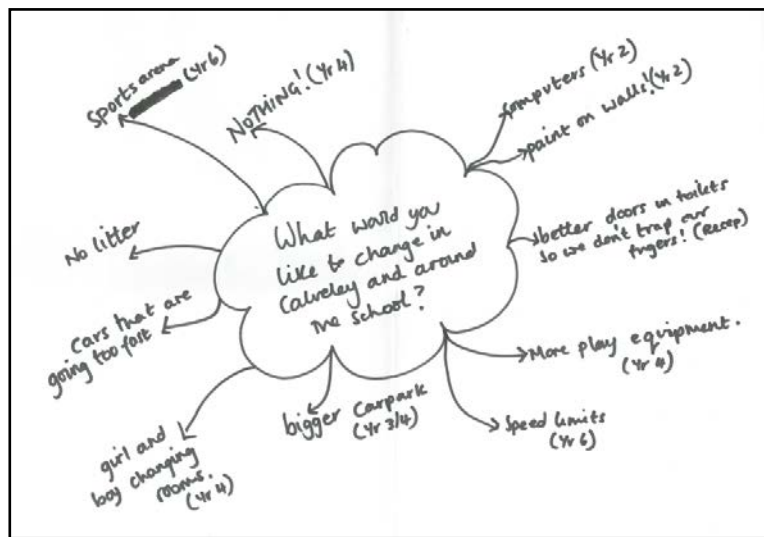
A meeting took place with the School Council on 8 October 2016 to ask the Council to provide the views of the pupils at the school on the future of Calveley for inclusion in the Neighbourhood Plan. At that meeting the members of the Council agreed to seek the views of their classmates to bring back to the next meeting.

The purpose of this meeting with the School Council held on 12 October 2016 was to receive feedback from members of the School Council on the views of the pupils at the school regarding the future of Calveley. Also, to receive written information on the views from each class and to identify the key themes from members of the Council. Katie Huntbach, a member of staff at Calveley, was present during the meeting.

The members of the Council had canvassed the views of their classmates in answer to the three questions about the school. Responses had been written on post-it notes and these had been summarised in mind maps which were presented at the Council meeting. At the meeting the Council discussed and agreed the key issues and themes, and these were noted.

Key themes/issues were:

1. Speed of traffic on the lanes / need for speed cameras
2. Visibility at access points onto the lanes and around corners due to hedges and road layout.
3. Need for a larger car park at the school to prevent issues caused by on-road parking
4. More sporting and other facilities
5. More/improved cycleways, footpaths and bridleways
6. Better maintained road/verges for the safety of cyclists and pedestrians
7. Better maintained road signage
8. Litter along the lanes from vehicles
9. Maintaining the rural environment through a limited number of new houses



The Vision

The Steering Group developed a draft Vision for the Parish based on the collected responses to the questionnaires provided by the residents earlier. The draft vision, as was circulated to the residents in January 2017

Email/Letter to Residents

CALVELEY PARISH COUNCIL

Clerk:
Ms S Stockton
Tel: 01829 260167
Email: calveleypc@hotmail.co.uk

*75 Hilbre Bank
Alraham
Tarpotley
Cheshire
CW6 9JG*

10 January 2017

Dear Neighbour

Many thanks again to those of you who completed the questionnaire earlier this year. We have now analysed the results from these and produced what we believe is your Vision for Calveley, which is:

In 2032 Calveley will continue to be a small, rural community with a recognisable centre, where people who feel safe and secure want to live. Calveley's economy will be predominantly agricultural but modern well-functioning digital technologies will give the opportunity for the growth of home based businesses and working avoiding the need for any further industrial development. The impact of road traffic will be limited and natural and man-made assets will be protected.

It is important that the vision included in the Neighbourhood Plan reflects the views of the majority of residents and so we would ask that if you have any comments or views regarding any aspect that you let us know, preferably by email via the link below or by post to the Parish Clerk, Sue Stockton, 75 Hilbre Bank, Alraham, Tarpotley, Cheshire, CW69JG. We would also ask that if you know of someone who lives close by who may not have access to the internet that you pass on a copy of this email so that we hear as many views as possible.


Once we have an agreed Vision for Calveley, we will start working on policies that will help to deliver it. These will form the basis for the draft Plan which we hope to have available for your approval towards the end of summer this year.

Kind regards

Sue

Susan Stockton
Clerk

Don't forget to look at the Calveley Website - Calveleycommunitynoticeboard.btck.co.uk



A small number of comments were received as follows.

