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ENVIRONMENTAL AND LANDSCAPE MAPPING

Calveley

Neighbourhood Plan

November 2016



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urban imprint



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CALVELEY SPATIAL PORTRAIT

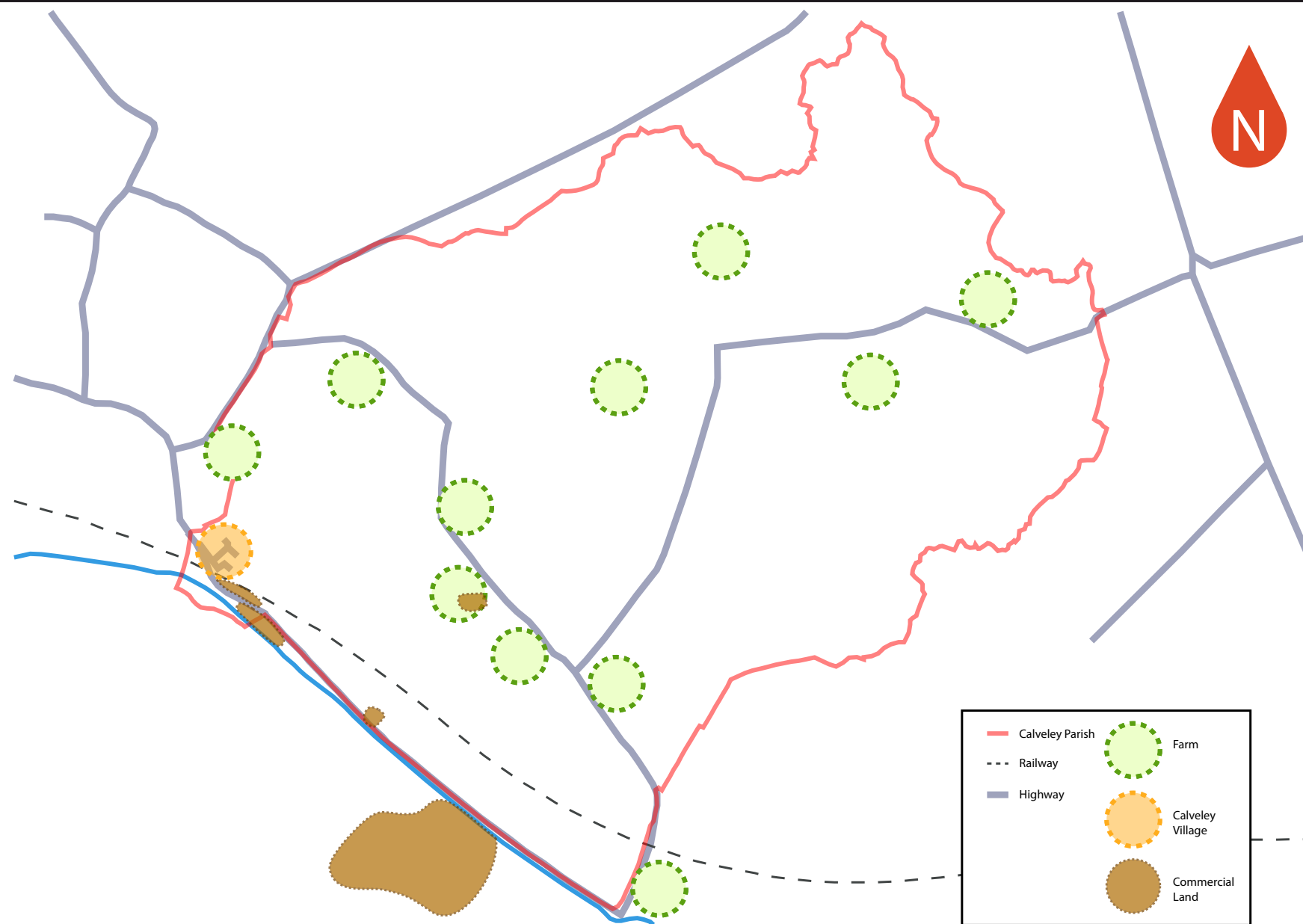


Figure 1: Calveley Spatial Portrait

Calveley Parish is characterised by a series of scattered farms and open space, as well as a residential village, school and Church. There are some commercial clusters towards the South of the Parish, including a coal depot, a cheese factory and petrol station. Wardle employment area is the large commercial land to the South of Calveley lying outside the parish boundary.

Calveley Village (identified on the map to the South West of Calveley) is a small residential estate that lies off the main road. A new site is currently being developed adjacent to the village for a proposal of six residential units.

Although Calveley is a relatively small-scale rural area, the dispersed farms provide some consistency along the main road. Neighbouring areas (such as Crew to the South) provide additional commercial facilities for residents.

The Southern boundary of Calveley Parish features 3 major movement corridors: the Shropshire Union Canal, the A51 and the Crew to Liverpool

