

Allocation of Key Sites: Site Selection

Methodology and Site Assessment

In Support of the

Calveley Neighbourhood Plan

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

Background and Introduction

General context, reasons for undertaking site selection exercise

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

Out Site Selection Process is:



The Vision for our Neighbourhood Area is:

In 2032 Calveley will continue to be a small, rural community with a recognisable centre where people who feel safe and secure want to live. Limited, modest residential development will enhance the Parish. Calveley's economy will be predominantly agricultural but modern well functioning digital technologies will give the opportunity for the growth of home based businesses and working avoiding the need for further industrial development. The impact of traffic will be limited and natural and manmade assets will be protected. Overall its endearing natural character will remain to define Calveley.

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

Location/scale/size

To meet the requirements of the Local Plan and deliver suitable homes for first time buyers or retired people in locations acceptable to our residents. Industrial/employment development will be compatible with existing and will not be permitted to expand beyond the proposed extended boundary (see page 36 of the Neighbourhood Plan document).

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

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

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

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

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

New homes should be on sites within the extended Settlement Boundary. Sites in open countryside will not be supported and will not compromise the rural nature of Calveley. Development will be limited to no more than 10 new homes per site and will suit the requirements of our Housing Needs as outlined in the "Review of Housing Stock" (Section 2, page 27 of the Supporting Information document).

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

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

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

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

SITE ALLOCATIONS FOR NEW RESIDENTIAL DEVELOPMENT

1.0 Housing Needs Assessment

Reference should be made to the “Review of Housing Stock” document dated December 2016 (Section 2, page 27 of the Supporting Information document) and prepared by Urban Imprint on behalf of Calveley Parish Council. The findings included in the document are based on the 2011 Census, information provided by Cheshire East Council, National Planning Policy and the Cheshire East Local Plan.

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

Research by Cheshire East Council estimates that the Parish of Calveley should provide 19 new homes over the planned period (based on the Local Plan’s fully Objectively Assessed Needs figure), 13 of which are already provided.

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

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

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

2.0 Potential Site Opportunities

The “Environment and Landscape Mapping” document produced by Urban Imprint (Section 2, page 73 of the Supporting Information document) dated December 2016, identified a limited number of potential development sites. Primarily the sites are located around the “Village Area” and avoid new development in open countryside, in line with the National Planning Policy Framework. At the time of the study, constraints of ownership could not be considered.

3.0 Policy Approach

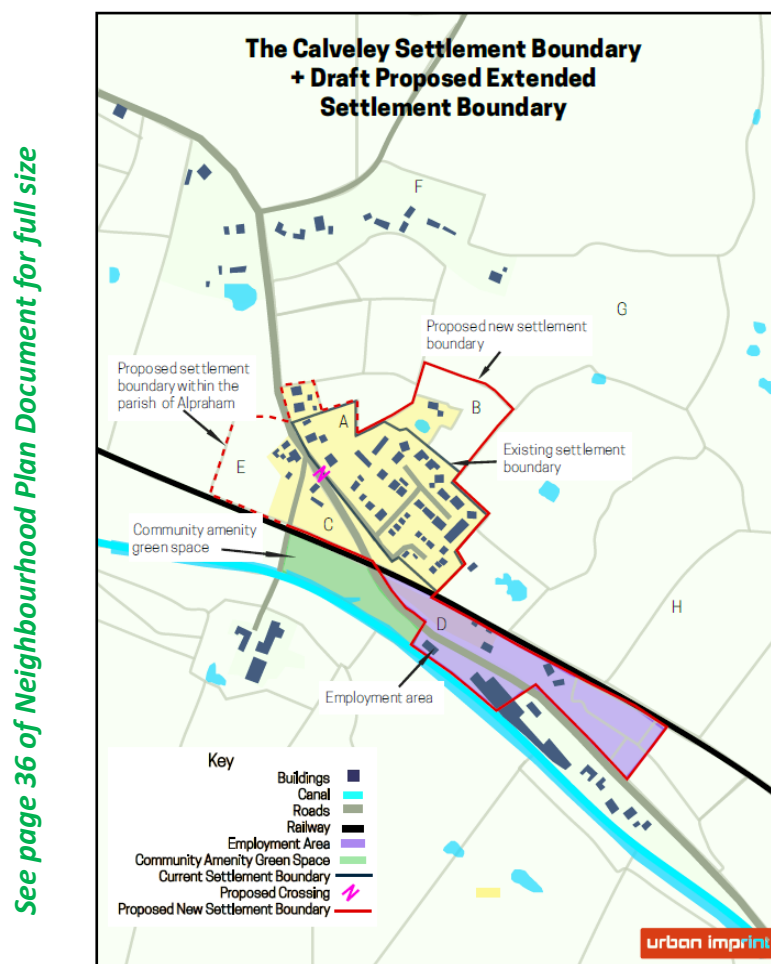
Calveley is a rural parish. Any development that may take place away from the Centre, or Village Area, will be in open countryside or, possibly, as infill alongside existing

