

Shavington-cum-Gresty  
**Neighbourhood Plan**  
2019 - 2030



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## 1. FOREWORD

### 1.1 What is neighbourhood planning?

1.2 Neighbourhood planning gives communities direct power to develop a shared vision for their locality and shape the development and growth of their area. Neighbourhood planning provides the opportunity to set out a positive vision for how they want their community to develop in ways that meet identified local need and make sense for local people. They can put in place policies that will help deliver that vision or grant planning permission for the development they want to see.

1.3 The Neighbourhood Plan should support the strategic development needs set out in the Local Plan and plan positively to support local development.

1.4 A Neighbourhood Plan can be used to address the development and use of land but enables wider community aspirations to be included. Actions dealing with non-land use matters should be clearly identifiable.

1.5 In 2017 Cheshire East Council adopted the first part of a new Local Plan which sets out the strategic planning framework for the Borough, including Shavington-cum-Gresty, to 2030. The Local Plan is being prepared in two stages with part two, the Site Allocations and Development Policies Document, currently being prepared and anticipated to be completed in 2020. Shavington-cum-Gresty's position in terms of the Local Plan Strategy is highlighted in Figure A.

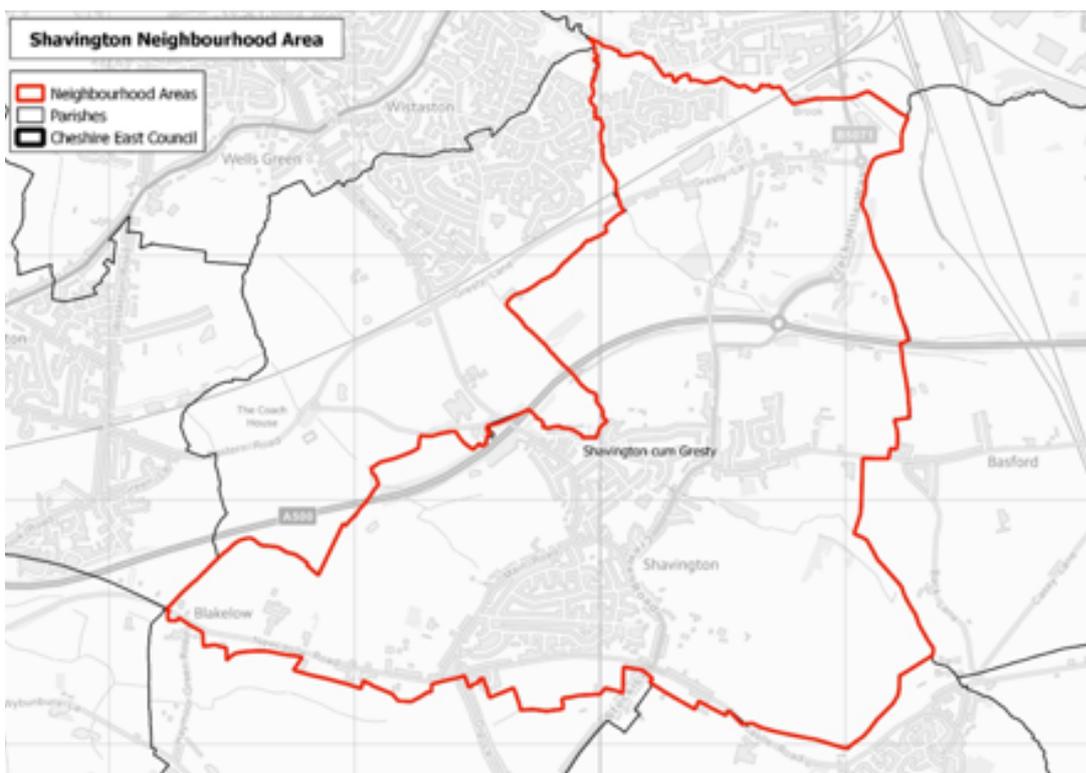
1.6 The first part of the Local Plan, the Cheshire East Local Plan Strategy (CELPS), identifies a need to plan for a minimum of 36,000 homes across the borough and 380 hectares of employment land to 2030 and does so through the distribution of development across a settlement hierarchy with four tiers. These tiers are the Principal Towns, Key Service Centres, Local Service Centres and Rural and other Villages. Shavington-cum-Gresty is one of 13 Local Service Centres. Local Service Centres are defined as smaller settlements with a range of services and opportunities for employment, retail and education. They serve a limited local catchment and contain a lower level of access to public transport than the larger key service settlements and principal towns. Specific development targets have been identified to be met across the settlement hierarchy:

1.7 Figure A – Local Plan Housing Figures

	Housing (numbers of dwellings)	Employment (ha)
Principal Towns	12,511	85
Key Service Centres	18,547	225.07
Local Service Centres	3,749	7
Rural and Other Villages	3,378	69.13
<b>Total</b>	<b>38,185</b>	<b>386.21</b>

1.8 Importantly, to ensure there is flexibility of provision for sites within the plan a 10% flexibility factor is included allocating more land than the minimum of 36000 homes and 386 ha. of employment land required. These figures and targets are set out in the table above.

- 1.9 Most development is focused in the top two tiers of the settlement hierarchy and the CELPS allocates specific sites to meet development need here. The Local Services Centres and Rural and Other Villages will be the subject of plan making during the Part Two plan where sites may be allocated to meet development need. The first draft of Part Two was consulted upon in 2018 and 2019. Seven of the Local Service Centres have site allocations, but it is considered that the development requirements of Shavington-cum-Gresty can be met by development that has already been completed and schemes with planning permission.
- 1.10 Neighbourhood plans are designed to promote and define what sustainable development means in a community and are required to conform to the strategic policies set down in the Local Plan, they therefore have an important role to play in how and where development should be delivered at the most local level.
- 1.11 The Shavington-cum-Gresty Neighbourhood Plan was produced by the Parish Council and members of the community following a Parish Council Meeting in January 2016, and following the production of a successful Parish Plan in 2012. A steering group was formed who consulted with the community on a range of issues that influence the well-being, sustainability and long term preservation of Shavington-cum-Gresty's community. Every effort has been made to ensure that the vision, aims, objectives and policies of the Shavington-cum-Gresty Neighbourhood Plan reflect the views of the majority of residents, whilst having regard to local and national policies.
- 1.12 Figure B shows the Shavington-cum-Gresty Parish boundary and this has been formally designated as a Neighbourhood Plan Area through an application made by Shavington-cum-Gresty Parish Council (a relevant body for the purpose of Section 61G of the Town and Country Planning Act 1990) in accordance with the Neighbourhood Planning Regulations 2012 Part 2 S6 and approved by Cheshire East Council. The area was formally designated on 17th August 2016.
- 1.13 Figure B – Map of Designated Area



## 2. HISTORY OF SHAVINGTON-CUM-GRESTY



- 2.1 Shavington-cum-Gresty is a civil parish comprising the large village of Shavington and the hamlet of Gresty, which lies half a mile to the north of Shavington village. Shavington-cum-Gresty was part of the ancient ecclesiastical parish of Wybunbury until 1894 when its parish status changed.
- 2.2 Suggestion has been made that Shavington was first mentioned in the Domesday Book as “Santune”, but it has also been suggested that Santune is Sound. Santune was held by William, Baron of Malbank, under the overlordship of Hugh of Avranches, the first Norman Earl of Chester, both of whom were followers of William the Conqueror. The first mention of Shavington was in the time of Edward I, in the 1280s, when William Wodenot was Lord of the Manor of “Shavington”. The Woodnoth’s held the manor into the 17th century.
- 2.3 Gresty was a separate manor and was first mentioned during the reign of Edward II, in the early 14th century, as being held by Hugh de Greysty. In the early 16th century, Thomas Smyth of Chester acquired the manor of Gresty, under the overlordship of the Davenports, who subsequently sold their rights to the Barony of Nantwich to the Cholmondeleys towards the end of the 16th century. Later, the Broughton family became Lords of the Manor of Shavington-cum-Gresty and, according to Kelly’s Directory of 1939, Major Sir H.J. Delves Broughton was the Lord of the Manor.
- 2.4 Until the late 1840s, Shavington-cum-Gresty was a rural area with some large farm houses, country residences and small cottages, often isolated or in pairs. There was no village centre and the nearest church was in the neighbouring village of Wybunbury.
- 2.5 Shavington-cum-Gresty hosts two grade-II listed buildings: Shavington Lodge, a red-brick farmhouse built in the early 19th century, and Shavington Hall, built in 1877 in the Tudor Revival style as a small country house for Charles Chetwynd-Talbot, the 20th Earl of Shrewsbury, who briefly courted the favours of the “Jersey Lily”, the music hall and stage actress, Lillie Langtry.
- 2.6 Local employment was mainly farming, but there were also other trades employing skilled craftsmen. These included bricklayers, blacksmiths, joiners, shoemakers and tailors. Amongst the population, there were comparatively large numbers of domestic servants. The establishment of the town of Crewe by the Grand Junction Railway Company in 1837 and its subsequent growth over the following fifteen to twenty years had a dramatic effect on Shavington-cum-Gresty.
- 2.7 There was a surge in house building and a subsequent doubling of the population between 1851 and 1871. It was during this period that housing developments, such as Alma Buildings, Osborne Grove and Rope Lane were built, creating a village centre. The range of occupations increased as railway employees moved into the area, mainly labourers, but also included engine fitters, points-men and railway clerks.



Main Road, Shavington, 1900

- 2.8 During the 19th century, Shavington-cum-Gresty was a strongly Methodist area with chapels for Primitive Methodists, Association Methodists (now the Scout Hut), Wesleyan Methodists, Free Gospel Methodists and United Methodists. The present Shavington Methodists opened in March 1877, built at a cost of £970. Shavington-cum-Gresty did not have its own church until 1886, when a mission church was built. This was unfortunately burnt down on the 5th November, 1892, but was rebuilt as the present St Mark's Church in 1894. The New Life Community Church opened in 1998.



