

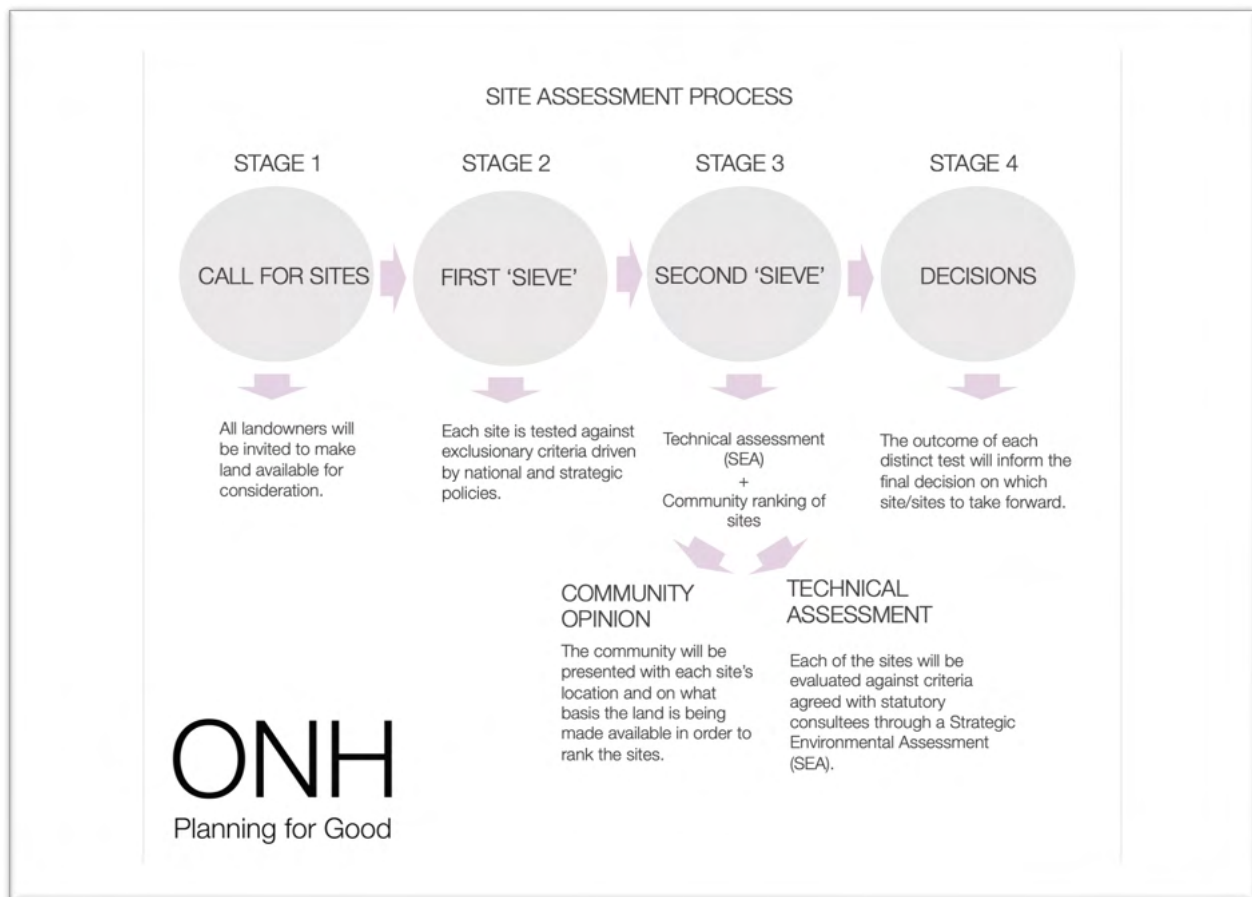
SHAVINGTON CUM GRESTY NEIGHBOURHOOD PLAN

APPENDIX A

SITE ASSESSMENT REPORT

Introduction

This note summarises the process adopted by Shavington-cum-Gresty Parish Council in assessing and selecting sites for allocation in the modified Shavington-cum-Gresty Neighbourhood Plan (ScGNPR), and its integration with the parallel Strategic Environmental Assessment (SEA) process (see schematic below).



1. Site Assessment

- 1.1. The assessment process began in March 2026. Rather than considering individual sites in isolation, the Parish Council commissioned a Settlement Spatial Planning exercise to consider the longer-term growth of Shavington-cum-Gresty and the alternative spatial patterns through which that growth might be accommodated. The starting point comprised sites identified through the 2024 Cheshire East Council Housing and Economic Land Availability Assessment (HELAA),

supplemented by other sites identified through desk-based assessment and land already subject to planning applications, pre-application proposals or other developer interest.

