

Calveley Neighbourhood Plan 2017 - 2030



DRAFT for consultation

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1. INTRODUCTION

What is Neighbourhood Planning?

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and support planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

The successful completion of the (Community) Parish Plan in October 2014 prompted further discussion regarding the desirability of preparing a Neighbourhood Plan in order to more clearly define how the residents of Calveley wanted their parish to develop in the future. This resulted in the Parish Council calling a public meeting to discuss this on 19 January 2016. The meeting was held at Calveley School and was attended by 36 residents. The reasoning behind Neighbourhood Plans was explained by the Chair of the Parish Council and, following some debate which explored the advantages and pitfalls, an open vote was taken in order to decide whether or not a Neighbourhood Plan should be prepared for Calveley. The result of the vote was 28 in favour with 2 against with 6 abstentions.

The Parish Council called for residents who were prepared to assist with the preparation of the Neighbourhood Plan to attend an initial meeting and this took place on the 10 March 2016. A Steering Group was assembled and a chairman selected. The group was given the brief to investigate the requirements for the preparation of the plan and to commence work on its production. The first meeting of the Steering Group took place on 15 March 2016 and an action plan was developed. This included key activities that are required by statute and other issues including the securing of the Government grant that would fund the preparation of the Plan.

The Steering Group operated autonomously as a sub-committee of the Parish Council. However, key decisions were passed up to the Parish Council from time to time and a regular reporting procedure was introduced to ensure that the Parish Council was kept fully informed at all times. Ad-hoc discussions took place with Cheshire East Council where guidance was sought regarding a number of issues and a suitably qualified planning consultant "Urban Imprint" was appointed.

Residents were consulted on a number of issues throughout the process and their views and feedback provides the essence of the plan. Whilst there has been some reluctance by residents to attend meetings, there has been an impressive response to questions etc via email and post. This has allowed the Steering Group to develop the draft Neighbourhood Plan up to Regulation 14 stage, prior to the community being asked to make comment.

We need your feedback....

The Calveley Draft Neighbourhood Plan will be subject to seven weeks consultation beginning on **Monday 11 December 2017**. The consultation period will end at 5pm on **Sunday 28 January 2018** and any submissions after this time will not be considered.

Respondents may leave comments on any / all of the policies and may do so as part of one submission but each separate comment must be clearly indicated.

Comments must be received in writing and include the following information to be considered valid:

- Name, Address and Contact information
- Specific reference to the section and/or Policy to which the comments relate

By post to:

Parish Clerk
75 Hilbre Bank
Alpraham
Tarporley, Cheshire
CW6 9JG

By Email to:

calveleypc@hotmail.co.uk

Please make sure the subject is clearly marked as

“Calveley Neighbourhood Plan”

A consultation period is 'A period during which consultations are held before a policy decision is made'. Please note that this Draft Neighbourhood Plan is not the final document.

All comments will be recorded and reported to the Steering Group as part of the ongoing process. Where appropriate the Policies may be amended if the points raised are in the general interest of the majority of residents. All personal information collected as part of this process will be used solely for the Calveley Neighbourhood Plan and will not be sold or passed to third parties beyond the Parish Council and the decision whether or not the Plan will be accepted.

2. THE PARISH OF CALVELEY

Calveley is a small rural parish located on the A51 between Nantwich and Tarporley. It has a long history first recorded at the beginning of the 13th century and is bounded by open countryside on all sides

Calveley still retains much of its rural character although as in many places throughout the UK, this is under threat from both commercial and residential development. Of the 107 houses in the parish, 45 are concentrated along the A51 which runs through the southern part of the parish. The majority of these are clustered around the site of what was Calveley Railway Station. These include a relatively new development of houses built in the 1990s, known as The Chantry. The rest of the houses are scattered along the back lanes. The majority of houses within the Parish are well maintained and many have been altered and extended. All of the houses are in private ownership. At the time of writing, planning permissions for a further 13 houses have been granted and these will be located along or close to the A51, with a further one pending.

The 2011 Census identified a population of 280 living in Calveley. Of these 64 (22.8%) are aged 0-19, 172 (71.5%) are aged 20-63 and 44 (15.7%) are aged 64+. Recent times have seen an increase in the number of people who travel to work outside the Parish and the immediate area.

A primary school is located in a rural setting on one of the country lanes away from the A51. Calveley Primary Academy provides first stage education for children from the Parish and the surrounding area. Set in a predominantly Victorian building, the school has been much extended and modernised in recent times. The school is small, but thriving, and was graded as "Good" by OFSTED in 2014. The intake for 2015/16 academic year was 12 pupils giving a total attendance of 90 children. From September 2016 Calveley Primary School will become an Academy joining with Acton and Bridgemere Church of England Primary Academies to form a Multi-Academy Trust.

Calveley Hall Chapel (Church of England), once the chapel to Calveley Hall, provides the only licensed place of religious and spiritual worship in the parish. It is a daughter church to St. Boniface in Bunbury and holds services twice per month. Congregations have dwindled dramatically in recent years.

The Alpraham and Calveley Reading Room, located in Alpraham, continues to provide a village hall facility for both parishes, however this shared building is nearing the end of its useful life. Happily, the trust that looks after this wooden building is looking for a way to replace it with a new modern building. The majority of land in the Parish continues to be given over to farming, the principle use being dairy. However the number of working farms has reduced in recent times from 11 to four. In some cases redundant farm buildings have been converted to dwellings in common with many areas throughout Cheshire. A small number of businesses have been established in Calveley in recent times including an auto repair company, a turkey egg export farm, a petrol station with a convenience store, a cheese manufacturer/retailer and, most recently, a retail store serving the farming and equestrian community. A public house, situated on the A51, The Davenport Arms, once offered food and drink but this amenity has recently ceased to trade and is replaced by nine new houses. The Shropshire Union Canal borders the south western corner of the parish and is very popular with boaters. There is a boat servicing facility situated in a 19C warehouse, operated by the Canal and Rivers Trust. Discussions are underway with the Trust with the intention of providing an improved public amenity space for the use of local people.

Calveley's location on the A51 ensures excellent connectivity to a number of nearby centres that provide significant employment opportunities including Manchester, Chester, Crewe, Liverpool and Stoke-on Trent. A regular bus service connects Calveley to Nantwich, Crewe and Chester. Crewe's railway station with fast links to Birmingham and London, and Manchester Airport are both an easy drive away. Consequently, Calveley has become a popular place for commuters to live.

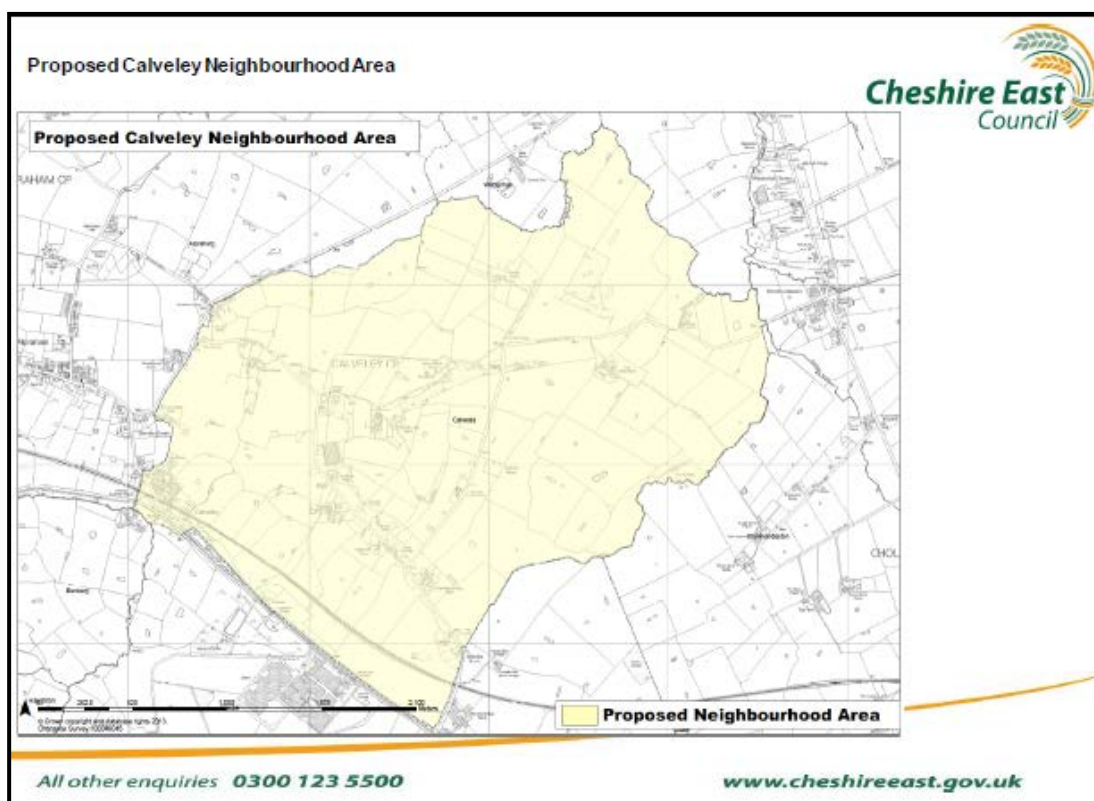
3. FORMAL DESIGNATION OF CALVELEY'S NEIGHBOURHOOD PLAN AREA

Various options for the Plan Area were considered by the Steering Group. Informal conversations took place with adjoining parishes to see if a Joint Plan might be an option. There was little appetite for this and it was decided to prepare a Plan for specifically for Calveley.

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

The map showing the Designated Plan Area for Calveley is shown overleaf along with Cheshire East Council's formal notice and confirmation.

Calveley Neighbourhood Designated Plan Area (Proposed)



CHESHIRE EAST COUNCIL PUBLIC NOTICE

Notice of publication of proposed Neighbourhood Plan
Area for the Calveley Neighbourhood Plan.
Town and Country Planning (General) Neighbourhood
Planning Regulations 2012 and Localism Act 2011

Name of proposed Neighbourhood Area:

Calveley Neighbourhood Area

The subject matter:

A Neighbourhood Plan is a means to help shape local development in communities.

Calveley Parish Council, as a relevant body, has submitted proposals to prepare a Neighbourhood Plan for the Parish of Calveley.

The application meets the requirements of the planning regulations (Neighbourhood Planning (General) 2012 Regulations) and contains:

- A map which identifies the area to which the area application relates. This is the Parish area for Calveley;
- A statement explaining why this area is considered appropriate to be designated as a neighbourhood area; and
- A statement that the organisation or body making the area application is a relevant body for the purposes of section 61G of the 1990 Act.

The submitted proposals can be viewed at:

www.cheshireeast.gov.uk/planning/spatial_planning/neighbourhood_planning.aspx

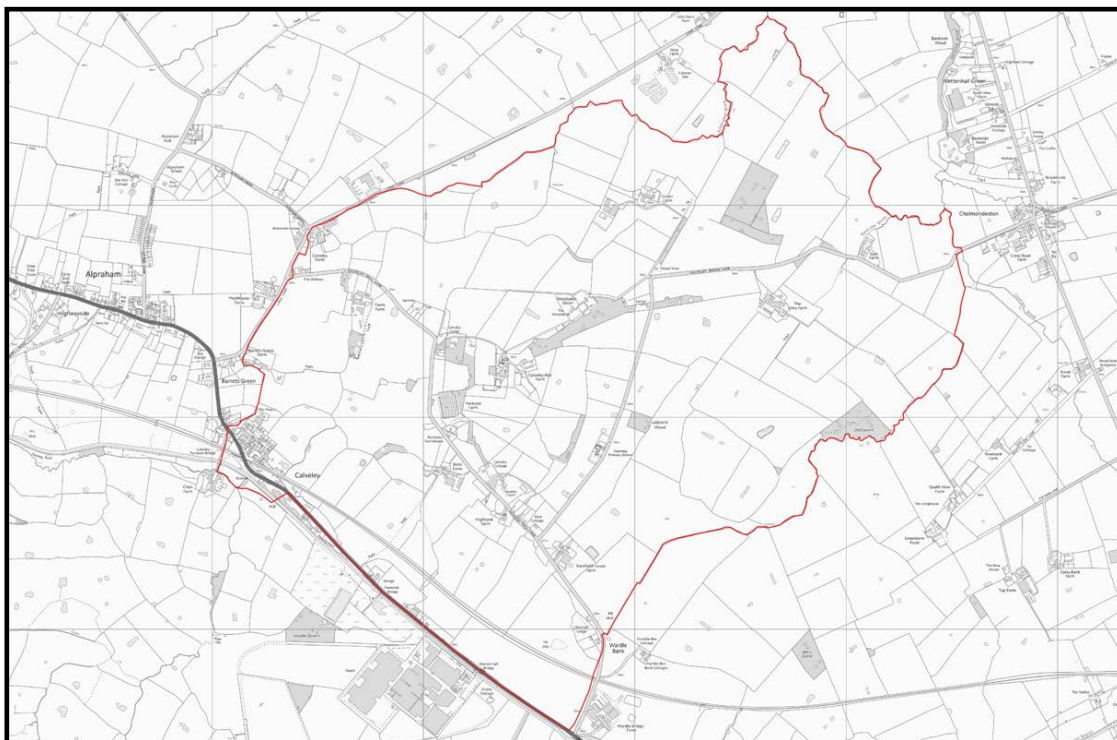
How to respond:

Cheshire East Council is holding a six week consultation to seek representations on the proposed Neighbourhood Area for Calveley parish. The consultation will run from 27th April 2016 until 8th June 2016.