- 2.9 An infants' school was built in 1900 and is now the (Shavington-cum-Gresty) Village Hall. The infants moved to a new site on Southbank Avenue in the early 1970s and were joined in the 1980s by the juniors from Shavington Primary School. A secondary-modern school opened in 1958 in Rope Parish, but was known as Shavington High School is now Shavington Academy.
- 2.10 There were further expansions of the parish: Park Estate in the 1920s; the Greenfields estate in the 1960s; and, the Fuller Drive area in the 1990s. Shavington Club opened in 1921 in what had been an old corn mill. Shavington Zoo, on Goodalls Corner, was opened to the public in 1929 by George Mottershead, but it was moved to Chester in 1931, becoming what is now Chester Zoo. Over time, Shavington-cum-Gresty has changed from the original scatter of farms and cottages to the large village of today.
- 2.11 More recently, there has been a further surge in house building. Notably, three strategic sites were identified in the Cheshire East Local Plan Strategy Part One, for a total of 1005 units. Although these houses count towards the housing figures for nearby Crewe, some 776 lie within the parish boundary and designated Neighbourhood Plan area of Shavington-cum-Gresty. In total, since the 2011 census, there have been permissions for nearly 1300 new dwellings within the parish, with over 470 dwellings completed by March 2020 (see Appendix 1).

### 3. LANDSCAPE



- 3.1 The landscape of Shavington-cum-Gresty is predominantly flat, with some undulating features, and rests on the edge of the Cheshire Plain. The parish has a history of shifting sands, which stretch in a line to the next Parish. The Parish comprises 950 acres, the majority of which is farmland, and is surrounded by the Parishes of Willaston, Rope, Wistaston, Hough, Wybunbury, Basford, and the southern part of Crewe. The Shavington-Basford-Hough Bypass (the A500), which was opened in May 2003, physically divides the Parish in two, with Gresty to the north and Shavington to the south.
- 3.2 The Cheshire Landscape Character Assessment 2008 partly classifies the Parish as urban, and partly as lying within the Lower Farms and Woods Landscape Character Type. The western part of the Parish lies within subtype LFW7 (Barthomley Character Area). The key characteristics of the Lower Farms and Woods Character Type include –
- Extensive, gently undulating plain
  - Prominent, discontinuous sandstone ridges
  - Few woodlands but locally extensive tracts of coniferous woodlands and locally distinct orchards scattered throughout
  - Strong field patterns with generally well maintained boundaries
  - Dominance of dairy farming
  - Diversity of wetland habitats, internationally important wetlands, meres and mosses
  - Extensive peat floodplains supporting regionally important breeding waders
  - Multiple rivers and field ponds
  - Archaeological evidence of iron-age hill forts, ridge and furrow and moated houses on the plain
  - Regularly spaced large farmsteads, dispersed hamlets, market towns and larger settlements
  - Estate parklands and gardens
  - Nationally important reserves of silica sand and salt
  - Canals, national cycling routes, 500km+ of public rights of way and 6 national nature reserves
- 3.3 The Subtype LFW7 (Barthomley Character Area) is described as follows – ‘This gently undulating character area is located south of Sandbach and runs as far west as Nantwich and east as far as Alsager. Fields are small-large in size and regular- irregular in pattern. This reflects the re-use and adaptation of medieval and post-medieval fields in the modern period. Loss of boundaries and the introduction of fences in the landscape are more recent events. This is a landscape of strong contrasts with many local variations, and in places the relatively dense settlement pattern is very obvious. The area is heavily influenced by its close proximity to Crewe and the development of this railway town, in particular the rapid expansion that it underwent in the 20th century. Accordingly, the nucleated settlements on the fringes of Crewe - Haslington, Hough, Shavington, Weston and Wheelock have also undergone modern growth, as has Sandbach to the north. In recent years this area has experienced significant change to landscape character arising from the development of extensive new residential areas upon former agricultural land.’

## 4. BUILT CHARACTER AND DESIGN



4.1 Cheshire East Council has recently prepared a design guide in two parts:

<https://www.cheshireeast.gov.uk/pdf/planning/spatial-planning/design-guide/cec-borough-design-guide-adopted-2-5-17-volume-1-lowres.pdf>

<https://www.cheshireeast.gov.uk/pdf/planning/spatial-planning/design-guide/cec-borough-design-guide-adopted-2-5-17-volume-2-lowres.pdf>

The guide is geared principally toward larger scale housing proposals, but is also relevant to smaller scale development. The intention is to both guide and improve the quality of new development but to also provide a basis for Cheshire East Council to reject a design that does not contribute in a positive way to the area. The guide highlights that Cheshire East is a fantastic part of the country, where picturesque market towns nestle within unspoilt countryside. It is a very special and unique place that should be protected. Its character and attractiveness underpins the quality of life enjoyed by the Borough and its residents.

4.2 Five settlement character areas have been identified, and Shavington-cum-Gresty falls within ‘Salt and Engineering Towns’, which predominantly comprises of more rural areas where dispersed farmsteads and hamlets are linked by a network of winding lanes and, by contrast, areas dominated by the large scale urban centres and industrial sites.

4.3 The design guide highlights that traditional materials include a mix of brick, stone, slate and clay roof tile. Examples of timber-framed buildings can also be found across the character area. Render or pebbledash over a brick plinth or lower half is common amongst late Victorian and Edwardian properties, as well as post-war housing. Terracotta detailing in the form of plaques, date-stones and moulded parts are a popular accessory on many Victorian properties.

4.4 A wide variety of boundary treatments can be seen across the character area. Many properties have open frontages to the street or are located at the back of pavement. A low brick wall with stone coping (often painted) is commonly found in association with Victorian terraces. Typical Traditional Detailing Features typical of early and mid-Victorian properties exist within the character area including paired front doors to terraced properties, rounded or angled bay windows, semi-circular fanlights with shaped stone or arched brick lintels and steeply pitched roofs.

## 5. SHAVINGTON-CUM-GRESTY TODAY



5.1 At the time of the 2011 census, Shavington-cum-Gresty was a Parish of around 4520 people, living in 2005 households. However further growth has taken place; since April 2010 there have been planning permissions granted within the parish boundary for nearly 1300 new dwellings, with more than 470 completions by March 2020 (*Appendix 1*).

Based on the 2011 census, we know that:

- The population is older than the average in England, and has fewer children under the age of 16 than the national average
  - The population has significantly less people who were born outside the UK or from black or minority ethnic groups than average
  - The community is fortunate to be safer than average, with less recorded crimes than the England average
  - There are fewer than average benefits, council tax or pension credit claimants living in Shavington-cum-Gresty and fewer children in poverty
  - There are slightly less people on average with a limiting long term illness
  - There is a slightly lower than average number of residents who are self-employed, work 49 + hours per week, and who work from home
  - There is a lower level of people with no qualifications and a slightly lower number of people with degree or equivalent level qualifications than average
  - The Parish has a large proportion of detached homes (36%) which differs from the national average of 22%, a larger proportion of semi-detached homes (55.8% compared with the national average of 30.7%) and lower numbers of flats and terraces. The Parish has a higher proportion of owner occupied homes than average, and less rental properties
  - House prices are lower than the average, but still have an overall affordability ratio of 11.5 (median house price as a ratio of median income)
  - Households are less overcrowded than average for England, but there are more people than average in fuel poverty than the average for England
  - The car is relied upon heavily as a mode of transport, with more cars per household than the average in England, and fewer than average households with no car
  - The population density is higher than average, with 9.98 people per hectare compared with the national average of 4.1 persons per hectare.
- 5.2 Shavington-cum-Gresty today is therefore a relatively prosperous area with the majority of residents owning their own homes and many with more than one motor vehicle per household. The shops and businesses in the village have continued to develop and there are now over 50 businesses in the village.

## 6. CONSULTATION



- 6.1 The Shavington-cum-Gresty Neighbourhood Plan is community driven and must derive its vision, objectives and policies from the community. From the outset the Parish Council were determined that the residents should be kept informed and given every opportunity to inform the Steering Group of their views. Communication and consultation, in various forms, have played a major role in formulating the Neighbourhood Plan.
- 6.2 It was therefore considered important to -
- Promote a high degree of awareness of the project
  - Encourage everyone to contribute to the development of the Neighbourhood Plan
  - Promote consultation events and provide regular updates on the status of the Neighbourhood Plan and its development

- 6.3 Key to this programme was publicity to gain residents engagement. This was gained via public meetings, attendance at community events, by post, and electronic communication via the Parish Council website, along with a dedicated Neighbourhood Plan website and a Facebook page.
- 6.4 Further information on consultation methods and the results gathered can be found in more detail in the Consultation Statement that will accompany the submitted version of the Shavington-cum-Gresty Neighbourhood Plan.
- 6.5 The proposed Neighbourhood Area for the Shavington-cum-Gresty Neighbourhood Plan was formally designated on 17th August 2016, following the setting up of a steering group in January 2016.
- 6.6 Two presentations on Neighbourhood Plans were held, firstly on 30th November 2015, and then on 29th February 2016, when the public were invited to attend and ask questions from a guest speaker from Cheshire Community Action who had experience of helping communities prepare their Neighbourhood Plans.
- 6.7 A comprehensive questionnaire along with an information leaflet was hand delivered to every household in the Parish in October 2016 to be completed by the 14th November 2016. (The questionnaire can be seen at <https://shavingtononline.co.uk/neighbourhood-plan/>). 812 responses were received, a response rate of approximately 45%. Additionally, questionnaires for children under 12, for teenagers aged 13-17, and for local businesses were distributed. The questionnaires could be filled in online, picked up by volunteers, or returned to four convenient locations throughout the Parish.
- 6.8 The questionnaire asked a number of questions, such as whether respondents or their families were intending to move within the Parish or outside; which local facilities and services residents used; what transport methods were used; whether respondents used the public footpaths and bridleways and play areas; and whether or not residents agreed with statements that would be used to help draw up a vision for the community. The results of the questionnaires were used as a basis on which to develop the vision, objectives and policies.
- 6.9 The questionnaire had a good mix of age groups returning responses. Unusually, the largest response rate was from 25-44 year olds, with 48% of responses fitting into this age group. The full age range of the community was covered however, with 6% of responses from 18-24 year olds, and 16% from the over 60s. Additionally, 37 children returned a specific questionnaire for under 13s, eleven teenagers filled in the specific teenage questionnaire, and 17 businesses returned the business questionnaire. Much valuable information was therefore received to help shape the policies of the Neighbourhood Plan.
- 6.10 The results highlighted that there is high car usage and some parking issues at local services and amenities; almost everyone who replied was connected to the internet; most people live in a privately owned semi-detached or detached house; a number of people had family who wanted to move within the Parish, or move back into the Parish but had been unable to find suitable housing for their needs; the public footpaths are well used; and more recreation space would be welcomed. Many residents commented on the large amount of new building that was taking place in the Parish, and worried that Shavington-cum-Gresty did not have adequate infrastructure to cope with the pressure that the new developments would bring. Many residents were also concerned that Shavington-cum-Gresty would lose its village feel.