	Summary of Comments
Resident 1	<p>Opposed to new housing, work from home and would move if more housing was built.</p> <p>Neighbourhood Plan Team explained that only limited new housing would no new housing in the Plan would result challenges from developers and that very limited additional housing expected during the next 15 years would not detract from the vision for little change.</p> <p>The resident remains sceptical.</p>
Resident 2	Thought that the last sentence of the Vision should be emphasised more to add more impact to the statement.
Resident 3	Extremely concerned about the speed of traffic on the lanes of Calveley and the danger to pedestrians. Would like to see 40mph on all the lanes and concealed entrances to farms and houses should be signposted. Also lack of lighting at junctions. Doesn't believe that the vision covers these points

Adjoining Parishes

The adjoining parishes of Alpraham, Wardle and Wettenhall were contacted to enquire if they were similarly making a Neighbourhood Plan. Their responses are shown below:-

	Summary of Comments
Alpraham Parish Council	Thanks for your email re the Calveley Neighbourhood Plan. Alpraham Parish Council, based a great deal on the advice of our Ward Councillor, is not currently working on a Neighbourhood Plan
Cholmondeston and Wettenhall Parish Council	We are not engaging in a Neighbourhood Plan with this Parish Council. The nearest one is Worleston & District who are working towards one presently.
Wardle Parish Council	Wardle are not planning a Neighbourhood Plan but there is the Industrial Estate that has planning permission on the aerodrome with the associated road changes that may have some effect on Calveley.

Farming Community

The farming community plays an important role in the parish and is key to maintaining the rural nature that residents have said they want to be maintained. It was felt important to contact the remaining farmers in the parish to seek their views regarding the future of the parish and to see if anything could be included in the plan to support farming.



Feedback from the farming community was very low with only one farmer meeting with the Neighbourhood Plan Committee Members.

School Fair

The Neighbourhood Plan Steering Group was represented at the School's Christmas Fair in December 2016. Information that explained the process and also the results of the questionnaire was on display and there was an opportunity for residents to ask questions and seek clarification on any issues regarding the plan.

Potential Development Sites

Contact was made with all residents to enquire if they held any land where they were intending to seek planning permission for new homes. This was in response to a white paper issued by the Department for Communities and Local Government titled "*Fixing Our Broken Housing Market*" and advice from Cheshire East Council. The White Paper and Minister's Briefing suggests that Neighbourhood Plans that offer up or identify potential sites for development will be looked on more favourably and will earn additional protection against unwanted development. The developing Local Plan

includes a requirement for 2,950 unallocated new homes to be spread across rural parishes. Cheshire East Council have advised that, based on the current number of homes in Calveley and using a set formula, there will be an expectation for the parish to accept up to an additional 19 new homes.

From: Sue Stockton <calveleypc@hotmail.co.uk>
Sent: 09 February 2017 08:26
Subject: ~~Calveley~~ Neighbourhood ~~Plan~~, Identification of Possible Development Sites in ~~Calveley~~

Dear Neighbour

As you are no doubt aware, we are currently producing a Neighbourhood Plan on behalf of your Parish Council, based on your responses to the questionnaires last year. The results showed overwhelmingly that there is little appetite for major development to take place in our Parish but there was recognition that there would inevitably be a need or a desire for a limited number of houses to be built over the next 15 years (the life of the Plan).

We have been advised that in order to safeguard this desire for only limited development, we should identify sites where such new houses might be built sometime in the future. Government legislation is expected to change shortly and this will give greater certainty and protection but only if we identify potential sites.

To help us put this safeguard in place, we need your help. If you are contemplating the possibility of building a new house on your land or converting an existing agricultural building to a dwelling sometime in the future and you would be happy to have this potential site shown in the plan then please let us know. This doesn't place any obligation on you to go ahead and build but is simply a statement that it is something that you might wish to do sometime in the future. It also doesn't confer any additional rights in terms of planning regulations and any such new building would have to go through the normal planning procedures.

We anticipate that only one or two residents will be considering the possibility of building on their land but we are keen to share this request for help with all residents as we have throughout this process. If you have any queries or concerns regarding this issue then please contact us via the Parish Clerk whose details are shown below.

Kind regards

Sue

Apologies if you receive this email more than once.

Susan Stockton
Clerk

~~Calveley~~

20/04/17 19:46

Re: ~~Calveley~~ Neighbourhood ~~Plan~~, Identification of Possible Development Sites in ~~Calveley~~
Sue Stockton

Dear Neighbour

We contacted you on the 9 February to ask if you wanted to include any potential site for development in the Neighbourhood plan on land which is in your ownership or control. The email that was sent to you is attached and explains the reasons for this. Please note that the closing date for the inclusion of any such sites to be included in the plan is the 30 April 2017.

~~Many thanks to those residents who have already notified us.~~

Apologies if you receive this email more than once.

