

# ONH

Planning for Good



## SHAVINGTON NEIGHBOURHOOD PLAN REVIEW

SLIDE DECK: POST SESSION V2

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PLANNING AND DEVELOPMENT MANAGER ONH

# BACKGROUND

National planning policy places a strong emphasis on significantly increasing housing delivery to address the ongoing housing crisis. In this context, recent applications and requests for EIA screenings have indicated that the parish is likely to experience increased development pressure in the coming years as an attractive place to live. As a result, there is a high likelihood of both planned growth and speculative planning applications coming forward within and around the parish.

In response to these pressures, Shavington-cum-Gresty Parish Council is proactively exploring how future growth could be managed and shaped in a coordinated and locally informed way. To support this, the Parish Council has undertaken a scenario planning approach, which considers a range of potential development scenarios for the area.

This process enables the Parish Council to assess possible future outcomes, understand the implications of different growth patterns, and engage with stakeholders in identifying a preferred and sustainable growth strategy with a view to including site allocations in a modified neighbourhood plan.

# WHAT IS SCENARIO PLANNING?

Scenario planning is a structured approach to considering the long-term future of a settlement. Rather than attempting to predict a single outcome, it explores a range of plausible ways in which a settlement could evolve over the next 20+ years. This enables informed decision-making about growth and change by testing alternative development pathways and understanding their potential implications.

Scenarios are typically presented as coherent and plausible narratives, designed to support consideration of complex and often difficult planning decisions. They allow for the comparison of trade-offs between different approaches, including the relationship between the scale and distribution of growth, the capacity of existing services, and the provision of new infrastructure. By setting out these alternatives in a clear and comparable way, scenario planning supports a more strategic understanding of how different choices may shape a settlement over time.

Scenario planning enables different development scales to be tested alongside alternative spatial strategies, helping to identify options that best balance local character, sustainability and infrastructure capacity.

Importantly, scenario planning moves beyond a narrow, site-by-site assessment that can result in the selection of the 'least constrained' sites in isolation. Instead, it promotes a holistic understanding of growth, allowing consideration of when and where a step change in supporting infrastructure may be required and ensuring that infrastructure provision is planned as an integral component of development rather than as an afterthought.

## ROUNDTABLE SESSION GOALS

- To understand context and drivers of change in the area
- To debate the plausibility of four distinct growth scenarios
- To share local intelligence and identify information gaps
- To debate the likely positive and negative effects of each scenario
- To understand the “lens” through which we want to look at Shavington- cum-Gresy

# CONTEXT



# DEMOGRAPHICS

Compared to national averages  
Shavington-cum-Gresty has:

- A higher population of couples and young families compared to England's average
- A slightly higher than average number of people who travel over 30km for work
- Also, high levels of Work from Home
- High levels of employment

## Shavington cum Gresty

### Population

2024

**7,319**

people

**58,620,101** people in England

Source: ONS - Mid-year estimates

Small area: Output area

### Number of households

2021

**2,767**

households

**23,436,085** households in England

Source: ONS - Census 2021

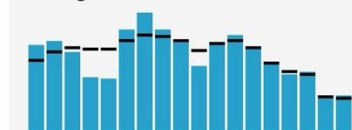
Small area: Output area

### Age profile

2024

■ Shavington cum Gresty

— (England)



0 years  
% of all people, 5 year age bands  
85+

Source: ONS - Mid-year estimates

Small area: Output area

### Household size

2021

■ Shavington cum Gresty

|(England)

1 person in household **27.0%** (30.1%)

2 people in household **40.5%** (34.0%)

3 people in household **15.8%** (16.0%)

4 or more people in household **16.7%** (19.9%)

% of all households

Source: ONS - Census 2021

Small area: Output area

### Distance travelled to work

2021

■ Shavington cum Gresty

|(England)

Less than 10km **36.5%** (35.4%)

10km to less than 30km **13.4%** (14.4%)

30km and over **6.6%** (4.3%)

Works mainly from home **31.0%** (31.5%)

Other **12.5%** (14.5%)

% of people aged 16 years and over in employment

Source: ONS - Census 2021

Small area: Output area

### Economic activity status

2021

■ Shavington cum Gresty

|(England)

Economically active: In employment **63.1%** (57.4%)

Economically active: Unemployed **1.8%** (3.5%)

Economically inactive **35.0%** (39.1%)

% of people aged 16 years and over

Source: ONS - Census 2021

Small area: Output area

# FUNCTIONALITY

The strategic infrastructure of the east- west A500 and rail line split the parish into Gresty to the north and the village of Shavington to the south creating a significant barrier to movement which influences how the settlement operates on a day-to-day basis, with two roads over the A500, along Rope Lane (west) and Crewe Road (east)

Rope Lane north of the by-pass is home to the secondary school, medical centre and leisure centre.

Crewe Road provides easy access to the A500 and north into Jack Mills Way with Crewe Services. Also north of the by-pass is home to Crewe Alexander youth academy, industrial/logistics locations in Gresty Lane, allotments, a care home and Hickory's restaurant.

The severance created by the A500 limits connectivity and the ability of the parish to function as a single, cohesive village, with implications for future growth planning.