1.2. This scenario-led approach was intended to establish where development could best contribute to the future planning of the parish, rather than simply identifying the least constrained individual sites. In particular, it enabled the Parish Council to consider the relationship between the scale and location of development, the capacity and provision of infrastructure, movement between Shavington and Gresty, the severance caused by the A500, landscape and Green Gap considerations and the ability of development to support a cohesive community. The approach also allowed key dependencies and constraints to be identified before individual sites were selected.

1.3. Four broad growth scenarios were developed for testing:

Scenario 1: More of the Same, comprising a dispersed pattern of growth around the existing settlement;

Scenario 2: Northern Limits, focusing growth towards Gresty and the land between the A500 and railway;

Scenario 3: Western Growth, focusing growth westwards between the A500 and Newcastle Road; and

Scenario 4: Eastern Growth, focusing growth principally on the eastern side of Shavington.

Each scenario presented a different approach to settlement form, accessibility, infrastructure provision and the long-term relationship between Shavington, Gresty and Crewe.

Scenario 1



Scenario 2



Scenario 3



Scenario 4



- 1.4. At this initial stage, the scenarios were not designed around a fixed dwelling number. This was deliberate, so that consideration of the most appropriate spatial strategy was not predetermined by the capacity of particular promoted sites. The scenarios were intended to be capable of refinement once the indicative housing requirement was known, and the possibility of combining elements of different scenarios was not excluded.
- 1.5. The broad scenarios were initially reviewed against known physical, environmental, planning and infrastructure considerations. Particular attention was paid to potential flood risk, Green Gap and settlement-separation issues, accessibility to services and facilities, movement and highway implications and the potential to provide the social and physical infrastructure needed to support development. The assessment also considered whether a scenario depended on land or infrastructure that was unlikely to be available or achievable.
- 1.6. The individual land parcels contained within the scenarios were then identified and assessed. Sites were given reference letters A to M and, where applicable, linked to their corresponding HELAA reference. The site assessment spreadsheet set out the site area, indicative housing capacity, planning or pre-application status, flood risk, agricultural land quality, biodiversity and green infrastructure considerations, heritage relationships, accessibility to shops, services and public transport, direct road access and information on land availability. At this stage, indicative capacities were calculated on a desk-based calculation, unless a more specific capacity had already been established through a promoter proposal or planning application.
- 1.7. The Parish Council did not undertake a separate neighbourhood plan call for sites. The combination of the HELAA information, desk-based assessment, known planning and pre-application proposals and the broader Settlement Spatial Planning exercise was considered to provide sufficiently comprehensive coverage of realistic development opportunities around the settlement.
- 1.8. Early community engagement was undertaken between 13 and 26 April 2026 using the four growth scenarios. It included an evening drop-in session on 15 April, daytime drop-in sessions on 17 and 24 April, and an online survey accessed through the Parish Council website. The survey

generated 110 responses, with 109 complete responses to the scenario questions. The purpose of the exercise was not to undertake a formal vote on individual sites, but to test the alternative spatial approaches with the community, draw out local knowledge and understand their likely advantages, disadvantages and implications.

- 1.9. The engagement did not identify majority positive support for any single scenario. Scenario 2 attracted the highest proportion of positive responses, although this remained below 50%, while Scenario 3 attracted the lowest proportion of negative responses. Scenario 1 was clearly the least supported overall. The free-text comments were therefore particularly important in understanding why respondents reacted differently to the options and which issues should inform the subsequent site-selection process.

Scenario	Positive	Negative	Not sure	Main themes from community comments
1: More of the Same	21.1%	64.2%	14.7%	Strong opposition to piecemeal growth; traffic and road safety; pressure on schools, healthcare and public transport; loss of green space and village identity; drainage and flood concerns on incremental sites.
2: Northern Limits	34.9%	52.3%	12.8%	Seen by some as a more strategic option capable of coordinated infrastructure delivery, but concerns remained over Gresty Lane/Rope Lane traffic, Green Gap erosion, pedestrian safety, community separation, drainage and infrastructure capacity.
3: Western Growth	28.4%	43.1%	28.4%	Most balanced response and the lowest level of negative responses. Comments noted reduced effects on the village core, potential for comprehensive infrastructure and maintenance of separation from Crewe, alongside concerns over access, road capacity and land availability.
4: Eastern Growth	31.2%	52.3%	16.5%	Flooding and drainage were prominent concerns, alongside Newcastle Road traffic, countryside and Grade 2 agricultural land, infrastructure capacity and potential detachment from the village. Some respondents nevertheless recognised the opportunity for planned development and strategic-road access.