Kind regards

Sue

Susan Stockton
Clerk

There were eight responses from members of the community which identified potential sites scattered across the parish, the majority being for individual or two new homes per plot. Some of these potential sites are on the back lanes and lie outside the settlement boundary which is contrary to the requirements of the developing Local Plan, but which may still be viable. The number of potential new homes on sites offered by the community which lie within the settlement boundary is in excess of the 19 identified by the formula.

Location	Potential Size of Development
Parkfield Cottage, Calveley Hall Lane	1 Dwelling
Calveley Court, Calveley Hall Lane	Land adjacent to Calveley Court, where field shelters are, did have planning obtained by previous owners now lapsed Garden of Calveley Court, approx. 5 acres, potential consideration could be given to reducing this plot for housing.
The Mount, Station Road, Calveley	Field surrounding the house for a future potential development site
Station House, Nantwich Road, Calveley	Will be submitting an application for the development of land to include 4 dwellings
1 Masons Row, Calveley	The extended part of the garden of 1 Masons Row as a site for the potential build of two first time buyer homes. The area to be earmarked is the triangle of land from the garage (which is on the OS map) looking away from the house and abuts the Manor Farm land on one side and Masons Row 7 – 12 on the other.
The Spinney, Calveley Hall Lane	Potential site for the building of two number dwellings at The Spinney, Calveley Hall Lane, Calveley, Tarporley CW6 9LA
Calveley Villa, Calveley Hall Lane	Small field directly opposite School Lane for one three-bedroom dwelling.

Progress Reports

The Steering Group produces a regular progress report to the Parish Council which explains the work undertaken in the preceding month and also highlights any significant events or activities expected in the next four weeks. The reports are tabled and discussed at the meeting and appended to the minutes. The minutes are posted on the Parish Website and also the Parish fixed notice boards where they are available for all residents to view.

Responses also received from Natural England,
Coal Authority, Historic England, Alpraham, Baileys

In some cases the totals in the breakdown
are less than the number of forms submitted.
This is due to some responders not answering
every item.

	Total No of forms		41							
	Total percentage supporting a policy	0.890909091	89%							
	Total percentage supporting a policy with Changes	0.080991736	8%							
	Total percentage not supporting a policy	0.028099174	3%							
	Breakdown by policy									
				Support		Support with Changes		Do not support		
	1.1 Creating a recognisable centre-adding vitality into the Parish			35	85%	4	10%	2	5%	
	1.2 The Community Hub-promoting and improving the area around the Chantry as the hub of the Community			36	88%	4	10%	1	2%	
	1.3 Design Guide-reference to the Design Guide to ensure new developments are in harmony and in keeping with the style and nature of the existing			40	98%	1	2%	0	0%	
	1.4 Canalside Masterplan Aspiration-bringing this potentially attractive site into use for the community			34	83%	7	17%	0	0%	
	2.1 Protection of Significant Heritage-maintaining and enhancing listed and non-listed buildings and landscape features and ensuring that new buildings are sensitive to their setting			40	98%	1	2%	0	0%	
	2.2 Protection of the Natural Environment-ensuring that natural habitats and features that give Calveley it's unique character are protected			39	98%	1	3%	0	0%	
	2.3 Maintaining and Enhancing Views-ensuring that long and short distance views are not spoiled by new developments			36	90%	2	5%	2	5%	
	2.4 Retaining Agricultural Character-supporting farming and preventing the use of productive farmland as development sites. Resisting industrial development			37	93%	3	8%	0	0%	
	3.1 Local Needs and Requirements-improving access and enjoyment of the environment whilst protecting development that spoils the landscape character			38	95%	2	5%	0	0%	
	3.2 Potential Development-only providing housing types suitable for local needs			32	80%	5	13%	3	8%	
	3.3 Allocation of Key Sites-concentrating new housing in and around the village area and re-drawing the settlement boundary to support this			29	76%	6	16%	3	8%	
	3.4 Ancillary Housing Sites-permitting limited modest new homes on infill sites to provide retirement or starter homes and not on existing agricultural land			31	78%	6	15%	3	8%	
	4.1 Pedestrian Accessibility-improving footpath, country lanes and ensuring safe access for all including pedestrians crossing the A51			38	95%	2	5%	0	0%	
	4.2 Highways and Traffic-preventing development that adds to the amount of traffic on country lanes and the A51			36	88%	3	7%	2	5%	
	4.3 Safeguarding Verges and the Country Lanes-avoiding parking on the country lanes and protecting green verges			38	93%	2	5%	1	2%	