- 6.11 Once the results of the questionnaire had been gathered and analysed, members of the Neighbourhood Plan steering group attended events at the Summer Festival and the School Fete to show the community the results from the questionnaire, and ask their views on the draft vision, objectives and policy ideas.
- 6.12 The Shavington-cum-Gresty Neighbourhood Plan was submitted to the list of statutory and other bodies provided by Cheshire East Council as required under Regulation 14, Town and Country Planning, England Neighbourhood Planning Regulations (General) 2012. 129 comments were made at this stage which were considered and the Neighbourhood Plan modified accordingly, prior to its formal submission and examination. Further details of the consultations that have taken place throughout the preparation of the Neighbourhood Plan can be found in the Consultation Statement which accompanies the submitted Neighbourhood Plan.

## 7. VISION AND OBJECTIVES



- 7.1 The vision and objectives are based on the key issues raised by local people during the initial stages of the consultation process. They have been summarised and refined by the Steering Group and discussed at a drop in event with the community to form the basis of the Neighbourhood Plan.
- 7.2 The vision for Shavington-cum-Gresty is:

### VISION

In 2030 Shavington-cum-Gresty will be a vibrant and inclusive village, with improved open spaces, facilities, infrastructure and services for everyone who lives and visits. Shavington-cum-Gresty will remain as a distinct village with its own identity surrounded by open countryside. New housing will be of an appropriate type and scale to meet the needs of the community. The village will be easy and safe to get around, with thriving local businesses.

- 7.3 Following on from the vision, the following objectives have been identified, and the policies of the Neighbourhood Plan seek to deliver these objectives:

### OBJECTIVES

- To deliver appropriate housing to meet the current and future needs of Shavington-cum-Gresty
- To protect and enhance the character and identity of Shavington-cum-Gresty
- To protect the environment and access to the open countryside
- To improve services and facilities
- To encourage sustainable forms of transport and mitigate parking problems
- To support and enhance the local economy

## 8. HOUSING AND DESIGN POLICIES

8.1 The Shavington-cum-Gresty Neighbourhood Plan has the following objectives:-

- To deliver appropriate housing to meet the current and future needs of Shavington-cum-Gresty
- To protect and enhance the character and identity of Shavington-cum-Gresty

### **POLICY HOU1 – NEW HOUSING**

Within the settlement boundary defined on Figure C, proposals for housing development (including change of use) will be supported where they are in keeping with the scale, role and function of Shavington-cum-Gresty and do not conflict with any other relevant policies in the local plan.

Outside the settlement boundary, Open Countryside Policy PG6 of the Local Plan Strategy applies.

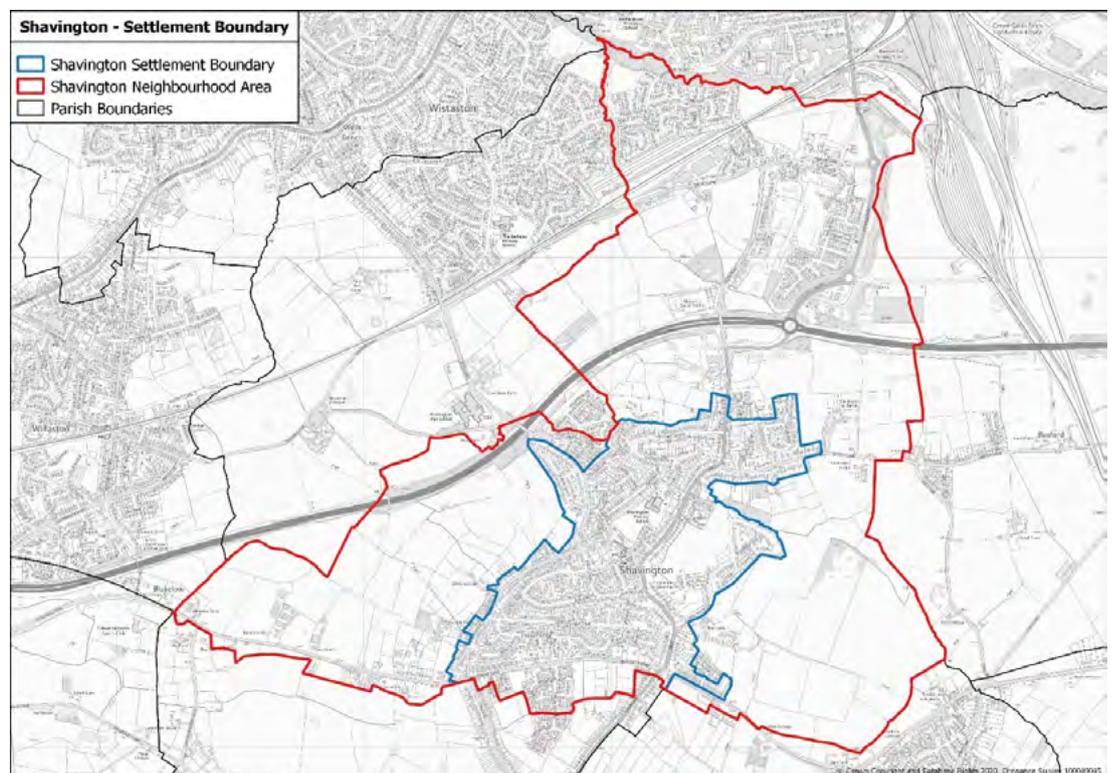
Within the Open Countryside, only development that is essential for the purposes of agriculture, forestry, outdoor recreation, public infrastructure, essential works undertaken by public service authorities or statutory undertakers, or for other uses appropriate to a rural area will be permitted.

Exceptions may be made:

- the infill of a small gap with one or two dwellings in an otherwise built up frontage; affordable housing, in accordance with the criteria contained in Policy SC 6 'Rural Exceptions Housing for Local Needs' or where the dwelling is exceptional in design and sustainable development terms;
- for the re-use of existing rural buildings where the building is permanent, substantial and would not require extensive alteration, rebuilding or extension;
- for the replacement of existing buildings (including dwellings) by new buildings not materially larger than the buildings they replace;
- for extensions to existing dwellings where the extension is not disproportionate to the original dwelling; buildings they replace
- for development that is essential for the expansion or redevelopment of an existing business.

8.2 The draft Part Two of the Cheshire East Local Plan Strategy SADPD (Site Allocations and Development Policies) has defined a settlement boundary for Shavington-cum-Gresty. The purpose of defined settlement boundaries is to assist in directing built development towards the most suitable and sustainable locations across the borough and to define the intended relationship between settlements and the countryside beyond. Within settlement boundaries, development proposals will be supported where they are in keeping with the scale, role and function of the settlement and do not conflict with other relevant plan policies. Outside the settlement boundary, the area is designated as open countryside in the local plan. Neighbourhood Plans are able to define settlement boundaries, and it is agreed that the Neighbourhood Plan will define the settlement boundary as proposed in the draft SADPD.

- 8.3 Shavington-cum-Gresty is defined as a Local Service Centre within the adopted Cheshire East Local Plan Strategy Part One. The 36,000 dwelling requirement identified within the Local Plan is the minimum requirement for housing development within Cheshire East across the Plan period.
- 8.4 The Spatial Distribution work undertaken for the Local Plan outlines that the 13 Local Service Centres should take 3500 homes over the Plan period, plus an extra 10% buffer. The geographical distribution and the proportion of the 3500 homes that each area should develop is being consulted upon through Part Two of the Cheshire East Local Plan Strategy SADPD. Consultation took place in Autumn 2018 and Autumn 2019. The definitive policy document is unlikely to be available until 2020. Consequently, the Neighbourhood Plan policies have been drafted based on Cheshire East proposals for development which have yet to be finally confirmed and published as definitive. The evidence used to draft the SADPD is the most up to date housing evidence, however, and so has been considered in the drafting of the Neighbourhood Plan policies.
- 8.5 Figure C – Settlement Boundary for Shavington-cum-Gresty



- 8.6 Policy PG 8 of the Draft Part Two 'Spatial Distribution of Development: Local Service Centres' highlights the extent of employment land and housing development that each Local Service Centre is expected to accommodate. For Shavington-cum-Gresty, this is in the order of 335 new homes.
- 8.7 Through the SADPD sites are identified to meet the residual development requirements in the local service centres, so that the overall level of development in each centre over the plan period is in accordance with Policy PG8. A number of the 13 Local Service Centres have site allocations in the emerging SADPD, but the Shavington Settlement Report (ED42), paragraph 4.7, advises that *'there are no remaining development requirements in Shavington, and consequently there is no need to identify further sites for housing'*.

- 8.8 As part of the evidence base for the SADPD, Cheshire East Council produced two reports specifically relevant to Shavington-cum-Gresty; 'ED 05 – Provision of Housing and Employment Land and the Approach to Spatial Distribution' and 'ED 42 – Shavington Settlement Report'. These reports can be found at <https://cheshireeast-consult.objective.co.uk/portal/planning/cs/sadpd/revpubevidence>. The reports make it clear that no further sites need to be allocated for housing at Shavington in the emerging Cheshire East Site Allocations and Development Policies Document.
- 8.9 Cheshire East Council have also produced a Housing Advice Note for Shavington-cum-Gresty (see <https://shavingtononline.co.uk/neighbourhood-plan/>), which has indicated the likely housing need for the Parish and helped inform the Neighbourhood Plan policies. The Housing Advice Note was prepared in November 2016, using methodology endorsed by Planning Practice Guidance and best practice. The Advice Note looked at evidence such as household projections, census data, dwelling completion rates and the local plan strategy to give an appropriate quantum of housing for the parishes, along with characteristics of the housing need. This indicated that the upper range of potential housing target for Shavington-cum-Gresty for the plan period was 317 dwellings.
- 8.10 Given the number of units completed or committed during the early part of the plan period, it is not considered necessary to allocate further sites for residential development, which has been reflected by Cheshire East Council in the draft Part Two of the Local Plan (SADPD). The housing policies in the Neighbourhood Plan will allow for further appropriate small scale development within the settlement boundary.
- 8.11 Housing Mix and Type

## POLICY HOU2 – HOUSING MIX AND TYPE

In order to redress the imbalance of the current housing stock and ensure an appropriate mix of housing in Shavington-cum-Gresty, new housing developments should comprise a mix of house types, including smaller homes, such as bungalows, apartments, terraced or semi-detached.