*Source: Shavington Modified Neighbourhood Plan - Community Engagement Survey Results, File Note, 28 April 2026.
Percentages are based on 109 completed responses to the scenario questions.*

- 1.10. Alongside the community engagement, the Parish Council contacted the landowners, developers and promoters associated with the identified sites. Landowners for all sites in all scenarios were

contacted and the majority were involved in meetings with the Parish Council. They were all invited to confirm whether their land was available and to provide information on emerging proposals and the contribution that their land could make towards the objectives of the neighbourhood plan. By June 2026, high-level assessment had been undertaken for the sites within the scenarios and meetings had taken place with a number of land interests to understand their intentions. (NOTE: *In August 2026 a further land interest was identified within the land known as site D on the spreadsheet below; they have now been contacted by the Parish Council*)

- 1.11. The site-selection process also proceeded alongside the SEA. A combined SEA Screening Opinion and Scoping Consultation was undertaken in April and May 2026, after which the alternative growth scenarios were assessed against the agreed SEA framework. The framework considered biodiversity, flora and fauna; water and soil; transport; and cultural heritage and landscape. The SEA findings were used to inform the comparative assessment of the sites and identify appropriate mitigation through the Neighbourhood Plan.
- 1.12. Engagement was also undertaken with Cheshire East Council and relevant infrastructure providers to better understand the consequences of growth for local services and infrastructure. This included education and healthcare provision. By April 2026, the Parish Council had been provided with an indicative housing requirement by Cheshire East Council. A lower figure of 587 dwellings was identified under Scenario 1: 'Applying the current spatial distribution as set out in the Cheshire East Local Plan Strategy (CELPS) (2017) to the national Standard Method/ Local Housing Need', while a higher figure of 840 dwellings was identified under Scenario 2: 'The Standard Method'. With a view to avoiding speculative development and providing greater influence over the type and location of future development, while also supporting the achievement of the objectives of the ScGNP2, a figure of approximately 870 homes over the plan period was agreed.

2. Site Selection

- 2.1 The site-selection stage brought together the different strands of the assessment. The Parish Council considered the community engagement outputs, the environmental assessment, the suitability and constraints of individual sites, land availability and planning status, infrastructure requirements, and the ability of different combinations of land to meet the housing requirement while delivering wider benefits for Shavington-cum-Gresty.
- 2.2 Scenario 1 had already emerged as the least preferred approach through community engagement, with 64.2% of respondents expressing a negative view. The comments associated it with continued piecemeal growth, worsening traffic and road safety, pressure on schools and healthcare, loss of green space and village identity, and drainage and flood concerns. Its dispersed form also provided limited opportunity to coordinate larger-scale infrastructure and risked continuing the recent pattern of incremental development rather than addressing the existing physical separation between different parts of the parish. The initial assessment had also identified particular questions around the ability of dispersed sites to support a new primary school and other strategic infrastructure.

2.3 Scenario 3 offered the potential for a substantial western growth location with relatively good access to existing facilities at Rope Lane and the potential to accommodate a school and other infrastructure. The community response was comparatively balanced: it attracted the lowest proportion of negative responses and ranked second overall. Respondents frequently recognised the potential for a comprehensive, masterplanned approach with less impact on the existing village core, although concerns remained about road capacity, access and infrastructure. Landowner engagement subsequently identified significant deliverability uncertainty. A number of interested landowners did not control land with direct road access, while the availability of other land needed to create a comprehensive development could not be confirmed. The Parish Council could therefore not be satisfied that the scenario was available and achievable as a coherent growth option.

2.4 Scenarios 2 and 4 presented different but potentially complementary opportunities. Scenario 2 ranked first in the community preference exercise and attracted the highest level of positive responses, although the response remained mixed and more respondents were negative than positive. Comments recognised the potential for a more coordinated approach to growth and infrastructure, but raised concerns about traffic on Gresty Lane, Rope Lane and Jack Mills Way, Green Gap erosion, pedestrian safety, the risk of creating a separate northern community, drainage and existing infrastructure capacity. Scenario 4 ranked third and also received a broadly negative response. While some respondents recognised opportunities for a planned development with access to the strategic road network, flooding and drainage were particularly prominent concerns, alongside traffic on Newcastle Road and surrounding lanes, loss of countryside and Grade 2 agricultural land, infrastructure capacity and the relationship of growth to the existing village. The prominence of flooding in the comments on Scenario 4 is significant in the local context. Shavington-cum-Gresty has a documented history of surface-water and drainage problems, including substantial flooding of gardens on Newcastle Road and Crewe Road. Cheshire East Council identified land behind 447 and 449 Newcastle Road as being subject to surface-water flooding during extreme events in 2014, permissions for land south of Newcastle Road have required measures to manage overland surface-water flows, and Gresty Lane was closed following heavy rainfall in November 2019. The engagement evidence does not demonstrate that each respondent was referring to these particular incidents, but it is reasonable to conclude that local experience of historic flooding and drainage problems may have influenced perceptions of the eastern option. Community concern was therefore treated as an issue requiring technical testing rather than, by itself, evidence that all land within Scenario 4 was unsuitable.