BLUE & GREEN INFRASTRUCTURE

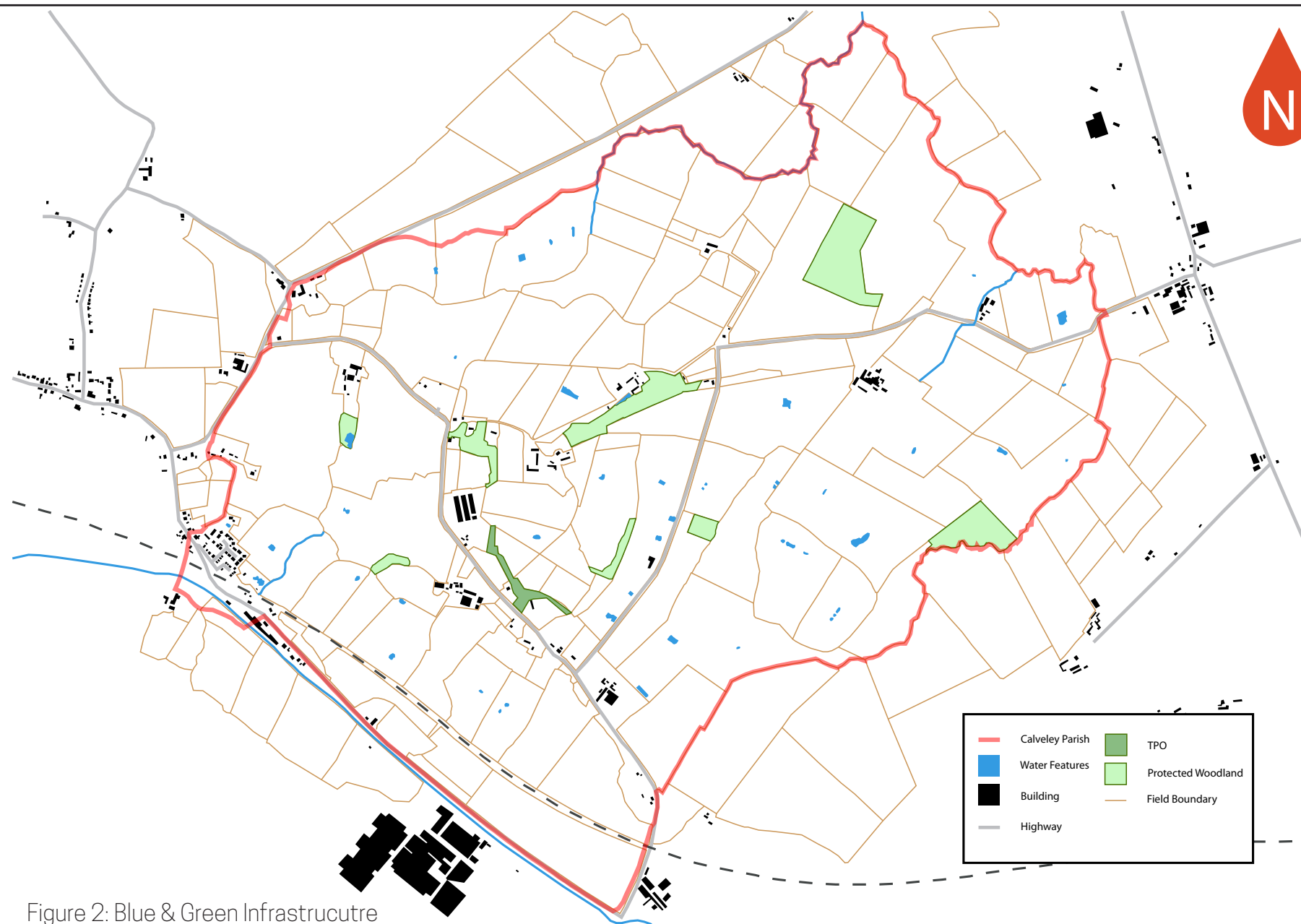


Figure 2: Blue & Green Infrastructure



BLUE & GREEN INFRASTRUCTURE

Figure 2 shows the natural features which make up the broad landscape pattern of the parish. Features such as the hedgerows, field trees, stands of woodlands and a variety of small ponds help all create a mixture of different habitat features. The pastoral landscape which has typically characterised this landscape – dairy farming – has allowed many of the features of the landscape to be retained.

Green corridors are relatively rare within the area, being mainly related to transportation infrastructure (road verges, railway cutting and the canal); certainly the two principle roads crossing the parish – Calveley Hall Lane and Calveley Green Lane are particularly important offering wide verges, well maintained hedgerows and a series of large mature hedgerow trees. The parish has a series of fairly regular field boundaries creating medium sized pastures, however the strength of this pattern within the southern portion, coupled with the larger blocks of woodland helps create a more accommodating landscape pattern to support biodiversity. Adjacent to Calveley Hall Lane, small paddocks, associated with the farms create a tighter landscape pattern not found elsewhere

Field patterns to the north of the parish, whilst still distinct have lost much of the tree cover that once characterised the landscape, whilst in the south and east, the mixture of hedgerow trees coupled with multispecies hedgerow is more common. The southern area also has the majority of the remaining stands or copses of trees that once characterised the land-

scape. Some mature plantations in and around the former Calveley Hall, help to increase the tree cover and the range of habitats available.

One of the other features of the landscape is a series of small ponds. Many of these ponds are used for watering cattle have therefore remained. These ponds, many of which will change in size and content with the seasons are particularly important to local wildlife and support a range of different habitats. When coupled with the standing water of the canal, they offer a range of habitats for waterborne flora and fauna.