Comments and Responses from Feedback Forms

Form No	Name	Policy	Comments	Action Taken
FF014	Peter and Carol Wardle	1.1	Reasonable objectives. However, Davenport Arms site is the only available site.	Other opportunities are identified in the plan
FF014	Peter and Carol Wardle	1.2	Reasonable objectives. However, Davenport Arms site is the only available site.	Other opportunities are identified in the plan
FF003	Kenneth Donald & Dorothy Donald	1.2	Improved parking and access	Addressed in Policy 4
FF004	Joy Greenway Peter and Carol Wardle	1.4	Concerns raised regarding parking needs	Any canal-side development to include sufficient car parking
FF014	Peter and Carol Wardle	1.4	Essential requirement for A51 crossing	Essential requirement for A51 crossing addressed in in Policy 4
FF012	Martin Gregory	2.4.C	All industrial and RETAIL and business development will be refused	Development outside the designated area will be refused - covered in Policy 2
FF014	Peter and Carol Wardle	3.2	This is not possible how do you know what local needs are? The last Cheshire East Council survey showed there was no definable need demonstrated. The current approved planning permissions clearly outnumber possible local needs already.	This information is contained in The Review of Housing Stock included in Appendix ???
FF014	Peter and Carol Wardle	3.3	Questioning the need to change the settlement boundary	This aspiration included as a way of accommodating additional limited development
FF017	Bob & Lynda Lightowler Matt and Sarah Clarke	3.3	Noting existing problems with access onto the A51	Any changes or additional access to the A51 would be subject to Cheshire East Council planning and highways control

Form No	Name	Policy	Comments	Action Taken
FF014	Peter and Carol Wardle	1.1	Reasonable objectives. However, Davenport Arms site is the only available site.	Other opportunities are identified in the plan
FF012	Martin Gregory	3.3.B	This policy needs clarification. The redrawn settlement boundary does not include the area for public green space	This is now an aspiration Also, wording within the policy has been amended for clarification DOUBLE CHECK POLICY
FF013	Thomas Moulton	3.4	Questioning the need for any further development	This information is contained in The Review of Housing Stock included in Appendix ???
FF014	Peter and Carol Wardle	3.4	Disagreeing with the need for retirement or starter homes	This information is contained in The Review of Housing Stock included in Appendix ???
FF017	Bob & Lynda Lightowler	3.4	Concerns over access onto the A51	This policy does not relate to the A51
FF041	Kevin Peacock Martin Gregory	3.4.A	Request for additional sites to be included The inclusion of a map is too prescriptive and restrictive.	Following Cheshire East and Urban Imprint input, the map has been removed. Minor amendments to the policy wording.
FF018	Matt and Sarah Clarke	4.1	Problems with access onto the A51	Policies are directed towards improving safety for pedestrians and road users
FF002	Catherine Gregory	4.1.B	Could this be presented more strongly? At present the country lanes are unsafe for pedestrians due to the deterioration of the road surface, speed, volume and size of vehicles	This is a maintenance issue to be addressed by Cheshire East Council. It is outside the scope of this plan.
FF002	Catherine Gregory	4.1.E	Again, this is a safety issue. If the village is to be developed, a crossing is required. This is long overdue and should be prioritised.	Essential requirement for A51 crossing addressed in in Policy 4

Form No	Name	Policy	Comments	Action Taken
FF014	Peter and Carol Wardle	4.2	This is a meaningless statement; any development will increase traffic in proportion to the size of the development. The policy should say that access to roads shall be managed to ensure safe access and egress. The development should be denied where this cannot be achieved.	Development use will dictate traffic type and volume. Wording in policy is changed to refer to 'significant' increases to protect the people of Calveley. Access onto roads will be managed by Cheshire East Council Planning and Highways.
FF016	Mrs Lorraine North, Mr & Mrs G North		Objection to any development at The Mount due to access issues	The development would be limited to a maximum of 6 properties. Any development would be subject to planning and highways control
FF038	Matthew Waterhouse	Non-policy related comments	Concern regarding omission of reference to A51 bypass for Calveley. Delivery of Canal-side Master Plan queried plus some suggested corrections to detail in appendices	Highway alterations are outside the scope of the Neighbourhood Plan Noted with thanks - amendments made where appropriate
FF039	Ann Waterhouse	Non-policy related comments	Generally supportive of a Neighbourhood Plan. However, concern raised about the plan limiting change over time. The destructive effect of the A51 on the community. Appreciates that this is outside the scope of a Neighbourhood Plan Questions if there has been input from Canals and Rivers Trust regarding the Canal-side Master Plan	The Neighbourhood Plan will be reviewed regularly by Calveley Parish Council and Cheshire East Council Noted No discussions held