2.5 The community engagement was therefore used as one strand of the assessment rather than as a simple vote on the scenarios. It demonstrated a clear preference against continued piecemeal growth and highlighted the importance of coordinated infrastructure, movement, drainage and the protection of settlement identity. Given the absence of majority support for any one scenario, the Parish Council considered whether combining appropriate elements of the northern and eastern options would produce a more sustainable and deliverable solution. The resulting hybrid option is capable of meeting the indicative housing requirement while providing opportunities to address existing weaknesses in the way the parish functions. In particular, it could use development to improve east-west movement, reduce the severance effect of the A500, provide

a new local centre and primary school north of the A500 and connect new development with existing facilities and communities. For land carried forward from the eastern option, the community concern about flooding reinforced the need for site-specific technical assessment and for flood risk and drainage to be addressed through the SEA, the site-allocation policy and Policy ENV3 of the Modified Neighbourhood Plan.

2.6 In July 2026 the Parish Council therefore identified a hybrid of the northern and eastern growth scenarios as its preferred option. Its guiding principle was "One Parish, One Community". The option sought to reinforce the identity of Shavington-cum-Gresty as one community rather than allow the individual sites already being promoted to come forward as unrelated development schemes.

2.7 The preferred option provided opportunities for a package of infrastructure and place-making measures, which seek to reduce the physical severance of the A500 through the distribution of facilities, improved pedestrian and cycle connections to facilities at Rope Lane, a new local centre north of the A500 incorporating education and community uses, additional sports provision, improved public transport and movement infrastructure, and a coordinated green infrastructure framework retaining important hedgerows and landscape features and managing the effect of development on the Strategic Green Gap.

2.8 An important factor in selecting this approach was the planning and delivery position of the land involved. The preferred area comprised a mixture of land with outline permission, live planning applications and sites expected to come forward subsequently. The land interests indicated a willingness to participate in the neighbourhood plan process, but the Parish Council recognised that the parcels would not necessarily be developed at the same time or by the same developer. It therefore decided that they should form one coordinated allocation rather than a series of unrelated site allocations.

2.9 Following selection of the preferred option, the Parish Council continued its discussions with landowners and promoters. The parties were asked to consider how their individual sites could contribute to the overall vision and to work collaboratively on a high-level masterplan. The purpose was to demonstrate how the separate parcels could deliver the required housing, movement network, green infrastructure and community facilities as a coordinated extension of Shavington-cum-Gresty.

2.10 The individual parcels forming the preferred option were also assessed through the SEA process. That assessment informed the development of the allocation policy and the mitigation and infrastructure requirements which it contains.

2.11 The outcome of the process is Policy HOU5 of the Modified Neighbourhood Plan. It allocates the preferred land as a comprehensive residential-led mixed-use development and requires the separate parcels to contribute towards, and not prejudice, delivery of the allocation as a whole. A single high-level masterplan/parameters plan is required to coordinate land uses, movement, green infrastructure, community infrastructure and phasing across the allocation.

Site Assessment Process

The following tables summarise the assessment of the individual sites considered through each of the growth scenarios. The assessment brought together the site's physical and environmental characteristics, accessibility, planning status, land availability and potential contribution to the wider growth strategy. The tables also identify the sites included within each scenario and the indicative housing capacity used at the time of assessment. (Zoom in screen as necessary due to size of tables)

