Environmental and Landscape Mapping

In support of the

Calveley Neighbourhood Plan

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Calveley Spatial Portrait

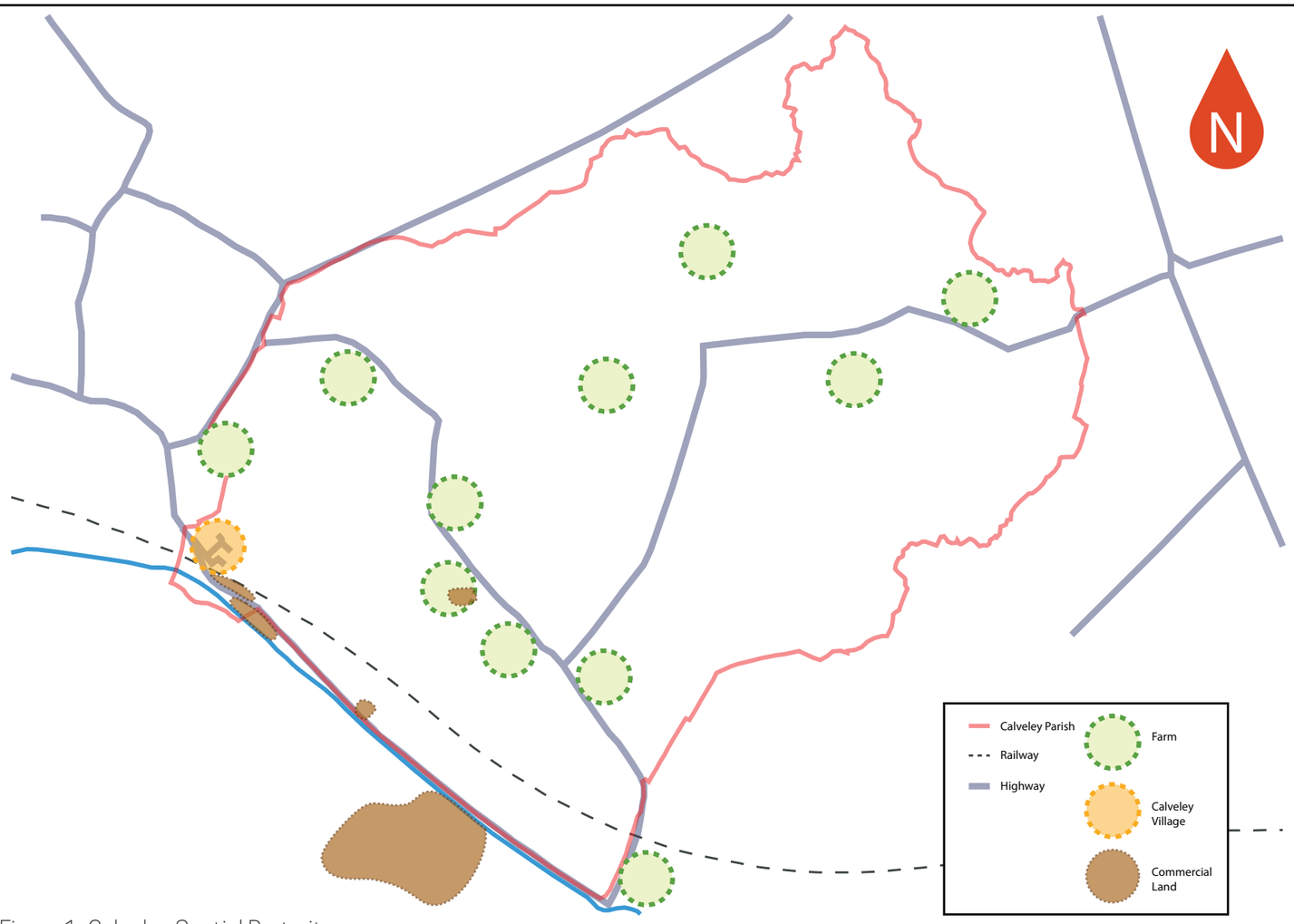


Figure 1: Calveley Spatial Portrait

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

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

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

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

Blue & Green Infrastructure

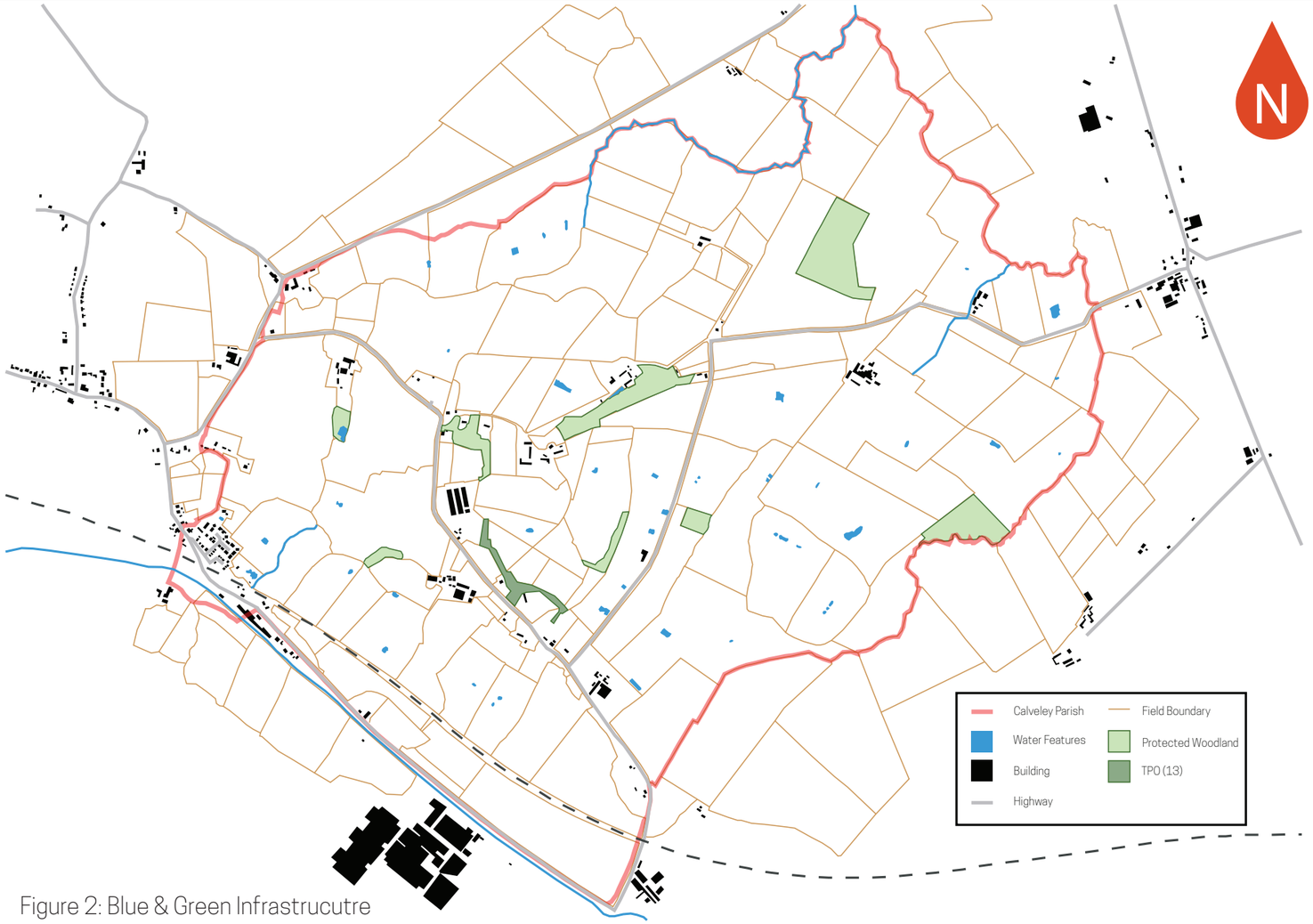


Figure 2: Blue & Green Infrastrucutre

Blue & Green Infrastructure

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

Green corridors are relatively rare within the area, being mainly related to transportation infrastructure (road verges, railway cutting and the canal); certainly the two principle roads crossing the parish – Calveley Hall Lane and Calveley Green Lane - are particularly important offering wide verges, well maintained hedgerows and a series of large mature hedgerow trees.