Comments can be submitted via www.cheshireeast.gov.uk/localplan, to neighbourhoods@cheshireeast.gov.uk, or in writing to: Spatial Planning, Westfields, Middlewich Road, Sandbach, CW11 1HZ.

Please be aware that all comments received will be made publicly available and included on our website (personal information will not be publicised).

Calveley Neighbourhood Designated Plan Area (Approved)



Notice of Designation of Calveley Neighbourhood Area

Name of Designated Neighbourhood Area: Calveley Neighbourhood Area

Name of Relevant Body: Calveley Parish Council

Consultation Period: 27.04.16 – 08.06.16

Decision:

Notice is hereby given that Cheshire East Borough Council, pursuant to a decision made on 22.06.16 by the Neighbourhood Planning Manager, has designated the neighbourhood area as applied for by Calveley Parish Council, as the Calveley Neighbourhood Area pursuant to section 61G of the Town and Country Planning Act 1990. The boundary of the designated area is shown on the attached map.

Reasons for the decision:

- The application submitted is valid
- The application submitted is appropriate for the purposes of preparing a Neighbourhood Plan
- The application meets the criteria established in The Town and Country Planning Act 1990, The Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012

Approved By:

Tom Evans, Neighbourhood Planning Manager on: 22.06.16

Designated Neighbourhood Area:

As required under The Neighbourhood Planning (General) Regulations 2012 Part 2 Regulation 7 (2), the decision document and a map of the designated area can be viewed at the following locations:

- Cheshire East Council's neighbourhood planning web pages
- Calveley Parish Council offices
- Cheshire East Council offices at Westfields, Middlewich Road, Sandbach

For further information please contact the Neighbourhood Planning Team on 01270 685893 or via email at neighbourhoods@cheshireeast.gov.uk

4. SUMMARY OF RESIDENTS AND NEIGHBOURS ENGAGEMENT

The plan seeks to reflect the views of the majority of Calveley's residents as well as recognising the constraints of Cheshire East Council's Local Plan. In 2014 Calveley's Community Plan was published and this was based again on the views of local people. The process of delivering the Community Plan helped to develop good communications throughout the parish including improved emailing and the establishment of a Community website. These two initiatives helped to ensure that almost all residents were quickly contacted and facilitated fast replies and responses. Hand delivered notices to people without internet connections and those who did not wish to share their email addresses ensured that all residents were involved. The majority of Calveley residents have been reluctant to attend public meetings but have been very willing to take part in responding to questionnaires and electronic communication.

The following is a brief summary of the Steering Group's engagement with residents and neighbours during the making of the plan. A more detailed explanation is included in the Community Consultation document in Appendix I.

Open Parish Council Meeting : January 2016.

This was held in order to find out if the community wanted a Neighbourhood Plan. Of the 36 who attended, 28 were in favour and the motion was carried.

The Questionnaire

A comprehensive questionnaire designed to identify how residents wished to see Calveley develop in the future was issued to all households by hand and the reasoning explained when possible on the doorstep. The results were analysed and these form the essence of the plan. More than 77% of households responded providing the Steering Group with a substantial body of information.

School Children Involvement.

The children of the local school were asked to participate by debating how they would like to see Calveley in 15 years' time. This stimulated discussion within their families as well as the classroom. The ideas, some novel and some expected were

teased out by non-teaching staff using “mind mapping” techniques where facilitators listen to the views and ideas of the children and write them down in graphical form.

The Vision

A draft vision for the parish was developed based on the results of the questionnaire and issued to all residents for comments prior to adoption. Only three comments were received. The Vision that has been finally adopted 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.

Adjoining Parishes.

Contact was made with our neighbouring parishes, on 2 February 2017, initially to explore if they favoured working with Calveley to produce a joint plan and then to enquire if they were separately making their own neighbourhood plans. No opportunity for a joint venture was identified.

Farming Community.

As the major landowners in Calveley, the farming community was contacted separately to in order to discuss any aspects of the developing plan. There was limited response to this.



School Fair

The Steering Group was represented at the annual school fair on 15 December 2016, where objectives and progress were explained to a number of parents.

Potential Development Sites

In response to the Minister for the Cabinet Office and Paymaster General, The Rt Hon Ben Gummer's white paper regarding the housing industry, issued in February 2017 it was decided to ask residents if they held any land where they anticipated future homes might be built. Eight people came forward with small sites where some limited development was being considered.

Progress Reports

The Steering Group issues regular reports to the Parish Council that are tabled at each meeting. These are attached to the Parish Council meeting minutes and are displayed on notice boards and on the Community website.

Throughout the process of the making of the Plan the focus has been on informing and seeking the views of the community. Feedback has been very clear and the vast majority of residents who responded to the questionnaire want very little change, whilst accepting that there will inevitably be some limited additional housing. A recognisable centre for Calveley was a popular desire.

The Neighbourhood Plan will be a way of achieving the way that residents wish to see Calveley develop into the future and to this end it is essential that residents continue to make their views clear.

5. VISION AND OBJECTIVES

More than 77% of residents completed and returned the questionnaire in July 2016 and the results provided the basis for the development of the Vision for Calveley. The questionnaire was discussed with Cheshire East Planning and it was decided that the scope of the questions asked was sufficiently broad and comprehensive to provide the basis for the Vision. Consequently it was decided not to send out a second questionnaire, which was the original intent. The Vision for Calveley is:

The Steering Group analysed the results received from the residents and produced a number of graphical representations; these are reproduced in the *Community Consultation* document in Appendix II. Using these results, over a number of weeks the Steering Group developed and refined a draft Vision for Calveley. The draft Vision was sent out to all residents with a request for any comments and observations.

The draft vision was sent out to all residents with a request for any comments and observations. The draft vision is shown below.

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

Only three residents responded and their comments are summarised below:

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

Further discussion regarding the vision took place within the Steering Group and with our consultants Urban Imprint. It was noted that the vision must take notice of the developing local plan and acknowledge that there will be some growth to the number of houses in Calveley in the future in order to ensure the continuing vitality of the Parish; the draft vision was amended accordingly and is shown below.

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.

The revised draft vision was again sent out to all residents with a request for comments. Only two residents responded and their comments are summarised below.

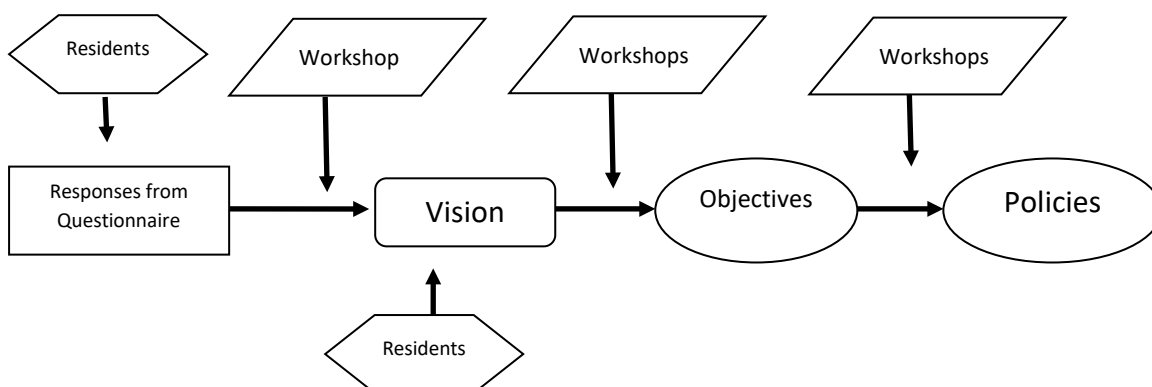
	Summary of Comments – Redrafted Vision
Resident 1	Thanks for the email. It would be very interesting to hear what the council / consultants class as limited and modest. I wonder if the monstrosities being built on the site of the Davenport Arms are classed as modest?
Resident 2	This seems sensible and reasonable. I agree that it should be used.

In view of the comments received it was decided that this revised version should be adopted as the vision for Calveley.

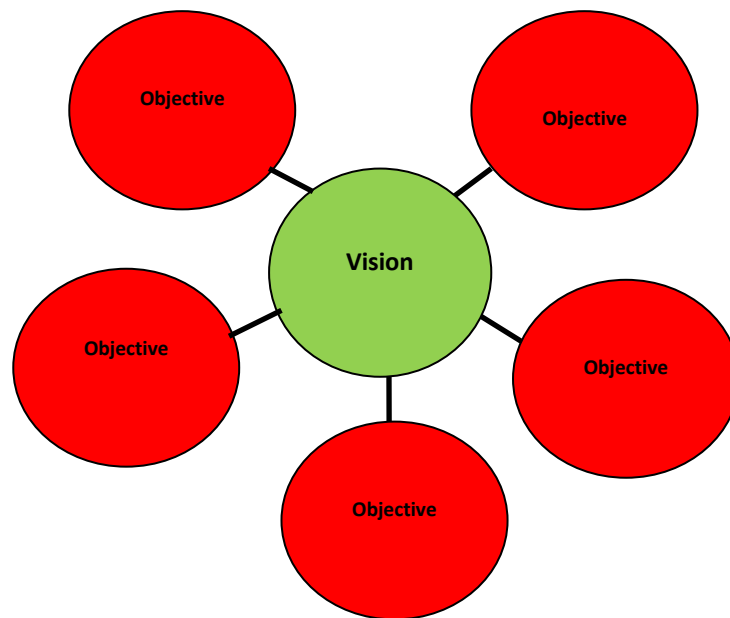
Developing the Objectives and Policies

The returned questionnaires provided a substantial amount of information concerning how residents wish to see Calveley develop over the next 15 years. This created a challenge for the Steering Group; how to distil this information into meaningful objectives which in turn would drive the various policies that will deliver

A series of workshops took place and the information obtained from the questionnaires was analysed, allowing the vision, objectives and, eventually, the policies, to be produced. The flowchart illustrates how this has been done.



The Steering Group found that the best way to logically develop the objectives was in a workshop setting using spider diagrams to provide a visual representation, as shown below:



Developing the Objectives

The Objectives that were developed by the Steering Group are

- **A recognisable centre**
- **Maintain the current level of agriculture**
- **Control the extent of new development**
- **Maintain or improve our roads and lanes**
- **Safeguard existing natural and man-made assets**

Working with our Planning Consultant, Urban Imprint, these five objectives were refined and reduced to four, these being:

- **Parish Identity**

Residents made it very clear that they wish to retain Calveley's current character but with the addition of a recognisable centre.

The rural identity and character of the parish will be ensured by protecting the green spaces and landscape whilst ensuring consistency in building design. Opportunities for the creation of community facilities will be encouraged in a "village" location in the area of the original railway station to give residents a stronger sense of identity and belonging.

- **Safeguarding Assets**

Calveley has a variety of assets both natural and man-made which make this parish unique. The responses to the questionnaire made it very clear that residents have little appetite for major change within the parish and that they wish it to remain as it is, a small rural settlement. The rural environment, quiet, location and community were the things that residents most liked about Calveley.

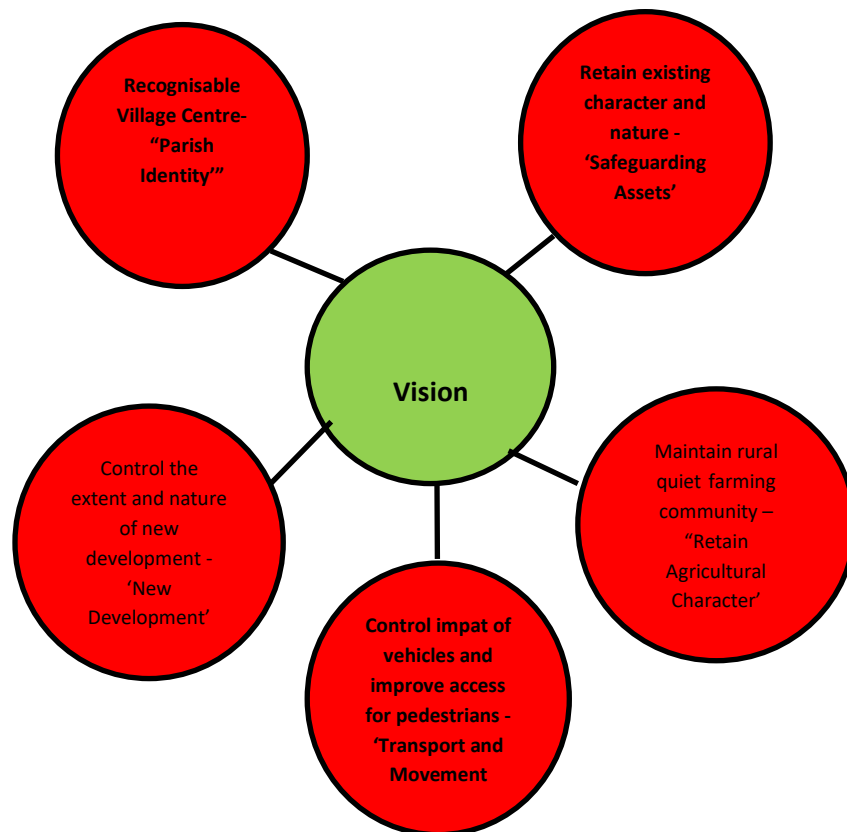
In response, the plan should protect the character of Calveley's built and natural environment and ensure that the traditional agricultural industry is supported. Calveley's country lanes are an important part of its character and these should be protected.