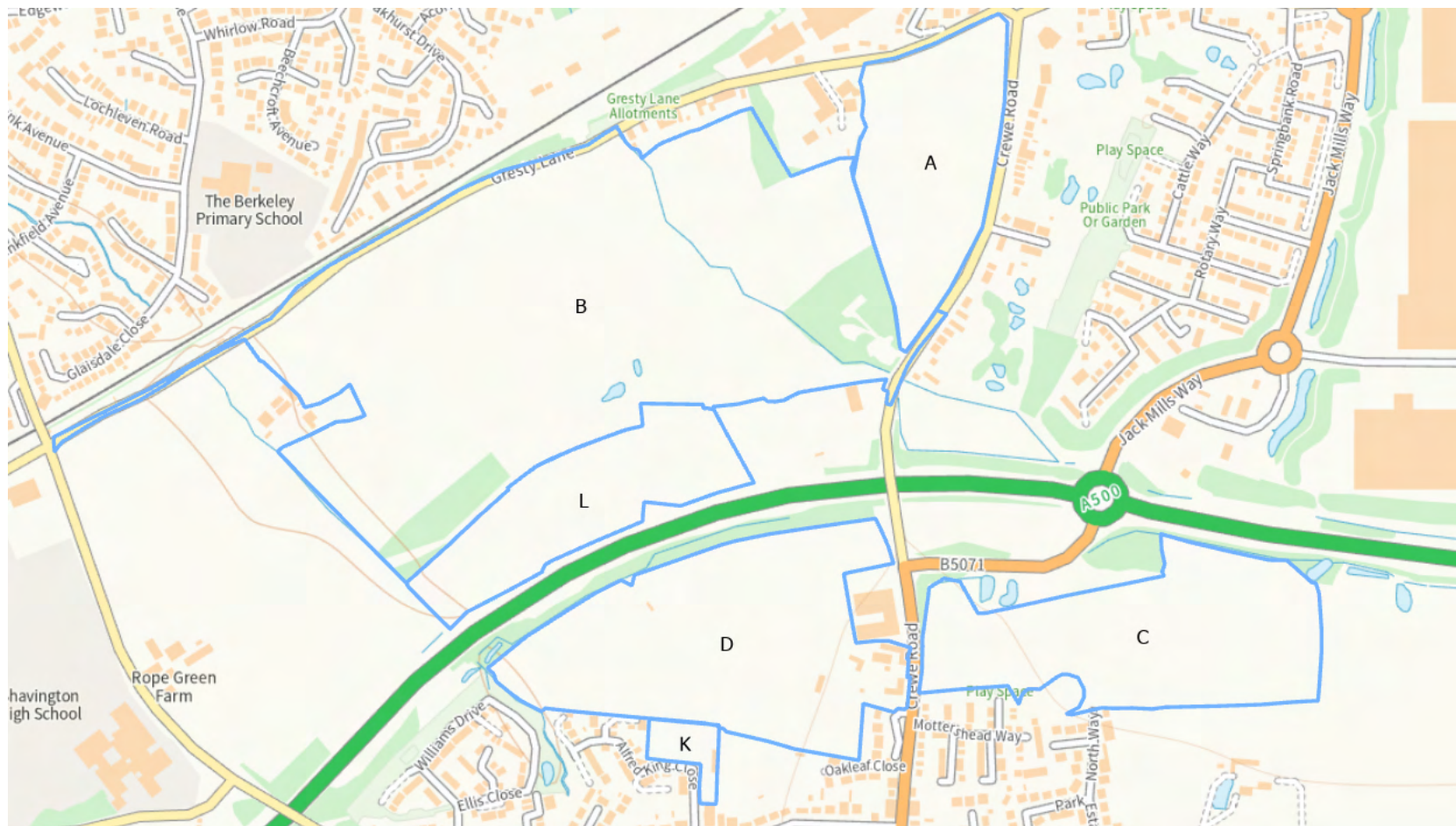
ASSESSMENT SCHEDULE 6.4

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Scenario 2																		
A (Constant)	Land West of Crewe Road, Shavington	5.8	0.4	5.4	CONSTANT	25/2405/OUT - up to 120 dwellings	N	N	N	Y	Y	N	N	3B	Y	Located in designated Green Gap. New access off Crewe Road. Site area covered by LP ecology and nature designation.Consented	Consented scheme in outline prior to NP process commencing so not included in number	
B	Land West of Crewe Road Shavington	29	2.4	26.6	450	26/1232/OUT	N	N	N	N	Y	N	Y*	1, 2, 3a, 3b	Y	Covered by LP ecology and nature designation. In designated Green Gap. NE GI assets within site. Small area of FZ2 at Western boundary of site.	Outline application live, developer/promoters happy to work with NP process	
D	Land West of Crewe Road, Adjacent to Shavington House, Shavington	10.7	0.3	10.4	205	N/A	N	Y	Y	Y	Y	N	Y	3A, 3B, 2 and 1	Y	Covered by LP ecology and nature designation. NE GI assets around northern boundary.	Landowner at pre-application stage and undertaken early community engagement. Willing to work with NP process. August 26 update. An additional landowner has been identified within this parcel and contacted.	
L	Land North of A500 Bypass	5.2	0.2	5	122.5	N/A	N	N	N	N	Y	N	Y	1, 2 3a and 3b	N	Located in designated green gap providing buffer to A500. Potentially suitable location for extension of community sports facilities adjacent to Crewe Alexander in the Community	Landowner identified and meetg held. Site included in 2026 HELAA as available.No confirmed proposals but indicative number allows for green buffer and sports pitch as part of a future scheme	
K	Land Adjacent to Alfred King Close, Shavington	0.62	0	0.62	9	26/0640/FUL	N	Y	Y	Y	Y	N	N	2* and U	Y	Covered by LP ecology and nature designation. Proposal for demolition of existing storage buildings, erection of 23 no. dwellings, 2 no. vehicular access points, associated parking and landscaping. In designated Green Gap. Only North Eastern corner of plot is ALC Grade 2	Planning application live, now reduced to 9 dwellings	
Total approx housing delivery		51.32			786.5													
Scenario 3																		
A (Constant)	Land West of Crewe Road, Shavington	5.8	0.4	5.4	CONSTANT	25/2405/OUT - up to 120 dwellings	N	N	N	Y	Y	N	N	3B	Y	Located in designated Green Gap. New access off Crewe Road. Site area covered by LP ecology and nature designation.Consented.	Consented scheme in outline prior to NP process commencing so not included in number	
I	Land to the North of Newcastle Road	74	4.8	69.2	1695.4	N/A	N*	Y*	Y*	Y*	Y	Y	N	1 and 2	N	Located in designated Green Gap. Within the setting of LHA. Northern section of site within walking distance of village centre. Southern edges in walking distance of various bus stops. Various NE GI assets within and on the edges of the site. Various LNRS designations.	Multiple landowners. A number have expressed interest if others wish to progress over the longer term however, interested owners are landlocked and those with road access have either not engaged or understood to not wish to progress	
Total approx housing delivery		79.8			1695.4													

