

SHAVINGTON-CUM-GRESTY NEIGHBOURHOOD PLAN MODIFICATION

Draft Modification Statement August 2026

*Prepared in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations
2012 (as amended).*

Shavington-cum-Gresty Parish Council

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1. Introduction

- 1.1 Shavington-cum-Gresty Parish Council (“the Parish Council”), as the Qualifying Body, proposes to modify the made Shavington-cum-Gresty Neighbourhood Plan (“the made Plan”). The made Plan was made by Cheshire East Council in July 2021 following a successful referendum on 6th May 2021
- 1.2 This Draft Modification Statement accompanies the pre-submission version of the modified Neighbourhood Plan (“the Modified Plan”) and the Modification Proposal. It has been prepared in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended).
- 1.3 Regulation 14 requires the Qualifying Body, to state whether it considers that the modifications are so significant or substantial as to change the nature of the neighbourhood development plan which the proposal would modify, and to give reasons for that view. The Parish Council considers that the proposed modifications are material and, taken together, sufficiently significant and substantial to change the nature of the made Plan. In particular, the Modified Plan introduces a new site-allocation policy, revises the housing and settlement-boundary strategy and updates the Plan period to 2046. The Parish Council therefore considers that the modified Plan should proceed through examination and referendum in accordance with the applicable neighbourhood-planning regulations.
- 1.4 This document is therefore setting out the background reason to this modification, sets out what the modifications are and will set out the reasons as to why the Parish Council believe that this modification of the plan is so significant or substantial as to change the nature of the plan and trigger a referendum. It should be read alongside the pre-submission Modified Plan, the Modification Proposal and Policies Map

2. Background

- 2.1 The made Plan for the Shavington-cum-Gresty neighbourhood area coincided with the then parish boundary, prior to the boundary review undertaken in 2023 which resulted in a minor change to the administrative boundary of the Parish.
- 2.2 With the “made” Plan reaching its 5-year anniversary in 2026, the Parish Council initiated a review, triggered not only by the passage of time but the desire to include site allocations within the modified Plan to meet Shavington-cum-Gresty’s identified housing need. Since the made Plan was adopted, national and local planning policy, evidence and the regulatory context for development have also changed. The review has been informed by:
 - The lack of 5 Year Housing Land Supply at Cheshire East Council
 - The lack of an up-to-date Local Plan for Cheshire East
 - The emerging Local Plan being prepared under the new 30-month Local Plan timetable resulting in a continued window for speculative applications.
 - A desire to restore a Plan led system for Shavington-cum-Gresty as soon as possible.
 - The publication of a new NPPF including National Decision Making Policies (NDMPs) in August 2026
 - A desire to use the modified Neighbourhood Plan to engage Policy S6 NPPF (previously §14 NPPF) and to enable use of the prematurity argument (NDMP Policy DM4) following the conclusion of the Regulation 16 version of the modified Plan.

- The provisions updated Planning Practice Guidance and the 2024 update to the standard method calculation for determining housing need, which has resulted in Cheshire East Council providing an indicative housing requirement of 840 homes for the parish of Shavington cum Gresty.
- The changes to Basic Conditions (March 2026) relating to climate change and local nature recovery.

2.3 The purpose of the review is therefore to ensure that the neighbourhood plan remains an effective, up-to-date and locally distinctive part of the development plan. The review also provides an opportunity to improve clarity, remove duplication and respond to local priorities.

2.4 The review also takes the opportunity to redesignate the Neighbourhood Plan boundary to reflect the change to the parish boundary, confirmed in 2023 following a governance review. The re-designated Neighbourhood Plan boundary was confirmed by Cheshire East Council on 7th July 2026

2.5 The principal changes proposed by the Modified Plan are:

- a revised housing policy (HOU1), including a revised settlement boundary and a housing-delivery approach extending to 2046;
- a new Policy HOU5 which allocates land east and west of Crewe Road for a comprehensive, coordinated, residential-led mixed-use development of approximately 870 homes, to meet and exceed the indicative housing requirement for the parish, subject to site-specific requirements;
- updated policies for housing mix, older persons' housing, local character and design, footpaths and cycleways, trees and hedgerows, community facilities, open space, sustainable transport, parking and the local economy; and
- the recasting of Policy ENV3 with a locally focused surface-water flood-risk policy; and the deletion of policies that substantially repeat national policy, Building Regulations or other development-plan provisions, including the made Plan policies on developer contributions and telecommunications.