MOVEMENT

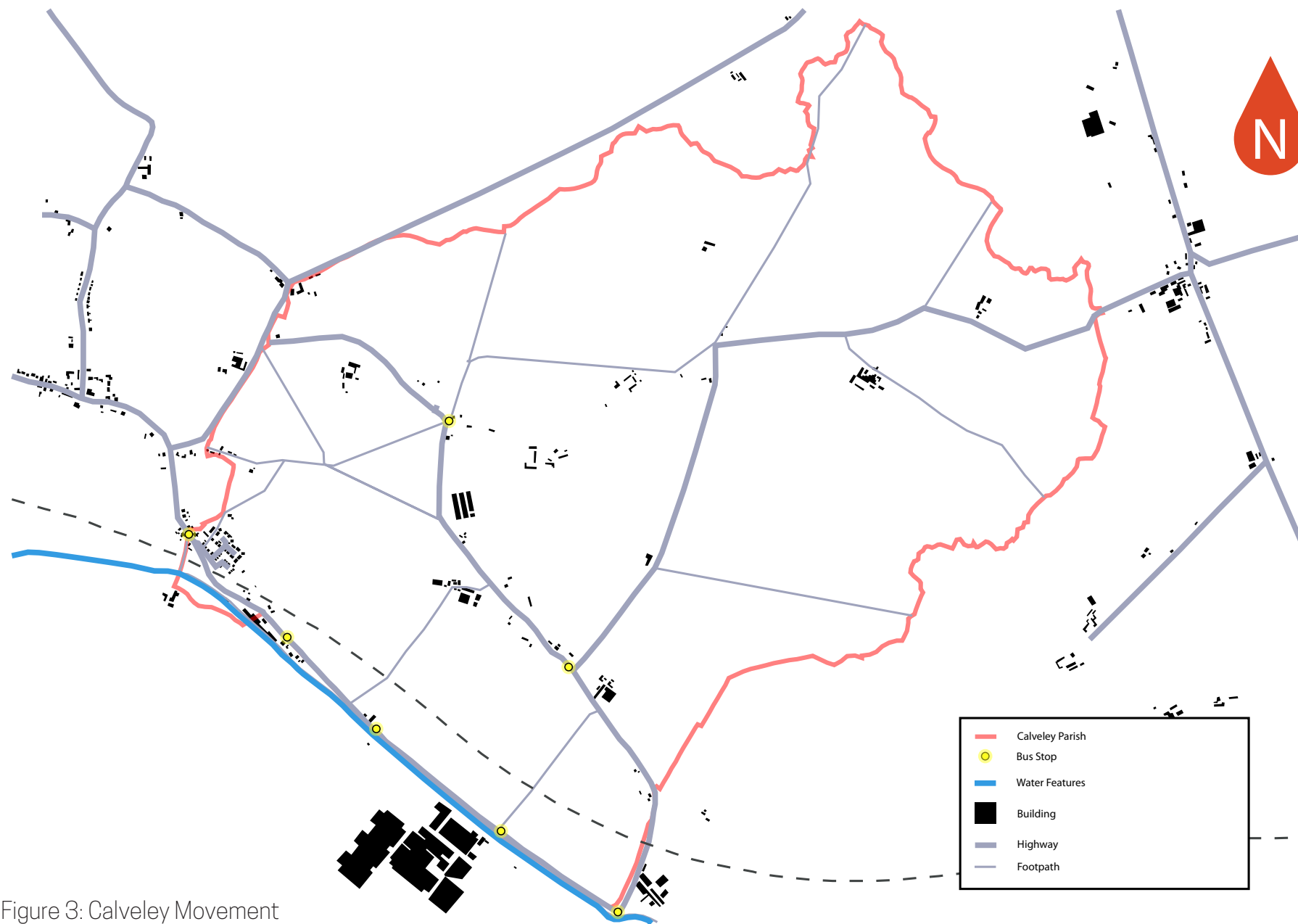


Figure 3: Calveley Movement

The A51 is a main arterial route that lies on the Southern boundary of the parish where the clusters of commercial use are located. As well as this route, Calveley Hall Lane and Calveley Green Lane form main routes that travel through the parish and connect the farms that border the roads.

There are a number of walking routes and public footpaths of varying quality throughout Calveley. Some routes are not metalled and are difficult to find with limited accessibility and legibility. In fact, many of the footpaths are blocked or have overgrown vegetation on the styles, this is especially challenging for those less-abled.

Additionally, the Canal towpath has poor surfacing, which is especially unsafe in wet weather. This makes it an undesirable route for dog-walkers and those who want to enjoy the canal. The towpath is narrow and poorly sign-posted, it also lacks a connection with the footpaths that connect to the A51 and therefore present a barrier of movement.

HERITAGE ASSETS

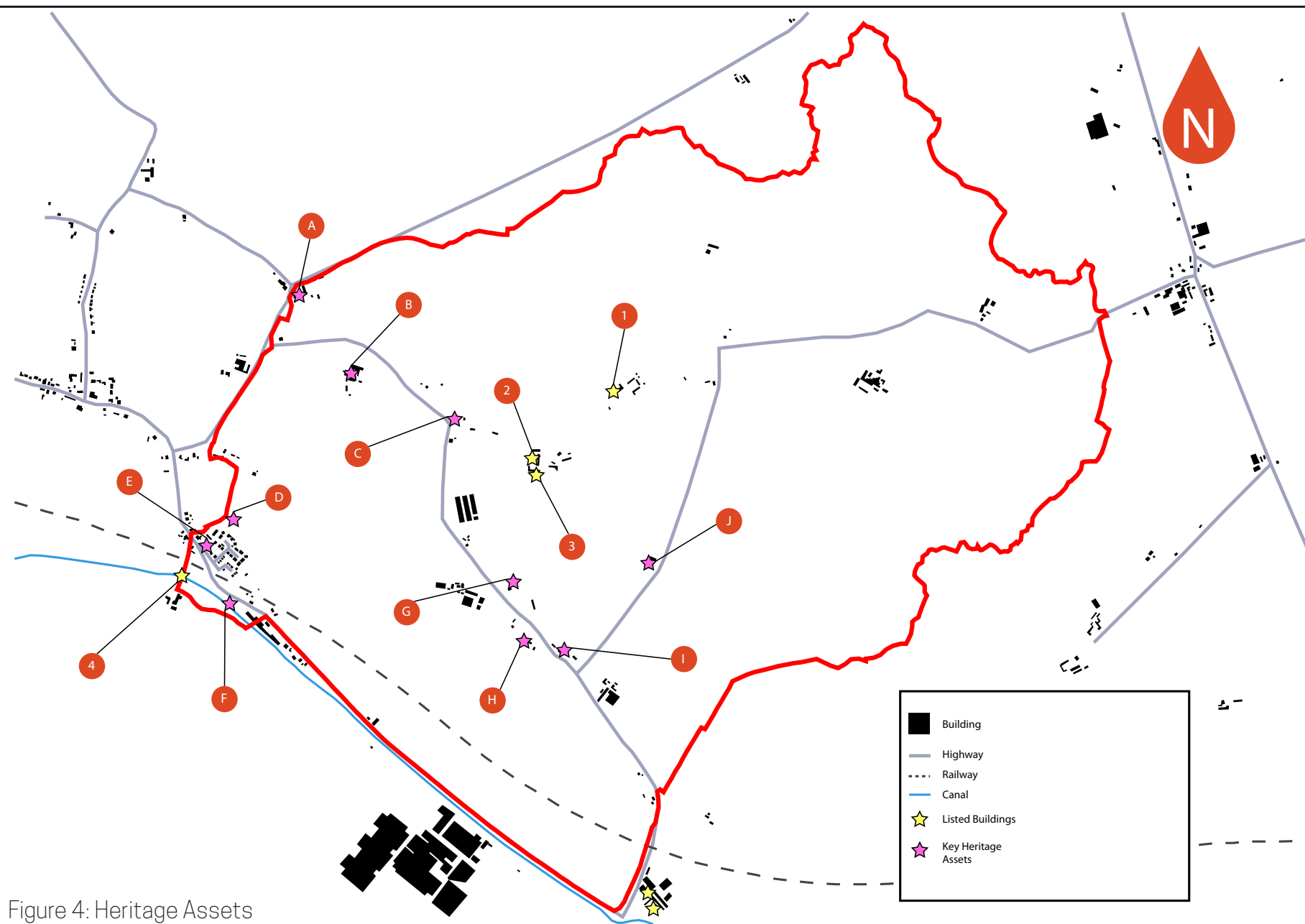


Figure 4: Heritage Assets

Calveley Parish is ripe with heritage assets. There are a total of four listed buildings within the parish boundary [corresponding photographs on page 6]:

- 1 The Woodlands Farmhouse (Grade II listed from the late 18th Century).
- 2 Calveley Parish Church (Grade II listed built in the late 17th Century as a coach house and converted to a chapel in the mid-19th Century).
- 3 Former Stables of Calveley Hall (Grade II listed stables from the mid-19th Century).
- 4 Clays Farm Bridge (Grade II listed bridge for Clays Farm over the Canal from the 18th Century).

Other notable heritage assets are [From the Historic Environment Records]:

- The Chester to Crewe Railway Line and Railway Cutting that dates back to 1840.
- The Watfield Pavement once passed through the parish and is thought to have formed part of a Roman Road from Chester to Chesterton.
- RAF Calveley Airfield (now a Satellite tracking station)

The areas highlighted as 'Key Heritage Assets' are assets that should be considered valuable to the heritage of Calveley and that enhance it's distinct local character.