Where appropriate, the requirements of a wide range of households should be met without the necessity for substantial alterations including, for example families with push chairs, wheelchair users, disabled visitors, and older people. The design of housing should maximise utility, independence and quality of life, while not compromising other design issues.

- 8.12 The 2011 census indicated that the housing stock in Shavington-cum-Gresty has a higher than average number of detached properties than both Cheshire East and England, at 36.48% of properties, compared to 35.55% and 22.43% respectively. There is a far larger proportion of semi-detached properties than the borough and England average, at 55.78% compared to 32.56% and 31.23% respectively. Shavington-cum-Gresty has a far lower number of terraces, at only 6.04% of the dwelling stock, compared to 21.25% in Cheshire East and 24.46% in England. There are very few flats or apartments, which comprise only 1.25% of the dwelling stock, compared to an average of 10.17% in Cheshire East, and 21.16% in England.
- 8.13 The Housing Advice Note (see <https://shavingtononline.co.uk/neighbourhood-plan/>) indicated that Shavington-cum-Gresty has a higher than average proportion of elderly age groups (65-84 and 85 and over) and significantly higher proportion of middle age groups (45-64). There are fewer children

and young adults in the Parish than the Borough average. This policy will help to deliver smaller and therefore more affordable family homes, while helping to provide homes for those elderly residents wishing to downsize – which in turn will free up family homes.

- 8.14 Many comments from the Neighbourhood Plan questionnaire raised the importance of having a better mix of housing, with residents wishing to see smaller homes developed for local young people wishing to stay in the village, or for elderly people wanting to either downsize or move to more appropriate dwelling types.
- 8.15 The policy complies with Cheshire East Council's policy requirement for a mix of dwelling types and sizes, and with the National Planning Policy Framework (NPPF) which states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.

### **POLICY HOU3 – HOUSING FOR OLDER PEOPLE**

The loss or redevelopment of existing housing for older people will not be permitted unless this includes the provision of new units designed to provide accommodation for older people to be available in at least the equivalent number of existing units that will be lost – unless in exceptional circumstances it can be robustly demonstrated through an up to date housing needs survey that the accommodation is no longer needed, or the need can be met elsewhere through the existing housing stock, or the accommodation will be replaced elsewhere in the Parish.

Any proposals to enhance and improve the quality or quantity of housing for older people within the settlement boundary will be supported.

- 8.16 Housing for Older People
- 8.17 The NPPF defines older people as people over or approaching retirement age, including the active, newly retired, through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full age of retirement and specialised housing for those with support or care needs. As mentioned above, the Housing Advice Note (see <https://shavingtononline.co.uk/neighbourhood-plan/>) indicated that Shavington-cum-Gresty has a higher than average proportion of elderly age groups (65-84 and 85 and over) and significantly higher proportion of middle age groups (45-64). A number of residents, through the Neighbourhood Plan questionnaire, raised the importance of having homes for the elderly within the village, to ensure that they could stay living in Shavington.
- 8.18 There are currently only a small number of homes specifically for the elderly in the Parish. Recent calculations indicate that there are approximately 27 units specifically for the elderly – a mere 1.5% of total households. These are bungalows to rent from a social landlord and are located at Barons Road, Edwards Close, Lordsmill Road and Santune Court. Unfortunately, in 2012/13 Santune House closed, which provided valuable respite care for elderly people. It is considered vital that there are no further losses to the supply of homes for older people in the Parish, and indeed new homes or 'lifetime' homes within the settlement boundary would be welcomed.

## **POLICY HOU4 – LOCAL CHARACTER AND HOUSE DESIGN**

To ensure that buildings, characteristic features and materials are representative of the settlement character of Shavington-cum-Gresty, the design and layout of new developments should demonstrate consideration of the Cheshire East Design Guide (2016) or any updated version.

New development should take the following into account, where appropriate and viable:

- a) Development adjoining open countryside should provide a sympathetic transition between the built form and wider countryside.
- b) Development should be bordered by boundary treatments appropriate to its location
- c) Where appropriate, traditional materials and detailing should be included in new designs.
- d) New housing should be positioned such that it does not prejudice the amenity of future occupiers or the occupiers of adjacent property by reason of overshadowing, overlooking, visual intrusion, noise and disturbance, odour, or in any other way.
- e) The design of new residential development should reflect the wide variety of building styles and materials which characterise the settlement.
- f) Wherever possible, the layout of new residential development should include front gardens, or have dwellings set back with open frontages.
- g) Wherever possible, existing landscape features should be retained on site to preserve the landscape character.
- h) Developers are encouraged to use sustainable construction practises, including the use of renewable and low carbon technology where appropriate, to achieve energy and resource efficiency.
- i) The density of development should be appropriate to the site and its surroundings. Proposals for the redevelopment of large properties should reflect the local character of existing development, the street scene and residential amenity.
- j) All dwellings should have off-street parking in accordance with the number of spaces defined in the Cheshire East Local Plan Strategy Parking Standards. Garage sizes should accord with the Cheshire East Local Plan Parking Standards and be large enough to fit at least an average modern family size car, with room for egress within the garage.
- k) All developments should incorporate SUDS which minimises surface water run-off. These may include features such as ponds, swales and permeable paving designed as part of the development and to reflect the rural character of the area. Every reasonable option should be investigated before discharging surface water into a public sewerage network, in line with the surface water hierarchy.

- 8.20 It is important that any new development is of high quality design, enhancing the local character of the parish. The National Planning Policy Framework highlights that developments should be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.
- 8.21 Cheshire East Council has recently prepared a design guide (*see 4.1 above*). The guide highlights that the character and attractiveness of Cheshire East underpins the quality of life enjoyed by the Borough and its residents.
- 8.22 Shavington-cum-Gresty falls within the Salt and Engineering Towns category. The design guide highlights that within this category, traditional materials include a mix of brick stone, slate and clay roof tile. Render or Pebbledash over a brick plinth or lower half is common amongst late Victorian and Edwardian properties, as well as post-war housing. Fully rendered buildings are uncommon but are strong features in the townscape where they do occur, especially when in small groups. Terracotta detailing in the form of plaques, datestones and moulded parts are a popular accessory on many Victorian properties. A wide variety of boundary treatments can be seen across the character area. Many properties have open frontages to the street or are located at the back of pavement.
- 8.23 The Salt & Engineering Towns Design Cues relevant to Shavington-cum-Gresty include:-
- A wide variety of building styles reflecting different periods in the growth of the settlement
  - Two-storey properties with steep roofed gables onto the street
  - Boundary walls often constructed from the same material as the main property
  - Properties often set to back of pavement providing strong enclosure to street
  - Brick of various shades and textures is the main building material
  - All eras of architecture are found within the settlement character area
  - Long views to the Pennines and Sandstone Ridge are a key feature of many settlements
  - Flashes, rivers, canals and field ponds dominate and influence the countryside and settlements of this character area
  - Existing landscape features should be retained on site to preserve the landscape character.
- 8.24 The Neighbourhood Plan questionnaire results highlighted that almost 60% of respondents agreed or strongly agreed that houses should incorporate sustainable features, such as solar panels and rain water capture.
- 8.25 Levels of car ownership in Shavington-cum-Gresty are high. Only 11.6% of households have no car which is less than half of the national average (25.8%, 2011 Census). Only 2.7% of residents in Shavington-cum-Gresty travel to work by public transport, compared to 11% in England. There have been persistent and widespread problems of inappropriate on-street parking in Shavington. It has given rise to many comments and suggestions during public consultation on the preparation of the Shavington Neighbourhood Plan.
- 8.26 Cheshire East do not stipulate any minimum or maximum density numbers. However, guidance is provided in the Cheshire East Local Plan Strategy which states that ‘The design and density of the development should reflect the location and character of the area and respond to the contents of the Council’s most up to date Design Guidance.’ The GEC Design Guide – part 2 includes the following paragraph: ‘sub-urban residential areas adjacent to open spaces or the countryside would have a reduced density and less formal character with more generous gardens.’

## 9. ENVIRONMENT POLICIES



9.1 The Shavington-cum-Gresty Neighbourhood Plan has the following objective:-

- To protect the environment and access to the open countryside

### POLICY ENV1 – FOOTPATHS AND CYCLEWAYS

Access to the countryside will be promoted through protection and maintenance of the existing Public Right of Way (PROW) network (see Figure D -map of existing PROW), its enhancement where possible, and the safety of users of rural roads and lanes.

Any development that leads to the loss or degradation of any PROW, or any cycleway, will not be permitted, unless a suitable alternative can be provided. Proposals to divert PROWs or cycleways should provide clear and demonstrable benefits for the wider community.