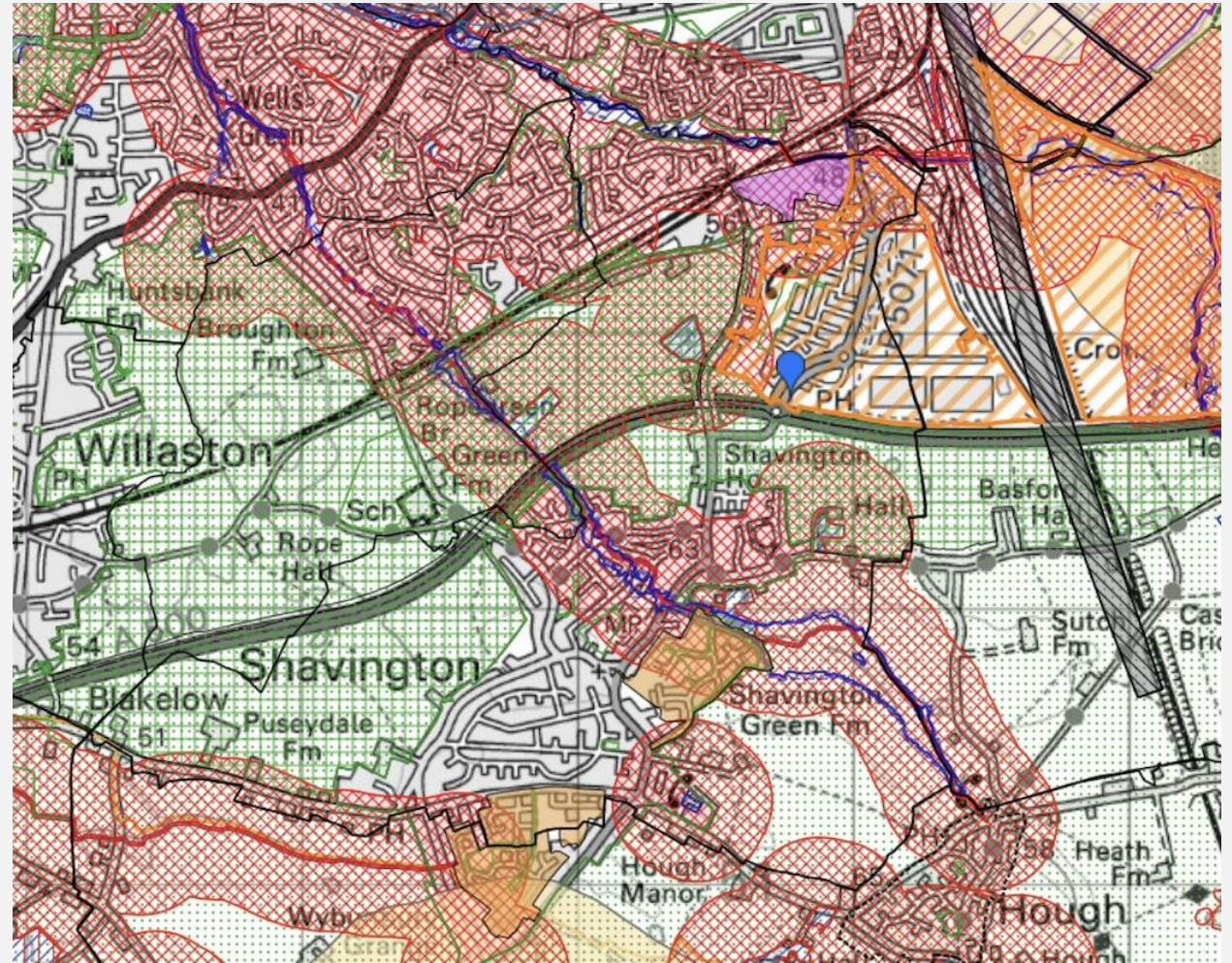
Shavington's village facilities include a number of convenience shops, petrol station/food court, a take-away, florists, off-licence and hairdressers. These are distributed across a number of locations. The original village core is now mostly of social infrastructure comprising the Primary School, Church and Village Hall provides a hub for social and community activity.



# CONTEXT OVERVIEW



- Cheshire East emerging Local Plan under new 30-month process.
- Will need to start by 30<sup>th</sup> June 2026
- Local Plan Strategy (adopted 2017) and the Site Allocations and Development Policies Document (adopted 2022).
- New Call for Sites.
- House figure increased from just under 1,000 homes p/a to around 2,600 homes.
- No 5YHLS ( 3.8 years)



Cheshire East Local Plan Policies Map

# INSIGHTS



**Identity** – what did the boundary review tell us – functional role of the parish? relationship to Crewe?



What kind of place is Shavington-cum-Gresty today? Does it still have a visibly defined core or something different?



Growth over the last 10 years, what have we learned about the nature of local growth and how it has changed the parish and its demographics



Number of approved new dwellings in Shavington-cum-Gresty 2011-2020 = 1,288 + development outside the NP boundary.



Any new site allocations should also consider how to prevent coalescence and introduce new local green wedges.