- **New Development**

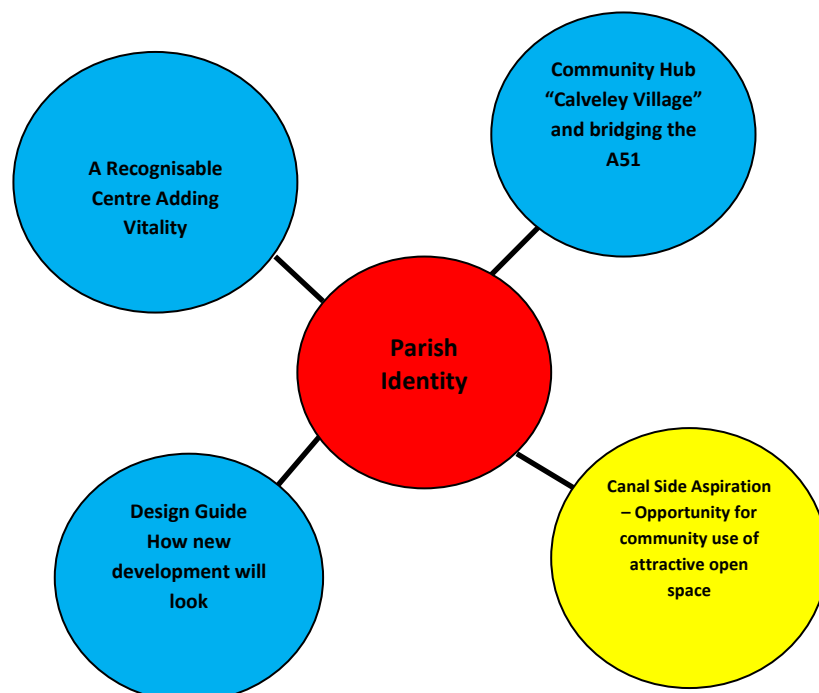
Calveley will flourish by accepting modest development that ensures its current character is maintained. New development should respect existing infrastructure and consider the demands within Calveley. These demands include strengthening the recognisable centre and particular housing types which should be limited to the identified sites.

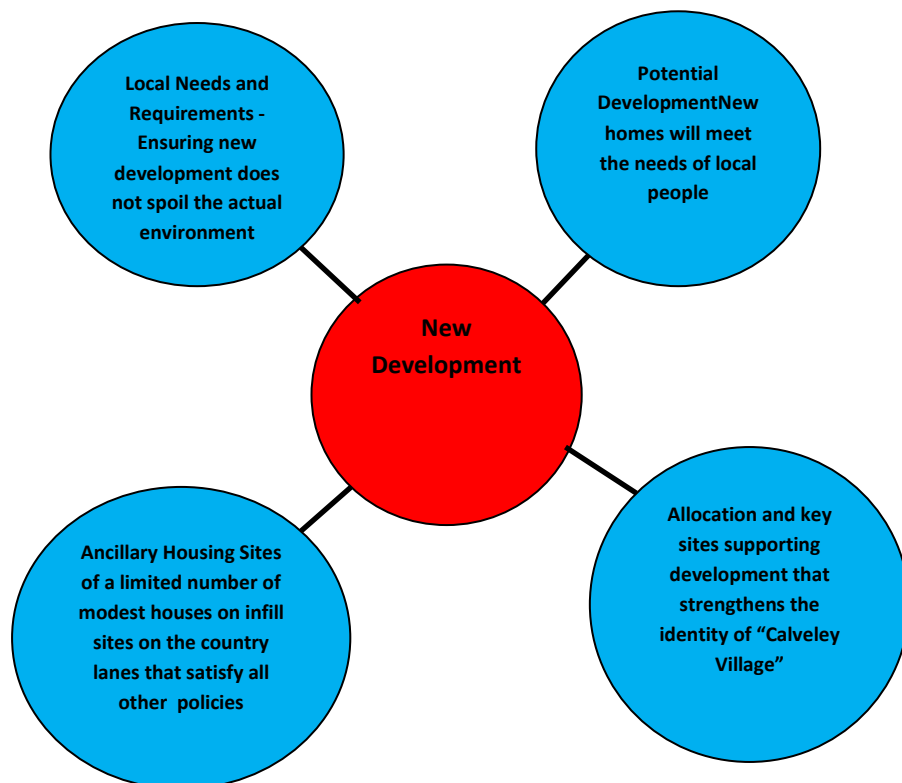
- **Transport Movement**

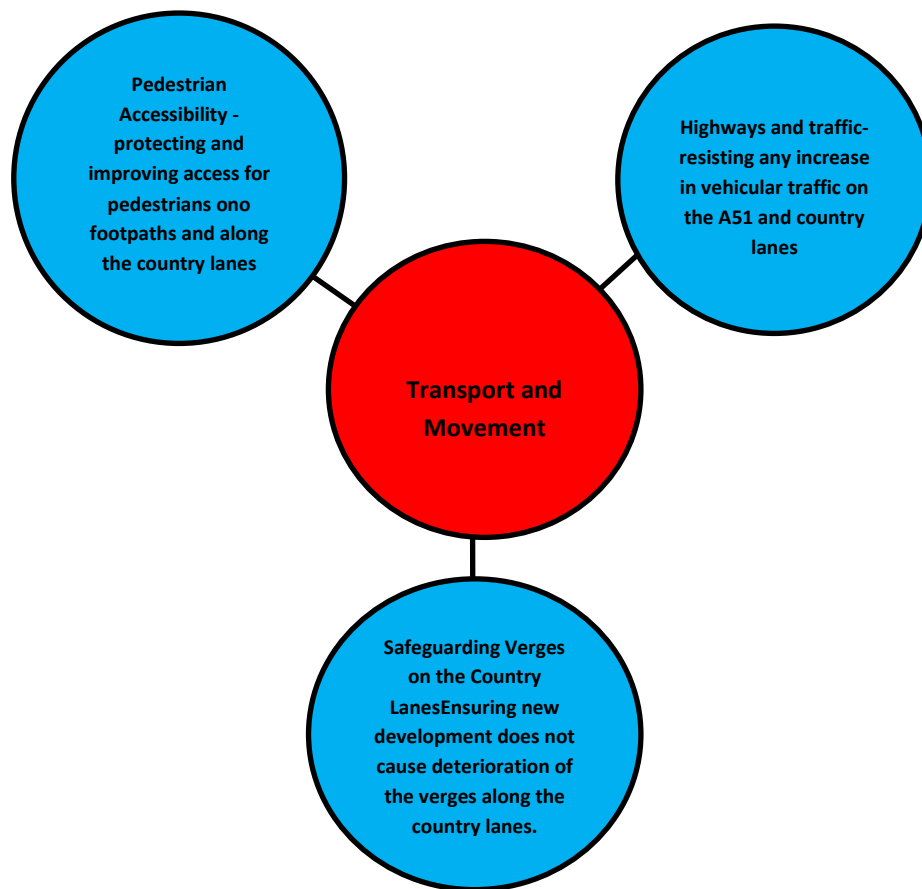
New development and initiatives that improve the overall movement network and especially safe accessibility for pedestrians, cyclists and horse riders within Calveley for residents and visitors will be supported.



Spider diagrams were again used to develop the draft policies that will deliver the four objectives. As the policies were identified they were refined following meetings and discussions with our consultant, Urban Imprint. The following spider diagrams show the final iteration of each objective with its own set of policy headings:



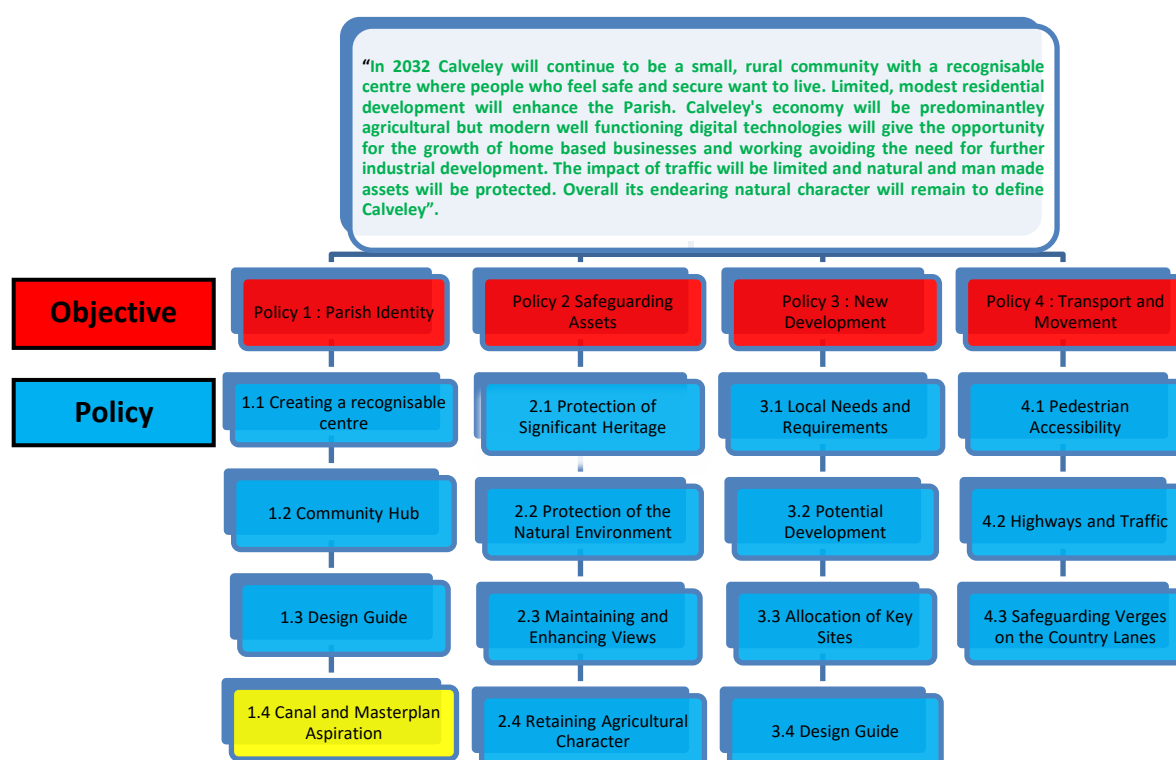




Once again in a 'workshops' format, the various draft policy headings were expanded to provide workable clauses which it is intended are comprehensive and deliverable but also unequivocal.

6. PLANNING POLICIES

The Vision and Objectives have driven the development of a number of policies. These have been produced by the Steering Group and our consultant, Urban Imprint. The policies should be read in conjunction with Appendix II, “Vernacular Study and Design Guide”; Appendix VI, “Review of Housing Stock”; and Appendix IV, “Environmental and Landscape Mapping”. The diagram below summarises the objectives and the corresponding policies and their relationship with the vision.



Objective 1 : Parish Identity

Residents made it very clear that they wish to retain Calveley’s current character but with the addition of a recognisable centre.

The rural identity and character of the parish will be ensured by protecting the green spaces and landscape whilst ensuring consistency in building design. Opportunities for the creation of community facilities will be encouraged in a “village” location in the area of the original railway station, which is known locally as The Chantry area, to give residents a stronger sense of identity and belonging

Policy 1.1: Creating a Recognisable Centre

- 1.1.A Proposals that add vitality into the parish will be supported so that Calveley develops its community atmosphere.

1.2 : The Community Hub

- 1.2.A Development that promotes Calveley Village, the area around The Chantry, as the hub of the community will be supported.
- 1.2.B Planning applications will be required to demonstrate how development within the Village area promotes and enhances community infrastructure and facilities.
- 1.2.C New development in and around the Community Hub will be required to demonstrate how it will improve the freedom of movement for local people in order to strengthen connections across the A51

1.3 : Design Guide

- 1.3.A New development or any adjustments to the existing built form within the Parish should comply with the Vernacular Study or justifiably challenge the Vernacular Study and Design Guide (see Appendix II).
- 1.3.B New developments should demonstrate that the style of the built form in the surrounding area has been taken into account.
- 1.3.C The massing and roofscape of new dwellings should be directly linked to the relevant house typologies and surrounding dwellings.
- 1.3.D New development will be supported that includes energy efficient techniques both in design and materials used that deliver long term sustainable buildings.
- 1.3.E New developments must demonstrate how they will manage the potential risk of flooding.

1.4 :Canalside Masterplan Aspiration

1.4 Aspiration

There is currently no public green space or community amenity in Calveley. There is a long term opportunity to bring into use a piece of open space that is in an attractive setting adjacent to the canal which could strengthen the village identity to the benefit of present and future residents. Whilst this peaceful site could provide many benefits it also has challenges including providing safe pedestrian access across the A51 for the majority of residents. A draft “Mini-Master Plan” has been produced that explores opportunities and this is included in Appendix III Calveley Canalside Mini-Masterplan.

- 1.4.A Only development that complements the Community Hub will be permitted.
- 1.4.B Development on the site will be expected to increase the amount of functional green amenity space for local residents to use at their own leisure.
- 1.4.C Proposals regarding how safe access across the A51 will be improved will be required as part of any plan to develop this area.
- 1.4.D The preferred uses within the area identified should be modest and small-scale to retain the peaceful atmosphere that the canal provides.
- 1.4.E Preferred uses on this site must be predominately include recreational facilities that add to the vitality of the area and provide focus for the community.
- 1.4.F Development that supports the enhancement of the canal side service station would be welcomed, especially if it provides positive uses and a tourism element focused on the canal.
- 1.4.G Proposals must include steps to be taken to ensure that no pollution is allowed to enter or spoil the canal.
- 1.4.H Proposals will include solutions to overcome the risk of crime and antisocial behaviour on this site. Such solutions will enhance the security of the site generally and especially the moored boats and their occupants.

- 1.4.I Any development will include the planting of attractive hedgerows to reduce noise from the adjacent railway and the A51.

