

Review of Housing Stock

In Support of the

Calveley Neighbourhood

Plan

December 2016

urban imprint

Review of Housing Stock

In Support of the

Calveley Neighbourhood Plan

December 2016



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JG
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Review of Housing Stock

1. Introduction

- 1.1. This report analyses and reviews the current housing stock in Calveley Parish, including the socio-economic profile and housing demand and supply in the area. This information is then used to justify future policy options and guidance for consideration in the neighbourhood plan.
- 1.2. Research on Calveley housing data prepared by Tom Evans of Cheshire East Council has been utilised to form judgements for policy guidance and has been summarised in Appendix 4.
- 1.3. This review is structured in four parts:
 - Socio-economic profile of the parish using census data focussing on population structure, possible growth and likely future demands based on population change.
 - A study on housing density in neighbouring villages to ensure consistency of scale and character across boundaries.
 - Review of policy context at the national and local level including a review of the LPA's evidence base considering matters of local need, strategic demand and any unsatisfied housing need.
 - Broad policy guidance for addressing key issues identified in the evidence.

Review of Housing Stock

2. Socio-economic Profile

Population Structure

2.1 The 2011 census identified 280 usual residents in Calveley, an increase of only 3.9% from the 2001. The 2011 population density was 0.4 persons per hectare, much lower than the Cheshire East population density of 3.2.

2.2 The Parish mainly consists of residents aged 36-65 (47.8%). There is also a large amount of children under the age of 16 (17.9%). There are lower amounts of residents ages 16-35. This data suggests a mixed population in terms of age and a high amount of families with children in the area.

Age	Percentage of
0-5	7.5%
6-15	10.4%
16-25	11.8%
26-35	7.5%
36-45	14.3%
46-55	21.4%
56-65	12.1%
66-75	10.45%
76+	4.6%

Housing Tenure

2.3 The 2011 Census data for housing tenure is represented in Appendix 1. The percentage of households that are owned with a mortgage or loan is notably higher than that of Cheshire East as a whole. There are no socially rented households in

Calveley, and a higher proportion of privately rented homes than Cheshire East.

2.4 The trend here suggests that Calveley has a large proportion of owned and privately rented households but no socially rented homes.

Household Size

2.5 Calveley has a proportionately larger amount of households with over 7 rooms compared to the whole of Cheshire East.

2.6 Appendix 3 illustrates the number of rooms per households against the number of persons per household. The trend suggests that households in Calveley are large due to the high number of rooms per household size.

2.7 The majority of households have 2 regular residents (41%). Households of 4 or fewer residents make up 93% of the total households.

2.8 This information implies that houses in Calveley are spacious and there is an oversupply of rooms per resident.

2.9 Key Findings:

- Small population and low population density
- No social housing
- Limited households with fewer than 5 rooms
- Majority of households have between 1 and 4 residents

Review of Housing Stock

3. Local Housing Density Analysis

3.1. Understanding housing densities in neighbouring villages is important when considering potential housing development options in the Calveley Neighbourhood Plan. Reflecting on local examples of best practice will also provide consistency of housing density throughout the region.

3.2. The Cheshire East measure of residential density is as follows:

20 Dwellings per Hectare	Low Density
30 Dwellings per Hectare	Medium Density
40 Dwellings per Hectare	High Density

Cholmondeston

3.3 Excluding farm buildings, the village of Cholmondeston has a mixture of detached and semi-detached dwellings, all with large gardens and front gardens. The general housing density is low with an average of approximately 13 dwellings per hectare (within residentially built-up areas).

Alpraham

3.4 Alpraham has clusters of housing that are in a linear shape along the main route (a trait that Calveley would like to avoid). Due to their linear fashion, the dwellings have large gardens that back onto vast open space, with subsequent low densities. In the residential development clusters of Alpraham, there is some medium

density housing, however this is low-level, with densities such as 31 dwellings per hectare.

Wardle

3.5 Wardle also faces the challenges of the Chester Road and the Shropshire Canal bounding the area. For this reason, housing density is higher than the other surrounding villages and can appropriately be applied as best-practice for Calveley. The clusters of residential development are of high density-ranging from approximately 45/46 dwellings per hectare to 50 dwellings per hectare. There are also clusters of lower density housing (22 dwellings per hectare) adjacent to the high density areas. This shows a mixture of densities within the village with the dominant density being high.

Review of Housing Stock

Current Calveley Village

3.6 The current general density within Calveley Village is medium density housing blocks. There is also one block of high density housing adjacent to the medium density housing blocks, and low density housing on the outskirts of the village, in the form of large detached houses.

Judging from the density of the surrounding areas and their relatable attributes, a variety of densities would be appropriate for Calveley Village. Due to the areas' predominantly medium and low density housing, higher density housing should be considered for future development with a variety of affordability and type. To remain consistent with neighbouring villages and their housing character, housing clusters should follow these guidelines:

- Large detached dwellings on the outskirts of the village ('settlement boundary') with gardens that back onto open space.
- Semi-detached housing in clusters of 8-10 dwellings that have one access/exit point to the main road in the village.
- Terraced housing in a maximum of 4 dwellings per row. These can be incorporated into clusters of semi-detached housing.

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4. Policy Context

National and Local Policy Review

National Planning Policy Framework	
Paragraph 28	Sustainable rural tourism and leisure developments that respect the character of the countryside are supported to promote a strong and sustainable rural economy.
Paragraph 50	Opportunities for home ownership and mixed communities should be increased.
Paragraph 52	The sustainable development of new homes that are achieved by extensions to existing villages are supported.
Paragraph 55	Housing should be developed where it will enhance or maintain the vitality of rural communities. New isolated homes in the countryside should be avoided unless there are special circumstances.

Cheshire East Emerging Local Plan	
Policy PG 2	To achieve sustainable development, rural settlements should be confined to proportionate development at a scale that is sensitive to its character. Development should be confined to locations related to the existing built-up extent of the settlement.
Policy PG 5	The majority of Calveley is in an area of Open Countryside (excluding Calveley Village)*. Within this area, only development that is essential for appropriate rural uses will be permitted. Exceptions to this rule will have a strong focus on quality design and landscape character to preserve and enhance the distinctiveness of the Cheshire East countryside.
Policy SC 4	New residential developments should contribute to a mix of housing tenures, types and sizes to support balanced communities. Consideration should be given to older residents, with a variety of dwelling types to support their health and wellbeing needs and independent living. These developments should also be within a reasonable walking distance of community facilities.
Policy SC 5	In developments of three or more dwellings, at least 30% are to be affordable. These should be of a tenure, size and type that meet housing needs and contribute to a balanced community where people can live independently for longer.

*Urban Imprint would like to define a settlement boundary as part of the neighbourhood plan.

Review of Housing Stock

Strategic Housing Land Availability Assessment

- 4.1 The Cheshire East SHLAA (Strategic Housing Land Availability Assessment) 2012 identifies two sites (2915 and 2912) that are 'not currently developable' within Calveley Parish.
- 4.2 Site 2915, the 'land between the canal and the railway', is a key potential development site highlighted in the *Environmental and Landscape Mapping* document. The physical constraints outlined by the SHLAA are the highway access and its location on a potential contaminated site.
- 4.3 The SHLAA also recognises that this site is a 'rural exceptions' site if there is an identified need in the locality.
- 4.4 Site 2912 is a considerably large site of 467.2 Ha and lies partially within the south-eastern corner of the parish boundary. The constraints identified by the SHLAA include: the site's location within 250m of landfill; potential air quality and noise issues; trees and hedges to field boundaries; number of buildings and properties within the site.
- 4.5 The SHLAA recognises that although the site at 2912 is not currently sustainable, appropriate scale and mix of development could create a sustainable community.

Review of Housing Stock

5. Policy Guidance

- 5.1. Due to its rural setting and small population, Calveley is unsuitable for large amounts of development other than for residential purposes.
- 5.2. As identified in the *Environmental and Landscape Mapping* document, both the open and enclosed landscape character areas to the North of Calveley should avoid development to prevent disruption to the natural landscape.
- 5.3. Linear development along the 'Movement Band' or 'Communications Corridor' character area should also be avoided to prevent sprawling.
- 5.4. Potential housing development should be concentrated in and around Calveley village (South West of the parish) as identified in the *Environmental and Landscape Mapping*; this will retain Calveley's density and enhance the prospects of the canal-side community green development (Site A).
- 5.5. Housing in the areas identified in the *Environmental and Landscape Mapping* (see Map 1) should focus on smaller starter homes and bungalows for older people, with potential for small-scale commercial facilities to provide self-sufficiency within the village.
- 5.6. If development should occur elsewhere, those related to farm-uses are acceptable provided they are consistent with the existing farm buildings and style.
- 5.7. The Housing Development Study 2015 (see Appendix 4) revealed predictions that the population of Calveley will grow by 15.7% over the plan period (2010-2030). It also highlighted

an ageing population within Calveley as the population of residents over the age of 65 is set to increase by 64.9%. Notably, the population of residents over the age of 85 is set to increase substantially by 133.8% during the plan period. This is evidence to support the development of housing for the elderly population that might wish to downsize. Proposals that involve planning for and accommodating the older population with the use of smaller housing and accessible homes should be promoted due to the growing demand in the area.

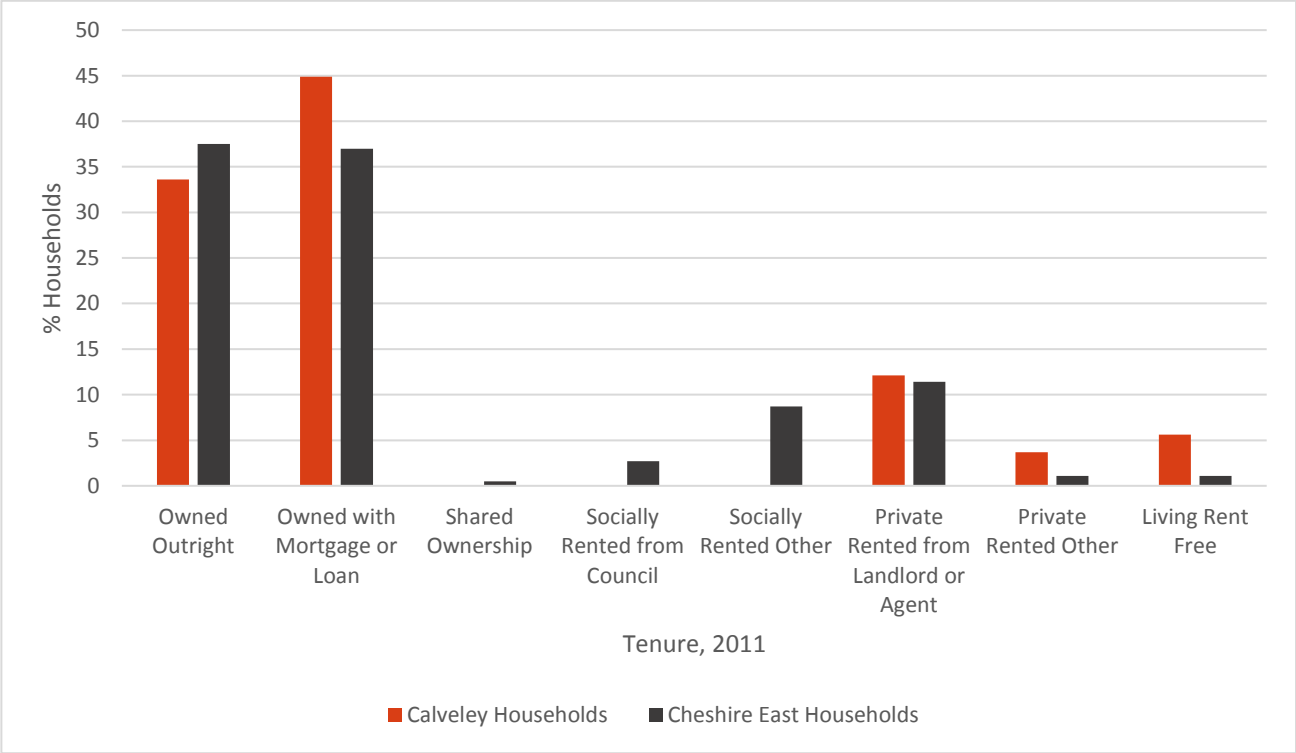


Map 1: Potential Housing Development Sites (Identified in Environmental and Landscape Mapping)