Form No	Name	Policy	Comments	Action Taken
FF040	Christine Konieczny	Non policy related comments	Comments and critiques plus some suggested corrections to detail Highlighting the impact of the A51 on many in the community Observations regarding the Canal-side Master Plan	Comments received with thanks Amendments made where appropriate
	FF042 Natural England		No specific comments	
	FF043 Coal Authority		No specific comments	
	FF044 Historic England		Standard letter indicating sources of help and advice but confirms that there is no need for Historic England to be involved in the development of a strategy	
FF045	Alpraham Parish Council		The comments are reproduced in full following this table	The Neighbourhood Plan response is reproduced in full following this table
	FF046 J S Bailey Ltd		The comments are reproduced in full following this table	The Neighbourhood Plan response is reproduced in full following this table
	Cheshire East		The comments are reproduced in full following this table	The Neighbourhood Plan response is reproduced in full following this table

Alraham Parish Council Response: Regulation 14 Consultation : 22 01 18

To Calveley Parish Council.

I'm writing on behalf of Alraham Parish Council (APC) to provide feedback on Calveley Parish Council's Draft Parish Plan, as the deadline for submissions is 28th January 2018.

1. Parish Boundaries

The formal designation of the Calveley specific Neighbourhood Plan is defined in Chapter 3 of the document as follows:

"The Parish Boundary tends to wander following ancient lines of delineation. This results in a number of dwellings being remote from the recognisable centres of their own parishes and giving the impression that they are part of Calveley. Consideration was given to including these dwellings within the Calveley Neighbourhood Plan. Guidance was sought from Cheshire East Council and it was decided that **the designated area should be strictly within the Calveley Parish** boundary. The decision was ratified by Calveley Parish Council on the 11th July 2016 and the formal application was duly made to Cheshire East Council. Following the statutory public consultation period, the Neighbourhood Plan Area for Calveley was formally confirmed on 22 June 2016."

- APC is strongly against any changes to boundary definition or the plan incorporating any properties which are within the Parish Boundary of Alraham.
- APC will not accept any approach to reduce the number of parish properties or indeed the parish precept funds.
- Alraham boundary is shown on the attached paper and includes North and South View and Rose cottage etc. which need to be incorporated.
- Typo? - If Calveley confirmed the plan after contacting Cheshire East, should the date be 22nd July 2016?

2. Settlement Boundaries

- APC will not accept the movement of Settlement Boundaries impacting on Alraham Parish. The proposal for new Settlement Boundaries would appear to be unworkable as any land beyond the proposed boundary would not be under the control of Calveley Parish.
- APC strongly objects to the proposed extensions A, B and C where the proposed settlement boundary would not be as agreed and documented in 1 above.
- APC strongly objects to any building which threatens the status of the open countryside. Therefore, APC objects to any proposed new building which would be adjacent to open countryside within Alraham Parish.
- Clearly any changes which could impact Alraham's Precept is unacceptable to APC.

3. Canal side Aspiration

- Alpraham Parish Council shares the concerns regarding safety as shown by others. As Calveley PC will be aware John Bailey has invested significantly in a café just metres from the proposed new café and it is understood that considerable sums are paid to the Canal & River Trust for this facility. Consideration should be given to the impact that the introduction of a new facility will have on John Bailey's business.