Policy 2 : Safeguarding Assets.

Calveley has a variety of assets both natural and man-made which make this parish unique. The responses to the questionnaire made it very clear that residents have little appetite for major change within the parish and that they wish it to remain as it is, a small rural settlement. The rural environment, quiet, location and community were the things that residents most liked about Calveley.

In response, the plan should protect the character of Calveley's built and natural environment and ensure that the traditional agricultural industry is supported. Calveley's country lanes are an important part of its character and these should be protected

Policy 2.1 : Protection of Significant Heritage.

The heritage of the built environment should be protected, maintained and enhanced. This includes new developments which should be sensitive and consistent with the existing character.

- 2.1.A Developments that do not ensure that farm buildings remain dispersed and consistent in style and scale along Calveley Hall Lane, Calveley Green Lane and Long Lane will be refused. This will require that the consistency of small paddocks that set them back from the road is maintained.
- 2.1.B Applications that maintain and enhance the locally listed buildings heritage assets and heritage landscape features and also those shown in the "Possible Local Heritage List" Appendix V, will be supported. New developments must be sensitive to existing buildings and complement their style. (Listed buildings and heritage assets and landscape are identified in "Environmental and Landscape Mapping, Appendix IV – see also Possible Local Heritage List, Appendix V).
- 2.1.C New dwellings should be designed according to the house typology, as shown in the Vernacular Study and Design Guide (Appendix III), to which they relate to ensure sensitivity to the local setting.

Policy 2.2 : Protection of the Natural Environment

Designated trees and species should be protected as well as the natural features that make up the natural character in order to retain Calveley's unique rural environment.

2.2.A All development must:

- Retain and nourish the natural features that make up the landscape pattern of the Parish, including hedgerows, field trees and woodlands, copses and roadside trees.
- Protect the small ponds, brooks, canal and any susceptible features within the landscape from pollution and damage.
- Support, maintain and preserve wild life habitats throughout the Parish.

2.2.B Proposals that promote and improve the natural environment to allow flora and fauna to flourish will be supported.

Policy 2.3 : Maintaining and Enhancing Views

Ensure that views of the landscape are not obstructed or spoiled

2.3.A All developments will ensure that views across open fields and views to distant features are retained and not spoiled as identified in the proposals map.

2.3.B All developments will ensure that green verges and level hedgerows are maintained and that views along narrow and curved lanes are not obstructed by non-natural objects.

Policy 2.4 : Retaining Agricultural Character

New development should not impair the existing agricultural activity which should ensure the continuing rural nature of Calveley.

2.4.A Proposals will support farming in order to ensure the continuing rural nature of Calveley.

- 2.4.B Existing productive farmland will be retained and protected from development.
- 2.4.C Industrial development outside the designated areas (see map on page 34) will be resisted in Calveley in order to retain its current rural nature. Applications for industrial development along the A51 will be refused.
- 2.4.D Agricultural development that promotes diversification in order to strengthen the sustainability and competitiveness of the farming community will be supported providing it is not in conflict with any other policies within the plan.

Policy 3 : New Development

Calveley will flourish by accepting modest development that ensures its current character is maintained. New development should respect existing infrastructure and consider the demands within Calveley. These demands include strengthening the recognisable centre and particular housing types which should be limited to the identified sites.

Policy 3.1 : Local Needs and Requirements

New Development will be encouraged that improves the opportunity for all to enjoy Calveley's environmental assets and retains or strengthens the parish identity.

- 3.1.A Applicants must demonstrate how they will protect and enhance the quality and improve the accessibility and enjoyment of the environmental assets. This includes appropriate new fencing, hedging and the formation of viewpoints.
- 3.1.B New development will not be permitted that spoils or compromises the open and enclosed landscape character. These natural assets and views must be retained as they form a major part of the identity of the parish.

Policy 3.2 : Potential Development

New housing types should focus on providing starter homes and homes for retired people.

- 3.2.A New housing types will be in line with the Review of Housing Stock document (Appendix V) and suitable as starter homes, modest homes suitable for retired people or those suitable for identified local needs, for example, agricultural workers' dwellings.

Policy 3.3 : Allocation of Key Sites

New housing that strengthens identity of the village area will be supported.

- 3.3.A New housing development should primarily be concentrated in and around the village area to increase vitality and improve village identity.
- 3.3.B The existing settlement boundary for Calveley prevents any additional residential development. The settlement boundary will be redrawn in accordance with the drawing "The Calveley Settlement Boundary and Draft Proposed Extended Settlement Boundary" (page 32), that also identifies areas for public green space and employment. (See "*Redrawing the Settlement Boundary*" page 31, for rationale and process employed in deciding the changes necessary to the settlement boundary and associated drawing).
- 3.3.C New Housing developments that are proposed on the potential development sites as outlined in the *Environmental and Landscape Mapping* document (Appendix IV), will be supported as they have been identified as appropriate areas that will add to the vitality of the area.
- 3.3.D New housing proposed to be within the new settlement area will be supported.
- 3.3.E New housing on the "Allocated Key Sites" will be supported. (Details including method of selection are shown in Appendix VII The Allocation of Key Sites and on page).

Policy 3.4 : Ancillary Housing Sites

A small number of residents within Calveley responded to a request for advice concerning potential new sites for housing. A number of these are outside the proposed settlement boundary and are located along the country lanes. The

location of these proposed sites is shown in the map reference and is found in Appendix VIII.

Calveley's existing housing stock includes a large proportion of substantial houses. There is an ageing population that will increasingly over the coming years have a need for smaller more manageable homes. These do not currently exist in the parish. The provision of such new homes will enable the current owners of the large houses to remain in the parish. This will free up the large homes for younger people with growing families ensuring a sustainable outcome for the community.

- 3.4.A Limited modest development of single or pairs of houses will be acceptable on sites identified on the map (Potential Sites for Development – Appendix VIII) that will be away from the village area and will be on country lanes.
- 3.4.B The housing type of single or pairs of houses built along the country lanes will be in line with the The Review of Housing Stock (Appendix VI) and suitable as starter homes or modest homes for retirement or agriculturally tied.
- 3.4.C No new development will be permitted to proceed until the applicant can demonstrate that all other policies within the Neighbourhood Plan will be adhered to and satisfied.
- 3.4.D The proposed new housing on the country lanes will be on infill sites and adjacent to existing houses. New houses will not be permitted on existing productive agricultural land.

Policy 4 : Transport and Movement

New development and initiatives that improve the overall movement network and especially safe accessibility for pedestrians, cyclists and horse riders within Calveley for residents and visitors will be supported.

4.1 : Pedestrian Accessibility

New development will respect and improve where appropriate access to footpaths. Development that materially increases the amount of traffic on the lanes and A51 will be resisted.

- 4.1.A Developments should improve the accessibility, legibility and quality of Calveley's footpaths. This is important in providing opportunities for pedestrians to explore the landscape. Development that facilitates this will be supported.
- 4.1.B Improvements to the country lanes within Calveley to provide safe use by pedestrians, cyclists and horse riders as well as motorised traffic will be supported. No developments will be permitted that compromises this safe access in any way.
- 4.1.C Developments which facilitate widening the canal towpath and improving its surfacing where possible, as well as the implementation of new signposting, which will provide better opportunities for walking, will be viewed favourably.
- 4.1.D Developments that assist in providing a connection from the canal towpath to the A51 to facilitate freedom of movement in the area village centre and improve accessibility to the canal will be supported.
- 4.1.E Development that assist in providing a safe crossing for pedestrians across the A51 in the village centre at Davenport Place to facilitate freedom of movement will be supported.

4.2 : Highways and Traffic

Development that leads to a significant increase in vehicular traffic on the country lanes and A51 will be resisted.

- 4.2.A Development that materially increases the amount of traffic and queuing on the country lanes and A51 will not be permitted.

4.3 : Safeguarding Verges on the Country Lanes

New development on the country lanes must ensure that new access ways onto the lanes do not in any way lead to the deterioration of the verges.

- 4.3.A New gateways will be set back from the carriageway to allow safe access onto the lanes without incursion onto the verges.

- 4.3.B New fences, hedges and boundaries that face onto the country lane will respect existing grassed verges.
- 4.3.C All new development must have sufficient on-site parking and manoeuvring space to enable vehicles to enter and leave in a forward gear and prevent parking on verges and public highways.

Redrawing the Parish Settlement Boundary

Rationale

Residents have made it clear in their response to the questionnaire that they wish the current character of Calveley to be retained but with a recognisable centre.

Objective 1: Parish Identity within Planning Policies defines this and identifies the area known locally as The Chantry and the now demised Davenport Arms to be the recognised centre of Calveley. This area sits within the existing settlement boundary. There are no remaining development sites within the boundary. This currently restricts any future growth within the Parish and also excludes existing industrial/employment assets. This compromises the development of a recognisable centre for Calveley and prevents any future growth thus restricting the sustainability of the community. In order to meet the objectives identified in the plan it is necessary to extend and redefine the boundary.

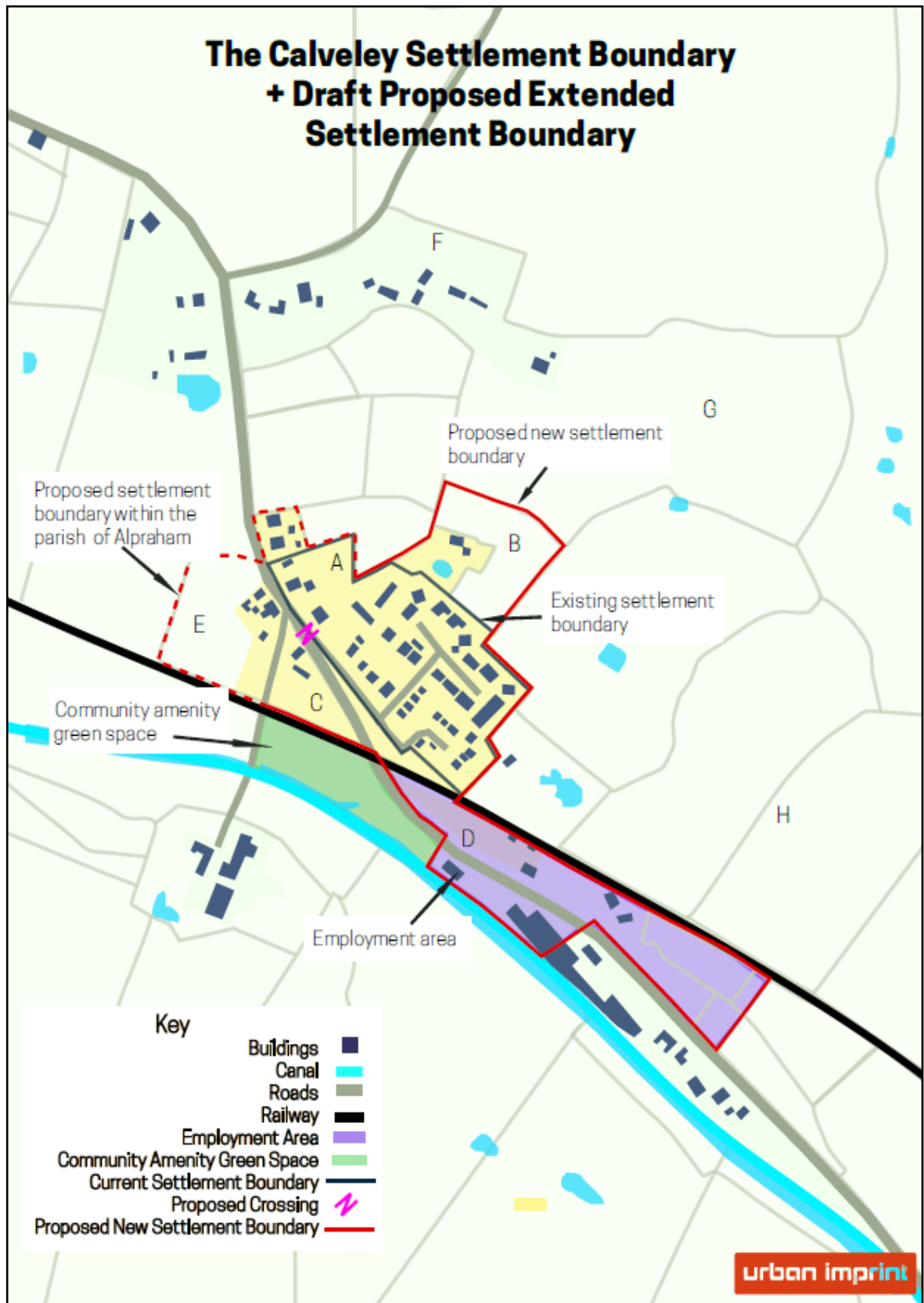
Process

Only modest growth is required in order to meet the objectives of the plan. Consequently only limited areas of land have been included for potential residential development. The proposed revised Settlement Boundary is shown opposite and is referenced "The Calveley Settlement Boundary and Draft Proposed Extended Settlement Boundary". The additional areas are identified as A-E.

Area A - to the north within the existing boundary

This small site would be suitable to accommodate two to three new modest starter homes. This site is currently a private garden area. Access may be possible via the new private road that serves the new housing development on the site previously occupied by The Davenport Arms public house.

Calveley Village Settlement Boundary



Area B - to the north east of the existing boundary

This site has the potential to accommodate up to six modest new homes. The site is currently a private garden and paddock and is set well back from the A51 giving added depth to the village area. Access to the site would be via the improved existing drive which passes alongside Masons Row and exits onto Station Road which in turn exits onto the A51.