Review of Housing Stock

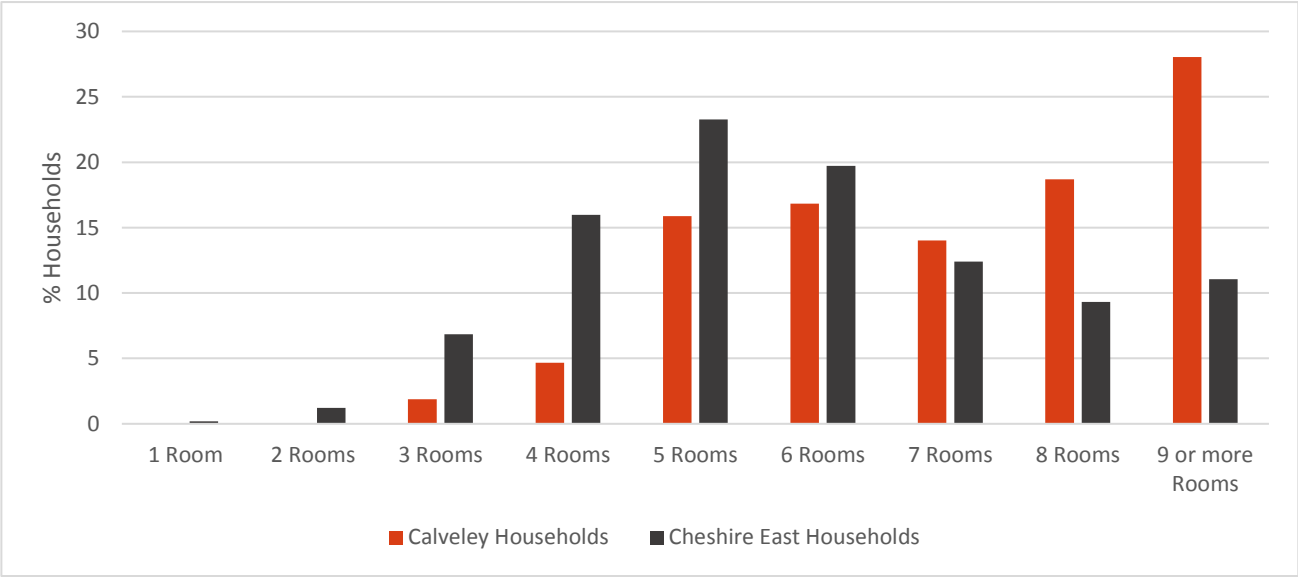
6. Appendices

Appendix 1 – Housing Tenure (2011)



Review of Housing Stock

Appendix 2 – Number of Rooms per Household (2011)



Appendix 3 – Household Size (2011)



Review of Housing Stock

Appendix 4 – Summary of Research on Calveley Housing Data undertaken by Cheshire East Council

When considering affordable housing, Cheshire East Council identifies Calveley within the Audlem Sub-area. The research reveals that there is an affordable housing need in the sub-area with a high demand for 3 and 4 bedroom properties and an oversupply of 1 and 2 bedroom properties. This research is inconsistent with the studies in Appendix 2 and 3; these show a trend of people living in houses with many rooms, and coupled with an ageing population demographic, suggests a demand for smaller homes. Due to the predicted growing ageing population (discussed in Paragraph 5.7 relating to the Housing Development Study 2015), attention should also be given to meet future demands of elderly people that may wish to downsize to smaller homes.

The Cheshire East Local Plan Strategy includes a 'Fully Objectively Assessed Needs' figure of 36,000 new homes by the end of the plan period. From these, 'Other Settlements and Rural Villages' should develop 2950 homes. The research by Cheshire East estimates (on a 'fair share' proportionate basis) that the Parish of Calveley should provide 15 of these dwellings.

The research undertaken by Cheshire East Council also takes into account the DCLG household projections in 2012, which (if taken literally and calculated on a similar proportionate basis) would mean that Calveley contribute 19 new dwellings over the plan period.

However, research into the dwelling completion rate in Calveley between 2001 and 2011 showed only 4 dwellings could be arrived at if the rate of increase continues as it is over the remaining plan period.

The research concludes that the 'range of potential housing targets for Calveley could be 4-19 dwellings'.



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Allocation of Key Sites: Site Selection

Methodology and Site Assessment

In Support of the

Calveley Neighbourhood Plan

Appendix VII : The Allocation of Key Sites : Site Selection Methodology and Site Assessment

Background and Introduction

General context, reasons for undertaking site selection exercise

The Parish Council decided that this route would provide the residents with the maximum control over where development should take place and also to ensure that the Plan is given maximum consideration within the planning process.

Out Site Selection Process is:



The Vision for our Neighbourhood Area 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. Limited, modest residential development will enhance the Parish. 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 further industrial development. The impact of traffic will be limited and natural and manmade assets will be protected. Overall its endearing natural character will remain to define Calveley.

Our Objectives in regard to housing/employment/other land use are:

Location/scale/size

To meet the requirements of the Local Plan and deliver suitable homes for first time buyers or retired people in locations acceptable to our residents. Industrial/employment development will be compatible with existing and will not be permitted to expand beyond the extended boundary.

Our Housing Need is:**Summary of Housing Need is:**

Our housing needs are for between four and 19 additional new homes over the life of the Plan. The homes should be suitable for first time buyers or retired people who may wish to down-size.

The key constraints are:**Constraints Map:**

Cheshire East Council have been contacted to give advice regarding any constraints. To date no information has been forthcoming and we have therefore assumed that no such constraints exist.

Our key criteria for sites are:**Location/scale/size**

New homes should be on sites within the extended Settlement Boundary. Sites in open countryside will not be supported and will not compromise the rural nature of Calveley. Development will be limited to no more than 10 new homes per site and will suit the requirements of our Housing Needs as outlined in the Review of Housing Stock (Appendix IV).

Sites will be assessed against three criteria. Our assessment will consider whether sites are:

- Suitable: The site has no insurmountable physical, environmental or policy constraints that restrict development.
 - Local criteria: Sites will also be assessed against their ability to contribute to the delivery of the Vision and Objectives of this Neighbourhood Plan, outlined above.
 - Residential – sites will be assessed against their ability to deliver specific types of housing: starter homes and homes suitable for retired people.
 - Employment – sites will be assessed against their ability to deliver specific types of employment Class B.
- Available: the site is actively being promoted for development or is likely to be promoted for development at a specific point in the future.
- Achievable: the site is considered viable and likely to be developed at a specific point in the future.

Evidence will be collected against each of these criteria and summarised in a Site Assessment Form. A traffic light rating of 1-3 will be used to produce a final score for each site. Those sites that achieve a rating of 3 will be taken forward as preferred sites and consulted upon.

Consultation within the community will take place via Regulation 14 Consultation. Allocated sites will be amended if required by the outcome of the Consultation.

SITE ALLOCATIONS FOR NEW RESIDENTIAL DEVELOPMENT

1.0 Housing Needs Assessment

Reference should be made to the “Review of Housing Stock” document dated December 2016 and prepared by Urban Imprint on behalf of Calveley Parish Council. The findings included in the document are based on the 2011 Census, information provided by Cheshire East Council, National Planning Policy and the Cheshire East Local Plan.

In summary, research identified a growing aging population living in homes with many rooms, suggesting a need for small homes to facilitate “downsizing”.

Research by Cheshire East Council estimates that the Parish of Calveley should provide 19 new homes over the planned period (based on the Local Plan’s fully Objectively Assessed Needs figure).

Research by Cheshire East also takes into account Department for Communities and Local Government (DCLG) projections in 2012 which identifies a contribution of 19 new homes over the same period.

The completion rate in Calveley between 2001 and 2011 showed only four new homes could be delivered if the rate of increase continues over the same Plan period.

The research concludes therefore that the “range of potential housing targets for Calveley could be 4 – 19 dwellings”.

2.0 Potential Site Opportunities

The “Environment and Landscape Mapping” document produced by Urban Imprint Appendix IV, dated December 2016, identified a limited number of potential development sites. Primarily the sites are located around the “Village Area” and avoid new development in open countryside, in line with the National Planning Policy Framework. At the time of the study, constraints of ownership could not be taken into account.

3.0 Policy Approach

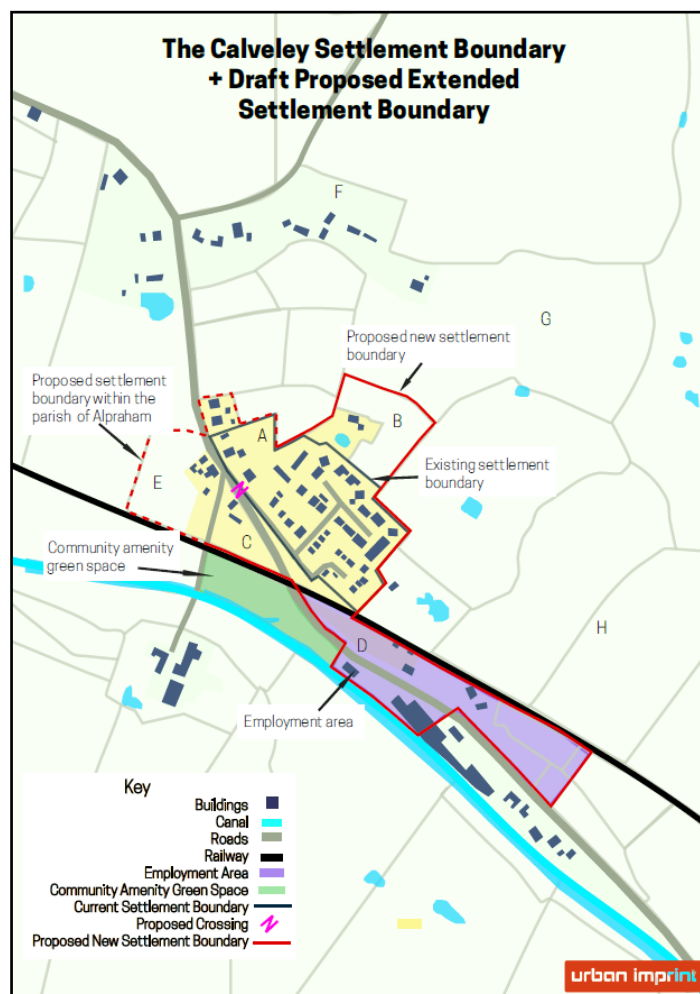
Calveley is a rural parish. Any development that may take place away from the Centre, or Village Area, will be in open countryside or, possibly, as infill alongside existing houses. National Planning Policy and the Local Plan do not support new development in open countryside.

Responses from residents to the questionnaire identified a desire for a Recognisable Centre for Calveley. Consequently any development should be concentrated in this area.