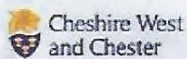
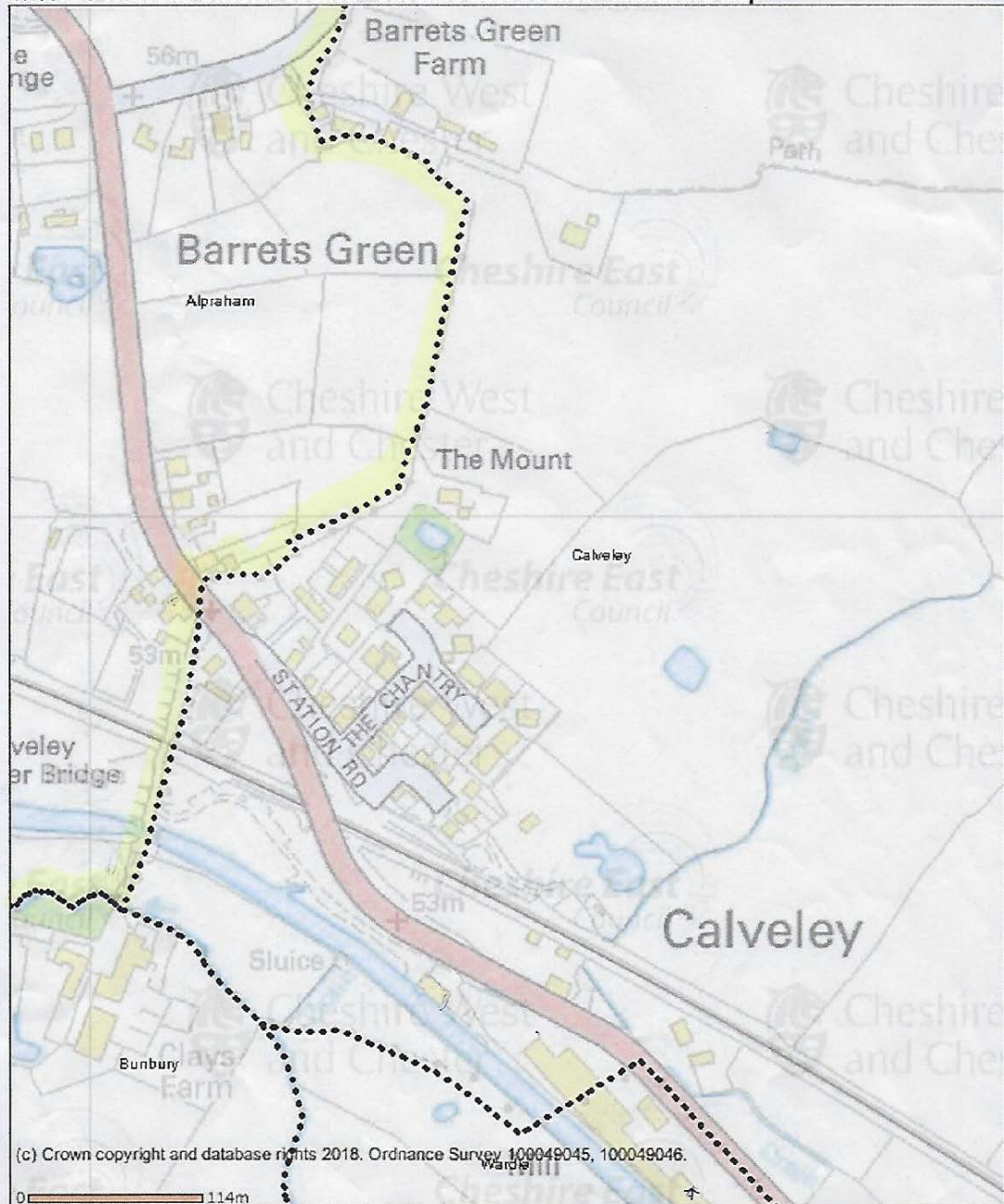
4. Village Hall and Recreation Facilities

- As Calveley Parish Council is aware the new leisure, sport and entertainment facilities being built in Alpraham are available to residents of all surrounding villages. Calveley residents will be most welcome and are invited to help define needs during the current planning phase.

Regards,

Ruth Wilson

Cheshire West and Chester Council - Cheshire East Council - Interactive Map



1:3,780

<https://maps.cheshire.gov.uk/cheshirecc.interactivemapping.web.internet/PrintPortrait.a...> 1/16/2018

Calveley Neighbourhood Plan : Response to Alpraham Parish Council's Comments on the Regulation 14 Consultation : 05 03 18

Dear Cllr Wilson

Thank you for taking the time to read our Draft Neighbourhood Plan and responding to several points. I will respond on behalf of the Parish Council and answer your concerns using your notation.

1. Parish Boundaries

There is no intention to alter in any way the Parish Boundary of Calveley or Alpraham. This is made clear in the paragraph that you have reproduced in your response. The alteration of parish boundaries requires governmental intervention and is beyond the scope of the Neighbourhood Planning process. The date of the approval of the Designated Area was discussed and agreed at Calveley's Parish Council Meeting on 9 May 2016 and formally adopted at the meeting held on 11 July 2016.

2. Settlement Boundaries

There seems to be some confusion regarding "settlement boundaries". These are different to "parish boundaries". They identify the physical boundary of a settlement area and carry no political/administrative weight. The re-alignment of the settlement boundary is an intent and has been addressed to bring up to date a boundary that is significantly out of date. Settlement boundaries have no impact on precepts; properties which are in the parish of Alpraham remain under the control of Alpraham. Although we believe that this is clear within the draft plan, we will include additional references that should remove your concern.

3. Canal-side Aspiration

We hope you agree that improvements to this potentially attractive site could provide a most useful and enjoyable open, green space that the residents of Calveley and Alpraham might enjoy. All of the residents who responded were in favour of this aspiration.

We are aware of John Bailey's café and we will be writing to him separately regarding his concerns as a Calveley based business.

4. Village Hall and Recreation Facilities

Thank you for raising this issue. It would be helpful if you could inform us of any details and we will be happy to display them on our notice boards.