Area C - to the south west of the existing boundary

At the time of preparation of this plan an outline planning application has been made for four new houses on this site which occupies an existing garden and paddock. The site lies to the south of the A51 and is constrained on its southern boundary by the Chester to Crewe railway line. Access to the site is currently shown on the planning drawings to be directly from the A51. There is an opportunity to make this access via the currently unmade road that meets the A51 thus avoiding additional access points.

Area D - Employment Area to the south of the existing boundary

This site incorporates an existing cheese blending facility and a now demised coal retail yard. The factory is part of a long established business that employs a significant number of people from around the area. The incorporation into the settlement of both of these sites which straddle the A51 should ensure that they are retained for the employment of local people who should also have influence over appearance and operating practice. The northern boundary of this site is constrained by the Chester to Crewe railway line and the south western boundary by the Shropshire Union Canal.

Area E - To the west of the existing boundary

This site sits within the neighbouring parish of Alpraham and is outside the influence of this plan. However the existing homes on this site contribute to the perceived settlement of Calveley rather than the settlement of Alpraham which sits some distance to the west. There is currently an outline planning application for up to 20 new homes on this site which will complement the village of Calveley providing a mix of starter and four bedroom houses. This site intends a new access onto the A51 and is bounded to the south by the Chester to Crewe railway line. The Calveley Neighbourhood Plan will have no jurisdiction over this site.

Limits to the Proposed New Settlement Boundary

The proposed new settlement boundary has been drawn to reflect limits set by the emerging Local Plan and also the wishes of residents who wish to see the character of Calveley retained but with a recognisable centre. Decisions regarding the actual drawn lines have therefore recognised physical features which prevent further spread and the imperative not to expand onto open countryside.

Areas Identified as F, G and H

These areas are deemed to be outside the settlement boundary and sit in open countryside. Further development in open countryside is not permissible in accordance with the Local Plan and National Planning Policy. In addition, development in this open countryside is contrary to policies included in the Neighbourhood Plan for Calveley and specifically:

- Policy 2.3 Maintaining and enhancing views
- Policy 2.4 Retaining Agricultural Character
- Policy 3.1 Local needs and requirements

These policies are designed to safeguard as far as possible the rural and agricultural character of Calveley. Consequently only development within the revised boundary will be supported.

THE SELECTION AND ALLOCATION OF KEY SITES

Rational

The Government White Paper issued in December 2016 and the subsequent Briefing letter dated 15 December 2016, sent by The Director of Planning and Sustainable Development to all local councils in Cheshire East, explained that neighbourhood plans that identified and allocated development sites for housing would receive more weight and support in the planning process than those that did not. The Local Plan for Cheshire East does not identify a specific requirement for housing within Calveley. However, there is likelihood that as one of the rural parishes within Cheshire East Council it may receive an allocation of required new housing, possibly as many as 19 new homes.

These two issues prompted the Parish Council to identify and allocate possible sites and take control of where future development will take place.

Method

In addition to considering location, the Parish Council were keen to involve residents and ask if anyone had suitable sites that might be considered. Every household and landowner in the Parish was canvassed regarding this and a small number of possibilities were tabled. These were reviewed by the Neighbourhood Plan Forum and by the Parish Council. The resulting sites are included in the Re-drawn Settlement Boundary which can be seen on page 32. Detailed Methodology for Site Selection and Assessment is shown in Appendix VII “The Allocation of Key Sites”.

Selection

There are two principle Key Sites included in the plan, both of these are in or adjacent to the Village Centre.

The first of these is located to the north of the Village Centre and sits alongside the existing settlement boundary. This site was selected because:

- The owner of the land offered the site
- It is adjacent to the existing Village Centre which is identified within the Neighbourhood Plan as the preferred area to be developed

- The site is close to the A51 providing easy access to bus stops and school bus collection points
- The site has an existing recognisable boundary. This is formed by an established hedgerow.
- The land is occasionally used as grazing for sheep. It is not high value agricultural land.
- An identifiable vehicular access route already exists to join with the A51 via Masons Row.
- The development of this site will have little impact on wild life habitat.
- New houses on this site will have very little impact on existing homes and residents.

There are no obvious issues that would prevent this site from being developed with the exception of an existing public footpath/right of way that crosses the north west corner. With the agreement of the relevant authorities and user groups, this issue can be mitigated by a slight adjustment to the line of the footpath/right of way.

The second site sits to the south of the Village Centre and is on land which is currently the garden/paddock to an existing dwelling known as The Station House. An outline planning application has already been made for four houses on this site which has been approved with conditions by Cheshire East Council.

STRATEGIC ENVIRONMENTAL ASSESSMENT AND SUSTAINABILITY ASSESSMENT

A Government White Paper was delivered towards the end of 2016 that suggested Neighbourhood Plans with allocated sites for potential future development would receive more support than those without. In response the Parish Council decided to consult with residents to identify any potential development sites within the Parish. This resulted in a small site being proposed that was adjacent to the existing village centre area and prompted the proposed re-drawing of the settlement boundary that took in this new site.

As the draft Neighbourhood Plan allocates potential sites for development there is usually a requirement to carry out a Strategic Environmental Assessment (SEA). This is a formal exercise that ensures that environmental implications of decisions to develop are taken into account before final decisions to proceed are taken. In order to ensure that this exercise was necessary for Calveley, we asked Cheshire East Council to carry out a formal screening exercise. This includes a standard method of approach plus Consultation with statutory bodies including English Heritage, the Environment Agency and Natural England. The full SEA Screening Report can be found in Appendix IX of this document. The report concluded that since the proposed site is small and has little or no impact on heritage assets or the environment there is no requirement for a full SEA.

During the screening exercise it was suggested by Cheshire East Council that a Sustainability Assessment (SA) of the policies should be carried out. Urban Imprint was commissioned to deliver this and the full assessment document can be found in the Appendix X. The SA identifies any impact or lack of positivity that the Policies may have on sustainability.

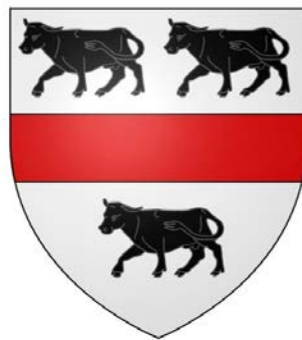
Only a small number of minor shortcomings were found as a result of this exercise and the Policies were found to be generally positive in terms of sustainability. Minor changes were made to a small number of policies that responded to the identified shortcomings.

7. RESPONSES TO REGULATION 14 CONSULTATION

8. APPENDIX

CALVELEY NEIGHBOURHOOD PLAN

APPENDICES



Calveley Neighbourhood Plan

APPENDICES

C O N T E N T S

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Community Consultation	I
Vernacular Study and Design Guide	II
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Review of Housing Stock	VI
The Allocation of Key Sites	VII
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Sustainability Appraisal	X

COMMUNITY CONSULTATION

Calveley Neighbourhood
Plan

APPENDIX I : Community Consultation

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

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

Open Parish Council Meeting : January 2016

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

An open vote was taken and the results were:-

For	28
Against	2
Abstained	6


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

The Questionnaire

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

approximately two weeks later. The Steering Group were assisted in this process by a number of volunteers.

A copy of the questionnaire is shown below:



Calveley Neighbourhood Plan 2016

From the Calveley Neighbourhood Plan Forum

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

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

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

Thank you.

About you . . .

Postcode _____

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

How long have you lived in Calveley? _____

Do you run a business in Calveley? _____

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

Follow up . . .


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

Name/Telephone _____

Address _____

Email _____

Or see our Facebook page: Calveley Neighbourhood Plan



Calveley Neighbourhood Plan 2016

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

1. _____

2. _____

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

1. _____

2. _____

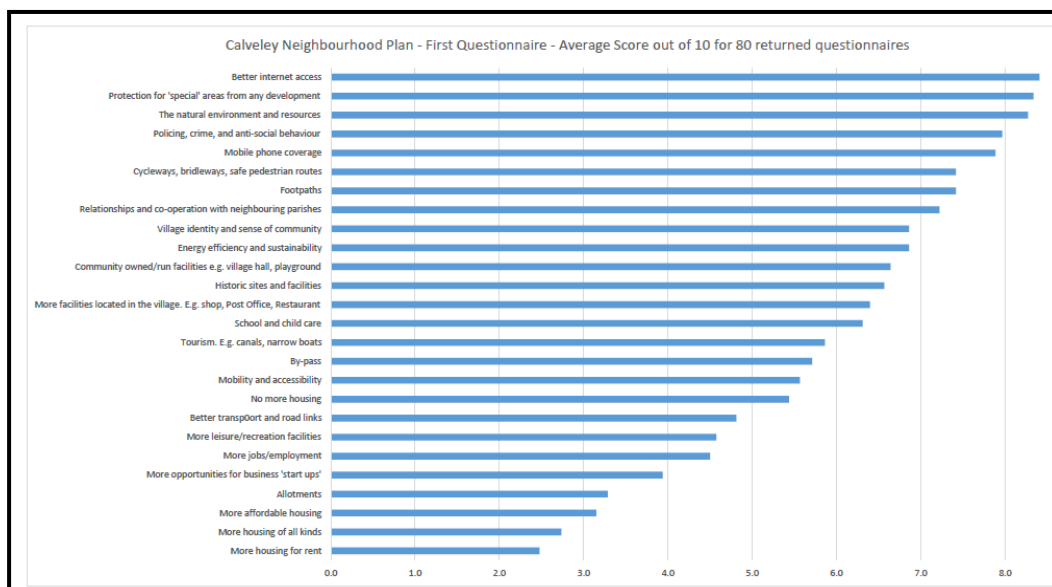
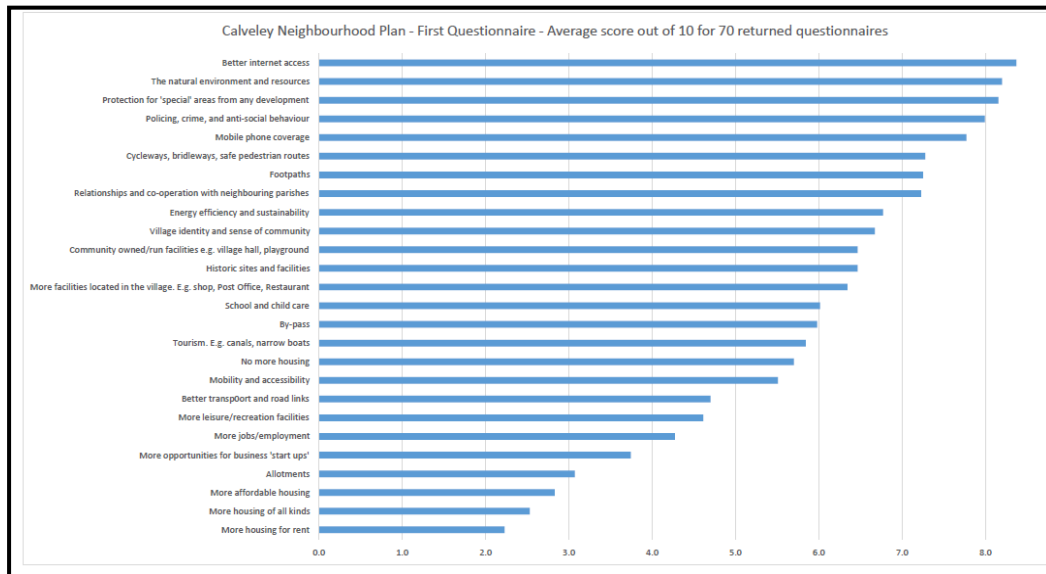
On a scale of 1 to 10, how important are these to you? (10 is very important, 1 is unimportant)