The existing Settlement Boundary prevents any further development taking place. This is with the exception of the site of a now demolished public house. This site is currently being redeveloped to provide nine new houses.

To allow any further development to take place the Settlement Boundary should be redrawn as shown on the map entitled “The Calveley Settlement Boundary and Draft Proposed Extended Settlement Boundary” on page 34 of the Plan and page ?? of this Appendix.

See page 32 of Neighbourhood Plan Document for full size map



The proposed new Settlement Boundary includes three new areas for potential residential development. These are shown as areas B, C and E on the map.

Area A is the area within the existing Settlement Boundary.

Area B, to the north of the village area, adjoins the existing Settlement Boundary. It is currently low grade agricultural land. It is bounded to the north by a small watercourse which provides a natural physical boundary. The site has access to the A51 via a private drive and then onto a public right of way, Masons Row. The site will give depth to the revised settlement and will not contribute to further sprawl along the A41.

Area C is land surrounding an existing dwelling known as Station House. Outline planning permission has already been granted for four new houses. This triangular site has clear physical boundaries, these being the access road to Clays Farm which passes over the railway and canal bridges, and the Crewe to Holyhead railway line.

Area D on the map identifies an Industrial or Employment Area. This area defines a site that has been used for industrial purposes for well over 100 years. This includes a cheese mill, a coal yard on the site of the now demised railway station, and a canal-side brick and stone warehouse. This site was once a transport hub that defined Calveley's important role in the dairy industry. The site is bordered in part by the Shropshire Union Canal, the A51 highway and the Crewe to Holyhead railway line. Whilst this site is not appropriate for new homes, it is suited to ongoing industrial use. It is intended that, by defining this area within the Settlement Boundary, the risk of spreading industrial development into open countryside will be contained.

The clear need to expand the existing Settlement Boundary has driven a focused and defined area of search for residential development opportunities.

Area E This site sits outside the Parish of Calveley and therefore is not governed by the Policies included in the Neighbourhood Plan. Whilst it sits in the Parish of Alpraham its location, along with the two existing houses, South View and North View contribute to the identity of the Calveley Settlement. Area E on the map is a site that has recently been granted outline planning permission for 20 houses, it abuts a physical boundary which is the Crewe to Holyhead railway line.

4.0 Methodology and Assessment Criteria

The objectives developed from residents' feedback in connection with residential development were:

- to deliver a Recognisable Centre

- to ensure that the nature and appearance of the Parish is maintained
- to control the extent of new development

There is an overall acceptance that there is a need for limited, modest development.

The Review of Housing Stock (Appendix IV) identified a housing need of between 4 and 19 new homes during the Plan period and that there is a need for small starter homes and homes suitable for downsizing for retired people.

Our approach has been to seek out suitable sites that will meet these criteria and also ensure that the sites comply with National and Local Planning Guidelines. Proposed sites have been tested to ensure that they are available, achievable and suitable.

5.0 Call for Sites

All residents were contacted on 19 February 2017 asking for proposals for potential development sites. A number of responses were received and a further letter was sent out to all residents on 20 April 2017 explaining that the closing date for proposals would be 30 April 2017. Copies of both of these letters are included at the end of this Appendix.

6.0 Site Assessment

Sites that fit the overall criteria (see 4.0 Methodology and Assessment Criteria) have been tested against a Site Assessment Matrix (see page 11 of this Appendix). Sites that do not meet the criteria are recorded but not included as Allocated Development Sites within the Plan.

7.0 Initial Site Sift

The primary principle in the site assessment process is to focus on any new development in and around the existing and extended Settlement Boundary. The majority of sites offered up by residents were located along the back lanes. These sites are generally in the gardens of large houses and, whilst not strictly in open countryside, it was decided that they should not be allocated as development sites in the Plan. A map showing the locations of these sites is shown in Appendix VIII.

8.0 Identify Preferred Sites

Five sites were identified. Three of the sites are identified in the Environmental and Landscape Mapping document see page 14 of Appendix IV

1. Coal Merchant's Yard

This site is sandwiched between the elevated A51, an extremely busy highway, and the Crewe to Holyhead railway line. It was felt that this would not be appropriate for housing. In addition the site has now been sold and planning permission sought for industrial use – consequently this site was discounted.

2. Plot Behind the Village

This site is in private ownership and is unlikely to become available during the life of this Plan. It is currently the curtilage of an existing dwelling and is subject in part to flooding from time to time. Providing suitable vehicular access will be difficult here due to constraints of other land ownership - consequently this site was discounted.

3. Green Triangle

This plot is currently the extent of the curtilage of an existing dwelling house. The owner of this site has recently applied for, and been granted, outline planning permission. On this basis the criteria of suitable, available and achievable are satisfied and a site assessment matrix has not been necessary.

4 Site of the Demised Davenport Arms

This site sits at the centre of the Village area. During the course of producing this Plan the site has been cleared, planning permission granted and nine new homes are currently under construction. On this basis the criteria of suitable, available and achievable are satisfied and a site assessment matrix has not been necessary.

5. Site B on Calveley Map, page 34

This site is currently a small field laid to grass, adjacent to an existing dwelling, The Mount. It is shown as Grade 3 on the Agricultural Land Classification (ALC) on the National England Resource Map, both properties are under the same ownership. This site was offered up by the owner as a potential development site for approximately six new homes. This site should be considered for allocation and a Site Assessment Matrix has been completed below.

This potential site has been referred to Cheshire East Council who provided a Strategic Environmental Assessment Screening Opinion, this can be found in Appendix IX. This concluded that due to the scale of the proposed site, any effects will be localised and are not considered to be significant and a full Strategic Environmental Assessment is not required.

Whilst a full Strategic Environmental Assessment has not been carried out a Sustainability Appraisal was commissioned from Urban Imprint and this can be found in Appendix X. This identified four sustainability objectives in the Plan overall.

These were:

- manage the risk of flooding
- promote energy efficiency in new homes
- encourage sustainable and competitive business
- manage the rural economy

The Appraisal concluded that “in the main, many of the Policies are predicted to have a strong, positive benefit to achieve the sustainability objectives”.

The unrepresented sustainability objectives have been considered and, where practicable, Policies have been amended to incorporate them.

Site Assessment Matrix

Site B : Land Adjacent t The Mount				
Key Criteria	Sub-criteria	Description	Score (1-3)	Overall Score (1-3)
Availability	When will the site be available? Now, 0-5 years, 6-10 years, 11-15 years	0-5 years	3	
Achievability	Reference CEC viability assessment	Contributes to meeting targets	3	
Suitability	Contribution t Neighbourhood Plan Vision and Objectives	Strengthen Village Identity	3	
	Opportunities to deliver specific local criteria	Limited Modest Housing	3	
	Landscape Impact	Negligible	3	
	Impact on Character and Urban form	Will strengthen character and form	3	
	Impact on Green Gap/Green Belt	None	3	
	Impact on/arising from neighbouring uses	None	3	
	Highways Access	Achievable via existing	3	
	Highways – Local Impact	Negligible	3	
	Highways – Strategic Impact	Negligible	3	
	Heritage Assets	No Impact	3	
	Flooding/drainage	Outside flood risk area	3	
	Ecology	Low Impact	3	
	Tree Preservation Orders	None in place + no trees to be moved	3	
	Air Quality	Limited Impact	3	
	Minerals	No Impact	3	
	Sustainability Appraisal Accessibility Scoring	See Appraisal (Policies modified)	2-3	
	Brownfield/Greenfield	Greenfield – Low Productivity	3	
	Agricultural Land Classification	Grade 3	3	3

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 Parish Council
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01829 260167

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



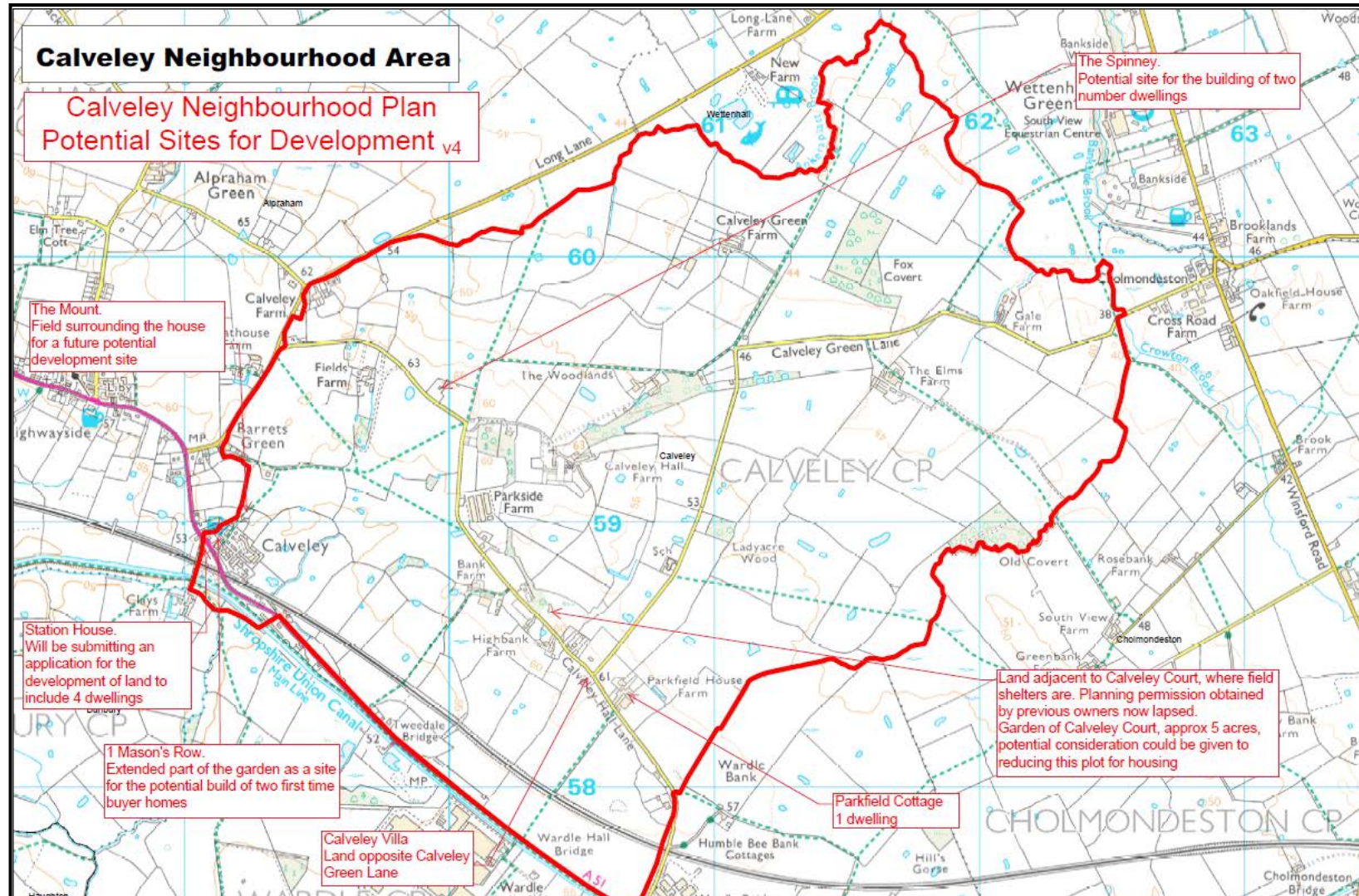
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Potential Sites for Development – Calveley Neighbourhood Area Map

In Support of the
Calveley Neighbourhood Plan

Appendix VIII : Potential Sites for Development



Strategic Enviornmental Assessment Screening Opinion

**Calveley Parish Council
Neighbourhood Plan**

Calveley Parish Council Neighbourhood Plan (CNDP)
Strategic Environmental Assessment Screening Opinion
Prepared by Cheshire East Council, August 2017

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Abbreviations:

CEC	Cheshire East Council
CELPS:	Cheshire East Local Plan Strategy
MBLP:	Macclesfield Borough Local Plan
CNDP:	Calveley Parish Council Neighbourhood Development Plan
CNA:	Calveley Neighbourhood Area
NP:	Neighbourhod Plan
ROAS:	Rural and Other Settlements

1.0 Introduction

Strategic Environmental Assessment (SEA) is a way of ensuring the environmental implications of decisions are taken into account before any such decisions are made. The need for environmental assessment of plans and programmes is set out in the EU Directive 2001/42/EC – known as the SEA Directive. Under this Directive, Neighbourhood Plans may require SEA – but this will depend on the content of each Neighbourhood Plan. The SEA Directive makes SEA a mandatory requirement for:

Plans which are prepared for town and country planning or land use and which set the framework for future development consent of projects listed in the Environmental Impact Assessment (EIA) Directive; or Plans which have been determined to require an assessment under the Habitats Directive.