2.6 The "made' Plan Policies List is set out below, illustrating the changes made through the modified plan:

HOU1	New Housing (modified)
HOU2	Housing Mix and Type (modified)
HOU3	Housing for Older People (modified)
HOU4	Local Character and House Design (modified)
ENV1	Footpaths and Cycleways (modified)
ENV2	Trees and Hedgerows (modified)
ENV3	Water Management and Drainage Surface Water Flood Risk (recast)
COM1	Community Facilities and Local Businesses (modified)
COM2	Play, Recreation and Open Space Facilities (retain)
COM3	The Provision of New Open Space Facilities (modified)
COM4	Developer Contributions (delete)
COM5	Telecommunications (delete)
TRA1	Sustainable Transport (modified)
TRA2	Parking (modified)
ECON1	Economy (modified)
HOU5	Site Allocations (new)

2.7 The Modified Plan is intended to retain the original Plan's commitment to protecting and improving the character, community facilities, green infrastructure and accessibility of Shavington-cum-Gresty, while providing a clearer and more positive spatial framework for planned growth.

- 2.8 Prior to the preparation of this Pre-Submission Plan, the Parish Council commissioned specialist consultants ONH to undertake a Settlement Spatial Planning exercise to better understand the growth options for the parish, in terms of both scale and location. This involved the preparation of a community engagement exercise, followed by individual landowner discussions and high-level technical assessment of broad locations to spatially consider the environment and social impacts of development and the required infrastructure improvements required. This exercise allowed the Parish Council to make informed decisions relating to both the scale and location of future development. A detailed summary of the work undertaken can be found in the site assessment report which accompanies the Regulation 14 version of the Plan.

3. Modification - the “Change the Nature of the Plan” Test

- 3.1 The Parish Council considers that the package of proposed modifications is sufficiently significant and substantial to change the nature of the made Plan. This conclusion reflects the cumulative effect of the revised housing strategy, the amendment of the settlement boundary and the introduction of a new site allocation policy.
- 3.2 The table below summarises the modifications proposed in the Modification Proposal and explains the Parish Council’s view on their materiality and relevance to the statutory test. The final submission version should be checked against the definitive policy schedule and Policies Map.
- 3.3

Policy / matter	Proposed change	Reasoned assessment	Materiality / contribution to “nature” test
HOU1 - New Housing	Replaces the made policy with a policy defining the revised settlement boundary for the application of NPPF Policies S3, S4 and S5. It provides for approximately 870 homes to 2046 through allocated sites within and adjoining the boundary, with suitable windfall development within it.	This is a substantial change from the made Plan’s criteria-based policy and references to former Local Plan countryside policy. It establishes the Modified Plan’s housing-delivery and settlement-boundary approach.	Material. It is a key element of the change in the Plan’s spatial strategy.
HOU2 - Housing Mix and Type	Removes the unsupported reference to redressing an imbalance and retains a flexible requirement for a mix of house types, including smaller homes, together with homes capable of meeting a wide range of household needs.	The policy’s purpose is unchanged, but the modification is more proportionate and is supported by updated demographic evidence rather than fixed proportions.	Material, but does not itself change the nature of the Plan.

Policy / matter	Proposed change	Reasoned assessment	Materiality / contribution to “nature” test
HOU3 - Housing for Older People	Replaces the absolute restriction and equivalent-unit requirement with a proportionate test. Loss of specialist older persons’ housing will only be supported where up-to-date evidence shows it is no longer needed, the need can be met through the existing housing stock, or replacement is provided elsewhere in the parish.	The objective of retaining opportunities for older residents to remain in the parish is maintained, while the policy is made more flexible and evidence-led.	Material, but does not itself change the nature of the Plan.
HOU4 - Local Character and House Design	Replaces the detailed checklist with a context-led design policy focused on accessible connections, public rights of way, trees, hedgerows and watercourses, green infrastructure, countryside edges and the varied built form of the parish. It requires layout, movement and landscape to be considered together.	The local character objective is retained, but the policy is substantially recast to concentrate on locally distinctive design and place-making and to avoid duplication of national policy, Building Regulations and borough-wide standards.	Material, but reinforces rather than changes the Plan’s design purpose.
ENV1 - Footpaths and Cycleways	Retains and restructures the protection and enhancement of public rights of way and cycleways, and of significant trees and hedgerows. ENV1 adds clearer requirements for safe and accessible routes;	The policies continue the made Plan’s environmental and active-travel objectives, with clearer application to current growth and the Policies Map.	Material, but does not itself change the nature of the Plan.
ENV2- Trees and Hedgerows	Retains and restructures the protection and enhancement of public rights of way and cycleways, and of significant trees and hedgerows. ENV2 retains in-situ protection, arboricultural assessment and appropriate planting.	The policies continue the made Plan’s environmental and active-travel objectives, with clearer application to current growth and the Policies Map.	Material, but does not itself change the nature of the Plan.