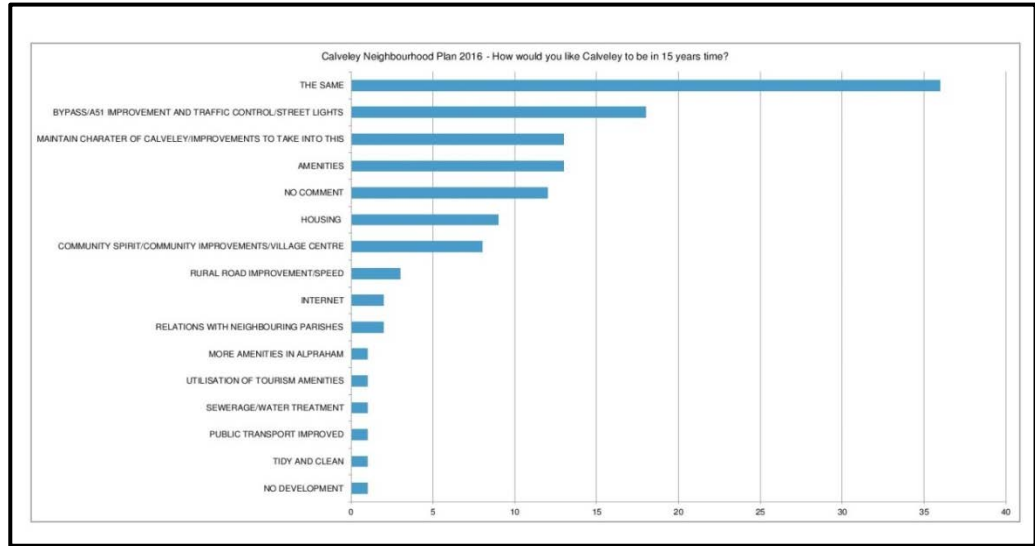
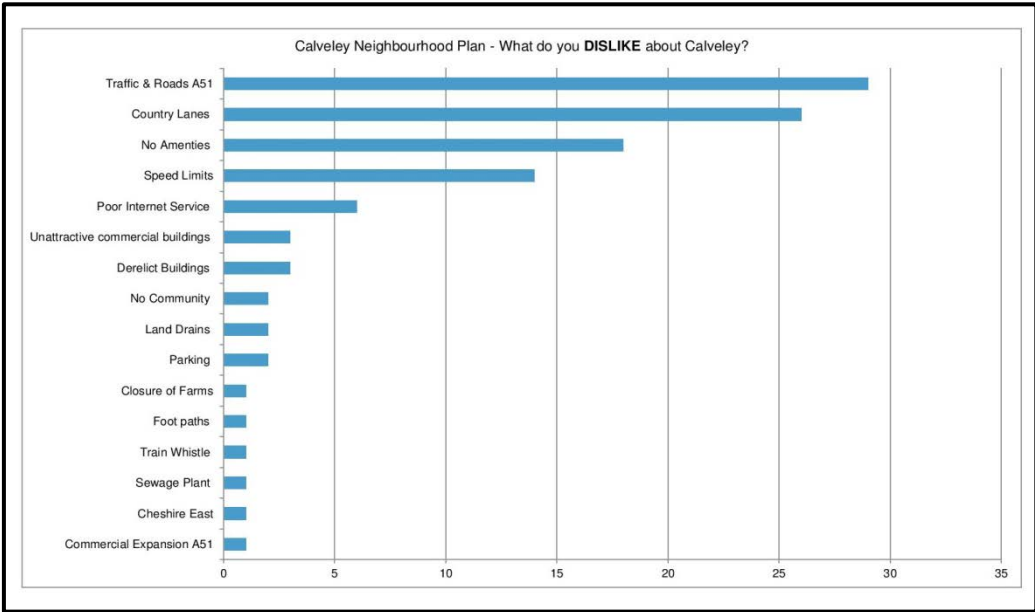
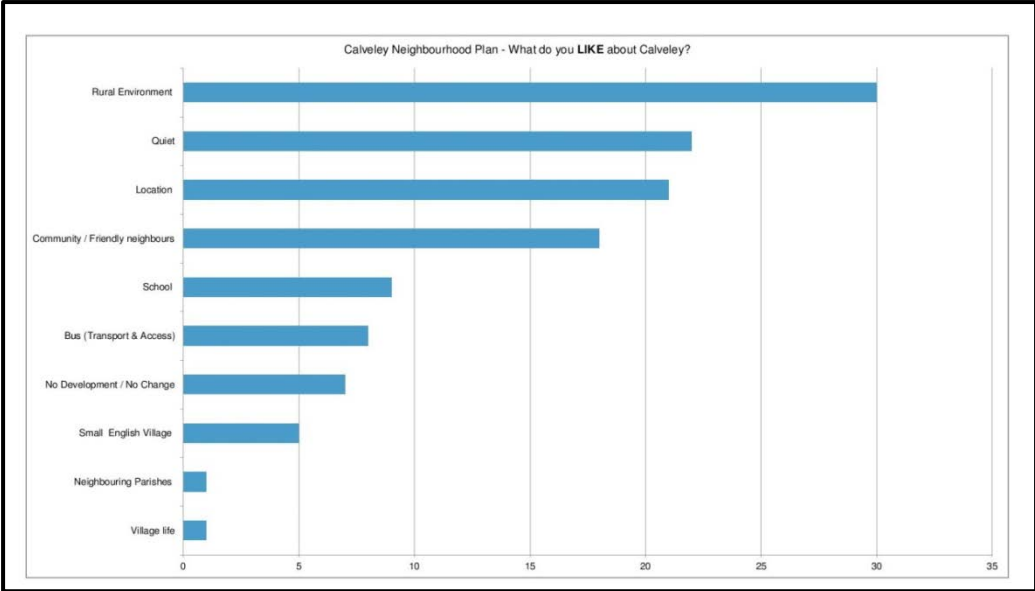
More housing of all kinds	
More affordable housing	
More housing for rent	
No more housing	
Protection for 'special' areas from any development	
More jobs/employment	
More opportunities for business 'start ups'	
Better transport and road links	
By-pass	
More leisure/recreation facilities	
Better internet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

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

Results of Questionnaire Analyses

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





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

School Children Involvement.

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

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

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

Present:

Representatives of the School Council

Mrs Katie Huntbach

Mrs Penny Holding

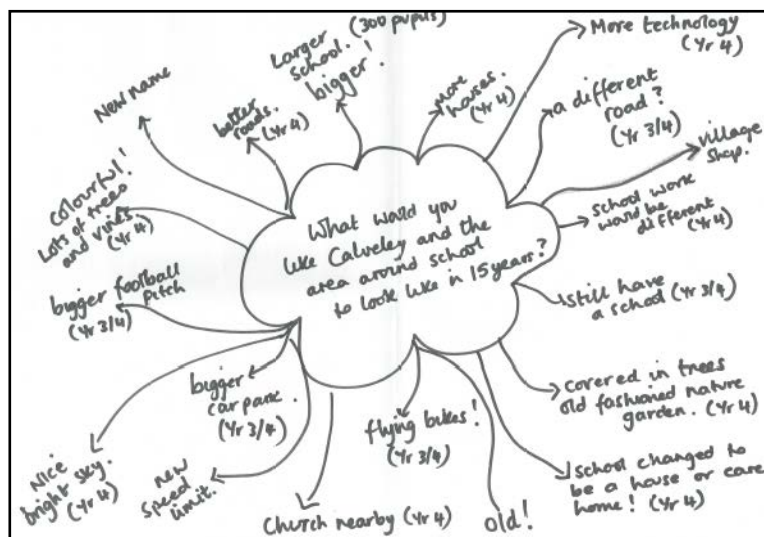
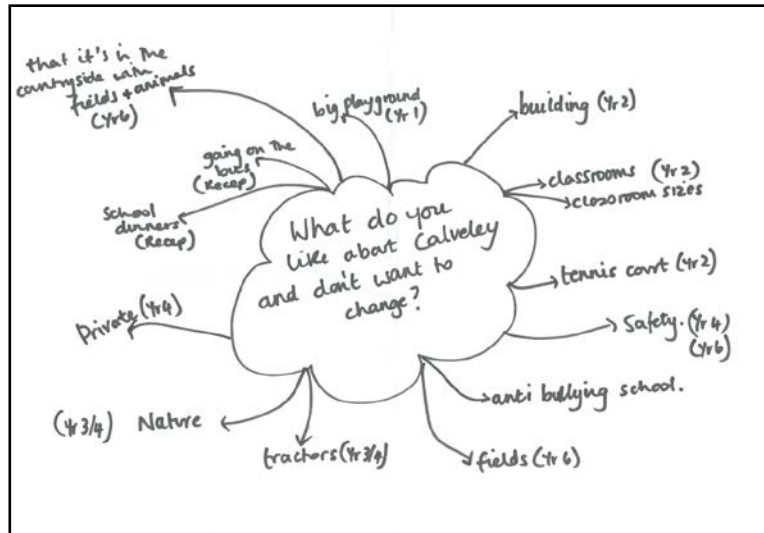
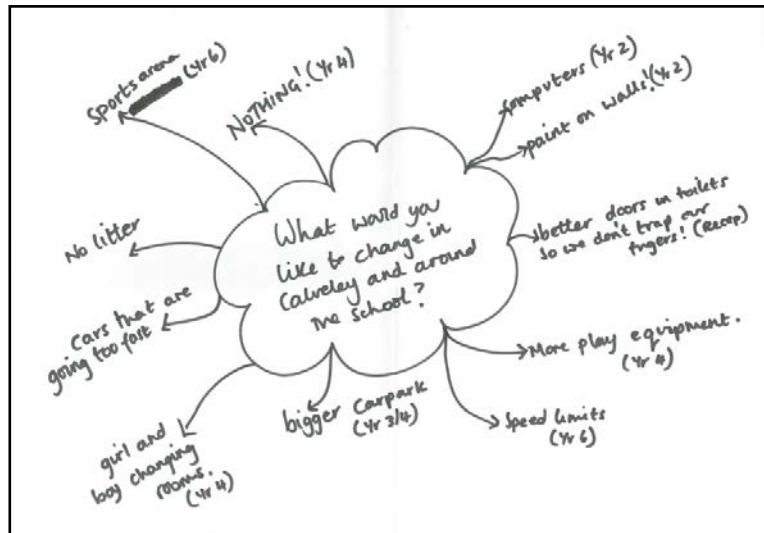
A meeting took place with the School Council on 8 October 2016 to ask the Council to provide the views of the pupils at the school on the future of Calveley for inclusion in the Neighbourhood Plan. At that meeting the members of the Council agreed to seek the views of their classmates to bring back to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

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

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

Key themes/issues were:

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



The Vision.

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

Email/Letter to Residents

CALVELEY PARISH COUNCIL

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

75 Hilbre Bank
Alpsaham
Tarpotley,
Cheshire
CW6 9JG

10 January 2017

Dear Neighbour

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

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

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

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

Kind regards

Sue

Susan Stockton
Clerk

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



A small number of comments were received as follows.

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

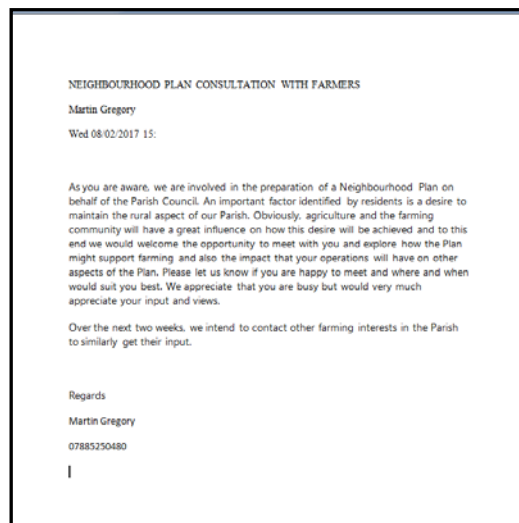
Adjoining Parishes

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

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

Farming Community

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



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

School Fair

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

Potential Development Sites

Contact was made with all residents to enquire if they held any land where they were intending to seek planning permission for new homes. This was in response to a white paper issued by the Department for Communities and Local Government titled "*Fixing Our Broken Housing Market*" and advice from Cheshire East Council. The White Paper and Minister's Briefing suggests that Neighbourhood Plans that

offer up or identify potential sites for development will be looked on more favourably and will earn additional protection against unwanted development. The developing Local Plan includes a requirement for 2,950 unallocated new homes to be spread across rural parishes. Cheshire East Council have advised that, based on the current number of homes in Calveley and using a set formula, there will be an expectation for the parish to accept up to an additional 19 new homes.

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

Dear Neighbour

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

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

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

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

Kind regards

Sue

Apologies if you receive this email more than once.

Susan Stockton
Clerk

~~Calveley~~

20/04/17 19:46

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

Dear Neighbour

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

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

Apologies if you receive this email more than once.

Kind regards

Sue

Susan Stockton
Clerk

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

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

Progress Reports

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

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Vernacular Study and Design Guide

In Support of the

Calveley Neighbourhood

Plan

January 2017

Vernacular Study and Design Guidance

In support of the

Calveley Neighbourhood Plan

January 2017

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1. Introduction

This study is designed to identify the key characteristics of the built form within the parish of Calveley in order to inform further work to be undertaken in support of the emerging Neighbourhood Plan. The document takes the historical development of the parish and its different types of settlement form into account in order to pinpoint what is part of the parish's vernacular and worthy of note.

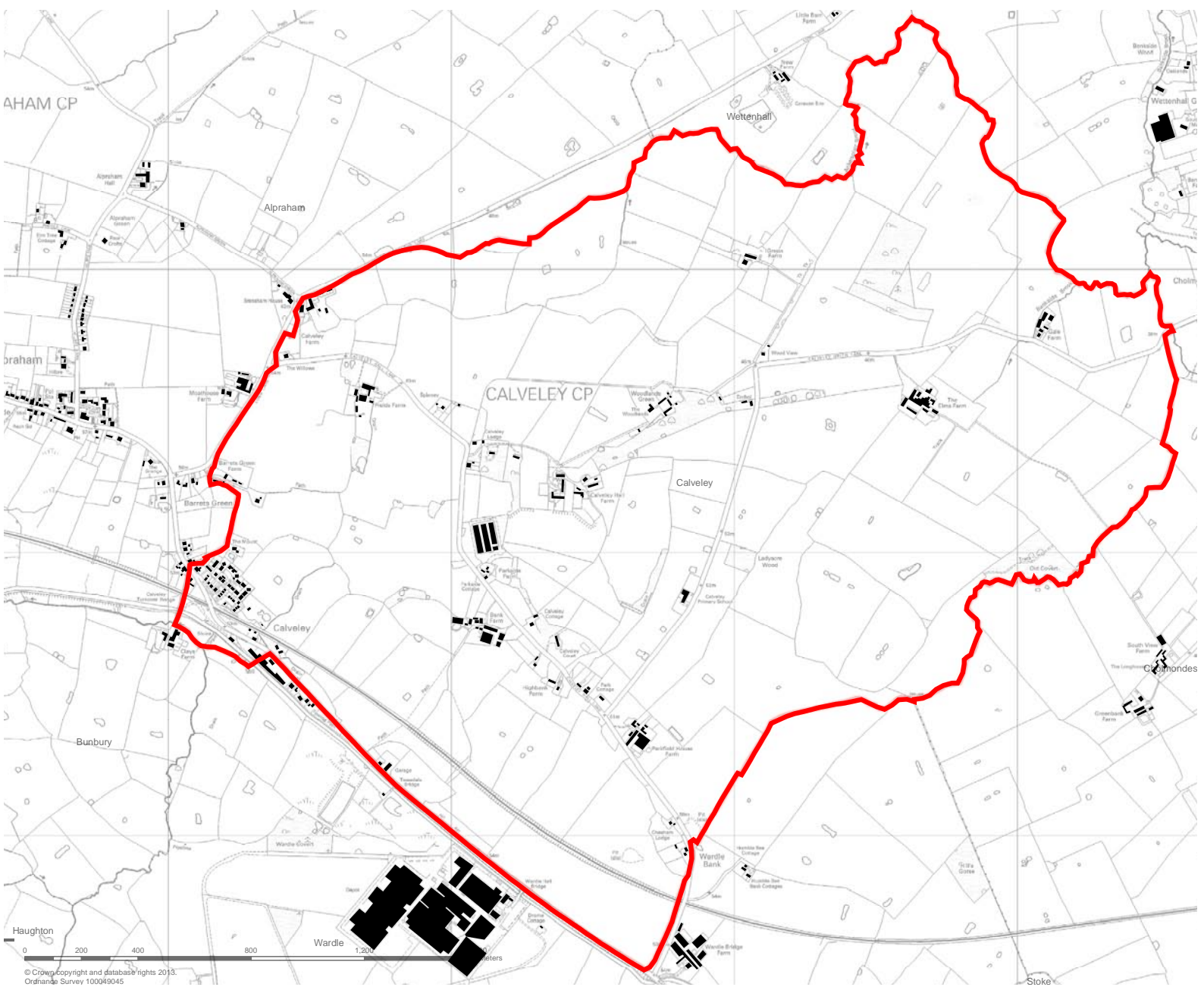
Each section looks at the key characteristics of the parish and then provides guidance on how the design of new development should be approached and undertaken. The key aim is to protect and enhance the existing character of the parish through careful design which is sympathetic to the existing built form whilst ensuring the parish is able to meet future needs of its residents.