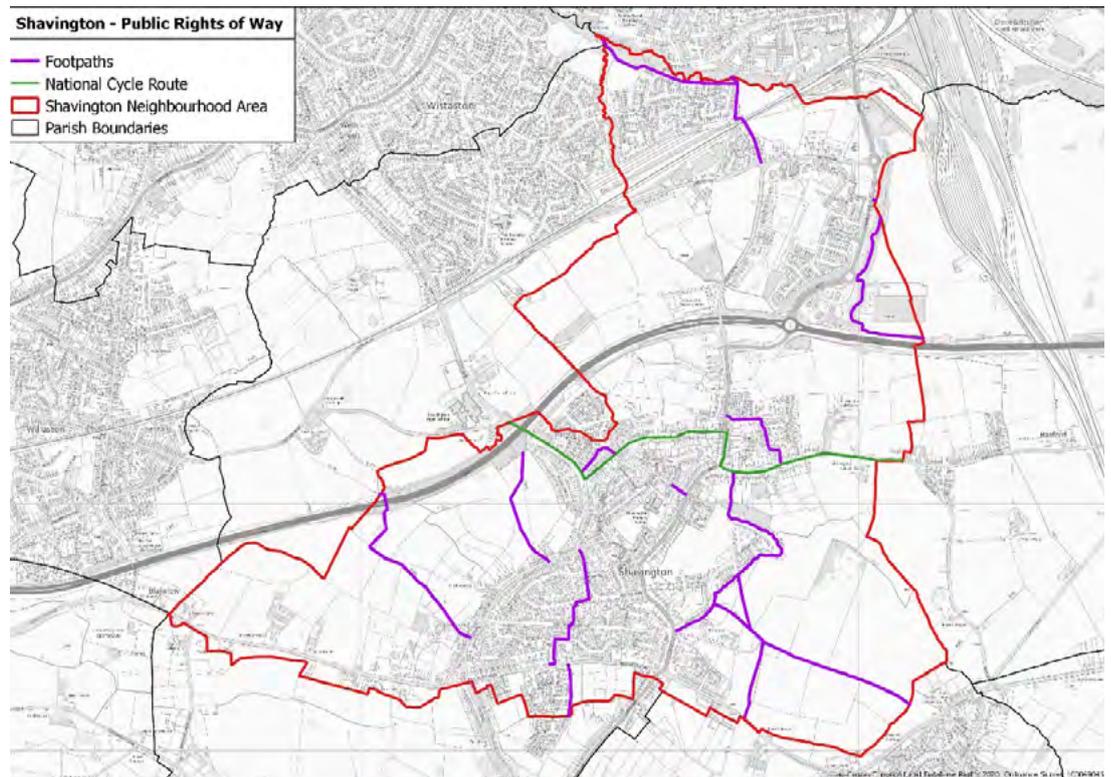
Any new development must provide easy, accessible traffic-free routes for non-motorised users (to include pedestrians, disabled people, people with prams or baby-buggies, cyclists and where appropriate equestrians) to shops, facilities and open spaces, and nearby countryside. The provision of any such additional routes will be supported.

The needs of non-motorised users (as described above) must be taken into account in all traffic planning, but especially in relation to rural lanes and roads. Hazards arising from an increase in vehicle numbers where agricultural buildings are converted to residential or commercial use will need to be taken into consideration. Measures to be taken to ensure appropriate mitigation may include, for example, separation of pedestrians/cyclists from vehicular traffic where possible, improvements to signage, or means of speed reduction.

9.2 Shavington-cum-Gresty has a number of public footpaths that allow wonderful views and access to the countryside (see Figure D) and offer rural connections to Hough and Wybunbury. Some of the network offers options for circular walks. Additionally, Oaktree Walk is a walkway through trees; Evergreen Way walkway beside the brook, and there are numerous footpaths in the green gap countryside.

9.3 Shavington-cum-Gresty is fortunate to be surrounded by the open countryside, but the Neighbourhood Plan questionnaire highlighted that some residents were avoiding walking as they didn't always feel safe. 96% of respondents agreed or strongly agreed that walking routes are important to preserve connections with the countryside, and over 50% of respondents had used a public footpath or bridleway in the Parish in the past six months. A sizeable minority of 22% of respondents had found some public footpaths to be inaccessible at some point. There are few green spaces within the village, meaning that being able to easily access the open countryside is very important to the residents. The Green Space Strategy that was prepared by Cheshire East Council as evidence for the Local Plan highlighted that measures to improve access to natural open space in Shavington-cum-Gresty should be investigated.

- 9.4 The Neighbourhood Plan questionnaire also highlighted that a number of respondents (43%) had avoided cycling due to feeling that the roads weren't safe, in good condition, or there were no cycle lanes or cycle storage facilities. Additionally, 81% of respondents agreed or strongly agreed that safer cycling should be promoted in Shavington-cum-Gresty. Encouraging safe cycling routes would help reduce traffic and parking problems within the Parish.
- 9.5 The Neighbourhood Plan aims to protect the existing network of footpaths and cycleways and take any opportunities to enhance, connect, improve or add to the existing provision.
- 9.6 This policy seeks to help deliver one of the NPPF's aims of conserving and enhancing the natural environment, and also of promoting healthy communities. The NPPF indicates that policies should protect and enhance public rights of way and that opportunities should be sought to provide better facilities for users, for example by adding links to existing public rights of way networks.
- 9.7 The Cheshire East Local Plan Strategy policy 'SE6 Green Infrastructure' highlights that Cheshire East aims to deliver a good quality, and accessible network of green spaces for people to enjoy, and development should contribute to the creation of a good quality, integrated and accessible multi-functional network of green spaces.
- 9.8 Figure D – Map of Shavington-Cum-Gresty's Public Rights of Way 2018



## **POLICY ENV2 – TREES AND HEDGEROWS**

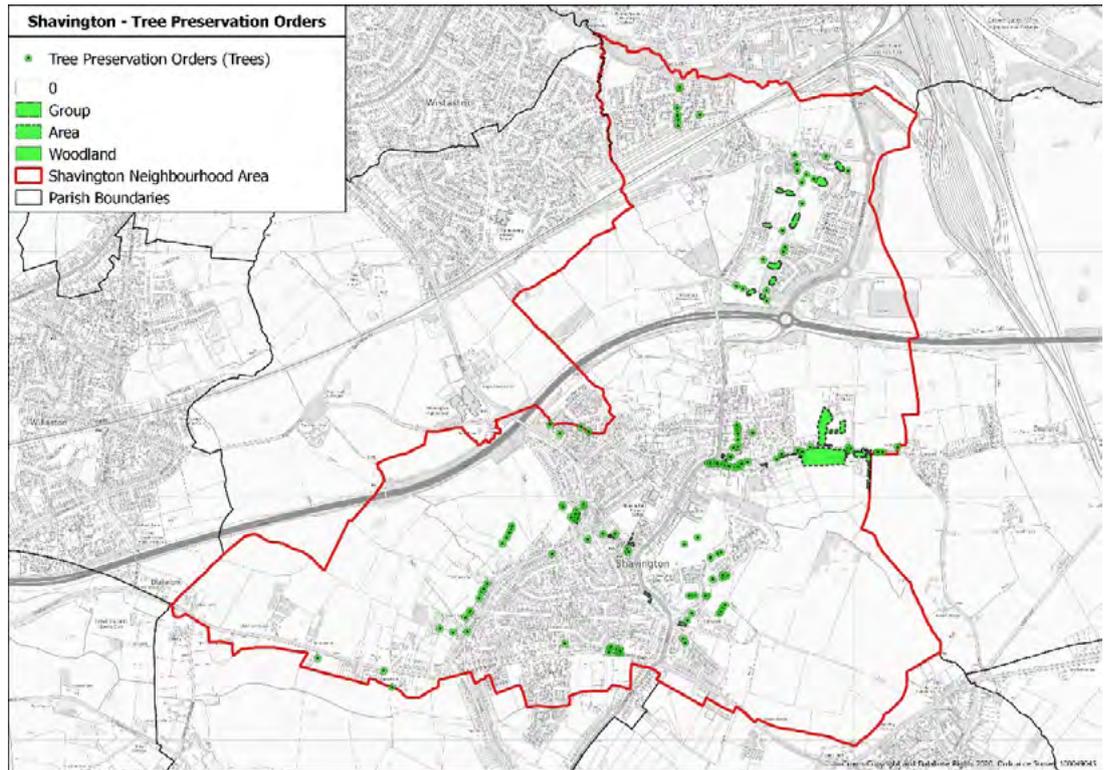
Hedgerows and trees which make a significant contribution to the amenity, biodiversity and landscape character of the surrounding area should be preserved, and development which would adversely impact upon them will not normally be permitted. In exceptional circumstances, where the benefits of development are considered to outweigh the benefit of preserving trees and hedgerows, development will be permitted subject to appropriate mitigation. The retention of trees and hedgerows in situ will always be preferable.

Where a development may threaten protected trees an arboricultural assessment will be submitted with development proposals.

New developments will, where appropriate, be required to include suitable plantings of trees and hedgerows.

- 9.10 Many residents enjoy the existing large trees that exist in Shavington-cum-Gresty, and developments have not always incorporated trees into their designs. Trees are an important characteristic of the village adding to the rural and village identity, providing biodiversity and habitats to valued wildlife.
- 9.11 Many respondents to the Neighbourhood Plan questionnaire gave a strong view of the importance of trees and hedgerows to the village. 91% of respondents agreed or strongly agreed that there should be adequate mitigation if trees are removed for construction purposes, with additional trees planted, and that developments should, where possible, preserve any trees and hedgerows on site.
- 9.12 This policy seeks to ensure that valued trees and hedgerows are protected, and further appropriate coverage forthcoming. The policy helps to deliver one of the aims of the NPPF of conserving and enhancing the natural environment. The NPPF states that planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) unless there are wholly exceptional reasons and a suitable compensation strategy exists.

9.13 Figure E – Map of Shavington-cum-Gresty’s Protected Trees 2018



Cheshire East interactive map of Tree Preservation & Protection locations:

[https://maps.cheshireeast.gov.uk/ce/webmapping?&layers=LU\\_S\\_TPO\\_PNT\\_current.LU\\_S\\_TPO\\_POLY\\_current](https://maps.cheshireeast.gov.uk/ce/webmapping?&layers=LU_S_TPO_PNT_current.LU_S_TPO_POLY_current)

#### 9.14 Water Management and Drainage

### POLICY ENV3 – WATER MANAGEMENT AND DRAINAGE

In order to avoid inappropriate development in areas at risk of flooding, development should be steered to areas with the lowest risk of flooding, having regard to the sequential test detailed in the National Planning Policy Framework. Where this is not possible, the exceptions test must be applied.