HERITAGE ASSETS

1



3



2



4



VIEWS AND VISTAS

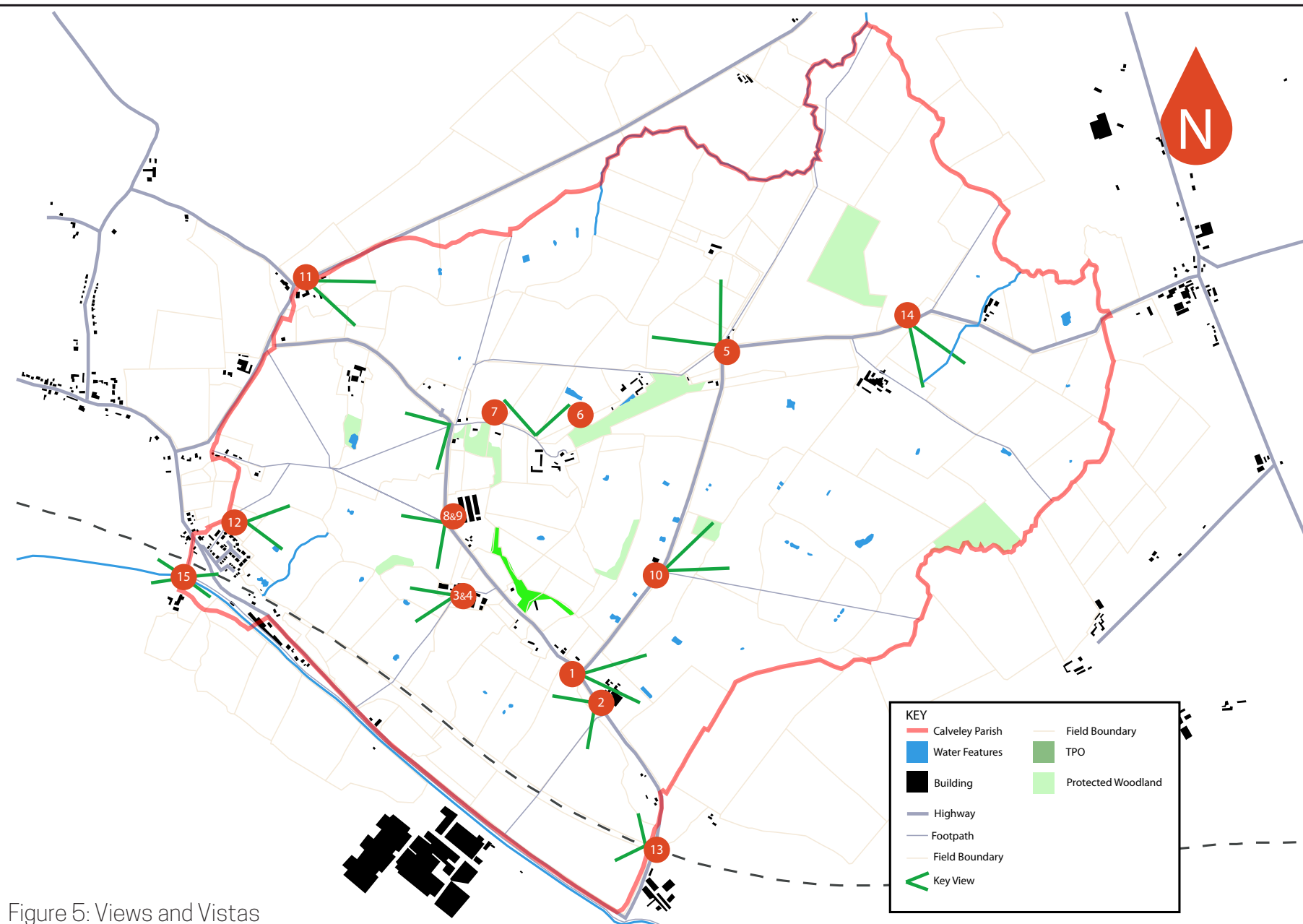


Figure 5: Views and Vistas

Calveley benefits from a numerous range of views and vistas, in fact almost every view is significant. Uninterrupted and long-spanning views have been identified on Figure 5; these are often across farmland or from view points such as the railway bridge and the canal bridge. The views often follow field boundaries and tree clusters, as highlighted on the map.

There are also views along the narrow and curved roads of Calveley Hall Lane and Calveley Green Lane. Level hedgrows and green verges enhance the natural character of the route throughout the parish and create enclosed connected spaces.



Calveley street scape

VIEWS AND VISTAS

1



Flat topography with scattered trees in the distance.

2



Short-distance views blocked by dense hedgerows and interrupted by pylons.

3&4



Highly rich in vegetation with views of hills in the far distance interrupted by clusters of mature trees.

5



Long-distance sloping views of the North of the parish with a high population of trees.

6



Mature trees lining main route with fenced fields and long-distance views.

7



Wide-spanning sloping views over trees and closed field boundaries.

8&9



Footpath leading to flat land with pond. Trees are scattered and mature.

10



This view travels against the field boundaries and is therefore interrupted by hedgerows and lies parallel to rows of leafy trees.

11



Enclosed views by flat land and hedgerows. Each field has individual character.

12



Views blocked by mature clusters of trees including areas of protected woodland in the distance.

13



Long-distance views of the railway line including power cables and the Wardle employment area in the South.

15



Peaceful and still views over canal lined by vegetation.