A screening of a draft plan must be undertaken by the responsible authority prior to adoption or submission to the legislative procedure. In this case the 'responsible authority' is Calveley Parish Council however Cheshire East Council, upon request, has agreed to provide a screening opinion on the Calveley Neighbourhood Plan (CNDP) to determine if SEA is required. If it is concluded that an SEA is required, Calveley Parish Council are responsible for its production and it is advised this should form part of the material that is consulted on once the regulation 14 consultation stage is reached.

The main determining factor as to whether SEA is required on a Neighbourhood Plan is if it is likely to have a significant effect on the environment. Those neighbourhood plans containing land allocations for development, which are not included in the local authority's plan, are likely to require SEA. Neighbourhood plans which do not contain such allocations (or simply reflect allocations already identified as part of a local authority plan) are less likely to require SEA.

If SEA is required, Calveley Parish Council may wish to consider voluntarily expanding the scope so that it covers wider economic and social issues. This is the approach taken by Cheshire East Council, whereby SEA is included within the broader Sustainability Appraisal of plans. The advantage of undertaking a Sustainability Appraisal is that it can demonstrate the impact of the neighbourhood plan on social, economic and environmental factors and therefore demonstrate to an examiner that the plan that has been prepared is the most sustainable compared against reasonable alternatives.

1.1 Requirement for Strategic Environmental Assessment (SEA)

Where a neighbourhood plan could have significant environmental effects it may require a SEA.

Whether a neighbourhood plan requires SEA and (if so), the level of detail needed, will depend on what is proposed in the draft neighbourhood plan. SEA may be required for example when:

1. A neighbourhood plan allocates sites for development
2. The neighbourhood area contains sensitive natural or heritage assets that may be affected by proposals in the plan
3. The neighbourhood plan may have significant environmental effects that have not already been considered and dealt with via a sustainability appraisal of the Local Plan

1.2 Requirement for HRA

In the context of neighbourhood planning, a Habitats Regulation Assessment (HRA) is required where a

Neighbourhood Plan is deemed likely to give rise to significant effects on protected European Sites (Natura 2000 sites), as a result of the plan's implementation. If no significant effect is deemed likely, HRA is not required. Where HRA is undertaken, it is good practice to identify sites within 10-15km of the plan/project boundary and include them in a HRA.

1.3 Legislative Background

The basis for Strategic Environmental Assessments and Sustainability Appraisal is the [European Directive 2001/42/EC](#) which has subsequently been transposed into English law by the [Environmental Assessment of Plans and Programmes Regulations 2004](#), or SEA Regulations. The government has produced guidance in relation to these regulations, entitled '[A practical guide to the Strategic Environmental Assessment Directive](#)'.

Schedule 2 of the [Neighbourhood Planning \(General\) Regulations 2012](#) makes provision in relation to the Habitats Directive. The Directive requires that any plan or project likely to have a significant effect on a European site must be subject to an Appropriate Assessment. To achieve this, paragraph 1 prescribes a basic condition that the making of a neighbourhood plan is not likely to have a significant effect on a European Site. Paragraphs 2 to 5 of the Schedule amend the Conservation of Habitats and Species Regulations 2010 so as to apply its provisions to neighbourhood development orders and neighbourhood plans. In particular, paragraph 4 inserts new regulation 78A which provides that a neighbourhood development order may not grant planning permission for development which is likely to have a significant effect on a European site.

Schedule 3 of the [Neighbourhood Planning \(General\) Regulations 2012](#) makes provision in relation to the [Environmental Impact Assessment \(EIA\) Directive](#). The Directive requires that EIA development must be subject to a development consent process. To enable this, Schedule 3 prescribes a basic condition that applies where development which is the subject of a proposal for a neighbourhood development order is of a type caught by the EIA Directive, and applies to the relevant provisions of the [Town and Country Planning \(Environmental Impact Assessment\) Regulations 2011\(3\)](#) ("the EIA Regulations") with appropriate modifications ([regulation 33](#) and paragraphs [1 to 4 and 6 of Schedule 3](#)). Paragraphs 5 and 7 to 13 of Schedule 3 correct errors in the EIA regulations.

This report seeks to determine if the W&CNDP is likely to have a significant effect on the environment.

1.4 The Cheshire East Local Plan Strategy (CELPS)

The basic conditions require Neighbourhood Plans to be in general conformity with the strategic policies contained in the development plan for the area of the authority. The Crewe and Nantwich Borough Local Plan was adopted in 2011. Some of the policies within the Local Plan have been 'saved', which means they are still used in determining planning applications. As policies become out of date through lack of conformity with the NPPF or where more up to date evidence is available, they can be given less weight for decision making purposes, particularly on strategic issues.

The Cheshire East Local Plan Strategy (CELPS) was adopted on 27th July 2017 and sets the strategic approach to development across the sub-region..

The CELPS was subject to a full Sustainability Appraisal which included SEA. This ensured that no likely significant effects are expected to arise from the implementation of the CELPS or the delivery of the quantum of development identified in it.

1.5 Screening Process

Calveley Parish Council has requested a SEA screening opinion of its Neighbourhood Plan. It is the qualifying body's responsibility to undertake an assessment of whether their proposed policies are likely to have 'significant environmental effects' however on request, CEC will undertake such an assessment on behalf of the qualifying body. The Plan does not have to be at a final draft stage to be assessed.

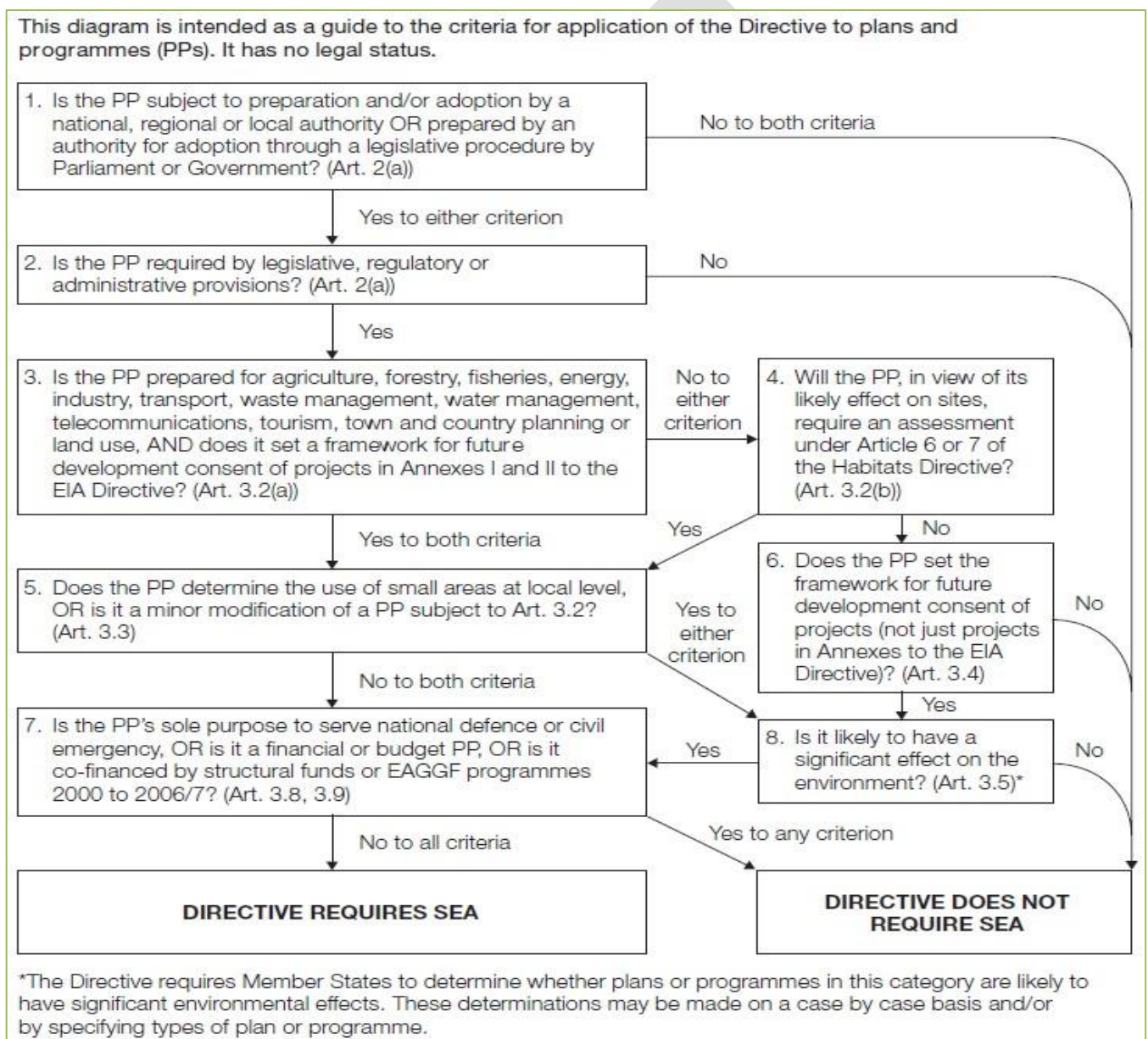
The screening opinion assessment is undertaken in two parts: the first part will assess whether the plan requires SEA (as per the flow chart which follows); and the second part of the assessment will consider whether the Neighbourhood Plan is likely to have a significant effect on the environment, using criteria drawn

from [Schedule 1 of the EU SEA Directive](#) and the UK Environmental Assessment of Plans and Programmes Regulations 2004 (see section 5).

The three statutory consultation bodies (English Heritage, Environment Agency and Natural England) have been consulted to establish whether the Calveley Neighbourhood Plan requires SEA and whether the plan may have a 'significant environmental effect' on the environment. Should it be concluded that SEA is required Calveley Parish Council will need to undertake a SEA with a SEA Scoping Report exercise as the first stage.

The screening is undertaken in two stages. Firstly an assessment of the neighbourhood plan is undertaken to determine if the plan requires SEA by virtue of the type of plan it is. Secondly an assessment is undertaken to determine if the effect of the plan on the environment is likely to be significant. These two stages are set out accordingly below.