DRAFT CALVELEY NEIGHBOURHOOD PLAN

Martin Gregory

Mon 05/03/2018 15:58

john@jsbaileycheese.co.uk Sue Stockton (calveleypc@hotmail.co.uk); Jo Kenwright (jo.kenwright1@gmail.com); RHLloydBGF@aol.com

Dear Mr Bailey

Thank you for taking the time to look at the draft plan and sharing your concerns.

It is important to understand that the draft proposal for the development of the canal-side area is an aspiration and any suggestion of detail has been included to promote debate to see if any positive steps should be taken in the future. There is little public space in our parish or in Alpraham where people can sit and relax. It is not surprising that residents voted overwhelmingly to support this aspiration for what could be a very attractive and enjoyable place. In the event that this area is developed in the future with the support of the Canal and River Trust, it is likely that your café would benefit from added footfall. The viability of a full-time retail food facility on the site is unlikely but if there were to be sufficient demand there could be an opportunity for a weekend pop-up kiosk and this might be an opportunity for your business. This would also overcome the problem of the towpath which links the area to your café which becomes difficult for pedestrians following wet weather.

Any future progress of this aspiration will most likely be driven by a dedicated group of Calveley and Alpraham residents. Should this be the case, I will ask them to keep you informed of any developments.

Kind regards

Martin Gregory
Calveley NP Working Group Chair

Re: Calveley Neighbourhood Plan:

Further to my perusal of the Calveley Canal-side plan incorporated into the neighbourhood plan I would like to take this opportunity to strongly object to the proposal of using the boat yard as a cafe this being is a conflict of interest. The Calveley Mill shop and café is accessible to the villagers and it has been very well received from people mooring up from the canal. I cannot envisage any benefit or justification of having two café's within a two minute walk of each other. The report classifies the boat yard as a tourist attraction and proposes an outdoor gym and picnic area with great attractions including the staircase locks at Bunbury, Cheshire Ice cream at Huxley, and Beeston Castle to name a few I don't think people will see the Calveley Mill boatyard café as a tourist attraction.

To run a café with daily opening hours would require subsidisation as there would not be anywhere enough footfall for it to be sell sufficient, this could only come from the funding given to Calveley Parish Council or the canal and rivers trust which would not be well received given that it's a charitable trust.

I support any plans that offer improvements to parish of Calveley to improve the area, I will be investing in expansion works to J S Bailey Ltd bringing more money to the local economy, I will be providing details of my plans to the village in due course, and the employment opportunities that will be available

I would like to take this opportunity to thank you for your time.

John Bailey
J S Bailey Ltd
John@jsbaileycheese.co.uk
Tel 01829262900
Mob 07946383541

Cheshire East Council's Response to the

Regulation 14 Consultation

Cheshire East Council Planning Department have provided support and guidance throughout the plan-making process. In response to the Regulation 14 Consultation Cheshire East Council produced a comprehensive reply which was generally complementary and gave suggestions regarding formatting. These suggestions have generally been taken on board.

The response to the Consultation also included references to specific policies, the majority of which were recommendations aimed at improving clarity. The Cheshire East Council response to the Regulation 14 Consultation is included, along with the actions that have been taken.

Most of points raised have been adopted from our Consultant, Urban Imprint. The revisions made to the Plan have not resulted in any material change and it has not been necessary to hold a second Regulation 14 Consultation.

Calveley Neighbourhood Plan: CEC Regulation 14 Comments

Calveley Neighbourhood Plan responses in RED have been inserted in the table below

The Borough Council congratulates the Parish Council on the way in which the Plan has been prepared, closely involving the local community and in which it identifies key planning challenges to be addressed through the allocation of land for development.

The Plan is the product of a very significant amount of hard work by volunteers and continuous engagement with the local community which has clearly shaped the content of the Plan. It is clear from the introduction to the Plan that a significant amount of community engagement and consultation has already taken place to this point.

The Council welcomes the early submission of draft plans for informal comment prior to public consultation and has put in place specific resource to assist communities to prepare neighbourhood plans.

The comments in this representation are in relation to the Regulation 14 Pre-Submission consultation on the Calveley Neighbourhood Plan. Neighbourhood plan policies must be in general conformity the Strategic Policies of the adopted Local Plan, should be clear and unambiguous and be supported by robust, yet proportional evidence. Comments here specifically consider the policy approach taken by the Parish Council with these factors in mind , provide guidance on proposed policies and whether conflict is likely to arise between the neighbourhood plan and the Cheshire East Local Plan Strategy. More general comments are also included for consideration.

General Recommendations:

Generally, the Plan is well laid out, clear to understand and follows a logical progression. The inclusion of a summary of evidence and research, plus community feedback, ahead of each policy is generally helpful and informative.