The parish has a series of fairly regular field boundaries creating medium sized pastures, however the strength of this pattern within the southern portion, coupled with the larger blocks of woodland helps create a more accommodating landscape pattern to support biodiversity. Adjacent to Calveley Hall Lane, small paddocks, associated with the farms create a tighter landscape pattern not found elsewhere

Field patterns to the north of the parish, whilst still distinct have lost much of the tree cover that once characterised the landscape, whilst in the south and east, the mixture of hedgerow trees coupled with multispecies hedgerow is more common. The southern area also has the majority of the remaining stands or copses of trees that once characterised the landscape. Some mature plantations in and around the former Calveley Hall help to increase the tree cover and the range of habitats available.

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

Movement

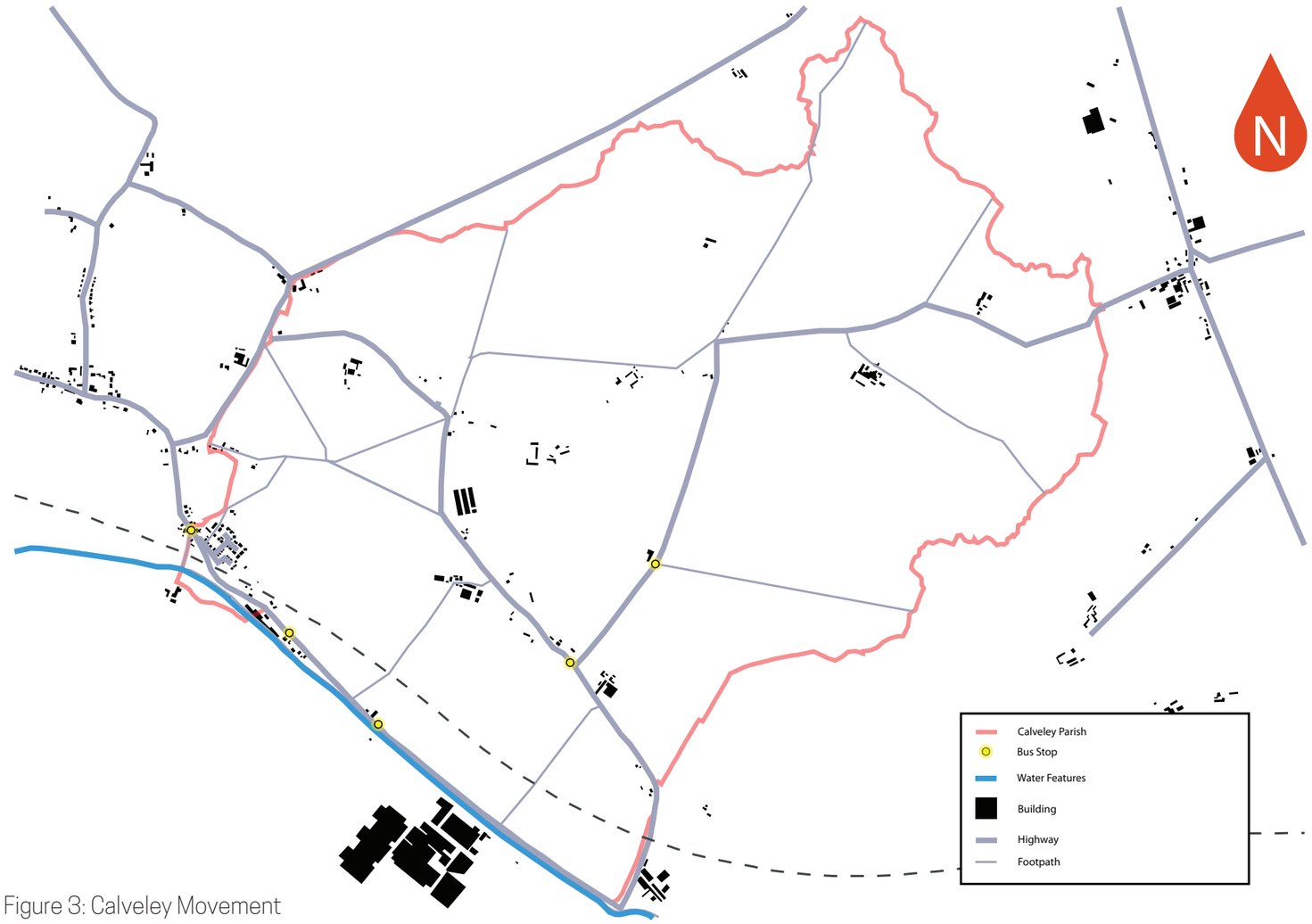


Figure 3: Calveley Movement

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

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

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

Heritage Assets

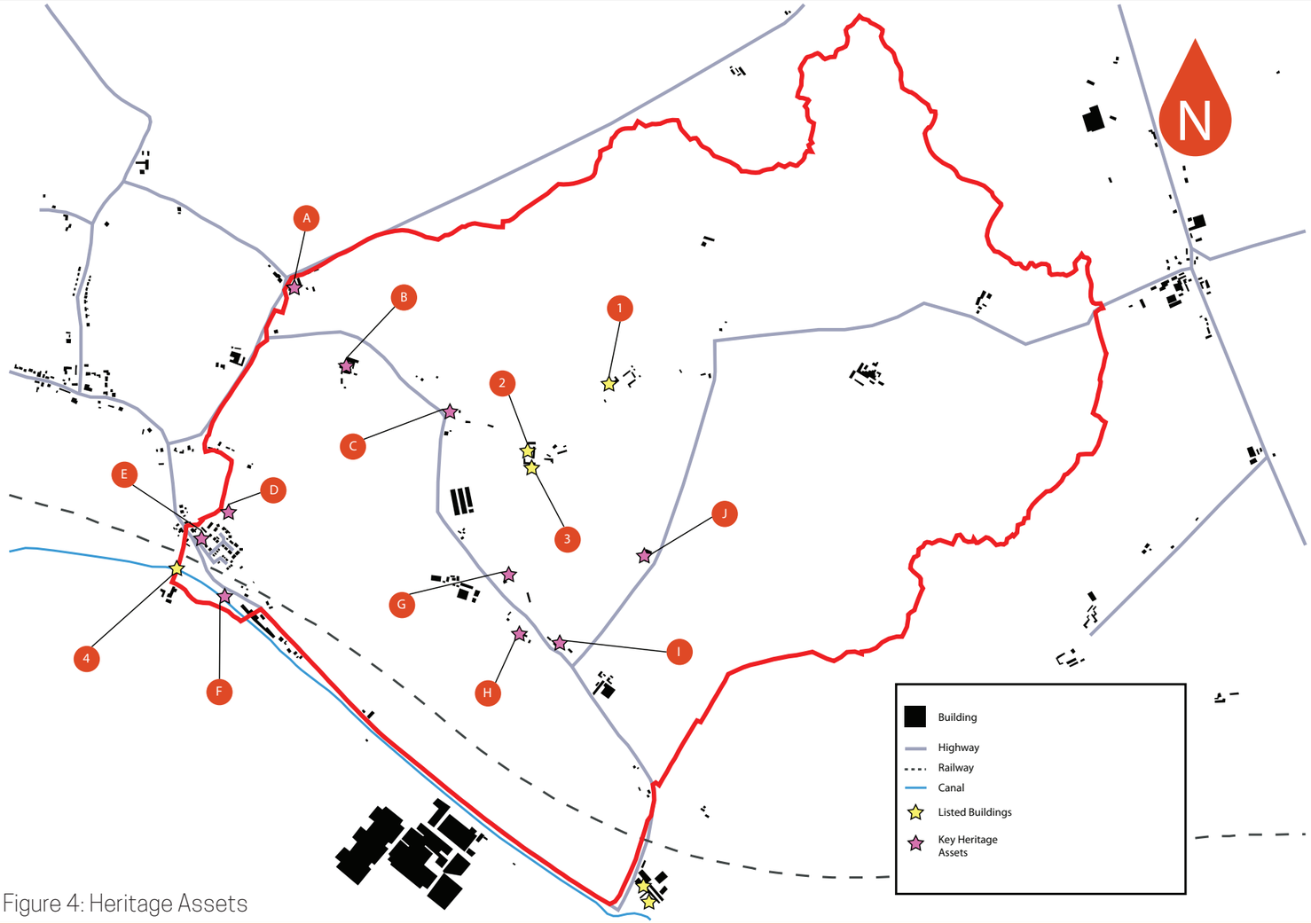


Figure 4: Heritage Assets

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

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

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

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

The areas highlighted as ‘Key Heritage Assets’ are assets that should be considered valuable to the heritage of Calveley and that enhance it’s distinct local character. These areas (labelled A-J) are further outlined in the ‘Local Listing Report’ .