The government guidance [‘A practical guide to the Strategic Environmental Assessment Directive’](#) sets out the following approach to be taken in determining whether SEA is required:



1. Summary of the Screening Assessment

Summary	
Name of Neighbourhood	Calveley Parish Council Neighbourhood Plan
Geographic Coverage of	The Parish of Calveley
Key Topics/scope of the Plan	<ul style="list-style-type: none"> • Parish identity • Protecting assets • New development • Transport and movement
Key Issues	Allocation of development sites within a revised settlement boundary
Summary of Screening opinion	
Name and job title of officer undertaking screening opinion	Tom Evans, Neighbourhood Planning Manager
Date of assessment	August 2017
Conclusion of assessment	SEA is not required
Reason for conclusion	<p>The Neighbourhood Plan proposes to allocate specific sites for future development, accommodating some 25 new homes, and promotes criteria based policies that seek to shape future development proposals.</p> <p>Designated sites within the neighbourhood area: There are no European Designated Sites within the Neighbourhood Area. There are nine RAMSAR component sites and three Special Protection Areas within a 15km radius of the neighbourhood area (see appendix C). No other local or national designations are present within the neighbourhood area although a site of biological importance is present at the very edge of the southern boundary (See appendix D and E).</p> <p>Designated heritage assets within the neighbourhood area: There are four Grade II Listed Buildings in the neighbourhood area (The Woodlands, Calveley Church, Clays Farm Bridge and the former Stables of Calveley Hall, also see appendix D). No other heritage designations are present.</p> <p>Flood Risk zones within the neighbourhood area: There are Flood Risk Zones 2 and 3 present in the neighbourhood area, notably at the south west of the neighbourhood area around the Canal (see appendix E).</p> <p>Effect on the Environment: As a lower tier plan all development proposals will be subject to assessment against higher tier policies, plans and legislation that seek to protect locally, nationally and internationally designated sites. This includes the saved policies of the Crewe and Nantwich Local Plan that are specifically relevant to heritage and natural assets within the neighbourhood area and beyond; upon adoption this will also include those relevant policies in the CELPS. The content and broad approach of the plan is not considered to have a significant adverse effect on designated sites or on the wider environment and therefore SEA is not required.</p>
Statutory Consultee	Summary of Comments
English Heritage	SEA not required
Environment Agency	SEA not required
Natural England	SEA not required

2. Plan Context

Calveley Parish is a rural parish and for the purposes of the Cheshire East Local Plan Strategy (CELPS) Settlement Hierarchy, falls within the category of 'Other Settlements and Rural Areas' (OSRA). Policies PG1 and PG2 of the CELPS set out the preferred development strategy and distribution of development for the Borough which focuses most development in the Key Towns of Crewe and Macclesfield and the 9 Key Service Centres.

A lower quantum of growth to meet need and support the vitality of smaller centres and rural areas is outlined in the CELPS which identifies a need to deliver some 2950 homes and 8ha of employment land (outside of a 61ha allocation at Wardle) in the OSRA.

Local Context: The Parish is located at some distance to the west of Crewe and Nantwich but in proximity to the new employment allocation at Wardle Development Site.

Planning applications within the Calveley Neighbourhood Area will be assessed against the policies in the CNDP, saved development plan policies and other material planning considerations, including the newly adopted CELPS. Part II of the Local Plan, the Site Allocations and Development Policies DPD, will establish detailed development management policies, distribute a quantum of growth to each of the Local Service Centres and may allocate development sites and safeguarded land to meet the growth needs in this location.

The Calveley Neighbourhood Development Plan allocates specific sites for development, to accommodate some 25 homes, and introduces a revised settlement boundary alongside criteria based policies against which development proposals should be assessed within the neighbourhood area. Such criteria are designed to ensure the delivery of sustainable development to meet the objectives of the Neighbourhood Plan. The Plan also determines the use of land for employment and recreation use.

Whilst the effect of allocations is unlikely to cause significant harm to designated sites due to the distance of such sites from the neighbourhood area, the land use change as facilitated by the NP may have an unknown effect on the local environment, which may contribute to a cumulative effect on the wider environment. Therefore, when determining if SEA is needed in this instance, it is important to understand what the effects of the plan might be, the extent to which they will be felt within the environment and how best mitigation measures can be employed by the NP to ensure the delivery of sustainable development. The assessment contained below seeks to understand the likely impacts on the environment and whether they can be deemed significant.

2.3 Aims of the Plan:

The CNDP document sets out how Calveley Parish Council intend to retain the rural identity and character of the village whilst supporting a level of growth which allows the creation of a more defined village centre. The plan is at a draft stage

2.4 Objectives

In order to deliver their vision, the CNDP has set out the following neighbourhood plan objectives. In summary Calveley will:

- Retain Calveley's identity and create a village centre
- Safeguard and preserve existing assets
- Ensure new development does not harm heritage or the environment
- Create safe access and accessibility

2.5 Designated sites within the neighbourhood area:

There are no European Designated Sites within the Neighbourhood Area although sites are located within 15km of the neighbourhood area, albeit at some distance from it. The nearest designated site is Oak Mere Special Protection Area some 8 km from the neighbourhood area.

2.6 Policies

The CNDP contains a number of policies that will be used to ensure the delivery of the vision and objectives and guide individual development management decisions. An assessment of these policies impact on European sites has been carried out and concludes that no likely adverse impact will arise. The full assessment and table of policies is included at Table 3 below.

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3.0 Screening Assessment 1: Does the Neighbourhood Plan require a SEA?

Stage	Y/N	Reason
1. Is the Neighbourhood Plan (NP) subject to preparation and/or adoption by a national, regional or local authority, OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Y	The preparation and adoption of the NP is allowed under the Town and Country Planning Act 1990 as amended by the Localism Act 2011. The NP will be prepared by (as the 'relevant body') and will be 'made' by Cheshire East Council as the local authority. The preparation of NPs is subject to the following regulations: The Neighbourhood Planning (General) Regulations 2012 and The Neighbourhood Planning (referendums) Regulations 2012.
		GO TO STAGE 2
2. Is the NP required by legislative, regulatory or administrative provisions? (Art. 2(a))	Y	Whilst the NP is not a requirement and is optional under the provisions of the Town and Country Planning Act as amended by the Localism Act 2011, it will if 'made', form part of the Development Plan for the Borough. It is therefore important that the screening process considers whether it is likely to have significant environmental effects and hence whether SEA is required under the Directive.
		GO TO STAGE 3
3. Is the NP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art. 3.2(a))	Y	The NP is being prepared for town and country planning, local transport and land use as it makes proposals to manage the development of land for housing and employment uses. As such, the NP contains a framework for future development consent of urban development projects (listed as 10(b) in Annex II of the EIA Directive). The NP does not specifically allocate any land for development purposes.
		GO TO STAGE 5
4. Will the NP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2(b))	N/A	No, there are no designated sites within the neighbourhood area or within such proximity to be affected by implementation of the plan.
5. Does the NP determine the use of small areas at local level OR is it a minor modification of a plan or programme subject to Art. 3.2? (Art. 3.3)	Y	The NP intends to support small scale development for residential and employment/commercial use through site allocations and associated policies. There is therefore the potential for an effect on the environment to arise from policies in the plan.
		GO TO STAGE 8
6. Does the NP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art. 3.4)	Y	Yes, the NP contributes to establishing a local policy framework within which planning consent will be considered for a wide range of development proposals. Whilst the NP may establish very local criteria to enable development within criteria based parameters, higher tier policies, plans and legislation exist to ensure that the NP is used within a framework with sufficient protection for environmental considerations.
7. Is the NP's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget plan or programme, OR is it co- financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art. 3.8, 3.9)	N	The NP does not fall into any of the criteria listed.
8. Is it likely to have a significant effect on the environment? (Art 3.5)	Y	See Assessment 2: Likely significant effects on the environment
On the basis of criterion 1, 2, 3, 5 and 6 above, it is necessary to assess whether the neighbourhood plan is likely to have a significant effect on the environment. This assessment is undertaken through Assessment 2 below.		

3.1 Assessment 2: Is the Neighbourhood Plan likely to have a Significant Effects on the Environment?

The EIA Regulations include thresholds under which development proposals are not required to be screened to determine whether an EIA should be required. These are:

- The development includes more than 1 hectare of urban development which is not dwelling house development
- The development includes more than 150 dwellings
- The overall area of the development exceeds 5 hectares.

Under these thresholds there is no obligation to screen urban development projects for EIA.

The neighbourhood plan does not include more than 1 hectare of non-residential development; it does not allocate sites for more than 150 dwellings and the overall area of the development does not exceed 5 hectares

The CNDP does not exceed any of the thresholds identified in the EIA regulations. It is therefore reasonable to suggest that the effects of the plan on the environment, in general, cannot be significant. However there may be specific features or special characteristics in this location upon which the plan may have a significant effect. It is therefore important to understand if there is any specific reason the plan could be considered to give rise to a significant effect on the environment.

Locally Relevant Environmental Considerations:

Using Schedule 1 of the SEA regulations, the assessment at 3.2 has been undertaken to determine if there is any other reason why the CNDP may give rise to a significant effect on the environment. This assessment concludes that whilst there will be an effect on the wider environment through implementing the neighbourhood plan, specifically the proposals to develop land for residential, recreation and employment use, overall these effects are localized, do not affect specifically protected assets, designated site, habits or locations and cannot be reasonably said to create more than a localized and small scale affect which is not considered to be significant.

Effect of the Plan on Designated Sites

Table 3.3 assesses the effect of each policy in the neighbourhood plan on designated sites. Given the scale of proposed development, the distance from an connectivity to any designated sites, it is unlikely that a harmful effect on such sites is likely to arise.

3.2 Locally Relevant Environmental Considerations:

Issue	Effect?	Reasons
Biodiversity	1. No significant effect	The parish is primarily rural and agricultural with small areas of woodland. However there are no designated habitats which are subject to special protection within the neighbourhood area, or adjacent to the neighbourhood area that may be affected by proposed development.
Population	1. No significant effect	Calveley parish has a population of 280 (2011 Census) people. Consistent with this part of Cheshire there is an aging demographic with a notably higher proportion of people in the 45-64 age group. Most households are couple households and most homes are detached properties.
Human health	1. No significant effect	Housing is a key detriment of human health. The additional housing provided for in the plan would result in a positive effect on human health and enable older residents to downsize within their community, contributing to well being. Given the scale of development proposed this effect is likely to be localised to Calveley and not result in a significant positive effect on the wider environment. The index of Multiple Deprivation shows the wider area within which Calveley is located to be relatively affluent compared with the rest of the country. The Joint Strategic Needs assessment for Bunbury Ward shows the population here is generally in good health with notable exceptions to health equality being admission for heart attack, binge drinking, childhood obesity, deaths at all ages and deaths from respiratory disease.
Fauna	1. No significant effect	There are no designated sites subject to special protection within the neighbourhood area, within close proximity to the neighbourhood area or in locations specifically identified for development. Whilst development will have a negative impact on any on-site fauna, the impact is likely to be localised and contained.
Flora	1. No significant effect	There are no designated sites subject to special protection within the neighbourhood area, within close proximity to the neighbourhood area or in locations specifically identified for development. Whilst development will have a negative impact on any on-site flora, the impact is likely to be localised and contained.
Soil	1. No significant effect	Agricultural land classification grades 3 and 4 are present within the neighbourhood area. Development of the proposed area would result in the localised loss of some grade 3 agricultural land.
Water	1. No significant effect	Flood zones two and three are in proximity to the area specifically affected by development proposals. Local recreation/ Green Space is opposed in the location most affected by flooding. A local increase in hard surfaces may result in more surface run off but the limited amount of development proposed is unlikely to be significant.
Air	1. No significant effect	There are no air quality management areas in the locality. Whilst an increase in population may increase vehicular movement and harmful emissions from transport the impact is likely to be localised and at a small scale.
Material assets	1. No significant effect	Adjacent to the neighbourhood area is small area of historic landfill. No other material assets are present.
Landscape	2. May give rise to a significant effect	The area is not subject to any specific landscape designation. Whilst development would have an impact on the local landscape, that impact is likely to be localised and specific to Calveley. The small scale nature of development proposed and associated policies for delivery are likely to limit harm to the wider landscape.
Cultural heritage, including architectural and archaeological heritage	1. No significant effect	There are a number of Grade II Listed Buildings and structures within the neighbourhood area, one of which, Clays Farm Bridge, may be affected by development proposed in the plan. If necessary, the usual mitigation measures will be required to be adhered to through the implementation of planning permission here and therefore it is reasonable to expect that the effect of development on the structure and its setting will be addressed by other parts of the planning system.