The Vision and Aims of the plan are clear and provide a natural link between the overall objectives of the plan and the policies chosen.

Vision:

The vision for Calveley sets a positive set of objectives covering many issues related to sustainable planning.

Detailed Policy Comments:

The following section details comments on specific policies in the neighbourhood plan. In forming this response, the Council has given consideration to guidance in the NPPF, the Neighbourhood Planning Regulations 2012 (2015), the Localism Act and advice held in the Planning Practice Guidance regards neighbourhood planning:

A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared.

Comments below are intended to assist the Parish Council and Neighbourhood Plan Steering Group in finalising its preferred plan prior to submission to the Local Authority. It should be noted that should the neighbourhood plan substantially and materially change in response to these and other representations, then it may be necessary to hold a second Regulation 14 consultation.

To avoid any confusion between the two different statuses of the text considered as 'policy' and text which is considered as 'aspiration', it would help to set the 'aspiration text into a text box or employ some other method to strongly differentiate between the two.

The text which is expressed as policy uses two different colours and different formatting, to avoid confusion over what is and is not policy, it is recommended to employ a single text type and format for all policy text.

It is also recommended that justification section be introduced into each policy section to outline the key reasons that the policy is being proposed and nay headlines from studies/evidence/surveys that have been collected through the preparation of the plan.

A format as per the below is

suggested: **Policy 2.1: Protection of**

Heritage assets Text

Justification

Text. text. Text, text

Calveley Neighbourhood Plan	
NP Policy	Comment
	It would be helpful to define the term community hub Define community hub and any other key terms specific to the neighbourhood plan in a glossary.
	Ensure a policy which requires development contributions to the delivery of a community hub as set out in the masterplan
1.3A	Recommend ...'should comply with the vernacular study. Departures from the guidance set out in the vernacular study will be supported only in exceptional circumstances.' <i>Policy amended</i>
1.3.B	Recommend an alteration: 'New developed should respond positively to nearby existing development and enhance the area' <i>Policy altered</i>
1.3.D	If the policy is specifically referencing energy efficient buildings recommend: <i>'new development will be supported where energy efficient design and materials are incorporated to deliver environmentally sustainable development'</i> <i>Policy amended</i>
1.3.E	Recommend insert: 'Where appropriate new development must demonstrate...' <i>Policy amended</i>
1.4	The creation of a community hub and village centre is a positive aspiration. It would help if the policy was renamed to make it clear that this is a development site allocation and the section may sit more comfortably with the section on amending the settlement boundary. <i>Policy amended</i>
1.4.A	Recommend: 'only development that complements and contributes to the delivery of the community hub will be permitted.' <i>Policy revised</i>
2.3.B	The maintenance of hedgerows and verges might be considered as a different issue to their retention as hedgerows and verges. If the intent is to retain these, the word maintenance should be replaced with 'retention'. <i>Policy amended</i>
2.4.A	Recommend: To ensure the rural and agricultural character of Calveley is maintained, develop proposals which support agricultural farming will be supported.
2.4.B	The intent of the policy addressed by Local Plan Policy PG6 which secures protection for the countryside in general so there may be scope to investigate other meanings the policy could have. For example, ensuring that best and most versatile agricultural land is protected from development or that proposals which contribute to retaining land in existing agricultural use will be supported. <i>Policy amended in part</i>

	<p>Site X: <i>X homes, X green space, key views/design features to be considered</i></p> <p>Site Y: <i>X homes, X green space, key views/design features to be considered</i></p> <p>Site Z: <i>X homes, X green space, key views/design features to be considered</i></p> <p><i>Policy clarified</i></p> <p>The redrawing of the settlement boundary in this location is problematic in the neighbourhood planning context because part of the proposal lies within Alpraham Parish. The Map on page 32 recognises this however it would be helpful to explain this situation and context in the supporting text to the policy. Given that the Calveley neighbourhood plan cannot affect policy in another neighbourhood area, it should therefore be made clear on the map (and in the policy) that this aspect is an aspiration only and will be pursued through the local plan process with Cheshire East Council and Alpraham Parish Council.</p> <p><i>Policy amended to show this as an aspiration</i></p>
3.4.D	<p>A policy which supports development adjacent to existing houses without further caveats may give rise to uncontrolled ribbon development.</p> <p>Therefore, rather than introduce criteria based and general policy, it may be more effective to rely on the Local Plan to cover such generalities and specifically identify the sites that are considered infill/adjacent to existing houses and specify that only such sites will be suitable for development in the parish.</p> <p><i>Policy re-written</i></p>
4.1	<p>The policy as written is well worded and clear. The Council does have a model policy on this subject and should the Parish Council wish to review this, it can be accessed here.</p>