CHARACTER AREAS

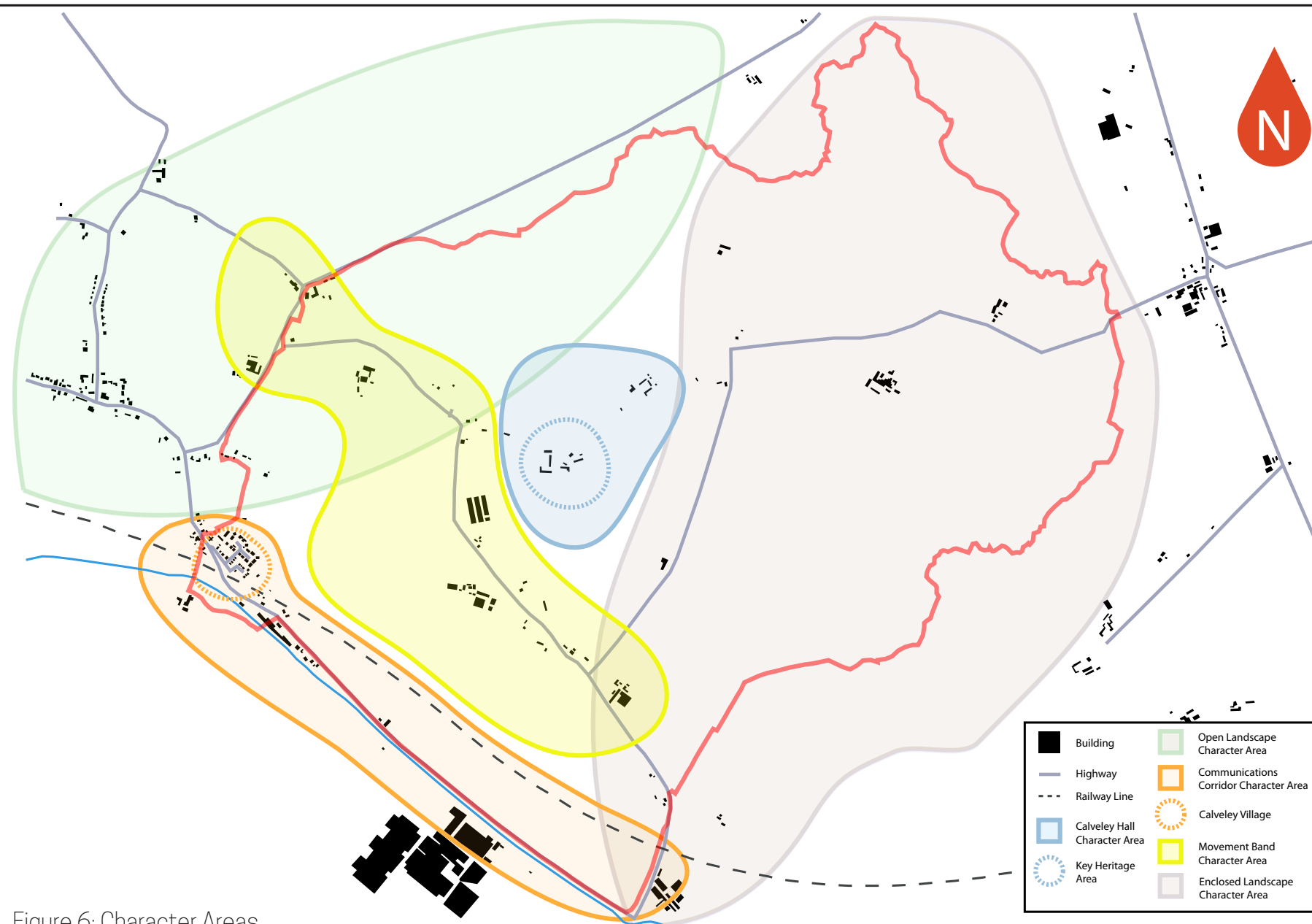


Figure 6: Character Areas

Identifying character areas is important when considering the overall nature of Calveley and potential interventions in the Neighbourhood Plan. This will help to maintain the character and preserve significant features of the landscape.

There is a distinct character towards the South of the parish (communications corridor). This area is defined by high density commercial and residential uses as well as transport infrastructure in the form of the Canal, railway and the A51 arterial route. Within this defined character area, the residential village forms an inner character that has its own exclusive style from the rest of the parish.

The 'Open Landscape' and 'Enclosed Landscape' character areas are areas of open space that are typical of the natural environment of Calveley. The areas have been divided due to their varying views and scale, the area to the East is less expansive and appears to have more vegetation than that of the Western area which is more expansive as a result of the topography and framed by trees.

The central 'Calveley Hall' character area has been defined by its peaceful atmosphere and Calveley Hall Lane. The majority of the farms lie within this area and are set back from the lane by small paddocks. Similarly to the Communications Corridor Character Area, there is an inner character area- Key Heritage Area- defined by its heritage assets.

The movement band is an important central route to all areas of the community. It is characterised by its many wide-spanning views across farmland and open areas.



CAPACITY FOR CHANGE

Open Landscape Character Area

This Character Area has a very limited capacity for change due to its valuable natural assets and views. Development for housing or any other use should be strongly avoided to retain the natural characteristics of Calveley.

Enclosed Landscape Character Area

Similarly to the Open Landscape Character Area, development in this area should be avoided. However, there is potential for some additional farm-use buildings provided they are consistent with the scale and style of the existing farmhouses and do not detract from the natural views.

Calveley Hall Character Area

This area has a limited capacity for change due to the dense heritage assets and historical character. Any new development, soft or hard, must be sensitive to the existing heritage of the area. Infrastructure improvements such as view-points and new fencing are welcomed to enhance the environmental assets and usability.

Movement Band Character Area

This route has potential for additional farmhouses that are consistent with the existing buildings in scale and style, and are not intrusive to the views of the landscape. A notable style of this area is the set-back of farm buildings from the road by small paddocks. Other residential uses or any other uses are not appropriate for this area as consistency of farm-uses should be maintained.

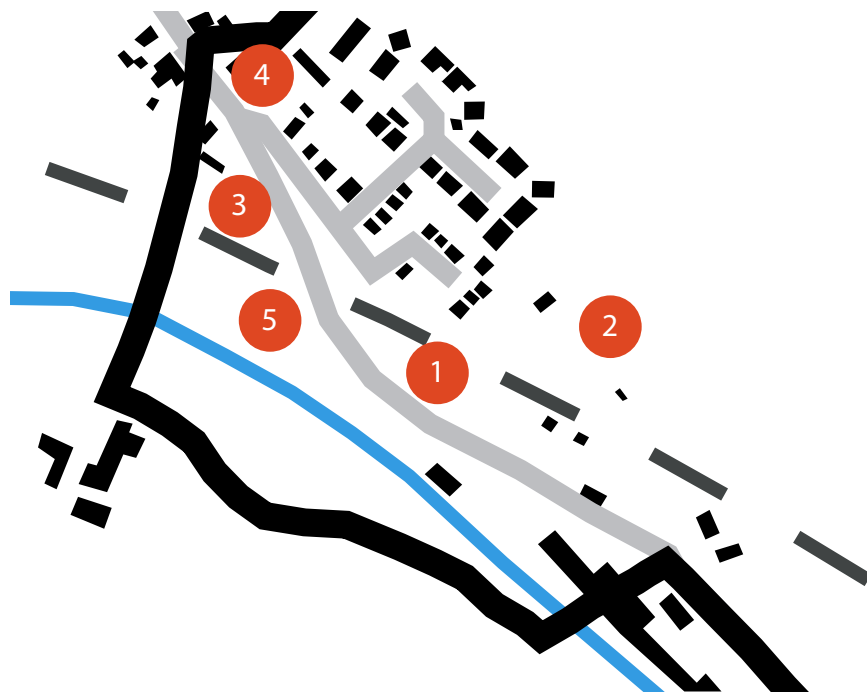
Communications Corridor Character Area

The Communications Corridor has the greatest capacity for change compared to the other Character Areas. The density of Calveley Village should be maintained and housing development should be concentrated in and around the village area to increase vitality and enhance community facility potential. Infrastructure by the Canal that aims to create community areas or connect developments across the road and railway line will also be welcomed. There is potential for new small-scale commercial uses in this area, preferably in walking distance to new developments around Calveley Village.