3.3 Effect of the Plan on Designated Sites

Calveley NP Objective	Calveley NP Policy	Effect on European Designation
Parish Identity	P1.1 Creating a Recognisable Centre	1. No negative effect 1C
	P1.2 The Community Hub	1. No negative effect 1C
	P1.3 Design Guide	1. No negative effect 1C
	P1.4 Canalside Masterplan Aspiration	1. No negative effect 1C
Safeguarding Assets	P2 Safeguarding Assets	1. No negative effect 1D
	P2 Protection of Significant Heritage.	1. No negative effect 1B
	P2.2 Protection of the Natural Environment	1. No negative effect 1B
	P2.3 Maintaining and Enhancing Views	1. No negative effect 1A
	P2.4 Retaining Agricultural Character	1. No negative effect 1A
New Development	P3 New Development	1. No negative effect 1C
	P3.1 Local Needs and Requirements	1. No negative effect 1C
	P3.2 Potential Development	1. No negative effect 1C
	P3.3 Allocation of Key Sites	2. No significant effect
	P3.4 Ancillary Housing Sites	2. No significant effect
Transport and Movement	P4 Transport and Movement	1. No negative effect 1A
	P4.1 Pedestrian Accessibility	1. No negative effect 1A
	P4.2 Highways and Traffic	1. No negative effect 1A
	P4.3 Safeguarding Verges on the Country Lanes	1. No negative effect 1A
	Redrawing the Parish Settlement Boundary	2. No significant effect

Category	Description
1A. No negative effect	Policy will not lead to development. For example it relates to design or other qualitative criteria, or it is not a land-use planning policy.
1B. No negative effect	Policy intended to conserve or enhance the nature, built or historic environment, where enhancement measures will not be likely to have any negative effect on a European Site.
1C. No negative effect	Policy would have no effect because no development could occur through the policy itself, the development being implemented through other policies in the same plan, which are more specific and therefore more appropriate to assess for their effects on European Sites and associated sensitive areas.
1D. No negative effect	Policy is similar to, or compliant with, the emerging Cheshire East Local Plan Strategy policy which has been assessed as having no negative effects by a HRA/SA.
2. No significant effect	No significant effect either alone or in combination with other plans or projects, because effects are trivial, minimal or mitigated through other policies in combination.
3. Likely significant effect alone	Policy could indirectly affect a European Site, because it provides for, or steers, a quantity or type of development that may be very close to it, or ecologically, hydrologically or physically connected to it, or it may increase disturbance as a result of increased recreational pressure.
4. Likely significant effects in combination	The policy alone would not be likely to have significant effects but if the effects are combined with the effects of other policies or proposals provided for or coordinated by the relevant plans or projects the cumulative effects would be likely to be significant.

3.4 Screening Assessment 2: Does the Neighbourhood Plan have a significant effect on the Environment?

Characteristics of the Neighbourhood Plan, having regard to:	Cheshire East Council assessment	Likely significant effect?
The degree to which the Plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.	The NP sits within the wider framework of the National Planning Policy Framework (2012), the Emerging CEC Local Plan Strategy (2014) and the 'saved' Local Plan policies contained within the Crewe and Nantwich Borough Local Plan (C&NLP), therefore the projects for which this NP helps to set a framework are localised in nature but may have resource implications. The NP would, if made, form part of the statutory Development Plan and as such does contribute to the framework for future development consent of projects. The NP is expected to determine the use of small areas at a local level enabling the provision of an unknown quantity of dwellings, new recreation facilities, buildings for business use and newly designated green space across the plan period to 2030. New residential development is identified to be delivered within and adjacent to the existing settlement within a revised settlement boundary, and on a limited basis on the lanes surrounding the village.	Y
The degree to which the Plan influences other plans and programmes including those in a hierarchy.	The NP must be in conformity with the National Planning Policy Framework. The policies within the NP should also be in general conformity with any strategic 'saved' Local Plan policies held within the Crewe and Nantwich LP, and policies held in the CELPS. The CELPS is being prepared in two stages and because Calveley is a Rural Settlement, the detailed policy framework for this tier of settlement is yet to be fully developed and therefore the conclusions reached in the NP may exert a degree of influence over the formation of future strategic and non-strategic policies in the Development Plan. Given the allocation of development sites, this influence is likely to be greater than in other locations. However, the scope to depart from conclusions reached in the NP remains available to plan makers addressing issues relevant to this location.	Y
The relevance of the Plan for the integration of environmental considerations in particular with a view to promoting sustainable development.	The NP is expected to work to protect and enhance the natural environment of the area within a wider policy framework including, but not limited to the NPPF, the saved policies of the Development Plan for Cheshire East Council and the Cheshire East Local Plan Strategy. The NP addresses a series of local environmental issues. Draft policies have been identified to provide a sustainable level of growth within the parish and recognise the granting of recent consents to achieve this. In combination with other plans and legislation, it is considered that the NP will integrate environmental considerations and promote sustainable development but may also give rise to an effect on the environment through the allocation of development sites.	Y
Environmental problems relevant to the Plan.	There are no environmental problems relevant to the Plan. Where relevant, future development proposals will need to consider the impact of the plan on flood risk, designated sites and other primary and secondary impacts on the environment.	N
The relevance of the Plan for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).	The NP is not directly relevant to the implementation of European legislation, although it will need to take the impact of the Water Framework Directive into account.	N
The probability, duration, frequency and reversibility of the effects of the Plan.	The NP does assist in instigating development directly through allocation of sites within a re-drawn settlement boundary. There are therefore likely to be short-term effects resulting from activity associated with the development of small scale, allocated sites within the CAN and longer term effects from the increase in population and change of land use locally.	Y
	There may also be longer-term effects relevant to changes in land use which may be positive but on a limited scale may have a negative impact on environmental factors. The plan seeks to establish a local framework to address such issues and also relies on higher tier plans and policies to deliver mitigation of such negative impacts.	Y

	Where proposals are received to develop sites in accordance with draft NP policies, such proposals will also be subject to national and local policies in regard to environmental protection and mitigation of impacts.	Y
The cumulative nature of the effects of the Plan.	The NP seeks to bring forward allocation of small scale sites that are not specifically detailed in the Cheshire East LPS or already have planning permission granted. Given the unknown levels of growth supported in the plan, such effects are potentially significant to the local environment.	N
The trans-boundary nature of the effects of the Plan.	There are not expected to be any significant trans-boundary effects.	N
The risks to human health or the environment (e.g. due to accidents).	There are no significant risks to human health. Indeed, the NP is likely to improve human health through positive assertions on protection of natural assets and sustainable transport, and also through the allocation of new housing, access to which is a determinant of human health.	Y
The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected) by the Plan.	Calveley Neighbourhood Plan covers the parish of Calveley Parish. The NP is likely to affect a resident population of approximately 329 people over the life of the Plan across a parish located in a mainly rural area. The population within the parish may grow significantly beyond the usual rate due to allocation of new sites however the effects are likely to be localized given the scale of the village, the rural location and the absolute limits of development set out in the plan..	N
The value and vulnerability of the area likely to be affected by the Plan due to: Special natural characteristics or cultural heritage; Exceeded environmental quality standards or limit values; or intensive land use	The neighbourhood area contains a number of important cultural, natural and environmental assets both within and adjacent to the plan area however the limited levels of development supported, and existence of other mitigating policies seek to minimise impact here. The NP sets out to deliver new development within framework supportive of small scale development, implemented sensitively however the impact on such assets is not clearly articulated at this stage. Given that the Borough is generally rural in nature, and Calveley Parish is predominantly a rural parish with a wealth of biodiversity and natural habitats, most proposed development will have an impact on the environment in the wider sense, and in some cases in a specific, location ally based sense. Higher tier policies exist to offer adequate protection to the existing natural, cultural and environmental assets within and adjacent to the plan area however the implementation of the plan will change the development status of land in the locality and the effects of this are unknown and therefore it is not possible to rule out a significant effect on the local environment.	Y
	The draft NP does not exceed environmental quality standards or limit values.	N
	Specific sites are identified for development and an assessment has been undertaken to ensure that those sites selected make the best and most efficient use of land – not to intensively use the land for development. Specific policies are included to ensure land is not over developed. Future development proposals will be assessed against other policies within the Development Plan (which, in totality, should mitigate against the over-development of land).	N
The effects of the Plan on areas or landscapes which have recognised national, community or international protection status.	There are SSSI, Sites of Biological Importance, Local Wildlife Sites, Local Nature Reserves and areas of Ancient Woodland located within and immediately adjacent to the Calveley Neighbourhood Area. Policies are included in the Plan which seek to preserve and protect biodiversity and habitats.	N
	The plan area does not include designated landscapes however introduces policies that address landscapes, and views in particular, that may be locally sensitive to development.	N
	The location of these sites within the neighbourhood plan area makes their presence relevant however the limited levels of growth and locations of sites do not give rise to a significant impact to the environment.	N

Assessment 2 Conclusion	The CNDP is unlikely to have a significant effect on the environment.	Directive does not require SEA
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3.5 Screening Conclusion

The CELPS allocates some 2950 homes and 61ha of employment land to the rural areas and other settlements (of which Calveley is part). This quantum of growth was tested via integrated Sustainability Appraisal as part of the examination in public of the CELPS.

The Calveley Neighbourhood Plan includes policies that support small scale development of some 25 new homes, employment land (in an area of existing use) and green space.

There are no designated sites of European significance within or adjacent to the neighbourhood area and ten sites within 15km, albeit each at some significant distance. No locally designated habitats would be affected and the land is no specially designated landscape value.

The proposed policies in the NDP are unlikely to result in an impact on designated sites due to the distance of such sites from the neighbourhood area.

The impact on the environment of an additional housing development in this location is considered to be consistent with that tested and found sound as part of the examination of the CELPS.

The small scale nature of the proposal is unlikely you to result in a significant impact on the environment with the effects of the change of use of land and impact arising from this being limited to the immediate locality.

The assessment therefore concludes that whilst the CNDP is unlikely to have a significant effect on designated sites, or the wider environment and therefore Strategic Environmental Assessment is screened out.

3.6 Monitoring of CNDP Policies

Whilst Calveley Parish Council is committed to the delivery of the objectives held within the CNDP, there may be circumstances where development will not come forward entirely as anticipated. Cheshire East Council, as part of its monitoring of the Development Plan, including this neighbourhood plan, monitor performance through a Monitoring Report produced annually. The CNDP will also be monitored through this process. Generally, the outcome of the monitoring process will inform whether specific intervention actions should be pursued in the CNDP. If these actions fail to address under performance then other complementary plans and strategies should be reviewed.