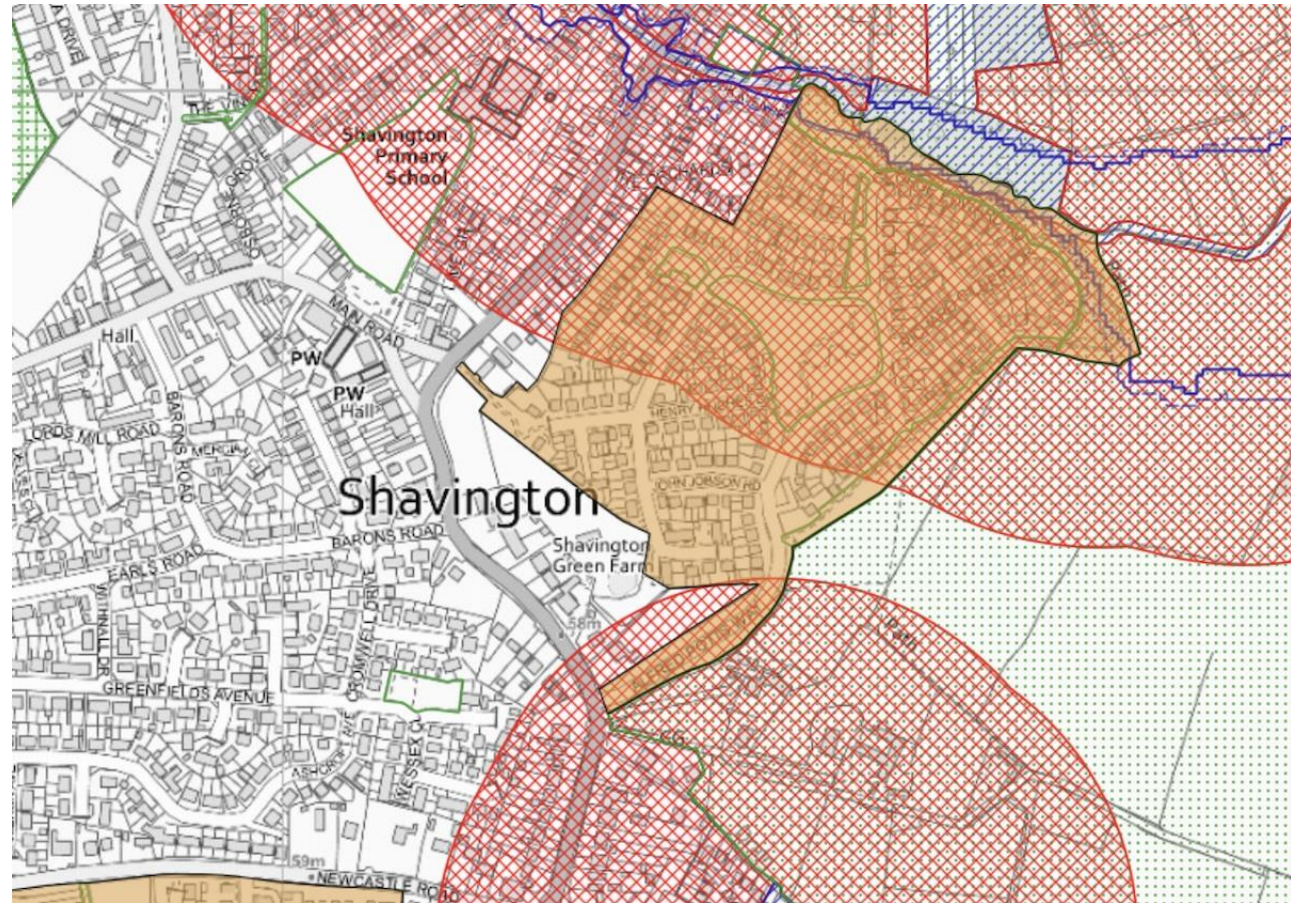
# INSIGHTS: THE STORY OF THE PARISH

1877 & 1938



## RECENT LOCAL GROWTH

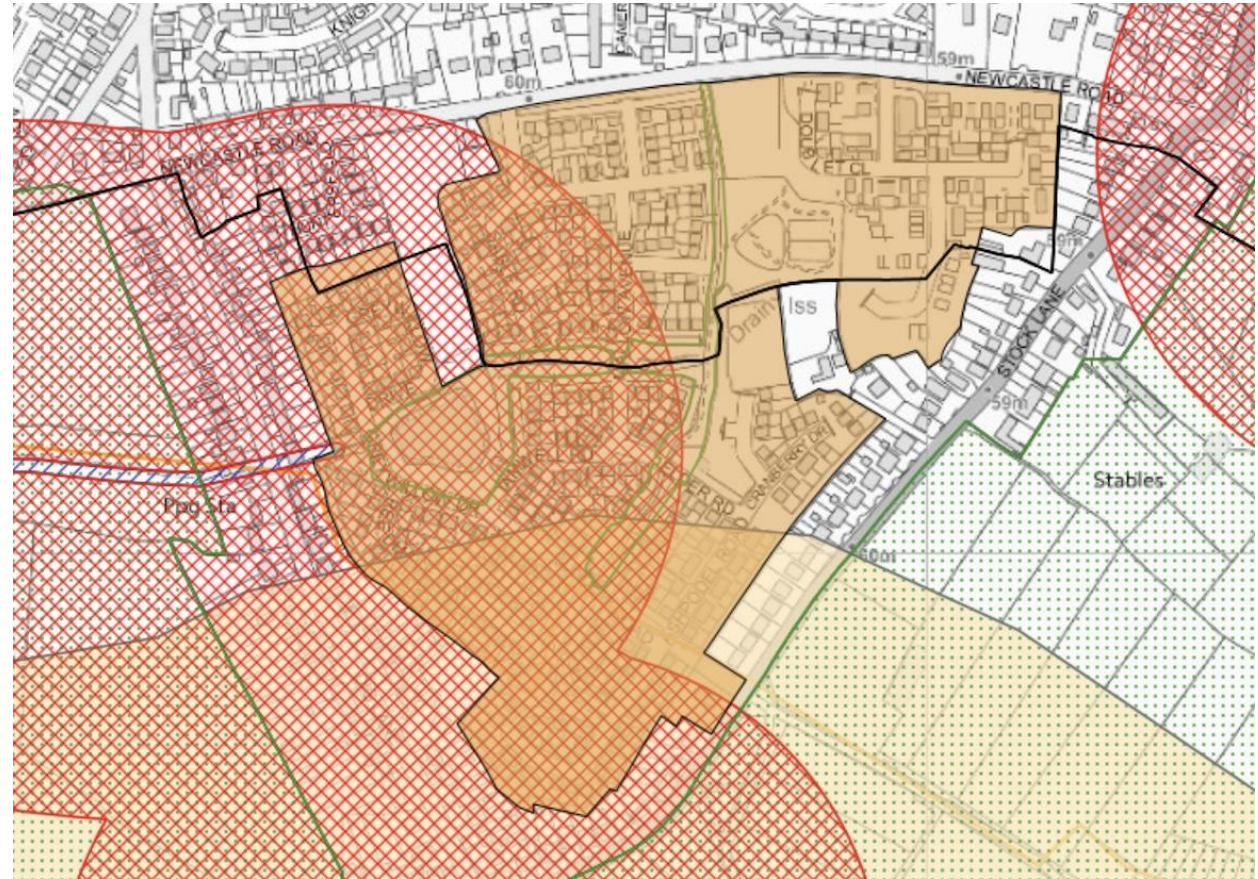
- Local Plan Policy LPS10
- East Shavington
- The delivery of around 275 homes & green infrastructure
- On site provision, or where appropriate, relevant contributions towards highways and transport, education, health, open space and community facilities;





## RECENT LOCAL GROWTH

- Local Plan Policy LPS9
- Shavington/Wynbunbury Triangle
- c.400 new homes;
- Appropriate retail provision to | meet local needs; Community hub & village green; provision of green infrastructure
- Outside Shavington...impact? Different to northern development?