Scenario 4																		
A (Constant)	Land West of Crewe Road, Shavington	5.8	0.4	5.4	CONSTANT	25/2405/OUT - up to 120 dwellings	N	N	N	Y	Y	N	N	3B	Y	Located in designated Green Gap. New access off Crewe Road. Site area covered by LP ecology and nature designation.Consented	Consented scheme in outline prior to NP process commencing so not included in number	
C	Land at Crewe Road, Shavington	8.42	0.8	7.62	195	25/4891/EIA - up to 195 dwellings	Y	Y	Y	Y	Y	Y	N	3A and 3B	Y	Covered by LP ecology and nature designation. NE GI assets around northern perimeter of site. Opportunity site for nature recovery around eastern edge.	Planning application live, developer meeting confirmed happy to work with NP process.	
G	Land to the East of William Stockton Close and Walter Rhodes Close	8.3	0.6	7.7	180	N/A	N	Y	Y	N	Y	Y	Y	2	Y	Site is sandwiched between Landscape and Open Space designation to the West and NE GI asset to the East. Opportunity area for nature recovery to the immediate East.	Site promoted by Taylor Wimpey, likely to come forward later this year. Happy to work with NP process.	
J	Land North of Newcastle Road	49	5.3	43.7	400	N/A	N	Y*	N	N	Y	Y	Y	2	Y	NE GI assets to the North of site. Within LP ecology and nature designation. Various LNRS designations. 775 dwellings plus infrastructure. Southern edge is nearby petrol station and convenience store on Newcastle Road.	Site G represented by Pegasus and Highgrove (promoter) - are in dialogue with TW of site G, happy to work with PC if site allocation to come forward.	
Total approx housing delivery		71.52			775													