4.0 Appendixes

Appendix B: Responses from Statutory Consultees:

1. Historic England:



Tom Evans

Neighbourhood Planning Manager
Cheshire East Council
PO Box 606, Municipal Buildings
Crewe
Cheshire
CW1 9HP

Our ref: PL000159902

Your ref: E-mail 22nd Aug 2017

Telephone: 07500 121974

30th Aug 2017,

Dear Tom,

Re: SEA Screening Assessment, Calveley Neighbourhood Plan.

I am writing further to your E-mail dated 22nd August. The Forum requests a formal Screening Opinion from Historic England in compliance with the *Environmental Assessment of Plans and Programmes Regulations* 2004 based on emerging Neighbourhood Plan policies. The draft Opinion prepared for the Forum concludes that Strategic Environmental Assessment is not required. We note that the Plan appears to propose no site allocations/policies which would have significant environmental effects upon the historic environment and as such we concur that in this regard Strategic Environmental Assessment is **not** required.

Yours Sincerely

Darren Ratcliffe RIBA
Historic Places Adviser



Historic England, Suite 3.3, Canada House, 3 Chepstow Street, Manchester M1 5FW
Telephone 0161 242 1416 HistoricEngland.org.uk
Please note that Historic England operates an access to information policy.
Correspondence or information which you send us may therefore become publicly available.



2. Environment Agency:

Cheshire East Council
PO Box 40
Macclesfield
Cheshire
SK10 1DP

Our ref: SO/2009/105288/OR-43/PO1-L01
Your ref: N/A
Date: 31 August 2017

FAO Tom Evans

Dear Sir

Calveley Parish Council SEA screening opinion

Thank you for consulting is with the above screening opinion which was received in this office 22nd August 2017.

The report correctly identifies some of the plan area to be located within flood zones 2 and 3. The proposed use for the area within the flood zones is compatible.

We have no further comments to make.

Yours faithfully

Mr Stephen Sayce
Sustainable Places Planning Advisor

Direct e-mail stephen.sayce@environment-agency.gov.uk



3. Natural England:

Date: 30 August 2017
Our ref: 224364
Your ref: Calveley Neighbourhood Plan



Tom Evans
Neighbourhood Planning Manager
Cheshire East Council
Town Hall
Market Place
Macclesfield
SK10 1EA

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 8GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Tom

SEA screening opinion - Calveley Parish, Cheshire East Council

Thank you for your consultation on the above dated 22 August 2017 which was received by Natural England on the same day.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Screening Request: Strategic Environmental Assessment

It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests are concerned (including but not limited to statutory designated sites, landscapes and protected species, geology and soils) are concerned, that there are unlikely to be significant environmental effects from the proposed plan.

Neighbourhood Plan

Guidance on the assessment of Neighbourhood Plans in light of the SEA Directive is contained within the National Planning Practice Guidance¹. The guidance highlights three triggers that may require the production of an SEA, for instance where:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

We have checked our records and based on the information provided, we can confirm that in our view the proposals contained within the plan will not have significant effects on sensitive sites that Natural England has a statutory duty to protect.

We are not aware of significant populations of protected species which are likely to be affected by the policies / proposals within the plan. It remains the case, however, that the responsible authority should provide information supporting this screening decision, sufficient to assess whether protected species are likely to be affected.

Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether an SA/SEA is necessary.

Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA/SA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make.

For any queries relating to the specific advice in this letter or for any new consultations please send your correspondences to consultations@naturalengland.org.uk.

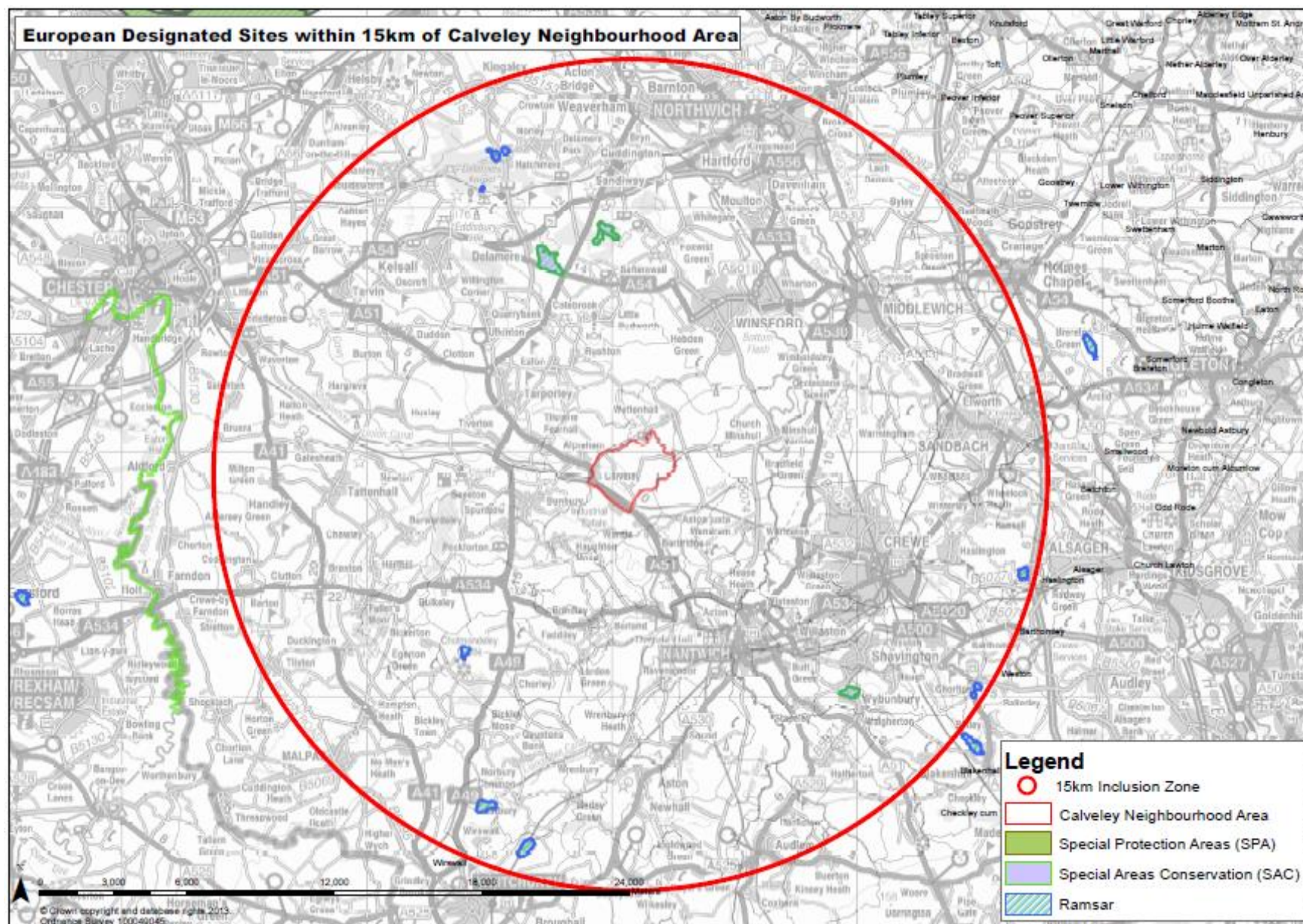
We really value your feedback to help us improve the service we offer.
We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