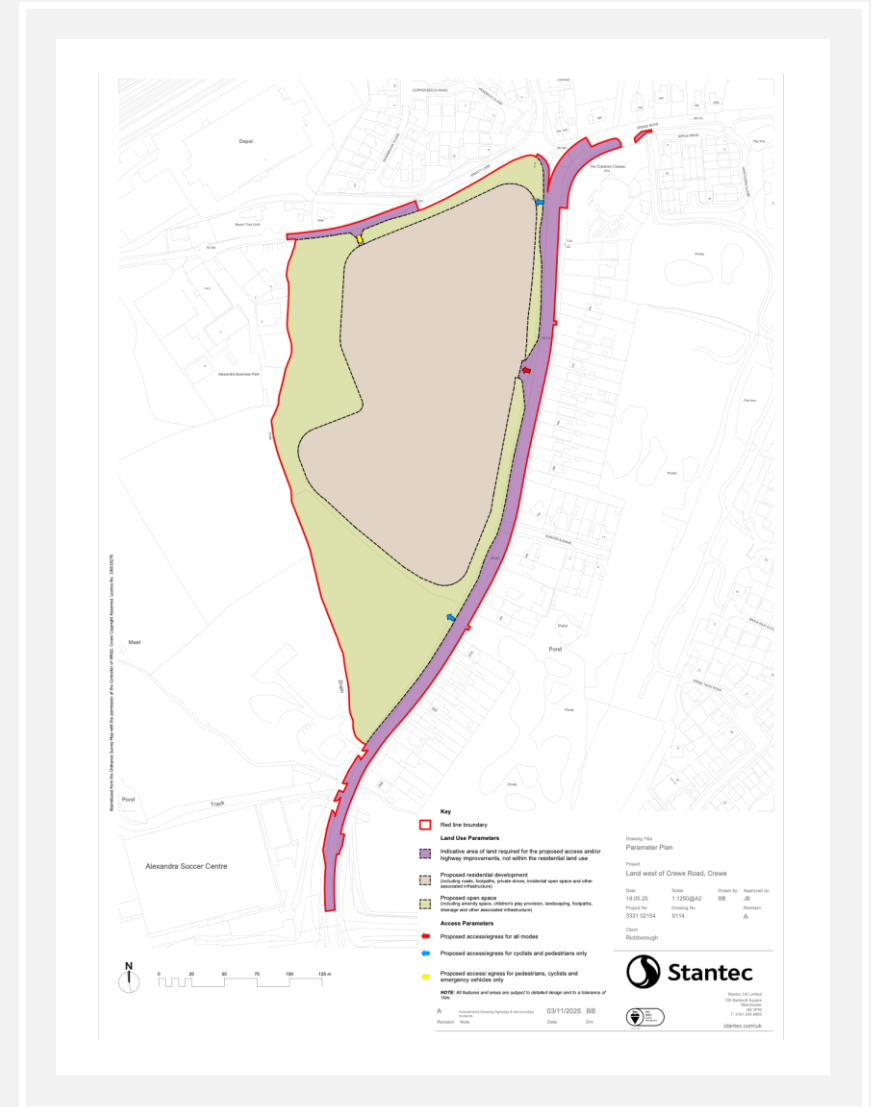
# CURRENT APPLICATIONS

25/2405/OUT — up to 120 dwellings

Site: Land West of **Crewe Road**, Shavington

**Proposal:** *Outline* application for access for a residential development of up to 120 dwellings, with POS, landscaping, and new access off Crewe Road.

Located in designated green gap.

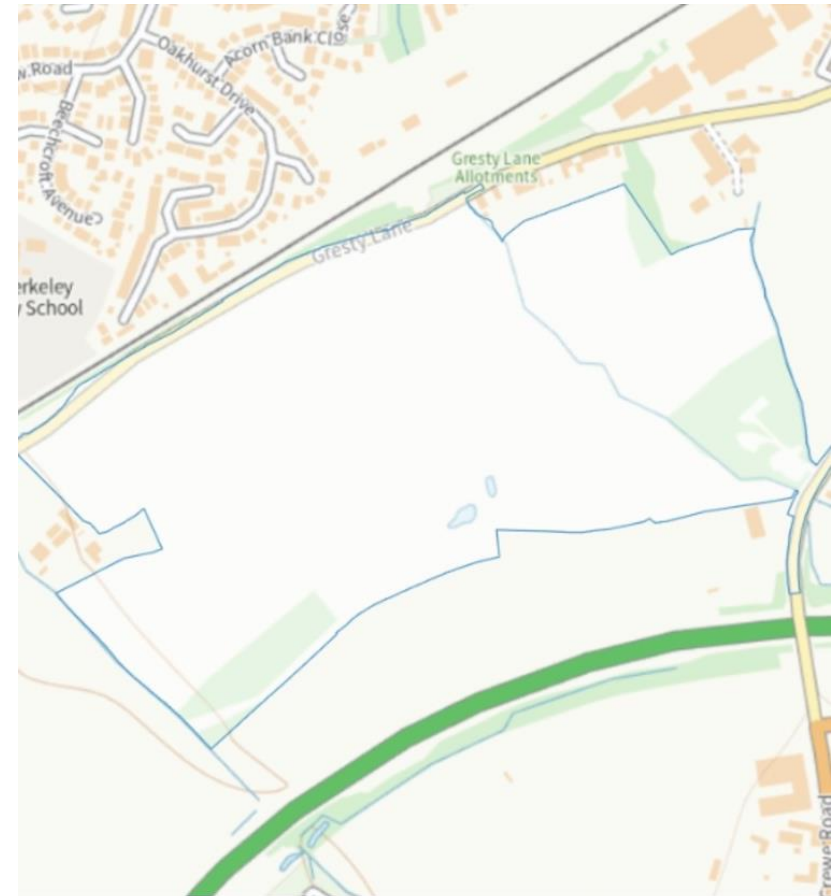


# FUTURE PROPOSALS

## 25/4685/EIA

**Proposal:** EIA screening for up to 500 dwellings and one form entry primary school on land south of Gresty Lane, Shavington.