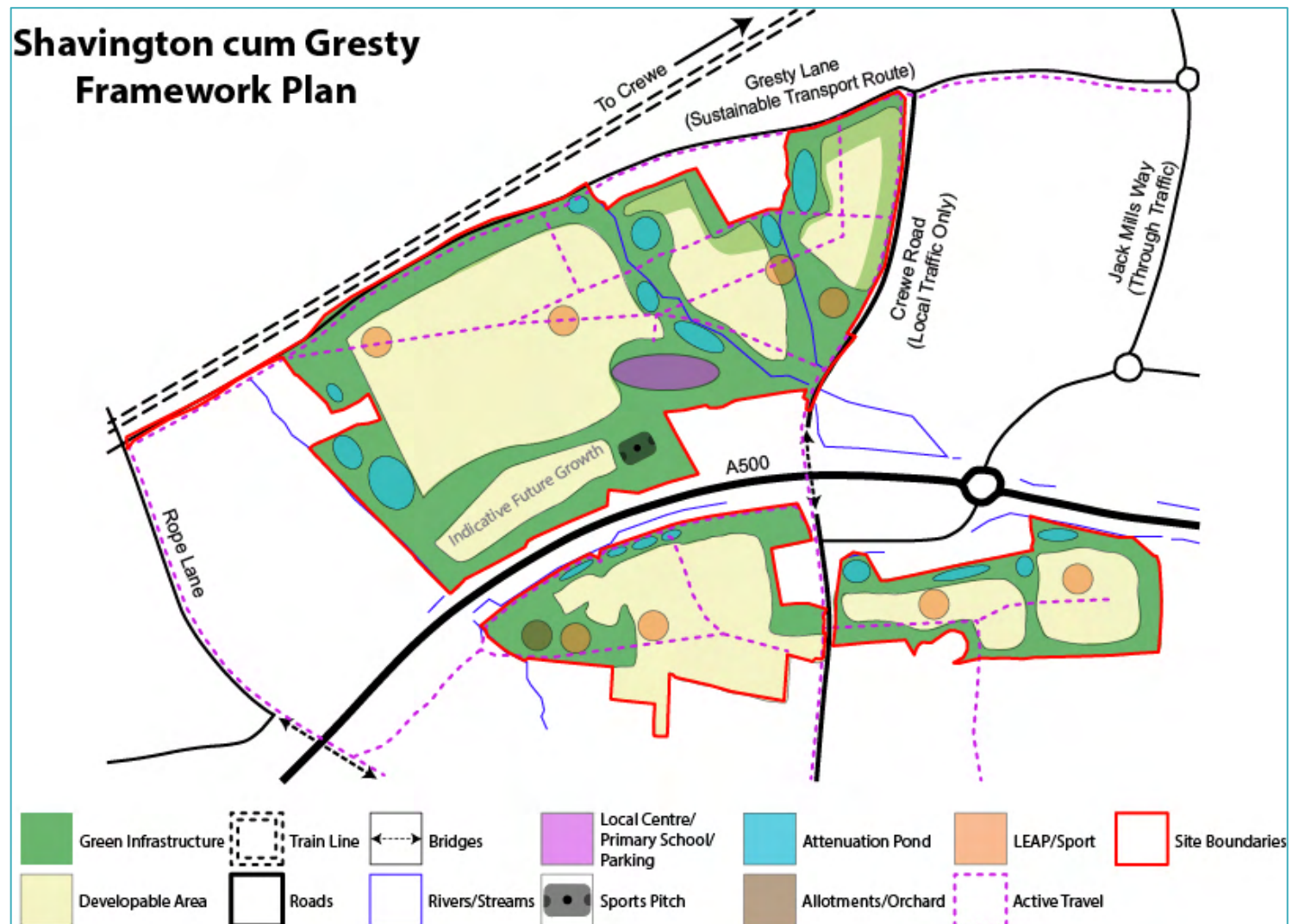
Allocated Sites



Following the assessment of the alternative growth scenarios, the Parish Council identified six sites for allocation through ScGNP2. The allocated sites form the preferred hybrid growth strategy and are intended to contribute towards meeting the housing requirement of the Neighbourhood Plan. The locations of the allocated sites are shown on the above plan. Please note site A is already consented at outline and whilst included within the parameters plan, is not included for the purpose of meeting the indicative housing need.

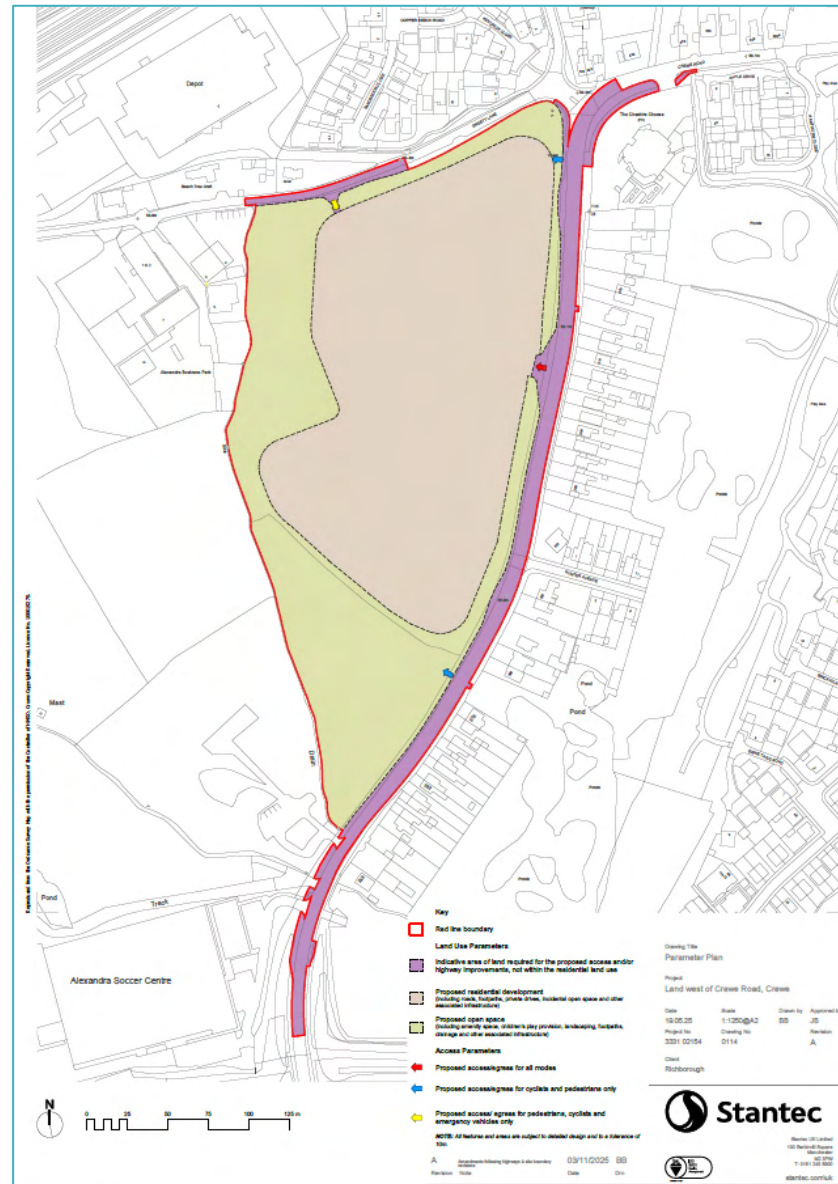
Framework Plan

Illustrative framework plan showing how the allocated sites could be coordinated through the provision of green infrastructure, movement connections and community facilities.