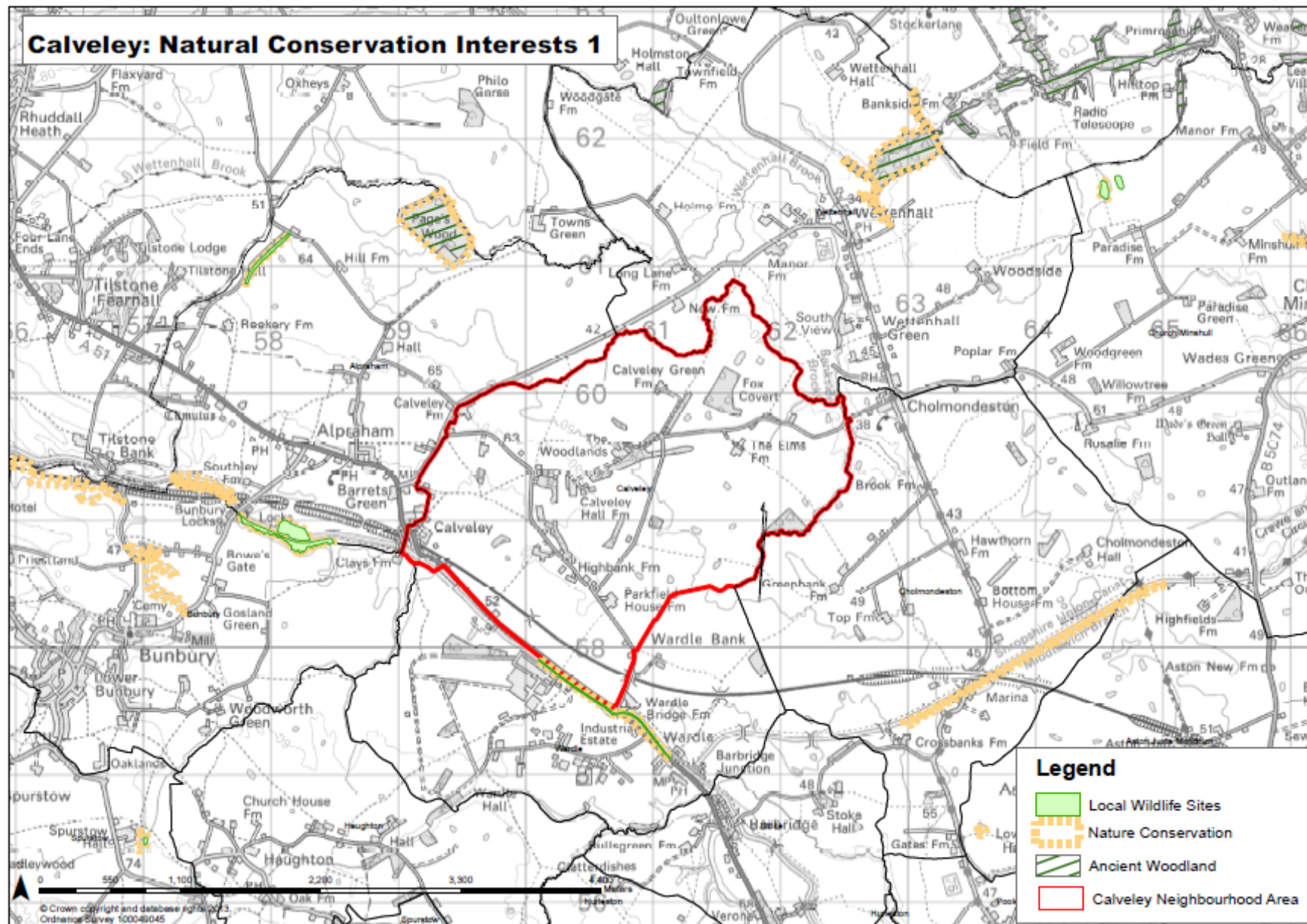
Jacqui Salt
Consultations Team

DRY

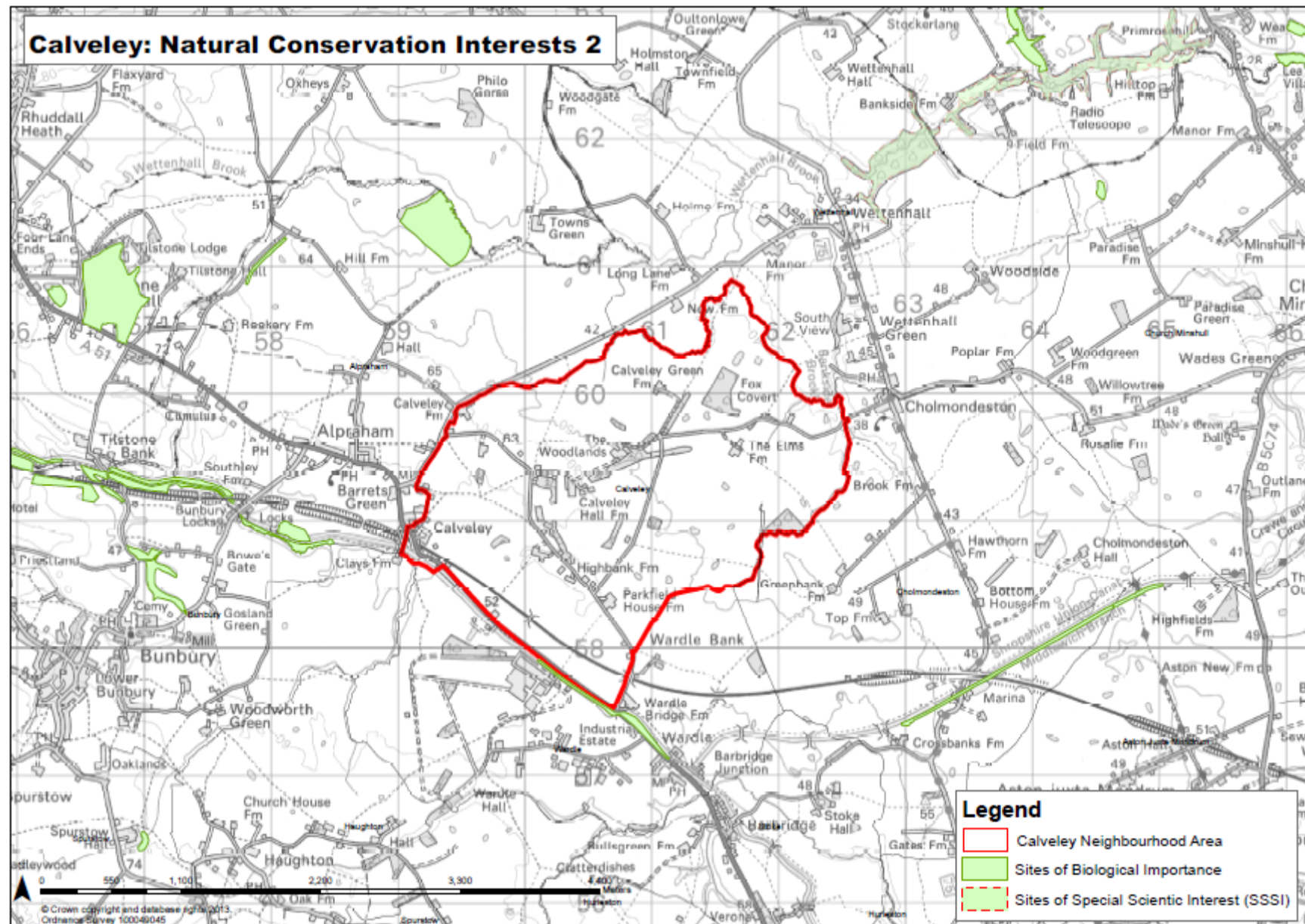
Appendix C: Location of European Sites in Relation to CNDP



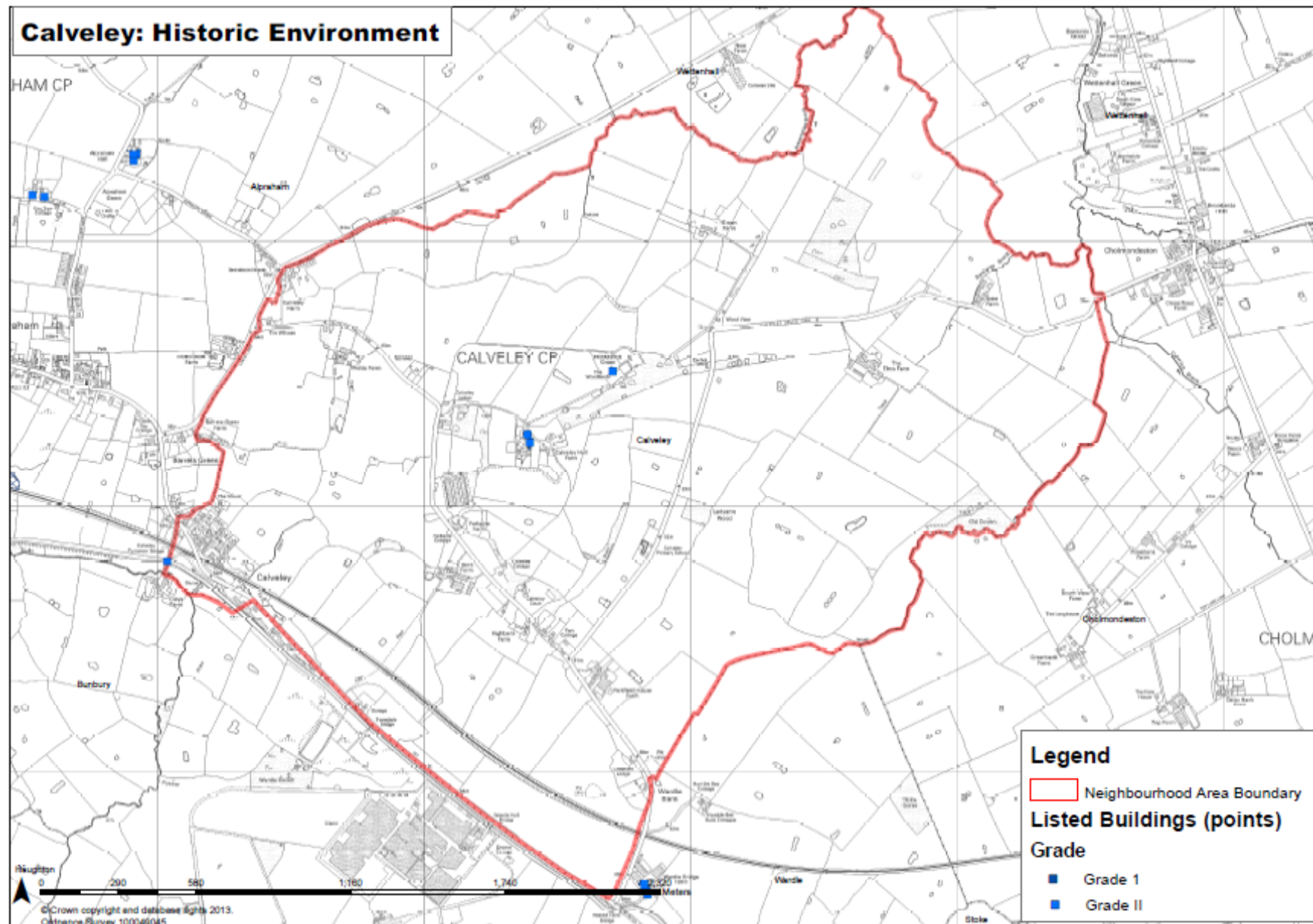
Appendix D: Local Environmental Designations in Relation to CNDP



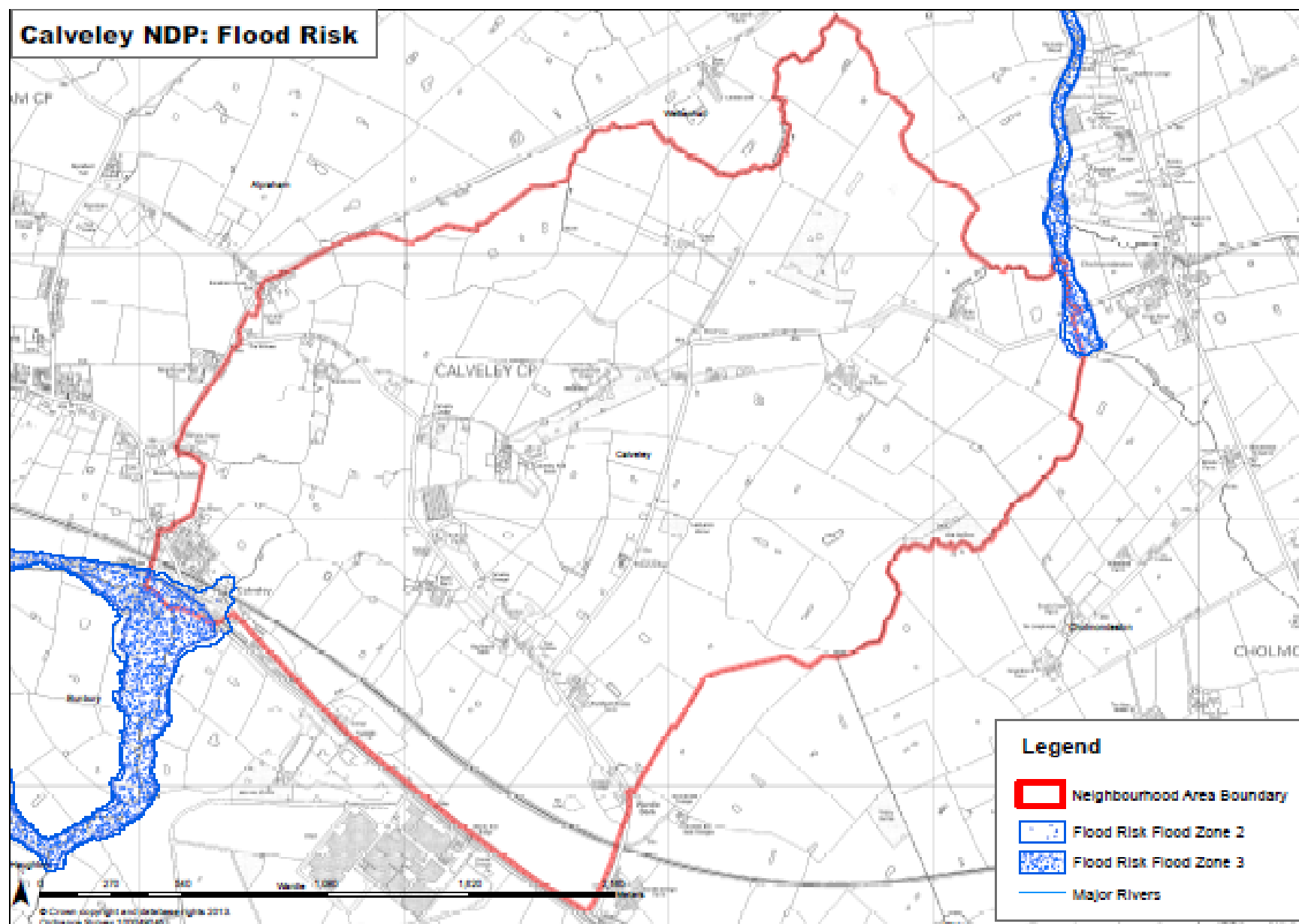
x D: Local Environmental Designations in Relation to CNDP



Appendix E: Designated Historic Assets in Relation to CNDP



Appendix F: Flood Risk in Relation to CNDP





Sustainability Appraisal

Calveley Neighbourhood Plan

September 2017

Cheshire East Council

Sustainability Appraisal

Calveley Neighbourhood Plan

To access the Sustainability Appraisal Report from Cheshire East Council's Local Transport Plan 3 please follow this link:

http://www.cheshireeast.gov.uk/public_transport/local_transport_plan/local_transport_plan.aspx