**Site:** Land At South Of Gresty Lane, Shavington, Crewe, Cheshire East, CW2 6TP

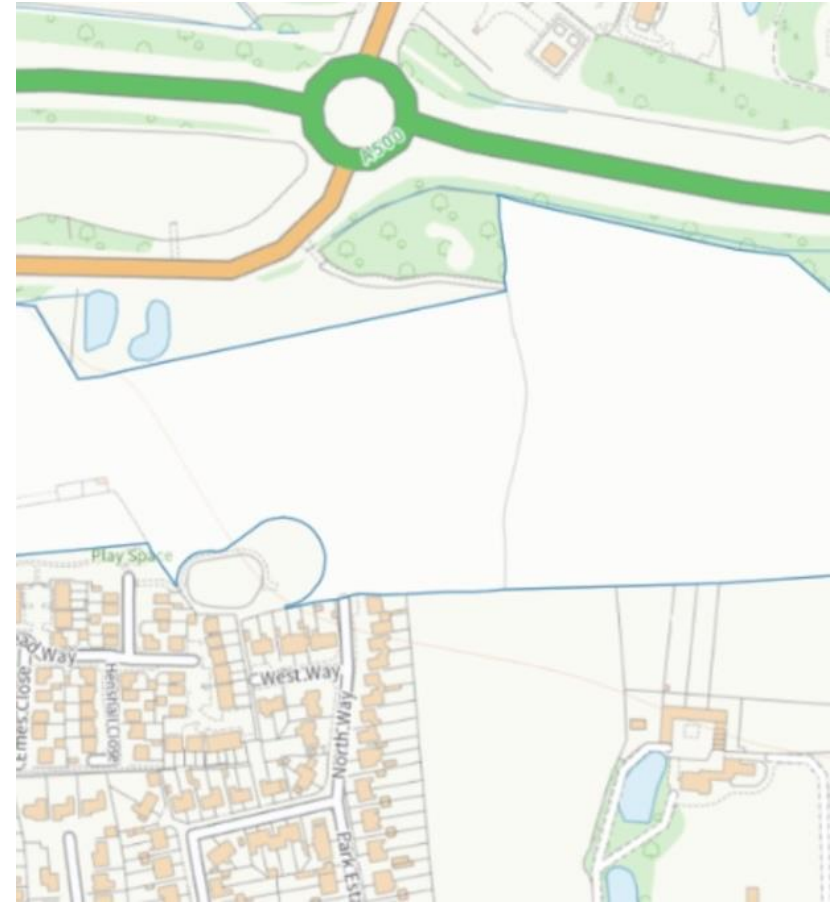


# FUTURE PROPOSALS

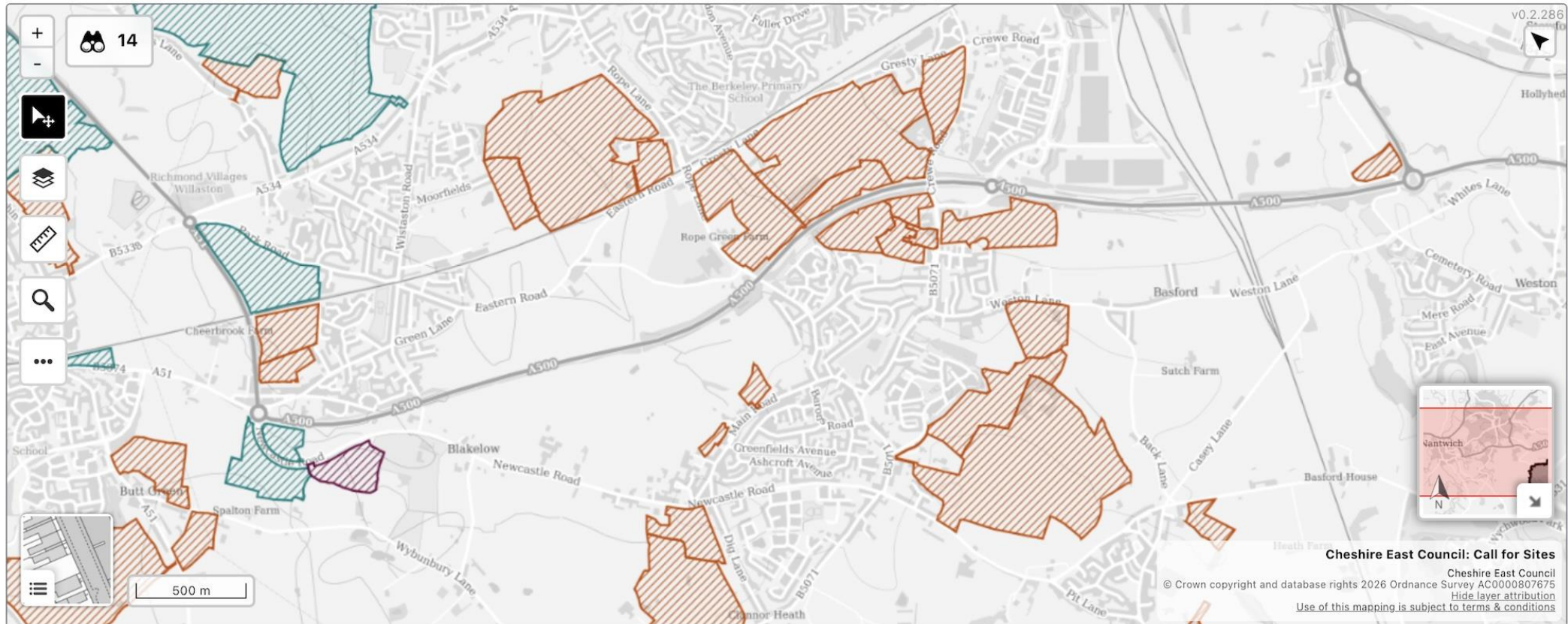
25/489 I/EIA

**Proposal:** EIA screening for up to 195 dwellings, open space, landscaping and access

**Site:** Land At Crewe Road, Shavington



# 2024 HELAA



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# SCENARIO BUILDING

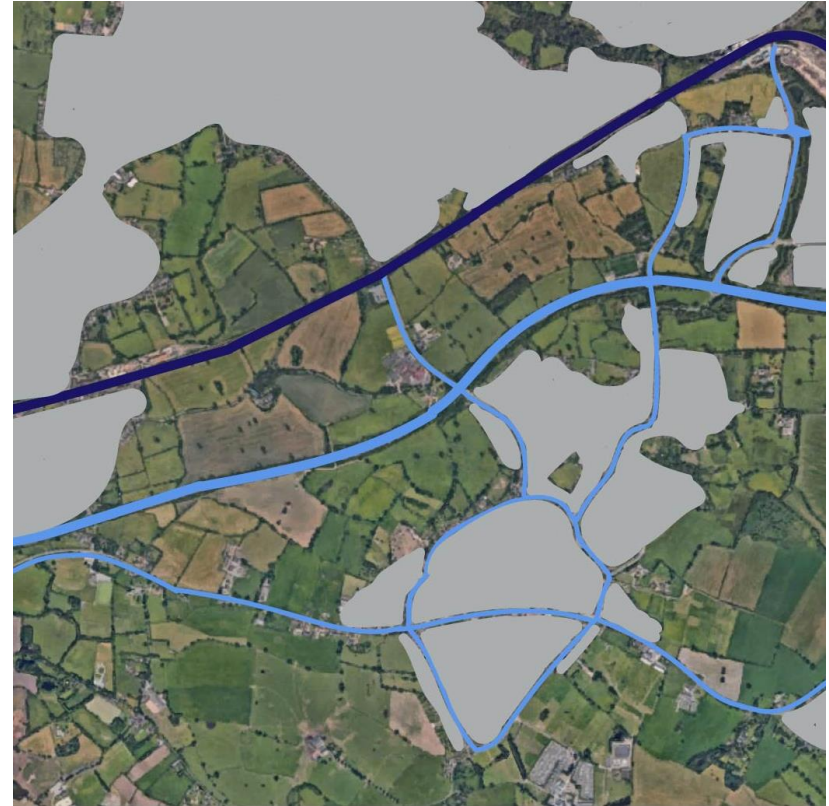
Considers longer term growth 20 years +  