The Calveley Village area within the Communications Corridor Character Area should aim to become a self-sufficient community hub that is well connected with community infrastructure and the Canal for pedestrian use.

POTENTIAL DEVELOPMENT SITES

Options Diagram



1. Coal Merchants Yard

- Potential for housing. These could be advertised as starter homes to respond to the deficiency of smaller sized properties in Calveley.
- Locational advantages such as proximity to the bus route, connectivity to the main road and shared accessibility with current Village.
- High-density housing is advised on this plot to create a mix of density and is appropriate for the scale of the plot (approximately 0.1 hectares). Therefore the site would accommodate a minimum of 4

houses at the lowest end of high-density housing.

- The potential for development on this site will depend on the ownership of the land and the decision of the current owner of the Coal Yard. Consideration should also be taken to any possible contamination of land from Coal prior to housing development.

2. Plot behind village

- This plot is currently the extent of the curtilage of an existing dwellinghouse. With potential to replace this dwellinghouse with housing development, the accessibility would need improving into the site from Station Road. The plot is the largest potential housing development site- approximately 0.75 hectares. The most appropriate density for this area would be a continuation of medium density housing from the adjacent Calveley Village area, as well as some high-density terraced housing. If 0.5 hectares was to be used for medium density housing, and 0.25 for terraced housing, a total of 15 semi-detached housing and 5 terraced houses would be viable in this area.
- This area is constrained by the land ownership. The potential of housing on this site will depend on the current owner.

3. Green Triangle

- This area has great potential for connecting the main Calveley Village housing cluster with the Canal area, therefore utilising this site for connectivity infrastructure would be appropriate. The area is 0.17

hectares therefore, there is also room for some housing, either for low-density housing in the form of 1 dwelling house, or high-density in the form of a 2 rows of terraced houses (7 dwellings in total).

- Site ownership should be considered as well as improved access and connectivity to the main village.

4. New housing development site

- Site currently under development for cluster of houses adjacent to current Calveley Village.

5. Canal-Side Development

- This area is appropriate for the development of tourism and leisure facilities. (See Calveley mini-masterplan document on Canal-Side development).
- If Calveley Village was to expand, this site is an appropriate location for small-scale commercial uses such as cafes and a small convenience shop.
- Development on this site should consider constraints such as the road that connects Calveley Village and the noise from the railway line. Communication should also be made with the Canal and Rivers Trust that own the land.



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Possible Local Heritage List

Calveley Neighbourhood Plan

Calveley Parish Council

July 2016

urban imprint

Possible Local Heritage List

Calveley Neighbourhood Plan

Calveley Parish Council

July 2017



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3. Next StepsError! Bookmark not defined.

Appendix 1 – Extract from Historic England Advise Note 7 17

1. Introduction

- 1.1. This study has been undertaken by Urban Imprint in respect of the Calveley Neighbourhood Plan. Following a review of the designated heritage assets it was discovered that there were many buildings and structures that, whilst of some merit did not benefit from statutory designation. The Neighbourhood working group agreed to ask Urban Imprint to identify and collate some of these, with a view to establishing a 'local list' to include within their emerging Neighbourhood Plan.
- 1.2. Historic England define the process of local listing in their Advice Note 7 (Updated May 2016) as a *"means for a community and a local planning authority to identify heritage assets that are values as distinctive elements of the local historical environment."* The National Planning Policy Framework (NPPF) definition of a heritage asset includes specific reference to 'local listing'. Local lists should not be used to identify assets already benefiting from protection as a Scheduled Ancient Monument or from formal listed building designation.
- 1.3. Cheshire East Council have developed a local list for their entire area, however, it does not include any buildings within the parish of Calveley. The local list includes a number of buildings which are similar in both age and type to those in Calveley, including farmhouses and estate buildings and cottages. Calveley does not include any conservation areas and as such, there are currently only a limited number of specific listed buildings identified formally and as such considered as heritage assets.
- 1.4. A site visit through the parish with local residents has identified that there are number of

local buildings that have some historical significance but are currently not included in the statutory list or in the Council's own local list.

- 1.5. It should be noted that the Neighbourhood Plan group recognise that the intention of the local list is not to preclude development around these buildings – 'preserving them in aspic' – but rather to ensure that their importance is recognised in shaping the development that may come forward over the course of the Neighbourhood Plan period.
- 1.6. It is hoped that the following chapters help identify the 'significance' of these heritage assets to aid in the decision making process. More positively, the local list has also formed the basis for the development of the design guidance or recommendations which will inform design policies in the Neighbourhood Plan, using these assets as a 'signpost' for the acceptability of future development in the parish.

Proposed Local Listing Methodology

- 1.7. The following chapter identifies 10 buildings or structures which are considered worthy of some recognition due to historical importance and recognised as non-designated heritage assets.
- 1.8. Historic England recommend a methodology on page 7 of the Technical Advice Note, and summarised in a diagram (see appendix 1 for extract). The following broad methodology will be used which is based on the advice from Historic England but has been amended given that the Council already have an identified series of selection criteria and to allow consultation in line with the Neighbourhood Plan process:
- 1.9. The following six steps describe the process:

1. *Selection Criteria:* develop the objective selection criteria. In this instance we would take forward those identified by the Local Authority in their local list.
2. *Identification of candidate assets:* The Neighbourhood Plan group and other evidence work has already identified ten possible assets (see chapter 2)
3. *Assessment:* Each asset is considered against the selection criteria in turn to ensure that each asset fulfils one or more of the criteria.
4. *Ratification:* The list would be subject to community testing via the neighbourhood plan process as part of regulation 14 consultation on the process
5. *Publication:* The local list will be included, alongside an appropriate policy, within the Calveley Neighbourhood Plan (subject to a successful referendum).
6. *Review:* Appropriate review points can be built into the Neighbourhood Plan and include the examination of the local list.

1.10. This document undertake stages 1 - 3 as outlined above, and stages 4 -6 would be undertaken as part of any Neighbourhood Plan consultation and consultation.

Arriving at a Selection Criteria


1.11. Stage 1 of the above methodology requires the setting of selection criteria for local listed assets. Cheshire East Council's (CEC) own local list has identified five possible indicators which would determine why a building or structure could be considered for local list. The


information in the CEC document does not fully explain the criteria used so for the basis of this assessment the following indicators have been used.