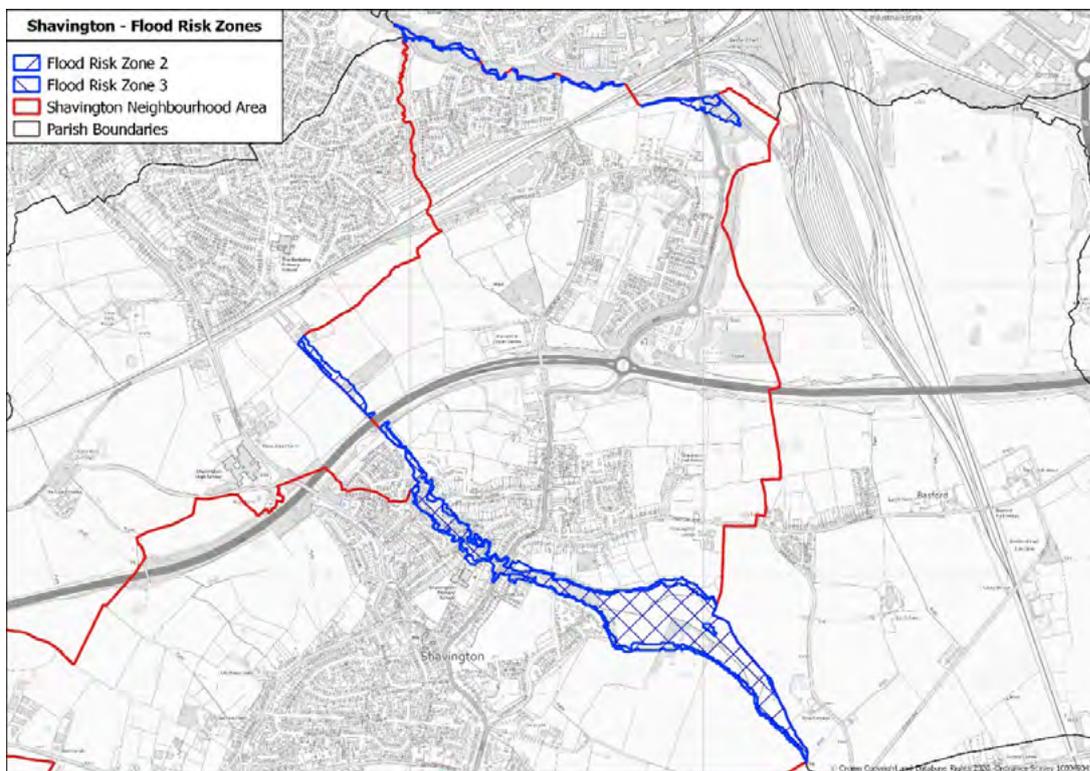
To ensure that development will not increase surface water flooding or overload the foul drainage system all proposals for new developments should, where possible, incorporate above ground, green, gravity reliant sustainable drainage systems (i.e. no mechanical or electrical based systems) including permeable surfaces for drives and paths.

Surface water should be discharged in the following order of priority:

- An adequate soakaway or some other form of infiltration system.
- An attenuated discharge to a surface water body.
- An attenuated discharge to public surface water sewer.
- An attenuated discharge to public combined sewer.

Applicants wishing to discharge surface water to a public sewer will need to submit clear evidence demonstrating why alternative options are not available.

- 9.15 Local roads are subject to regular flooding impeding pedestrian and vehicle access as well as impacting upon property. Continued “concreting over” of the natural drainage systems will inevitably lead to increased surface water. Further developments will only increase the risk of significant flooding.
- 9.16 Shavington is served by a mains drainage system and since the installation of the present system the village has expanded significantly, putting additional loads on the existing system. Any new development will need to ensure that the system connections are adequate and acceptable to the system operator, following the order of priority set down in Policy ENV3.
- 9.17 Recent housing developments have caused flooding of existing adjacent properties, some significantly. There is therefore a need to ensure that the building of new developments do not impact negatively on neighbouring homes. Substantial flooding of gardens on Newcastle Road and Crewe Road for a period of eleven months is one example of the problems caused by recent development. Other sites have had major flooding problems from the commencement of building work. Shavington is an area with particular geology, layers of impermeable soils, creating unique drainage situations for developers. These conditions require technical investigation and flooding mitigation measures to be included in planning applications for consideration before planning permission is granted.
- 9.18 One of the aims of the National Planning Policy Framework is to meet the challenge of climate change and flooding. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change.
- 9.19 Figure F - Map of Flood Risk 2018



## 10. COMMUNITY FACILITIES POLICIES

10.1 The Shavington-cum-Gresty Neighbourhood Plan has the following objective:-

- To improve services and facilities

### **POLICY COM1: COMMUNITY FACILITIES AND LOCAL BUSINESSES**

The provision of and the retention, continued use, refurbishment and improvement of all community buildings and recreational facilities, together with local businesses such as shops and public houses will be supported.

The loss of the shops, public houses and community infrastructure from the Parish will be resisted unless it can be demonstrated that the existing uses have been actively marketed over an appropriate timeframe, and/or any replacement use will provide equal or greater benefits to the community.

Proposals must demonstrate that the site has been marketed for freehold or leasehold purposes for the current use at a reasonable commercial price for at least twelve months without an appropriate offer being received.

The development of a new Church, and the appropriate redevelopment of the old St. Marks Church Site for community uses will be supported. The provision of facilities for use within Shavington Methodist Church will be supported.

- 10.2 Shavington-cum-Gresty has a number of community buildings and commercial services which are valued by residents. The Neighbourhood Plan questionnaire asked residents how many times they normally visited particular shops and facilities. The responses highlighted that the services and shops were all well used, with many being used daily by some respondents.
- 10.3 Any loss of facilities would increase traffic accessing more distant locations. In order to ensure the continued vibrancy and vitality of Shavington-cum-Gresty, to reflect its status as a Local Service Centre, and to ensure that the Parish remains an attractive place in which to live and work and to visit, it is essential that the loss of facilities is resisted where possible, and that the improvement, enhancement and provision of facilities is supported. In recent years, the Post Office has closed, which has led to people needing to travel out of the parish to access the service, which due to the lack of public transport has led to difficulties for many people without cars, particularly the elderly.
- 10.4 Shavington Youth Club is managed as a charity and is based in the old school. There is a kitchen, hall and games room run by Youth Leaders, Site Manager and volunteers. The Junior Youth Club is held on Monday and Thursday evenings. The building is leased from Cheshire East Council and is surrounded by a garden and play areas. The Youth Club has members who come from Shavington, surrounding villages and the towns of Crewe and Nantwich. The club offers an environment to help improve physical, mental and emotional health and well-being. Shavington Youth Club is a vibrant community asset that works in partnership with other groups that offer recreational, sporting and cultural programs that is inclusive for all individuals and groups within the community.

- 10.5 The community is fortunate that a new church is anticipated to be built in the village to replace the existing St. Marks Church. This will free up the existing church site which lies centrally within the village. Ideally this site could be used for further parking for the use of the new church and the community, or for the development of a green space. It is anticipated that the new building will offer modern facilities for both community and worship use, providing a community café, meeting room, play area and parking. Additionally, Shavington Methodist Church have recognised the need in the village for a community hub, and are hoping to reconfigure the church and hall space to create a coffee shop and village hub, which would employ local people. It is also a possibility that the Post Office may use the space, which would be of great benefit to the community. The projects have much community support.
- 10.6 The NPPF highlights that Neighbourhood Plans should guard against the loss of valued local facilities and services and enable the retention and development of accessible local services and community facilities such as local shops, meeting places, open spaces, cultural buildings, public houses and places of worship.
- 10.7 Recreation areas

### **POLICY COM2: PLAY, RECREATION AND OPEN SPACE FACILITIES**

All areas currently used for play and recreation as shown on Figure G will be protected and, where possible, enhanced. Development for alternative uses will only be supported when:

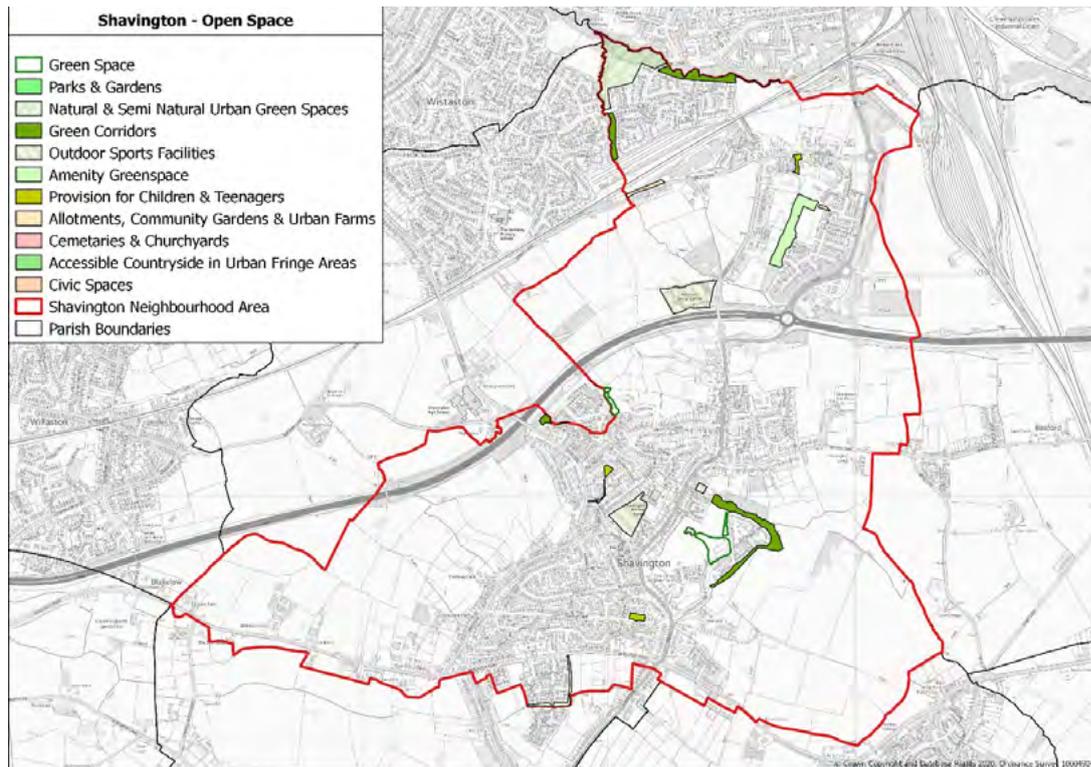
- a) an assessment has been undertaken which shows the facility to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative amenity, play or recreation provision, the needs for which clearly outweighs the loss.