Site Parameter Plans

The following parameter plans were provided by the developers and landowners associated with the proposed allocation sites and have been used to assist in the productive of the framework plan.



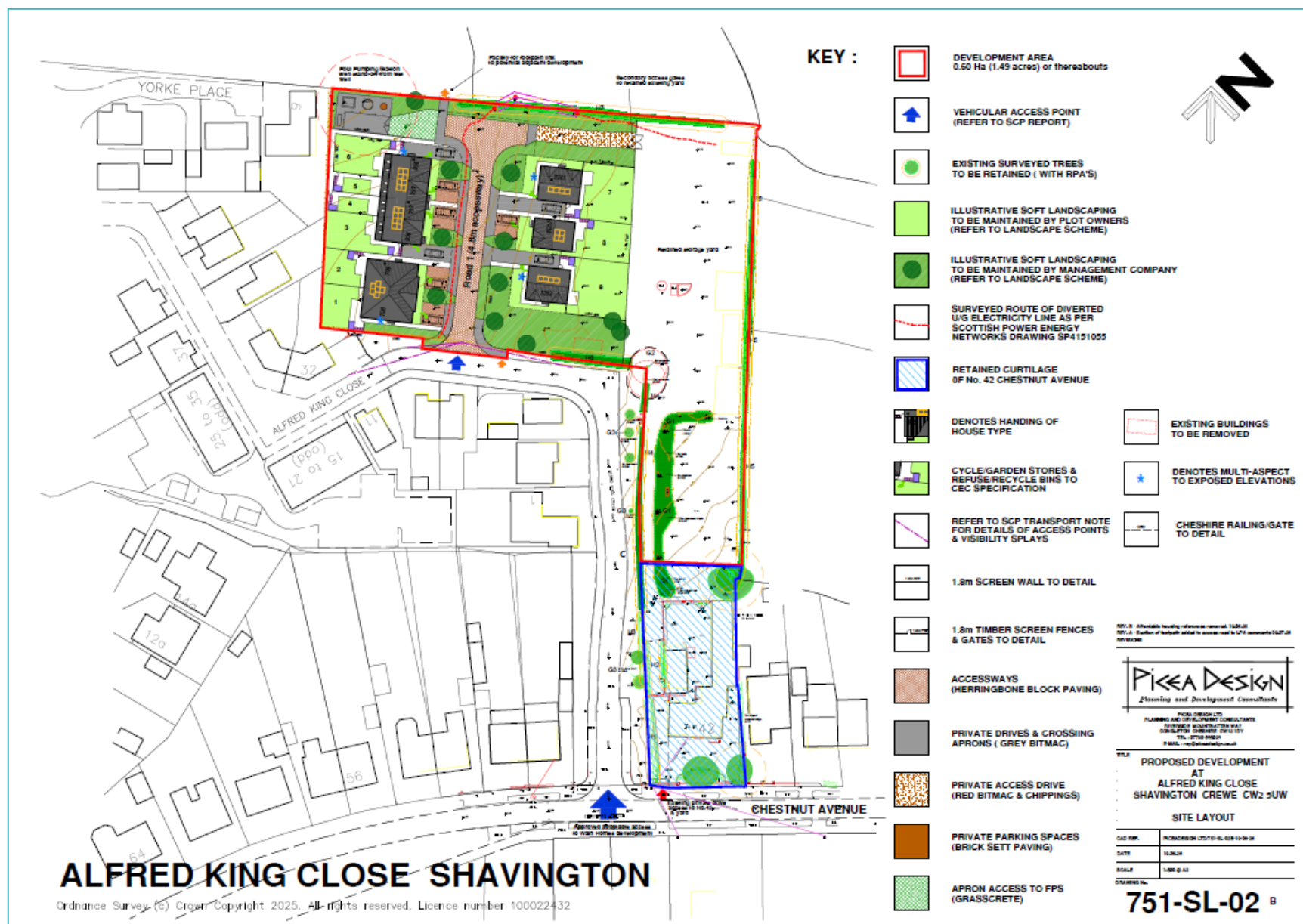
Site A



Site C - 26/1055/OUT pending decision



Site D – pre-application stage.



Site K – 26/0640/FUL – pending decision.