1.12. These indicators are as follows:


- *Architectural or Historical Character* – The value of a buildings features which are architecturally striking or distinctive, or whether the building or structure has features which are rare or historically significant.
- *Historical Associations* – The value that the building or structure may have with localised historical events or key local people or groups
- *'Local' Distinctiveness* – The value that the unique features or characteristics of the building or structure which are not found beyond the local area (the local vernacular)
- *Group Value* – The value that a building or structure makes to either the understanding or interpretation of a group of buildings.
- *Townscape Value* – The value that a building or structure could make to the overall townscape, including contributions to features such as landmarks, enclosure and legibility.

2. Proposed Local Listings


General Information and Description	
Name and Address of building or structure	A – Calveley Farm Farmhouse and Barns
Photograph	
Description	<p>A two story building with English cross bond brick work. Symmetrical front consisting of a porch and casement windows with a hexagonal patterned glass. Staggered course roofing with two chimneys either side of the building. With a link dormer to an extension at the rear. This building sits alongside with a newer three story barn conversion with oxeye and casement windows. An archway on the second story covered with bevel siding panelling connecting to the perpendicular building creating a walkway underneath with access from the front to the back of the building. Both buildings are set in a large area of land with areas around the buildings for parking and gardens.</p>
Assessment against the selection criteria	
Architectural or Historical Character	A unique, stylish windows with hexagonal patterns in the glass as an interesting feature to the building.
Historical Associations	The main Calveley Farm Farmhouse built adjacent to the estate
'Local' Distinctiveness	The central porch at the front of the house is a common features in the area and can be seen on the front of many houses in the parish. Also frequently used curved arch brickwork around the doors and windows.
Group Value	There is a clear distinction of the original farm house and the converted barns as a complete manorial type farm.
Townscape Value	Medium to high- important complex along key route through the parish.


General Information and Description	
Name and Address of building or structure	B - Fields Farm, Calveley Hall Lane, Calveley
Photograph	
Description	A farm complex with multiple buildings and agricultural facilities. The main living building is a two story, rectangular building with a symmetrical front. Common bond brickwork with curved arch structure around the windows. Set back in a large areas of land, a central driveway leads up to the house with outbuildings to the left of the main building. Staggered course roofing on a gable roof with 3 tall chimneys situated left, middle and far right of the building.
Assessment against the selection criteria	
Architectural or Historical Character	A large farm completeness of the original farmstead remains not with any later modern addition, with a few barns existing to the left of the building.
Historical Associations	Not applicable
'Local' Distinctiveness	Similar brick work and tiling as well as a symmetrical front just like other houses in the area. Additionally a central porch also found in the area. Frequently used curved arch brickwork around the doors and windows.
Group Value	The farmstead- house, barns, driveway etc.
Townscape Value	Medium- Important farmstead in the local landscape.


General Information and Description	
Name and Address of building or structure	C – Calveley Lodge, Calveley Hall Lane, Calveley
Photograph	
Description	A large two story building, mid 19 th century, with common brick work on the ground floor. A Tudor style façade on the second and tall chimneys which was traditionally the gatehouse lodge to Calveley Hall. The building itself is somewhat extended and altered from its original construction with two link dormer extensions. Two large bay windows to the rear on the ground floor in the new extensions.
Assessment against the selection criteria	
Architectural or Historical Character	A Tudor like front making the building look older then it is which adds a historical look to the building.
Historical Associations	Thought to be built as a school in the late 19 th century. Then converted to a gatehouse to Calveley Hall.
‘Local’ Distinctiveness	Striking half-timbered façade is instantly recognisable.
Group Value	Not applicable
Townscape Value	Medium to high- visible along Calvary Hall Lane


General Information and Description	
Name and Address of building or structure	D – The Mount, Calveley
Photograph	
Description	Attractive red brick two storey, three bay detached dwelling with a symmetrical design. Detailing is provided by stone cills and lintels and a decorative door surround or portico. Brickwork is of an English bond and is of a deep red local brick type. The property is set within extensive grounds which benefit from extensive views across the open countryside.
Assessment against the selection criteria	
Architectural or Historical Character	Attractive mid-19 th century red-brick house with decorative windows and doors surroundings.
Historical Associations	Not applicable
'Local' Distinctiveness	A symmetrical front with frequently used curved arch brickwork around the doors and windows, one of the largest dwellings in Calveley village. Unique in the local area, and characterised by workers cottages and Morden development.
Group Value	Not applicable
Townscape Value	Medium- continuous to character but not visible from many locations.


General Information and Description	
Name and Address of building or structure	E – The Old Coach House, Station Road, Calveley
Photograph	
Description	<p>A red brick built two-storey three bay detached house with a front to rear slate roof. The building is symmetrical and a feature is made of the central door through the use of a wooden porch. The walls are decorative with a local Cheshire brick laid in a Flemish bond, topped with a stone cornice. Tall chimneys to both gables frame the elevation. The plot is relatively restricted with a small front garden surrounded by railings which are not original.</p>
Assessment against the selection criteria	
Architectural or Historical Character	Attractive detailing around the windows adds form to the building by framing the windows. Additionally with the carved, painted wood around the porch.
Historical Associations	The old Coach House on the old road before railway adjacent to the old pub realignment.
'Local' Distinctiveness	A symmetrical front common in the area, along with the central porch which is also common in the area.
Group Value	Not applicable
Townscape Value	High- dominant position in core of the village along the main route prior to realignment

General Information and Description	
Name and Address of building or structure	F – Calveley Service Station, Calveley Wharf, Calveley
Photograph	
Description	Originally a transhipment wharf-side warehouse allowing goods to be transferred from the canal to road or rail transport, this brick built warehouse with loading veranda which projects over the canal side and towpath is typically of its type. A simple slate pitches roof has been replaced in part by corrugated materials and the veranda which would have originally timber by modern products, but much of the decorative brickwork around the eaves survives.
Assessment against the selection criteria	
Architectural or Historical Character	Typical canal building with a simple design and English bond brickwork and timber shelters above the canal footpath.
Historical Associations	Historically used by the canal users and relatively unique locally.
'Local' Distinctiveness	A local distinctive building only found in that area next to the canal.
Group Value	Not applicable
Townscape Value	Medium- not visible except from the canal path.