Identifies ‘constraints’ and ‘opportunities’ and screens for initial “show-stoppers” such as flood risk.

Identify **infrastructure capacity thresholds** to avoid “getting caught between two stools”

It will identify any **key dependencies** and discount strategy options, where relying on them is considered implausible.

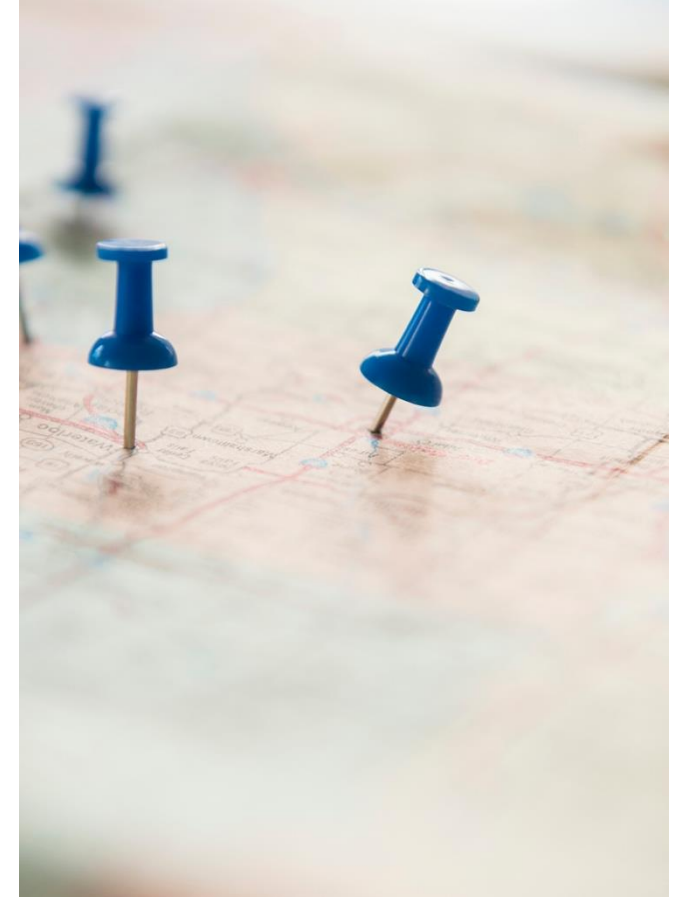
The results of this exercise will inform SPC’s response to the emerging Local Plan and provide a preferred spatial approach to allocating sites in the modified Shavington Neighbourhood Plan.