Calveley consists of three 'areas' of built form. One area is the 'village', which clings to the A51 and canal and is largely residential in nature, it was formerly home to a pub and a handful of other services.

Further down the A51 is a ribbon of light industrial, warehouse and storage uses, in addition to services such as a petrol station and small retail park.

Adjacent to the southern border of the parish lies the Wardle industrial estate which offers a significant amount of land allocated and protected for employment within the emerging Cheshire East Local Plan.

The remainder of the parish is largely made up of clusters of dwellings often centred around a farm. A number of dwellings exist around the location of the long since demolished Calveley Hall where the church and stables still remain, the latter converted to residential use.



2. Typology Analysis

Calveley contains a number of typologies of dwelling which can be found around the parish. Each of the key areas of the parish have their own character and this often includes key typologies which can be found only in those areas. The following section presents the main typologies, explains their key features and where they can be found in the parish.

Terraced cottage

This typology is mostly found within ribbons of development in the rural part of the parish and within the village area to the south of the parish along the A51. These small terraced cottages tend to be red brick, pitched front to rear with modest chimneys serving each property. Additional decorative detailing can be seen in fanned brick lintels, stone cills and string coursing at times

around the chimney. Brickwork varies between English garden wall and French bonding.

Large cottage and estate buildings

The rural areas of the parish contain a number of individually designed larger cottages. Some of these are estate buildings, recognisable by the ir striped-coloured roof tiles. These properties tend to be asymmetrical in form with numerous gables, dormers and more extravagant chimneys. Detailing includes stone lintels and cills. Coloured and intricate string coursing and eyebrow lintels.





Converted buildings

Calveley is home to a number of properties which have been converted from agricultural or equestrian uses to business and residential use. In the main these have produced fairly modest properties with a simple and functional aesthetic.

Agricultural workers dwellings

Within the rural areas of the parish there are a few typical agricultural worker's dwellings, built for those involved in the extensive agricultural activities within the area. These exist in a short row of four semi-detached dwellings on Long Lane. These properties are pitched front to rear with an orange-red brick and parking and garages incorporated. Some of these dwellings still contain original windows and doors.





Farm houses

The parish is littered with farms containing a plethora of buildings such as the traditional farm house and brick built and more modern barn structures. Many of the farm houses are all that remain however, elsewhere brick barns have been converted to residential use – covered within the converted building typology.

The basic form of the farm houses remains simple, with front to rear pitch bookended by chimneys. However, detailing varies greatly from ornate and intricate lead windows to stone and brick features.



3. Routes and Spaces

The canal offers an opportunity to provide a link between Wardle and the parish. This route is currently underused and unpaved in parts.

The canal area offers opportunity for leisure and recreation space. The existing building is used as a service station for canal traffic. The structure has the potential to be utilised for an alternative use but makes an important historical and vernacular contribution to this part of the parish.

Whilst any new structures within this area should avoid trying to replicate the design of this building, they and any conversion which takes place should respect it in terms of scale, mass, materials and siting.

The parish does contain a number of countryside footpaths which link parts of the parish with the main 'village' centre. These are at times difficult to navigate or are blocked. The parish therefore certainly contains opportunities for footpath and cycle links to be improved and enhanced. Their role within the landscape and townscape is key in linking up the clusters of development which already exist within the parish.



4. Massing and Roofscape



Calveley contains a variety of roof typologies. Most commonly seen is the front to rear pitch with chimneys. This can be seen on rows of terraces where chimneys serve each property and farm house dwellings which are bookended by ornate chimneys.

The individual large cottages and estate buildings tend to have more complex roof forms with multiple gables and dormers and a single often extravagant and large scale chimney. Some of these cottages contain more than one chimney – some of which appear to be retrofitted to the building. Some instances of hipped roof can be found, predominately in dwellings near the former Calveley Hall cluster of dwellings.

The majority of properties are two storey in scale. The smaller dwellings and cottages however, have a much lower roof profile than the larger cottages and estate dwellings which, although still two storey, have a steeper gradient and greater volume of roof space. This makes these properties much more dominating within the streetscene.



5. Fenestration




Fenestration tends to be simple across the parish but varies according to the type of property. The traditional farmhouse has a clear symmetrical window arrangement. The majority of these dwellings contain sash windows however, some offer much more ornate or detailed designs. All of these examples have decorative lintels, large cills and well sized windows in proportion to the size of the facade.

Terraced dwellings tend to show a less symmetrical fenestration pattern. Windows tend to be smaller and have fewer decorative details. Cills, normally painted white, are common however, display a more functional decoration compared to the larger farmhouses.

Detached cottages present more decoration than the terraced properties such as eyebrow lintels and dormer windows are common.

Overall, the appropriateness of different window types is dependant on the existing character of the dwelling, and for new builds, it depends on the character and typology of the neighbouring properties.





7. Local Detailing and Materials

This study has identified key local details which together contribute towards the character and appearance of Calveley. Recognising these details, protecting and retaining them and ensuring new development of any kind is sympathetic and incorporates key details where appropriate is important in retaining this character.

A key factor within the character of Calveley is that properties with decorative detail tend to only have one or two details and overall have a simplicity within their design. For example, larger cottages have limited detailing above windows such as eyebrow lintels and might have an interesting roofscape with dormer windows however, the details are limited to those elements. The key message therefore is that these details must be used sparingly and should not be inappropriately mixed if being incorporated into new structures.

The previous section looked at types of windows and fenestration patterns within the parish. Key details relating to windows and doors are eyebrow lintels, large cills, detailed panes and dormer windows. Some properties in the parish contain half-timbered elements. Dwellings with half-timbering tend to be relatively simple in other respects, for example, in terms of other detailing and roofscape.

Brick detailing can be seen across the parish, particularly within agricultural, or former agricultural premises. These buildings have often been converted to residential or business use and retain their character through simple pitched roofs and

patterns within brickwork, as seen across the page. Chimneys form a key detail for all dwelling types in the parish. Generally larger homes have larger and more ornate chimneys, reflecting the status symbol that they represented when homes started to contain fires and hearths.

Calveley contains a variety of property in terms of type, size and age. This document has identified some key characteristics that both distinguish different typologies of dwelling, and also work to tie together the parish's built form character.

Materials and colours used are a key factor in tying together these different typologies and creating the unique character of the parish. The majority of dwellings in Calveley are constructed using red brick. The colour of this brick is important when assessing the acceptability of new development. The traditional brick in the area is a deep red in colour. The type of brickwork varies however, English garden wall bonding is the most common. There are some instances of brick having been painted or rendered and this is almost universally white or cream in colour. This wall treatment tends to be found most around the centre of the parish within the immediate surroundings of the now demolished hall. There are however, some examples of white render with black timber across the parish.

Stone can be seen within the parish but is predominately used for boundary treatment and surfacing. Two examples are given below of the use of stone in a boundary wall and as a road surface.



Local Detailing



Materials Palette





8.Design Guidance

The following section acts as a summary of the key issues relating to the local vernacular which should be taken forward to produce design guidance for inclusion within the Calveley Neighbourhood Plan.

Taking key findings of this study a series of elements have been identified which together make up the character of the parish. These are set out below with guidance on when it is appropriate to include them within new development. For the purposes of this document and the following guidance, development refers to changes to existing dwellings and properties in addition to the construction of new buildings within the parish.

Settlement Form

This study identifies three types of built form within the parish. These are:

- the Calveley 'village' area to the south of the parish
- former and existing farmsteads some still in agricultural use or converted for residential or business use
- clusters of residential development within the rural part of the parish - primarily historically related to the old hall

Guidance:

Development taking place within the parish should identify the type of area in which it lies, demonstrating how the surrounding area has been taken into account and is appropriate to existing character and built form.

Housing Typologies

Five broad house types have been identified within this study. They are as follows; terraced cottage, large cottage and estate buildings, converted buildings, agricultural workers dwellings and farmhouses.

Guidance:

The character of each of these house types should be protected and where possible enhanced where alterations to existing properties are proposed.

New dwellings should be designed according to the house typology to which they relate, i.e. if large detached dwellings are proposed they should demonstrate how they have taken into account of the large cottage typology. This should not preclude innovative design but should ensure new dwellings are sensitively and sympathetically incorporated into the setting.

The most suitable typology should be chosen according to the size of dwellings to be provided whilst ensuring that the location can support the selected typology.

Routes and Spaces

This study identifies key opportunities to protect and enhance key routes and spaces throughout the parish. Of key note is the canal side area which offers excellent opportunities to provide additional recreational land use in addition to improved footpath and cycle links along the canal.



Guidance:

Development which supports or proposes to enhance existing footpath links, create new links or enhance public spaces for community use will be strongly supported.

Massing and Roofspace

The vernacular study highlights the importance of chimneys in all house typologies and throughout the parish, they are therefore an important contributor to the character of Calveley.

The majority of properties within the parish are two storey regardless of size or type. Therefore two storey is the most appropriate scale for new dwellings to adopt.

Guidance:

The loss of existing chimneys will be strongly resisted.

All new dwellings should incorporate chimneys wherever possible in accordance with the relevant house typology to which they relate.

New dwellings should reflect the dominance of two storey properties that exist within the parish. The massing and roofscape of new dwellings should be directly linked to the relevant house typologies identified within this study.

Fenestration

The placement and size of windows in new and existing properties is important in ensuring that the character of the parish is retained and protected.

Generally the type of fenestration appropriate will be indicated by the specific house typology. This will ensure that the type of fenestration used is appropriate for the size and type of dwelling. Generally, smaller dwellings have an asymmetrical window formation whilst the larger farmhouses have more uniform symmetrical window arrangement.

Guidance:

New and existing properties should seek guidance from the character of the relevant identified house type when choosing to alter or install windows.

Local Detailing and Materials

The key message of this study is that detailing and materials are to be used carefully and sparingly. Generally, the use of detailing and materials is limited to a few styles across the parish and in a number within each property. This is part of the parish's character. The detailing and mix of materials used should be guided again by the specific house typology which is considered most relevant to the proposed scheme.

Guidance:

Brick and render colouring should be carefully selected to complement the existing deep red and white colours which dominate the parish.

Brick bonding should be carefully considered and where English garden wall bond is provided schemes will be supported.