### **POLICY COM3: THE PROVISION OF NEW OPEN SPACE FACILITIES**

All developments must comply with the Cheshire East Local Plan policy requirements for the provision of open space. The provision of additional public open spaces to correct the existing shortfall will be strongly supported. Should further housing developments take place which lead to the requirement for developer contributions, these should be used in the village for the provision of additional open spaces, a multi-use game area and play facilities.

- 10.8 Map G below details the location of valued play, recreation and outdoor sports facilities in Shavington-cum-Gresty. These include Crewe Road Bowling Greens; a sports field at Shavington Primary School; and playgrounds at Vine Tree Avenue and Wessex Close. The Green Space Strategy was prepared by Cheshire East as evidence for the Local Plan and updated in 2018 <https://www.cheshireeast.gov.uk/pdf/planning/spatial-planning/researchand-evidence/fd-18-green-space-strategy-update.pdf> and revealed that there is a shortage of certain types of open space within Shavington-cum-Gresty – and that:-
- Improvement of access to natural open space in Shavington-cum-Gresty should be investigated
  - Accessibility to outdoor sports facilities for residents on the eastern and southern edges of the village should be addressed, along with the provision of further outdoor facilities within the settlement boundary
  - The provision of amenity green space in Shavington-cum-Gresty should be investigated
  - The accessibility to children’s play areas in the southwest and north east of the village should be improved
  - The need for additional allotment facilities in a more accessible location should be investigated
- 10.9 An Open Space Strategy was produced in 2012 as evidence for the Cheshire East Local Plan <https://www.cheshireeast.gov.uk/pdf/planning/spatial-planning/open-spaces-assessment-2012/2012-02-06%20isc%20report.pdf>. The report clearly highlights the deficiencies in open spaces in Shavington-cum-Gresty. The Strategy considered each local service centre’s facilities based on the now defunct PPG17 typology of nine types of open space. The report highlighted that Shavington-cum-Gresty has no formal parks and gardens; no natural and semi natural green space; a 4ha shortage of outdoor sports facilities; the one amenity open space at The Vineyard (since the report – this space no longer exists); a shortage of 2.13ha of children’s play space; and one allotment which is not particularly accessible.
- 10.10 Throughout the consultation processes of the Plan, it is clear that the open spaces and play and recreation facilities in the parish are much valued, but a recognition that there is a shortage and that therefore the enhancement and protection of existing facilities, along with the provision of new ones would be very much welcomed. In particular, Shavington has no free area for ball games, which was reflected in the questionnaire for teenagers, which highlighted how teenagers have to leave the Parish to play sport.
- 10.11 The Neighbourhood Plan questionnaire highlighted that more respondents visited play parks outside of Shavington-cum-Gresty on a regular basis than the ones within the Parish, due largely to the ones outside the Parish having better facilities and being seen as cleaner and safer. 81% of respondents agreed or strongly agreed that Shavington-cum-Gresty should have more areas of recreation space in and on the outskirts of the village, and 66% felt that there is a lack of green space and recreational space within Shavington-cum-Gresty. The Parish Council is actively seeking ways to enhance the provision of open spaces within the Parish.
- 10.12 Cheshire East Local Plan Policy SD2– Sustainable Development Principles states that all new development will be expected to provide open space of an extent, quality, design and location appropriate to the development and the local community. Policy SE6 also states that all development is required to ‘Secure new provision to help address identified shortages in existing open space provision, both in quantity, quality and accessibility’.

10.13 Figure G - Map of Shavington-cum-Gresty's Open Spaces



10.14 Developer Contributions

#### **POLICY COM4: DEVELOPER CONTRIBUTIONS**

All new development will be expected to address the impacts it will have on community infrastructure that is directly related to the development and demonstrate how any negative aspects can be mitigated. The proposal shall either incorporate the necessary improvements or include a contribution to such improvements in accordance with the most up to date funding mechanisms for developer contributions adopted by Cheshire East Council.

The associated infrastructure that has been detailed for provision as part of the site specific principles of development for the three strategic sites in Shavington-cum-Gresty, within the Cheshire East Local Plan, must be adhered to.

10.15 The Community Infrastructure Levy (CIL) is a national scheme which allows local planning authorities to set local charges for new development to fund the provision of infrastructure. Cheshire East Council have prepared a Charging Schedule for CIL which has been through examination, and was approved in February 2019. The CIL rates need to be set at such a level to strike an appropriate balance between the need to fund infrastructure and the potential implications for the economic viability of development in the borough. The charging Schedule therefore details various rates for the designated Neighbourhood Plan area ranging from £0 per square metre to £22 per square metre.

However, funding mechanisms may be changed and the amounts required updated in the future - as the rates can be altered should market conditions change.

- 10.16 Throughout the consultation process, comments were received about the need to improve provision and access to facilities and services, particularly open space and recreational and leisure facilities. One of the main results from the questionnaire was the concern shown over the infrastructure problems which it is felt that the large amount of new housing will add to – such as lack of school places and further traffic problems. The teenagers' questionnaire highlighted that many sporting and leisure pursuits undertaken by the respondents had to be undertaken outside of the parish due to lack of facilities within. The strategic sites which lie within the Parish are of a scale that will impact the parishes to such an extent that the new developments must facilitate the provision and improvement of associated necessary services and facilities.
- 10.17 The Cheshire East Local Plan states that the sites will provide for a community hub and village green; children's play facilities and multi-use game areas; an outdoor gym; an allotment; community woodland; pedestrian and cycle links to new and existing facilities and residential areas; health and education contributions; and improvements to public transport and highways. Additionally, each proposed strategic site has a list of site specific principles for development which highlight what services, facilities and infrastructure is required for that particular development to proceed. With the amount of new expansion proposed, along with the lack of existing facilities, it is essential that these requirements are indeed delivered alongside the new housing in order for the developments to be successful and sustainable.
- 10.18 Telecommunications

### **POLICY COM5: TELECOMMUNICATIONS**

The development of advanced high quality communications infrastructure, including high speed broadband and improved mobile network coverage, will be supported, subject to:

- a) Development being kept to a minimum consistent with the efficient operation of the network.
- b) Any development being appropriately located, sympathetic to its surroundings and camouflaged where appropriate.

Where appropriate, all new housing developments should ensure that residential properties have high speed broadband connectivity capability.

- 10.19 Improvements to the mobile network coverage and the provision of superfast broadband enables the efficient operation of local businesses and homeworking. It also provides for domestic activity including shopping, banking and entertainment. Access to these services helps to ensure that new development is more sustainable. The Neighbourhood Plan questionnaire for businesses highlighted that the main two obstacles respondents faced to growing or sustaining their business in Shavington-cum-Gresty were mobile phone signals and broadband speed. Additionally, superfast broadband is encouraged so that everyone, particularly the elderly and people with disabilities, can have greater access to opportunities and services which are available on the world wide web.
- 10.20 The NPPF highlights that supporting high quality and reliable communications infrastructure is essential for economic growth and social wellbeing.

## 11. TRANSPORT AND PARKING POLICIES

11.1 The Shavington-cum-Gresty Neighbourhood Plan has the following objective :-

- To encourage sustainable forms of transport and mitigate parking problems

### **POLICY TRA1: SUSTAINABLE TRANSPORT**

In order to improve the sustainability of travel, transport and road safety, all developments that are likely to generate significant amounts of movement shall be accompanied by a Transport Assessment and, where appropriate, a Travel Plan consistent with the provisions of Policy CO 4 of the Cheshire East Local Plan Strategy.

Positive consideration shall be given to the needs of those with disabilities or of older people. Appropriate facilities within the transport infrastructure shall be provided to assist them where practicable.

Proposals that promote safe walking and cycling routes, and better integration between different modes of transport including links to local facilities, and / or to improve bus routes, services and passenger facilities will be supported.

- 11.2 As a semi-rural community private car ownership and usage is the main method of transport; with approximately 46% of all homes owning at least 2 or more cars. Whilst cars are essential for many people, the provision of public transport and the encouragement of walking and cycling routes is vital in order to help address the issues of climate change, reduce congestion and provide equality of opportunity.
- 11.3 The Neighbourhood Plan questionnaire highlighted that many respondents drive to local services, and that a third of respondents regularly get stuck in traffic in the Parish. Additionally, a number of respondents (43%) replied that they had avoided cycling due to feeling that the roads weren't safe, not in good condition, or there were no cycle lanes or cycle storage facilities. 81% of respondents agreed or strongly agreed that safer cycling should be promoted in Shavington-cum-Gresty. Encouraging safe cycling routes would help reduce traffic and parking problems within the Parish.
- 11.4 The promotion of sustainable transport is highlighted in the NPPF which stresses that developments should be sustainably located, limiting the need to travel, and that walking, cycling and public transport should be promoted. Cheshire East Local Plan Policy CO1: Sustainable Travel and Transport states that development should reduce the need to travel by ensuring that development gives priority to walking, cycling and public transport within its design.
- 11.5 The issue of increased traffic and highway safety has been raised by residents, and it is therefore important that traffic assessments on developments that are likely to generate significant amounts of traffic, such as the strategic site allocations, are undertaken and mitigation measures proposed in order to help ensure that traffic problems are not unacceptably exacerbated.

11.6 The NPPF has an aim to promote sustainable transport. The NPPF therefore highlights that all developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Policy CO 4 of the Cheshire East Local Plan - Travel Plans and Transport Assessments stresses the importance that for any new development, it is important to encourage sustainable travel options from day one of occupation before car-based travel habits become established.

#### 11.7 Parking

### **POLICY TRA2: PARKING**

Proposals which would exacerbate existing parking problems in the Parish, or lead to the loss of existing parking provision will not be permitted, unless the lost parking places are adequately replaced in a nearby and appropriate alternative off street location or an agreed alternative transport facility be provided or contributed towards to mitigate the loss.

Developments which would assist with the alleviation or elimination of existing parking problems in Shavington-cum- Gresty will be supported.

New residential, retail, commercial and business developments must have adequate parking facilities to avoid or minimise 'on street' parking.

11.8 Although the shops, pubs, school and the village hall have some parking spaces, this is all privately owned and there is little off-street public car park in Shavington-cum-Gresty. In response to the main Neighbourhood Plan questionnaire, many residents drive to local facilities and services, and 36% of respondents have had to visit facilities outside of the Parish because of a lack of car parking within the village. The main areas where people had experienced parking difficulties were outside the Co-op (66% of respondents) and outside the chip shop (43% of respondents). Additional traffic from new developments will exacerbate these issues. Additionally, the business questionnaire indicated that some businesses experienced difficulties with both customer and staff parking.