Physical constraints fixed, policy constraints may change



# APPROACH

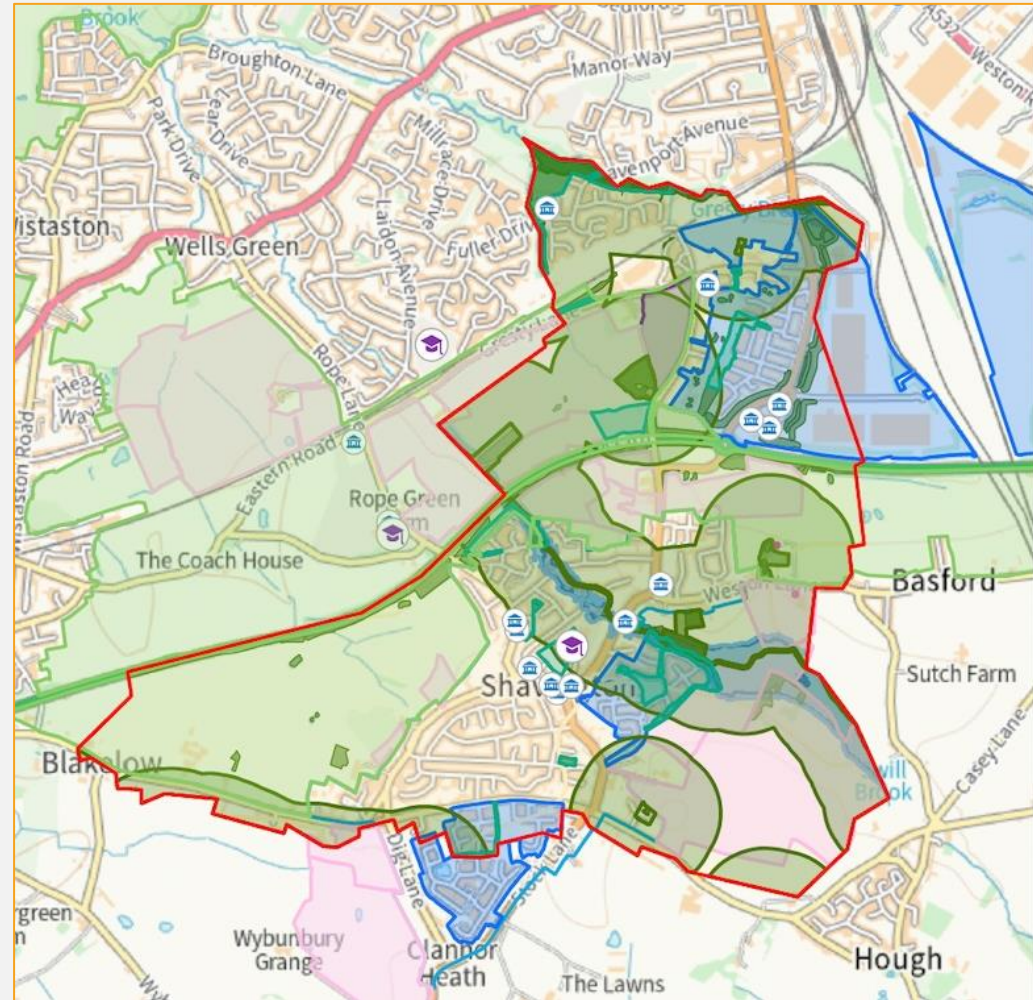
- Allocating the right sites in the right locations and using the plan to defend against sites the community considers inappropriate. (engaging §14 /S6 NPPF)
- The first step is to consider where the best/preferred sites may be. Undertake an assessment of different spatial options (scenario planning) to understand constraints and opportunities of various options. These are the physical, environmental, policy or infrastructure factors that limit where and how Shavington can grow. They shape what is realistically deliverable within each scenario.
- **Constraints** can include flood risk, heritage assets, traffic pinch points, physical barriers such as the Shavington by-pass, congestion, capacity for schools, healthcare and open space
- **Opportunities** are the spatial, connectivity, community and design benefits that growth could unlock. They indicate where development could positively contribute to Shavington's long-term functionality and character
- The Parish Council will then identify a number of criteria to assess a number of spatial options for the village's long-term development and stress test the scenarios



# INSIGHTS: FUNCTIONALITY



Shavington context  
[see online version of  
map and graphics](#)



## QUESTIONS TO ANSWER:

1. Is each Scenario plausible and distinct?
2. What are the top three likely positive effects of each Scenario?
3. What are the top three likely negative effects of each Scenario?
4. What are the most important criteria and where are there trade offs. ( access & movement, social cohesion, GI, climate change or something else?)
5. Even at this early stage, is there a Scenario we think may be the most desirable to work towards?

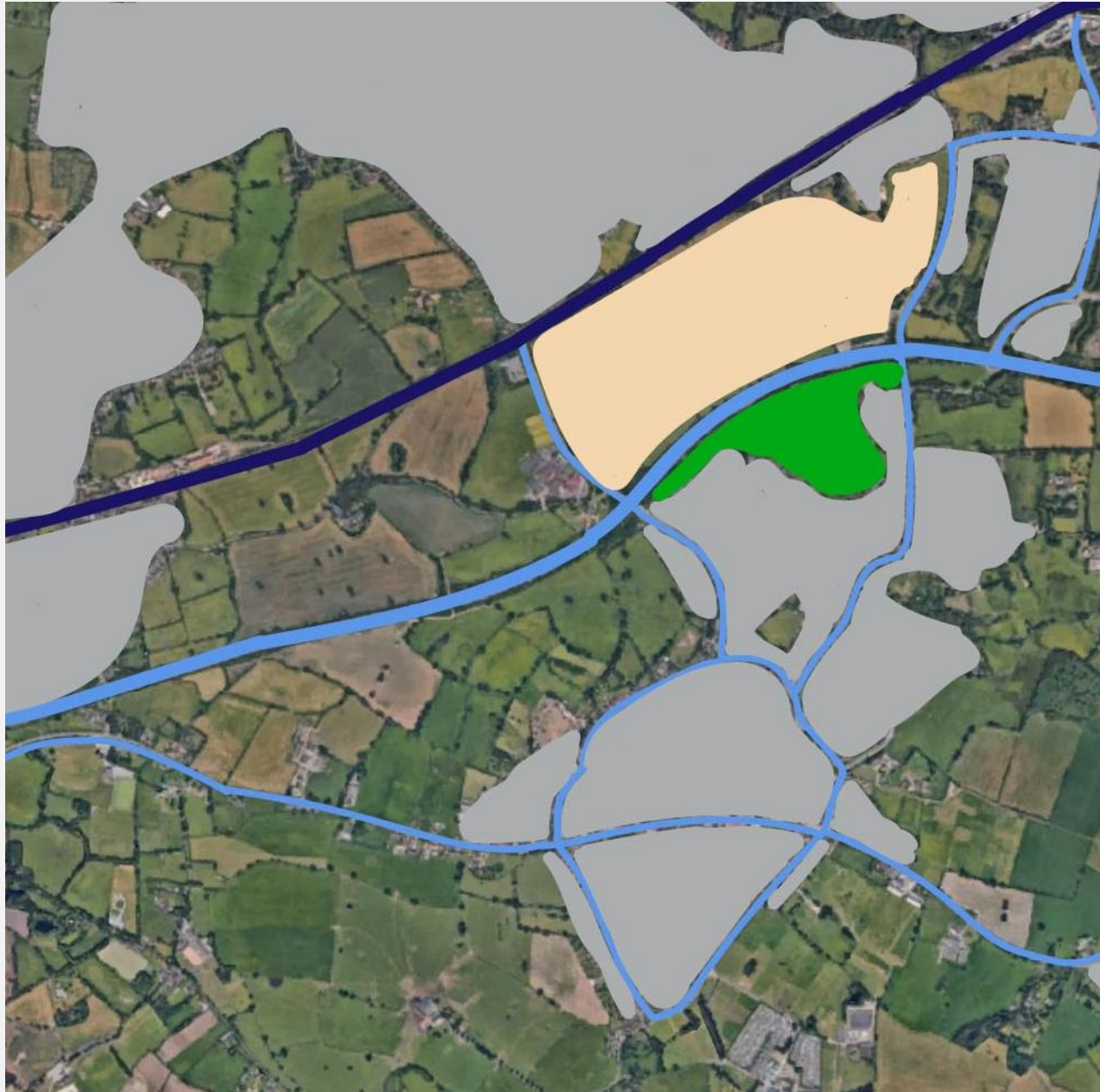




## OPTION A: MORE OF THE SAME

### **HEADLINE:**

This option reflects further incremental growth of the village. As such, this pattern of development is overall less visually impactful due to the dispersed nature of the growth. However, this piecemeal approach makes it difficult to deliver community infrastructure improvements as the cumulative impacts of development are less likely to be addressed. New green buffers would be required to constrain further outward sprawl.