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Calveley Canalside Mini Masterplan

In Support of the

Calveley Neighbourhood

Plan

November 2016



Calveley Canal-side Mini Masterplan

In support of the

Calveley Neighbourhood Plan

November 2016

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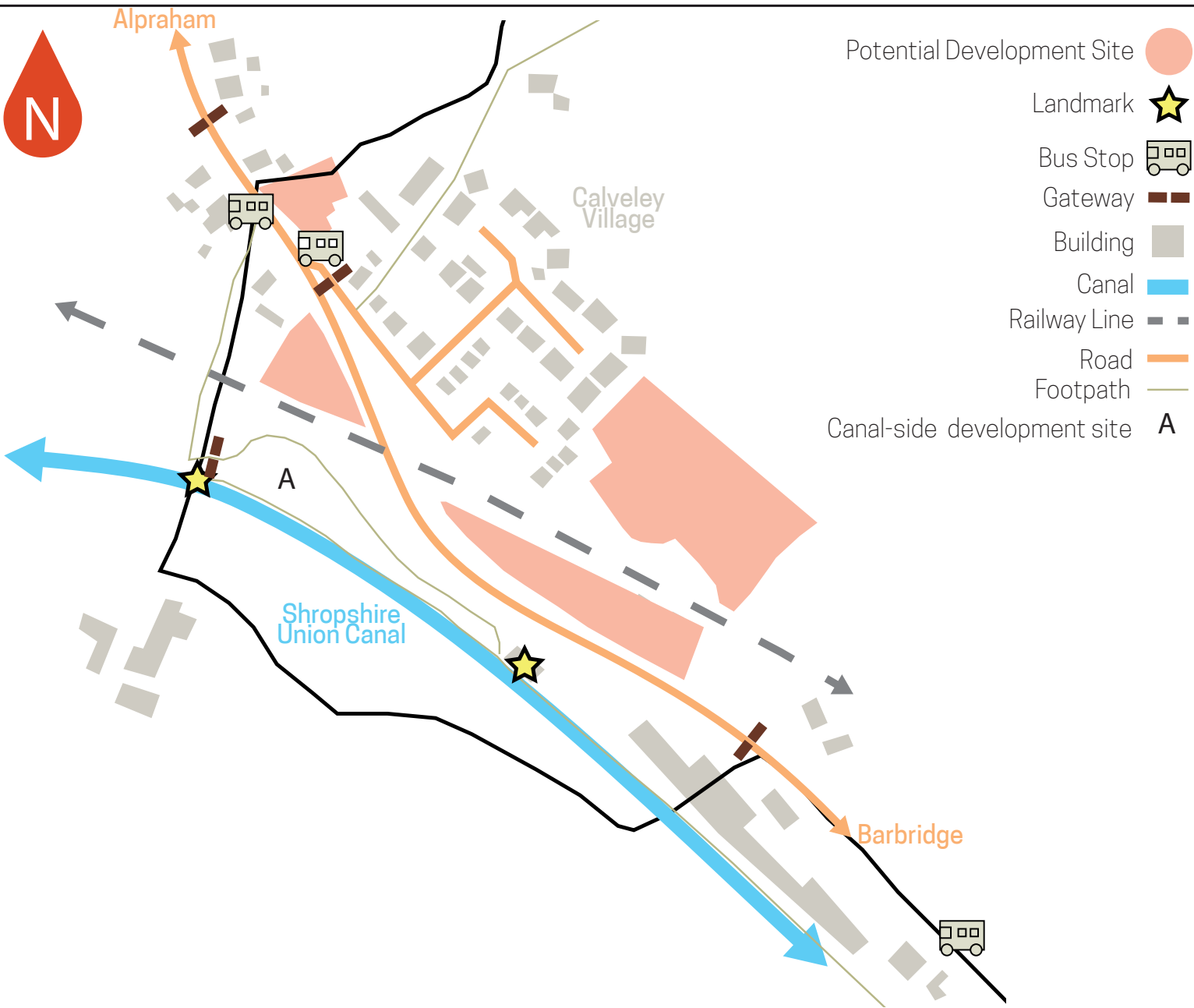
Contextual Appraisal

The canal-side site is located to the south-west of the parish and has good potential for leisure uses to complement the nearby ‘Calveley Village’.

Potential development sites were identified in the ‘Environmental Landscape Mapping Analysis’ for both residential uses and a leisure use; the potential residential sites are located in close proximity to the canal-side development site (Site A). There is currently a lack of amenities to support this potential growth, which could be supplied by Site A.

Although Site A features open green space, there is a lack of functional green infrastructure in the area surrounding Calveley Village. The intersection of the railway, canal and the A51 represents both a negative and positive barrier. Accessibility to the site from Calveley village is currently limited and dangerous due to the road, however the views along the canal present an attractive opportunity for development.

This document will further outline the main opportunities and constraints of developing Site A and will establish possible interventions for consideration in the Calveley Neighbourhood Plan.



Opportunities & Constraints

Developments or improvements to the site at Calveley Service Station should be modest and small-scale to retain a peaceful atmosphere and provide facilities for the local village community.

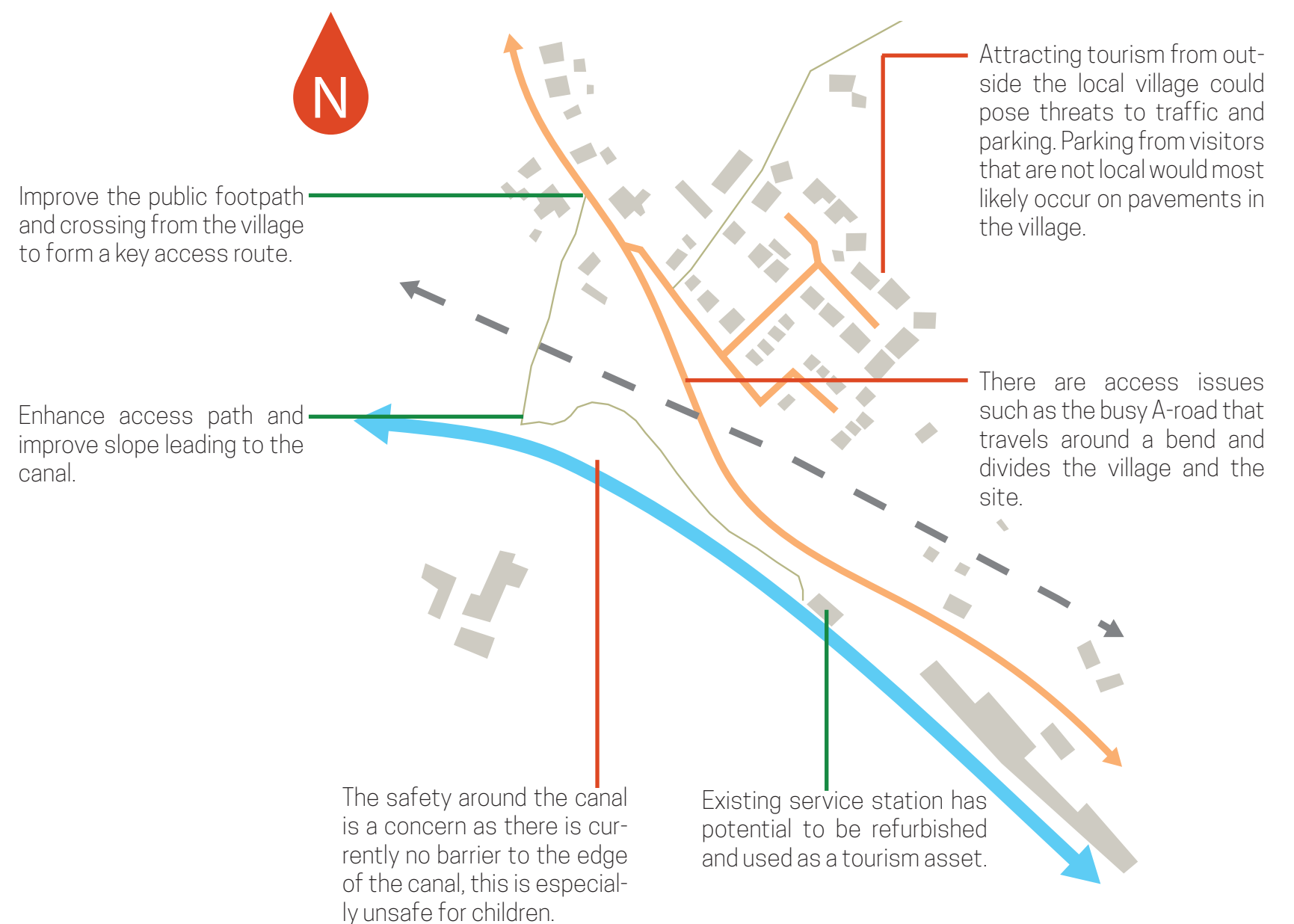
The site has potential to provide recreational facilities such as a cafe, playground and outdoor gym for residents in the village and new adjacent estate. The hedgerows should be cleared and improved to create more room and block noise/views of trains and cars, which could otherwise be disruptive to potential activities on the site.

The canal towpath presents a barrier of movement. There is an opportunity to improve the state of the towpath and connect it with the footpaths that join the A51. As well as this, by improving the towpath and accessibility to the site, bicycle parking facilities should be provided.

Recreational uses on the site such as children play areas would be subject to seasonal change. Cafes and tourism activities might also be under such threats due to access and lighting on the site.

There is a limited prospect for growth due to the size of the site; the proposed activity should only sustain the current (and potential) sites' surrounding local population.

There is limited natural surveillance in the area as it is bound by the canal, road and railway. Development should avoid creating opportunities for crime and possible pollution of the canal.



Interventions

Main Interventions for consideration:

- Development of a new crossing on the A51 between Calveley Village and the footpath to Site A. This will in turn increase the safety of accessing both bus stops.
- Improvement to the state of the canal towpath.
- Potential for a playground in the open green space on the sight, ensuring it is set back from the Canal with a fence. The fence should be designed so that it is consistent with the natural features on the site and does not dominate or obstruct views of the canal, using natural pallettes and materials.
- Connect the footpaths from the A51 to the canal towpath to improve legibility towards the site and create a circuit.
- Enhance the tourism asset of the Calveley Service Station and incorporate a new cafe/meeting place.
- Potential for additional crossing on A51 to join with new extension of footpath onto canal towpath (via accessible steps/slope).
- Improving the access of the site via Clays Farm Bridge, meanwhile enhancing and maintaining this heritage asset.
- Planting of colourful hedgerows to block noise from railway and road.

Areas for Intervention



Footpath ends at A51, with no connection to the Canal towpath



Open, flat land with opportunities for children's play area



Waste to be removed and additional fencing/ barriers against railway line for safety and noise purposes



Access to site in need of improvement, including signage



Calveley Service Station- tourism asset



Dangerous, unmetalled and uninviting Canal towpath



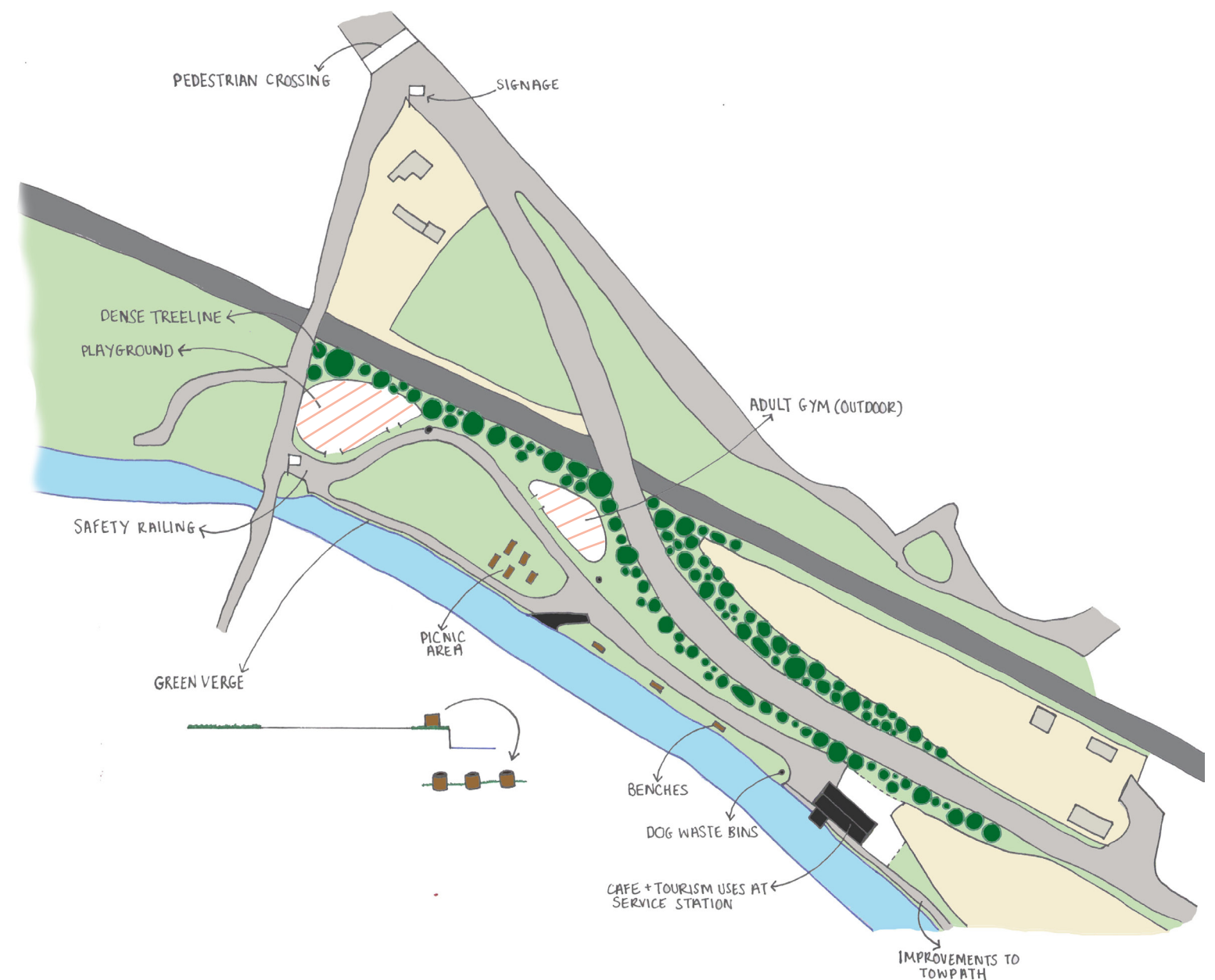
Edge of land presents dangerous drop into Canal

Mini Masterplan

This mini masterplan is concentrated on the currently unused land by Calveley Service Station on the Shropshire Union Canal.

The mini masterplan sets out a vision for a vibrant new recreational area targeted towards residents of Calveley Village, which has been identified as an area for potential new housing developments.

The plan involves refurbishment to the service station including tourist information related to the canal and a new cafe to attract visitors, as well as a child-friendly play area and outdoor gym for families in the locality. Walking is encouraged by improvements to the access of the site and to the canal towpath, further connecting the A51 to the canal by foot.





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