Heritage Assets

1

2

3

4

Views and Vistas

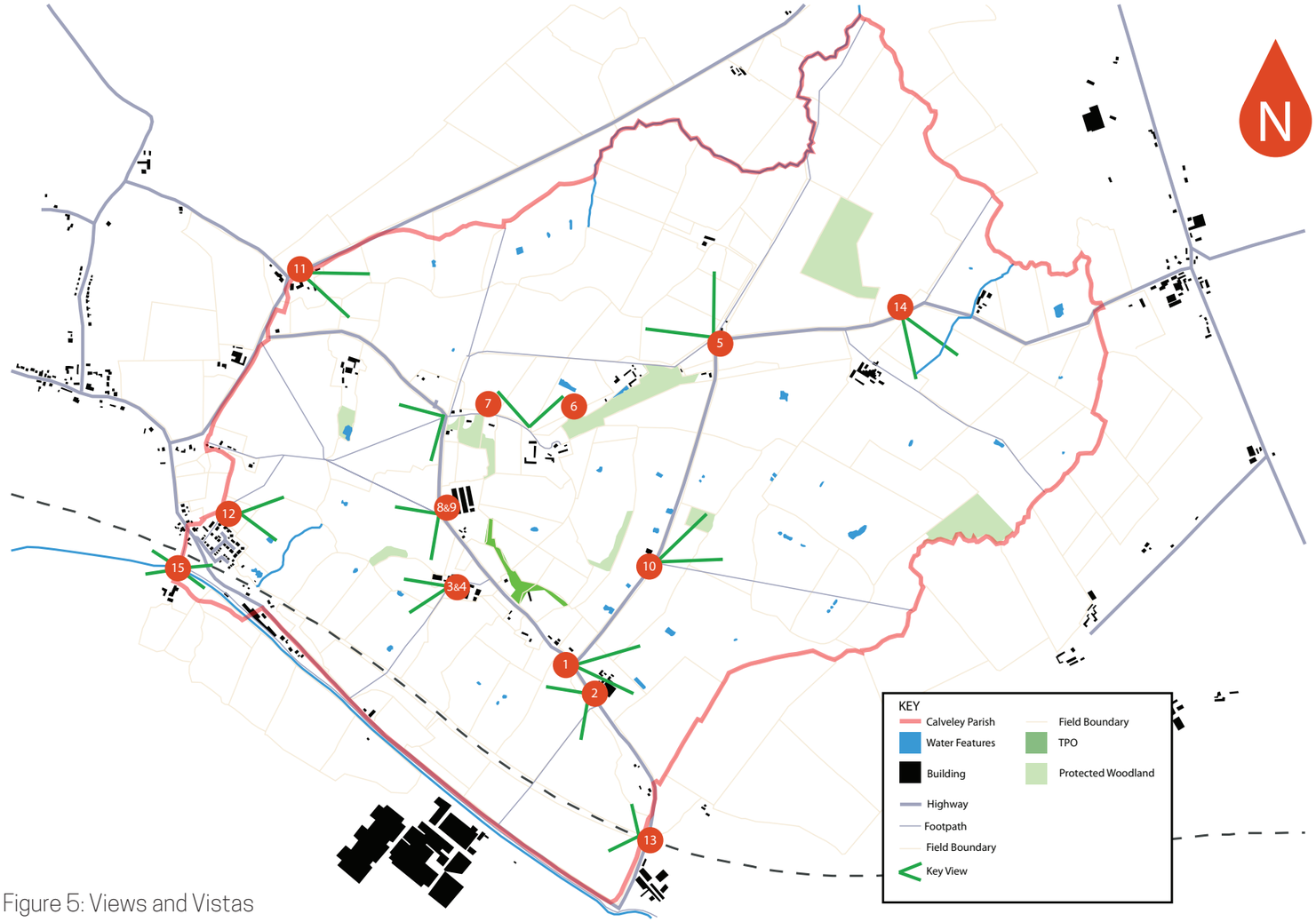


Figure 5: Views and Vistas

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

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

Calveley street scape

Views and Vistas

1

Flat topography with scattered trees in the distance.

2

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

3&4

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

5

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

6

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

7

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

8&9

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

10

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

11

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

12

Views blocked by mature clusters of trees including areas of protected wood-land in the distance.

13

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

15

Peaceful and still views over canal, lined by vegetation.