11.9 Provision of parking spaces can help to reduce traffic obstructions, increase road safety and provide convenience for householders, businesses and visitors.

## **12. ECONOMY POLICY**



12.1 The Shavington-cum-Gresty Neighbourhood Plan has the following objective :-

- To support and enhance the local economy

## POLICY ECON1: ECONOMY

In order to support the local economy, the following will be supported –

- a) The development of new retail and small businesses and the expansion of existing retail and businesses.
- b) Proposals that promote or provide facilities for home working, and businesses operating from home.
- c) The sympathetic conversion of existing buildings for business, retail and enterprise.
- d) The diversification of farms and rural businesses.

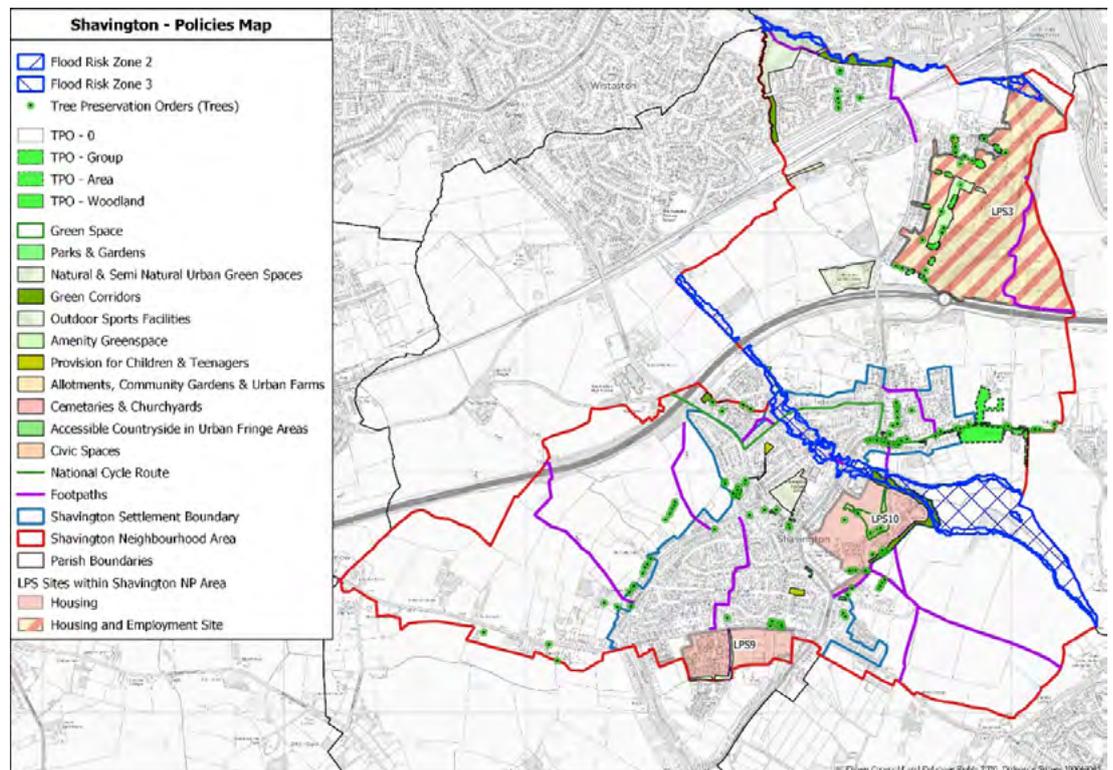
Support will be subject to proposals respecting Shavington-cum-Gresty's built and landscape character, and to environmental, traffic and residential amenity impacts being acceptable.

New and expanded employment facilities should ensure that adequate cycle storage facilities are provided, that there is adequate parking for staff and visitors, in line with Cheshire East Parking Standards, and designed to enable charging of plug-in electric vehicles.

The loss of employment facilities will only be supported where it can be demonstrated that no alternative user can be found through an appropriate and realistic marketing exercise for at least twenty-four months.

- 12.2 Situated on the outskirts of Crewe, Shavington-cum-Gresty has good road links to local towns and villages and the M6 motorway. With confirmation that the HS2 hub will be located at Crewe, this provides more opportunities for enterprise and business growth. The above policy seeks to ensure that Shavington-cum-Gresty's economy can grow sustainability over the Plan period and beyond, and that support can be given for both existing businesses and for new businesses and enterprises within the Parish, many of which are home based, and a number of which wish to expand or move within the Parish.
- 12.3 The Neighbourhood Plan highlighted that 69% of respondents agreed or strongly agreed that commercial enterprises within Shavington-cum-Gresty should be supported and encouraged. Additionally, a business questionnaire was delivered to businesses within the Parish, and 17 businesses responded. The returns were from a wide range of businesses, including education; ICT; leisure; retail; services; building; crafts and hair and beauty. The majority were home based businesses, and 55% of respondents had employees who all live in Shavington-cum-Gresty. Demand for the businesses came from a wide area, ranging from within five miles (24% of respondents) to international (18% of respondents).
- 12.4 The business questionnaire asked whether the businesses were looking to move from their premises in Shavington-cum-Gresty within the next five years, and 47% of the respondents replied that they were looking to move. Of these, 75% of the respondents wanted to stay in the Parish.

- 12.5 When asked what obstacles the respondents faced growing or sustaining their business in Shavington-cum-Gresty, the largest response was poor mobile phone signal (35% of respondents) followed by broadband speed and the cost and sustainability of premises (24% of respondents). Other obstacles cited included planning constraints, customer parking, finance, road and transport links, staff car parking, internet access and the location of customers.
- 12.6 Additionally, any further amenities that would help small businesses would be supported, such as meeting places and child care provision.
- 12.7 An active and realistic marketing exercise will include:
- On site display of visible, prominent signage, including contact details;
  - A website detailing the sale;
  - Viewing and negotiating opportunities;
  - A record of enquires and outcomes;
  - An asking price in line with similar properties in the region.
- 12.8 One of the aims of the NPPF is to support sustainable economic development and build a strong competitive economy. As a local service centre, the Cheshire East Local Plan strategy supports employment development in the Parish in principle.
- 12.9 Figure H – Shavington NDP Policies Map



## APPENDIX 1

### Approved Planning Applications in Shavington-cum-Gresty 2011-2020

Developments listed fall within the comparison period since the last national census, 2011

- List of All Approved Dwelling Applications to 30 September 2020

Site	Date permission granted	Planning Reference	Applicant	Total dwellings
187-191 Crewe Road	16/12/04*	P04/1382	Mr. & Mrs. G & K Scott	5
Land adj to 19 Osborne Grove	20/12/07*	P07/1383	AM & MG Dodd	2
Santune House site, Rope Lane	13/08/12	12/2038N	Santune House developments	14
Land at Gresty Green, Gresty Green Rd, Shavington	17/01/14	11/2212N	Bellway	51
Main Road, Shavington CW2 5DY	22/05/14	13/0003N	Wulvern Housing	17
Land off Crewe Road, Shavington: Cherry Tree Development	10/07/14	13/2069 / 15/4046N (Reserved)	Taylor Wimpey	275
Land off Crewe Road, Gresty	11/08/14	11/1030N / 14/2457N	Taylor Wimpey	40
Land off Rope Lane, Shavington phase 1	18/11/14	13/1021N (11/4549N)	Wainhomes (North West) Ltd	79
246 Newcastle Road, Shavington	19/12/14	14/2018N	Renew Land Developments	4
Land Off Crewe Rd, Shavington (Basford West)	24/09/15	15/2943N	Taylor Wimpey UK Ltd	370
16 Huntersfield	01/12/15	15/2783N; 14/2082N	Renew Land	4
252 Newcastle Road	19/01/16	15/4477N	Mr. Kevin Roberts	1
Land off Rope lane, Shavington, phase 2	02/03/16	15/4967N	Wainhomes (North West) Ltd	53
252 Newcastle Road	19/01/16	15/4477N	Mr. Kevin Roberts	1
Land off Rope lane, Shavington, phase 2	02/03/16	15/4967N	Wainhomes (North West) Ltd	53
449 Newcastle Road, Shavington CW2 5JU	13/04/16	15/0876N	Prospect GB	28
Land South of Newcastle Road, Shavington only 'Shavington Park'	15/02/16	12/3114N	MacTaggart and Mickel Homes (Persimmon constructing)	131
Land off Crewe Road nr. A500, Shavington	11/11/16	15/1210N	J Thompson	64
22A Main Road, Shavington	08/07/16	15/4353N	Mr/Mrs T Manley	1
416 Newcastle Road, Shavington	05/08/16	15/3752N	AB Parton & Son; Emery Planning	5
150A Crewe Road, Shavington	01/12/16	16/2417N	Shavington Developments Ltd	2
Land behind 46 Chestnut Avenue, Shavington	03/02/17	16/0015N	Oscar Planning	44

Site	Date permission granted	Planning Reference	Applicant	Total dwellings
Land to the rear of 21 Main Road, Shavington	06/03/17	16/4787N	Bower Edleston	3
7 Main Road, Shavington	23/11/16	16/4838N	DSJ Private Clients	2
138 Main Road, Shavington	19/07/17	17/3116N	Finelines	2
Greenbank Farm, Crewe Road, Gresty	10/08/17	17/2220N	RJC Regeneration Ltd	8
Land to the rear of the Elephant Pub	01/11/17	17/2483N	Punch Taverns et al	45
20 Main Road, Shavington	18/10/17	17/0398N	D. Banks	1
Garden of Shavington Green Farm	11/01/18	17/4995N	Cheryl Robinson/Tarpey Woodfine Architects	5
Land at Shavington Villa, Rope Lane	On appeal 30/01/18	17/0295N	Mr/Mrs Kirkham	29
262 Newcastle Road, Shavington	16/04/19	18/633N 19/4580N	High Developments Ltd	2
38 Stock Lane, Shavington	21/03/19	18/6384N	Adam Cheetham/ Whitworth P	2

\*Construction delayed into the current period

Number of approved new dwellings in Shavington-cum-Gresty 2011-2020 = 1,288 (+75.8% increase from 2011)

Number of individual applications approved = 30