Policy / matter	Proposed change	Reasoned assessment	Materiality / contribution to “nature” test
ENV3 - Local Surface Water Flood Risk	Replaces the broad water-management and drainage policy with a locally focused surface-water policy. Where drainage could be affected, proportionate evidence must address existing drainage patterns and overland flow routes, changes to ground levels, obstruction or diversion of flows, safe exceedance routes and long-term management.	The modification removes duplicated sequential-test, sustainable-drainage and drainage-hierarchy provisions while retaining a locally distinctive response to documented surface-water and drainage problems in the parish.	Material replacement, but it does not change the nature of the Plan.
COM1 - Community Facilities and Local Businesses	COM1 is refocused on identified key community facilities, local businesses and the village’s civic role, while retaining a marketing test and specific support for church and community uses.	The retained policies strengthen local facility and open-space priorities. Their underlying community objectives remain.	Some material changes, but no change to the Plan’s overall nature.
COM2 - Play, Recreation and Open Space Facilities and COM3 - The Provision of New Open Space Facilities	COM2 continues to protect mapped play, recreation and open space. COM3 supports additional open space and encourages appropriate new play, youth, multi-use games and playing-pitch provision. COM4 and COM5 are deleted.	The retained policies strengthen local open-space priorities. Their underlying community objectives remain.	Some material changes, but no change to the Plan’s overall nature.
TRA1 - Sustainable Transport	TRA1 retains requirements for transport assessments and travel plans and support for inclusive, sustainable movement, updated to current national policy.	The sustainable-transport objective is retained.	Material, but does not itself change the nature of the Plan.
TRA2 - Parking	TRA2 is expanded to address loss of parking, realistic resident and visitor demand, displaced or obstructive on-street parking, and access for pedestrians, cyclists, residents, service, refuse and emergency vehicles.	The parking policy is materially strengthened in response to known local access and on-street parking problems, while allowing well-integrated on-street visitor parking.	Material, but does not itself change the nature of the Plan.

Policy / matter	Proposed change	Reasoned assessment	Materiality / contribution to “nature” test
ECON1 - Economy	Retains support for appropriately scaled local businesses, home working, reuse of buildings and rural diversification. It removes duplicated parking, cycle-storage and electric-vehicle requirements and replaces the fixed 24-month marketing period with a proportionate and realistic marketing exercise.	The policy continues to support a resilient local economy while improving proportionality and avoiding duplication.	Material, but does not itself change the nature of the Plan.
HOU5 - Site Allocations Policy (new)	Introduces a new allocation for land east and west of Crewe Road for a comprehensive, coordinated, residential-led mixed-use development of approximately [X] homes. Separate parcels may come forward where they demonstrate how they contribute to delivery of the allocation as a whole, subject to site-specific requirements and the Policies Map.	This introduces a new, plan-led spatial direction for growth, identifies specific land for development and provides site-specific development requirements. No equivalent allocation policy exists in the made Plan.	Significant and substantial. Together with HOU1, this is central to the conclusion that the modifications change the nature of the Plan.

- 3.4 The Parish Council’s conclusion is based on the cumulative effect of the modifications. The revised settlement-boundary and housing-delivery approach, together with the new site-allocation policy, moves the Plan from a primarily criteria and boundary-led framework to one which also positively identifies land for planned growth and provides site-specific requirements. This is more than a routine update of policy wording.

4. Strategic Environmental Assessment and Habitats Regulations Assessment

- 4.1 The Parish Council carried out a combined Screening Opinion and Scoping Consultation in April/May 2026 knowing that the introduction of a site allocations policy would be considered to have the potential for significant environmental effects and would therefore be required to prepare a Strategic Environmental Assessment (SEA) in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 and European Directive 2001/42/EC. A draft SEA accompanies the pre-submission version of the Plan.

- 4.2 Cheshire East Council will undertake a request for screening opinion and make a determination for Habitats Regulations Assessment (HRA) in relation to the modified Plan in accordance with the Conservation of Natural Habitats and Wild Flora and Conservation of Habitats and Species Regulations 2010 (as amended) and European Directive 92/43/EEC. Any assessment subsequently required will be prepared by CWAC at the Regulation 15 stage.

5. Conclusion

- 5.1 The proposed modifications are necessary and timely. They update the made Plan, remove unnecessary duplication with the new 2026 NPPF, ensure compliance with the new Basic Conditions, improve the clarity and effectiveness of development-management policies and provide a positive, plan-led strategy for the future development of Shavington cumGresty.
- 5.2 The Parish Council considers that the modifications are significant and substantial enough to change the nature of the made Plan. This conclusion is principally because the Modified Plan:
- updates the plan period to 2046;
 - updates the housing strategy and settlement-boundary policy through Policy HOU1; and
 - introduces a new site-allocation policy, HOU5, identifying land east and west of Crewe Road for phased residential-led mixed-use development and setting site-specific requirements.