houses. National Planning Policy and the Local Plan do not support new development in open countryside, nor ribbon development.

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

The existing Settlement Boundary (page 29 of the Neighbourhood Plan document), prevents any further development taking place. This is with the exception of the site of a now demolished public house. This site is currently being redeveloped to provide nine new houses.

To allow any further development to take place the Settlement Boundary should be redrawn as shown on the map entitled “The Calveley Settlement Boundary and Draft Proposed Extended Settlement Boundary” on page 36 of the Plan and, in a reduced scale, below.



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

Area A is the area within the existing Settlement Boundary.

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

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

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

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

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

4.0 Methodology and Assessment Criteria

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

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

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

The “Review of Housing Stock” (Section 2, page 27 of the Supporting Information document) identified a housing need of between four and 19 new homes during the Plan period and that there is a need for small starter homes and homes suitable for downsizing for retired people.

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

5.0 Call for Sites

All residents were contacted on 19 February 2017 asking for proposals for potential development sites. A number of responses were received and a further letter was sent out to all residents on 20 April 2017 explaining that the closing date for proposals would be 30 April 2017. Copies of both of these letters are included at the end of this part of Section 2, pages 52/53).

6.0 Site Assessment

Sites that fit the overall criteria (see 4.0 above, ‘Methodology and Assessment Criteria’) have been tested against a Site Assessment Matrix (see page 51 of Section 2 of the Supporting Information document). Sites that do not meet the criteria are recorded but not included as Allocated Development Sites within the Plan.

7.0 Initial Site Sift

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

8.0 Identify Preferred Sites

Five sites were identified. Three of the sites are identified in the “Environmental and Landscape Mapping” document (Section 2, page 73 of the Supporting Information document).

1. Coal Merchant’s Yard

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

2. Plot Behind the Village

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

3. Green Triangle

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

4 Site of the Demised Davenport Arms

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

5. Site B on Calveley Map, page 29

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

This potential site has been referred to Cheshire East Council who provided a Strategic Environmental Assessment Screening Opinion, this can be found in Section 3, page 2 of the Supporting Information document. This concluded that due to the scale of the proposed site, any effects will be localised and are not considered to be significant and a full Strategic Environmental Assessment is not required.

Whilst a full Strategic Environmental Assessment has not been carried out a Sustainability Appraisal was commissioned from Urban Imprint and this can be found in Section 3, page 37. This identified four sustainability objectives in the Plan overall.

These were:

- manage the risk of flooding

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

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

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

Site Assessment Matrix

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

From: Sue Stockton <calveleypc@hotmail.co.uk>

Sent: 09 February 2017 08:26

Subject: Calveley Neighbourhood Plan : Identification of Possible Development Sites in Calveley

Dear Neighbour

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

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

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

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

Kind regards

Sue

Apologies if you receive this email more than once.

*Susan Stockton
Clerk
Calveley Parish Council
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Alpraham
Tarporley
Cheshire
CW6 9JG*

01829 260167

Calveley

20/04/17 19:46

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

Dear Neighbour

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

Many thanks to those residents who have already notified us.

Apologies if you receive this email more than once.

Kind regards

Sue

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