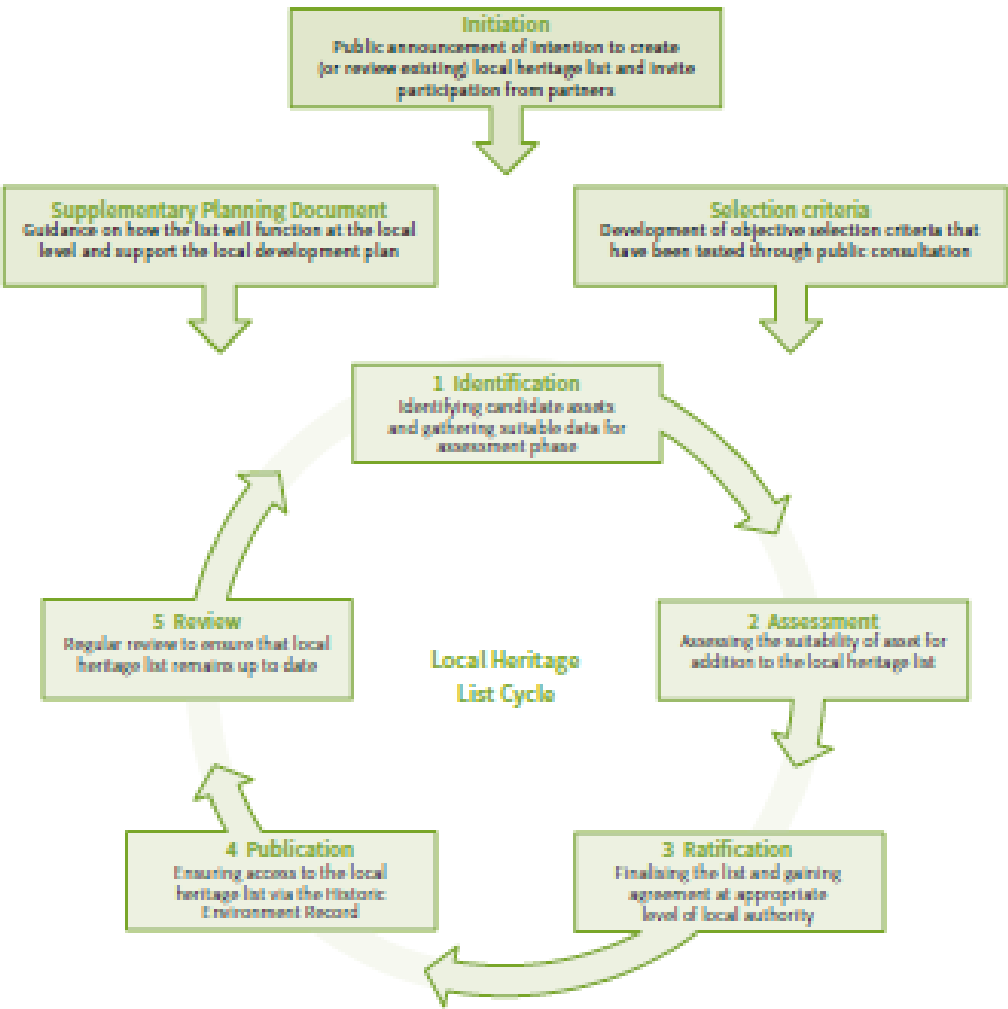
General Information and Description	
Name and Address of building or structure	G – Calveley Cottage, Calveley Hall Lane, Calveley
Photograph	
Description	<p>A single detached red brick property dating from the late 19th century which replicates many of the styles and design features of the Calveley Hall estate found elsewhere, in the Parish. The building is symmetrical with a central porch and door flanked by two bays of windows and windowed gablets projecting above the eaves and into the roof space. The property has a decorative, clay tiled roof flanked by tall brick built chimneys. The property is set within extensive grounds with a long drive up to the house.</p>
Assessment against the selection criteria	
Architectural or Historical Character	Moulded hood labels used over the windows adds an uplifting characteristic feel to the building and used on multiply buildings in the area. Two tone clay tiled roof.
Historical Associations	Estate building reflects the style of the hall which no longer exists.
'Local' Distinctiveness	A symmetrical front common in the area, along with the enclosed porch which was probably a later addition, which are some design features of the Calveley Hall estate.
Group Value	Not applicable
Townscape Value	Medium- set back from the road making limited contrition, but characteristics of the estate.

General Information and Description	
Name and Address of building or structure	H – Semi-detached Cottages, Calveley Hall Lane, Calveley
Photograph	
Description	A Semi-detached, two story red brick building set back from the road with a small drive way leading round the house. English bond brickwork and decorative edging around the ground floor windows. And a mixture of gable windows and dormer windows on the second story. A tall chimney central to the house. Additionally unlike every other dwelling in the area this house is not symmetrical.
Assessment against the selection criteria	
Architectural or Historical Character	Moulded hood labels used over the windows adds an uplifting characteristic feel to the building. Also a non-symmetrical building which is uncommon in the area.
Historical Associations	Estate building from Calveley hall estate.
'Local' Distinctiveness	The common brickwork and tiling in the local area along with attractive embellishments surrounding the windows which can be seen throughout the area.
Group Value	Building associated with building I
Townscape Value	Medium- Attractive Buildings close to important junction.

General Information and Description	
Name and Address of building or structure	I – Terraced Properties, Calveley Hall Lane, Calveley
Photograph	
Description	A row of terrace, two story red brick buildings with a gable roof houses. Set back from the road with a small area for parking. Casement windows with a curved arch brickwork around the doors and windows. Three tall chimneys, almost oversized, similar to the other houses in the area. Later extension to each end of the row.
Assessment against the selection criteria	
Architectural or Historical Character	Curved segment arch brickwork around the doors and windows adds characteristic to the terraced properties.
Historical Associations	Estate cottages built by the estate to house staff/ workers
‘Local’ Distinctiveness	Frequently used curved arch brickwork around the doors and windows along with the tall striking chimneys.
Group Value	A group of old cottages all connected in the centre of the community. Also important as associated with building H.
Townscape Value	Medium

General Information and Description	
Name and Address of building or structure	J – Calveley Primary School, Calveley Green Lane, Calveley
Photograph	
Description	A large red brick school building, set back from the road with a large area. The building consists of several linked dormer extensions from the original building with many chimneys. With a significant traditional bell tower. A mixture of hipped and gable roofing varying from the original building to the new extensions. The property is set within extensive grounds which is used by the child pupils.
Assessment against the selection criteria	
Architectural or Historical Character	A variety of architectural features from the traditional look to the new extensions added to the building.
Historical Associations	Associated, constructed as a result of the Calveley Hall Estate.
'Local' Distinctiveness	Not applicable
Group Value	A group of communal learning spaces used as a primary school.
Townscape Value	High- The bell tower is a visible landmark.

Appendix 1 – Extract from Historic England Advise Note 7



Extract from Page 7



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