## OPTION B : NORTHERN LIMITS

### **HEADLINE:**

This option directs all growth to the north between the by-pass and the railway line which form hard boundaries and natural limit to development preventing further outward sprawl. Note: The western extent sits within Rope Parish)

There is an aspiration to make Crewe Road north of the by-pass an access only route for vehicles, reducing the speed limit, directing all through traffic to Jack Mills Way and introducing a cycle way along its length to facilitate local movement north and south of the by-pass.

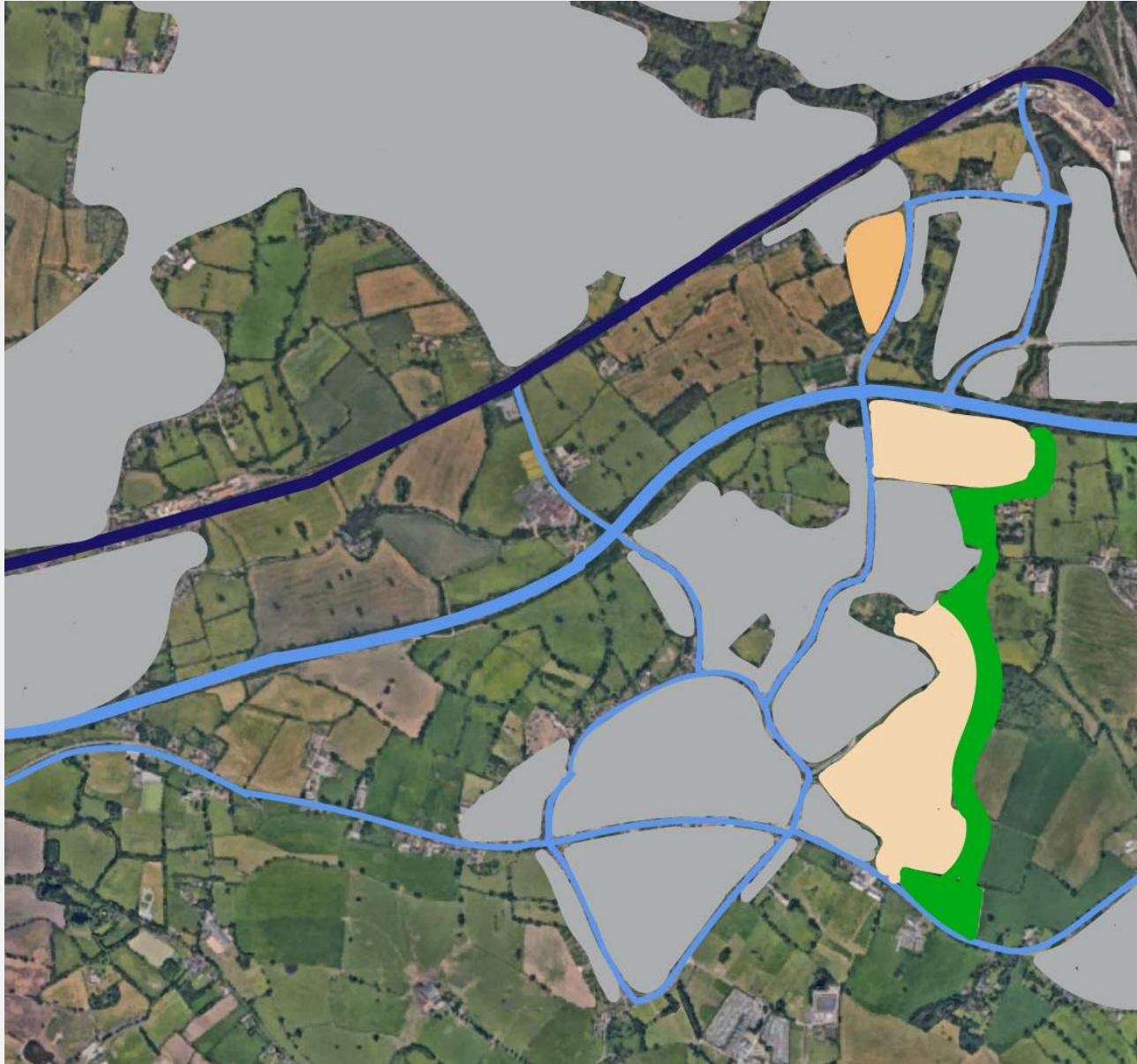
Early discussion with CE is required to understand if this location is to be considered strategic...



## OPTION C : WESTERN GROWTH

### **HEADLINE:**

This option directs all growth to the west between the Shavington by-pass and Newcastle Road which form hard boundaries and natural limit to development preventing further outward sprawl. This option directs movement away from the village core but is remote from the remainder of the settlement.



## OPTION D : EASTERN GROWTH

### **HEADLINE:**

This option directs all growth to the eastern side of the village, avoiding the existing green gaps, avoiding flood risk areas whilst creating new green buffers to prevent future coalescence with Hough. This option creates separation to Crewe growing away from it, although there is a chance that land north of the by-pass is developed.



## SUMMARY & NEXT STEPS

We can use scenario planning to:

- Develop a clear vision for how the parish should evolve over the next 20+ years and understand the level of new infrastructure required.
- Inform the modified Neighbourhood Plan by testing different growth and land-use options to then encourage sites to be developed in the most sustainable and logical places, not just those that put their sites forward first.
- Strengthen consultation responses to the emerging CE Local Plan by demonstrating evidence-based community insights & respond strategically to planning applications while statutory plans are still emerging.
- Next steps...start to refine scenarios, undertake early community engagement and commence the SEA process