Character Areas

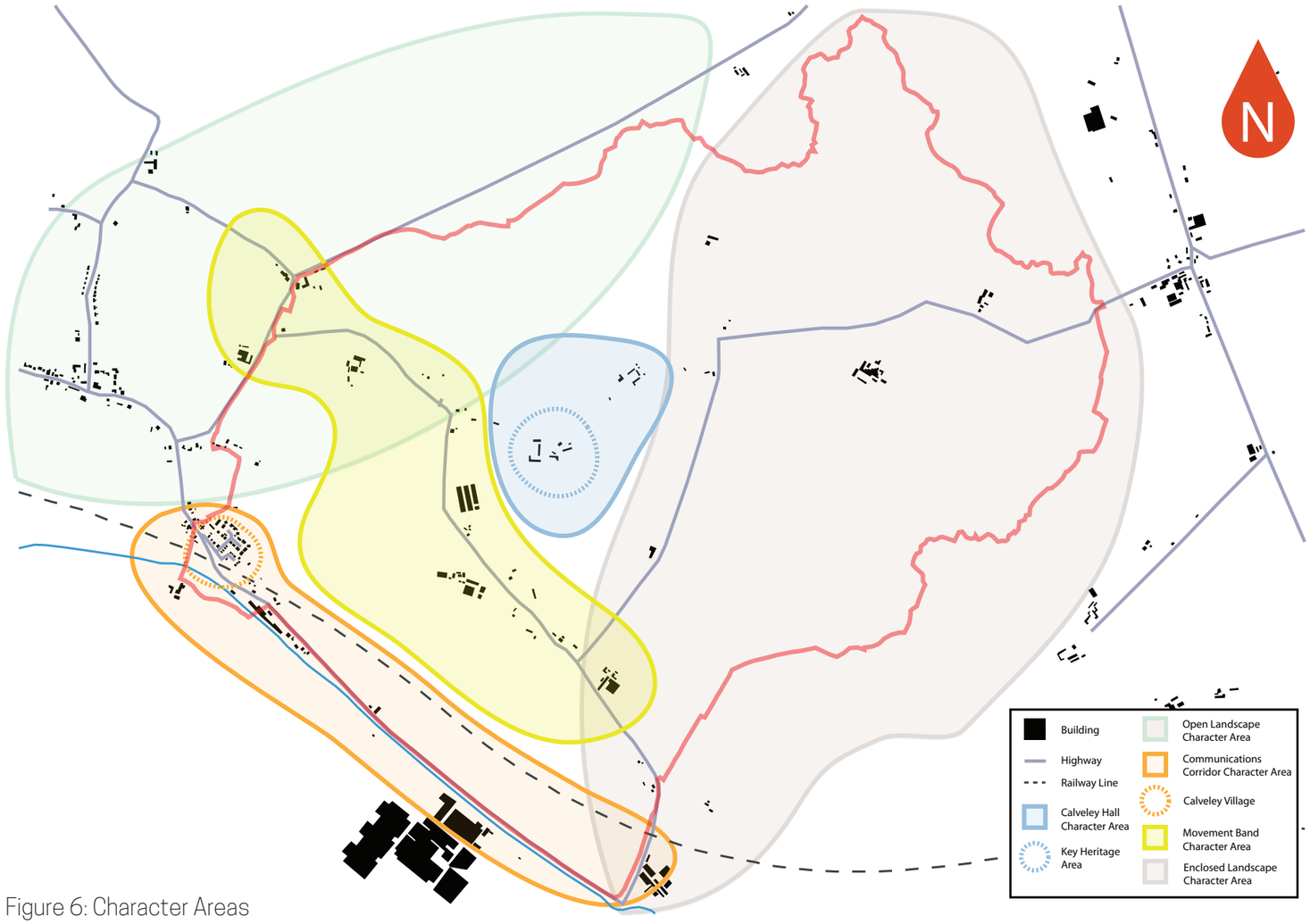


Figure 6: Character Areas

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

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

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

The central 'Calveley Hall' character area has been defined by its peaceful atmosphere and Calveley Hall Lane. Similarly to the Communications Corridor Character Area, there is an inner character area- Key Heritage Area- defined by its heritage assets.

The movement band is an important central route to all areas of the community. It is characterised by its many wide-spanning views across farmland and open areas. The majority of the farms lie within this area and are set back from the lane by small paddocks.

Capacity for Change

Open Landscape Character Area

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

Enclosed Landscape Character Area

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

Calveley Hall Character Area

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

Movement Band Character Area

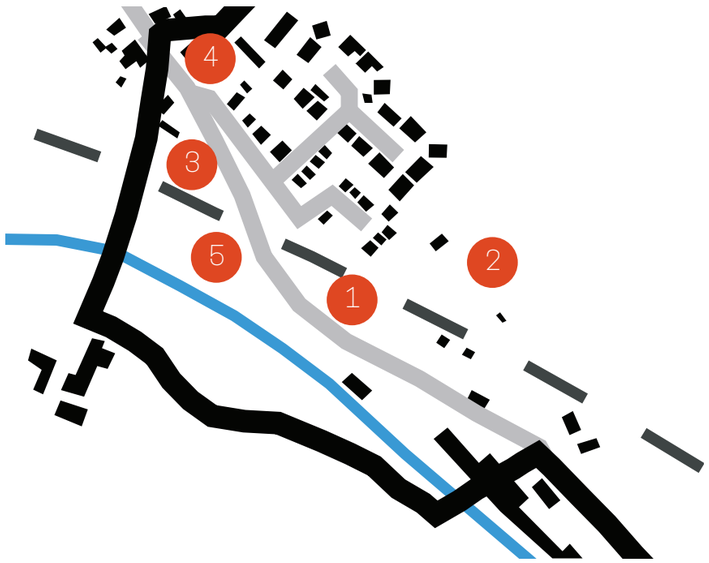
This route has potential for additional farmhouses that are consistent with the existing buildings in scale and style, and are not intrusive to the views of the landscape. A notable style of this area is the set-back of farm buildings from the road by small paddocks. Other residential uses or any other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

Communications Corridor Character Area

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

Potential Development Sites

Options Diagram



1. Coal Merchants Yard

- Potential for housing. These could be advertised as starter homes to respond to the deficiency of smaller sized properties in Calveley.
- Locational advantages such as proximity to the bus route, connectivity to the main road and shared accessibility with the current Village.
- High-density housing is advised on this plot to create a mix of density and is appropriate for the scale of the plot (approximately 0.1 hectares). Therefore the site would accommodate a minimum of 4 houses at the lowest end of high-density housing.
- The potential for development on this site will depend on the ownership of the land and the decision of the current owner of the Coal Yard. Consideration should also be taken to any possible contamination of land from Coal prior to housing development.

2. Plot behind village

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

3. Green Triangle

- This area has great potential for connecting the main Calveley Village housing cluster with the Canal area, therefore utilising this site for connectivity infrastructure would be appropriate. The area is 0.17 hectares therefore, there is also room for some housing, either for low-density housing in the form of 1 dwelling house, or high-density in the form of a 2 rows of terraced houses (7 dwellings in total).
- Site ownership should be considered as well as improved access and connectivity to the main village.

4. New housing development site

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

5. Canal-Side Development

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

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