

SHAVINGTON-CUM-GRESTY NEIGHBOURHOOD PLAN  
2026-2046

DRAFT ENVIRONMENTAL REPORT

AUGUST 2026

Published by Shavington-cum-Gresty Parish Council  
under the Environmental Assessment of Plans and Programmes Regulations 2004.

SHAVINGTON-CUM-GRESTY NEIGHBOURHOOD PLAN 2026-2046

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## Non-Technical Summary

This Environmental Report has been prepared to accompany the draft Shavington-cum-Gresty Neighbourhood Plan Review (ScGNP2) for the period 2026–2046.

The purpose of the SEA is to ensure that environmental considerations are taken into account throughout the preparation of the Neighbourhood Plan. It assesses the likely environmental effects of the Plan, considers reasonable alternatives and helps inform decisions on the most appropriate planning strategy for the parish.

An earlier Screening and Scoping Report concluded that the Neighbourhood Plan Review should be subject to SEA because it proposes the allocation of land for development to help meet future housing needs, with the Plan now expecting to provide for approximately 870 new homes over the plan period. Following consultation with the statutory consultees, the assessment focused on four environmental topics:

- Biodiversity, Flora and Fauna
- Water and Soil
- Transport
- Cultural Heritage and Landscape

The SEA has assessed the Neighbourhood Plan objectives, reasonable site allocation alternatives and the policies that have the potential to give rise to significant environmental effects. The assessment has been undertaken alongside preparation of the Plan so that environmental considerations have informed the selection of sites and the drafting of policies.

A number of alternative site allocation scenarios were considered through the SEA process before the chosen scenario was finalised. The chosen scenario was identified as the most appropriate overall, balancing the need to provide new housing with the objective of avoiding or minimising adverse environmental effects. Where potential environmental constraints were identified, these have informed both the selection of sites and the policy framework of the Neighbourhood Plan.

Overall, the SEA concludes that the Neighbourhood Plan is not likely to result in any significant adverse environmental effects. The Plan provides a balanced approach to meeting future housing needs whilst taking appropriate account of environmental considerations.

This Environmental Report is being published alongside the draft Neighbourhood Plan for consultation. Responses received during the consultation period will be considered before the Environmental Report is updated, where necessary, to accompany the submission version of the Neighbourhood Plan

# 1.INTRODUCTION

## Background

- 1.1 ONH has been commissioned by Shavington-cum-Gresty Parish Council (SPC) to undertake an independent Strategic Environmental Assessment (SEA), of the modified Shavington-cum-Gresty Neighbourhood Plan (ScGNP2). This document is the Draft Environmental Report that follows on from the Proposed Assessment Scope Report consulted on with the statutory bodies between April and May 2026, per the Environmental Assessment of Plans and Programmes Regulations 2004.
- 1.2 The purpose of this Environmental Report is to assess the extent to which the Shavington-cum-Gresty Neighbourhood Plan Review (ScGNP2) will contribute to the achievement of sustainable development. ScGNP2 is being prepared by Shavington Parish Council (SPC), as the qualifying body under the Neighbourhood Planning (General) Regulations 2012 (as amended), to review the made Shavington-cum-Gresty Neighbourhood Plan (ScGNP1), which was made by Cheshire East Council in July 2021. Following the submission of an application by SPC, Cheshire East Council designated the modified Shavington Neighbourhood Area on 7 July 2026 under Regulation 7 of the Neighbourhood Planning (General) Regulations 2012 (as amended). The designated Neighbourhood Area comprises the whole of the Parish.
- 1.3 The Proposed Assessment Scope Report demonstrated why an environmental report is necessary to inform the preparation of the ScGNP2. During the consultation on the proposed scope of the assessment, the statutory bodies made no recommendations that the scope should be amended. The statutory consultee responses from Natural England and Historic England can be found in Appendix A. No response was received from the Environment Agency.
- 1.4 Cheshire East Council responded, making a number of observations. As a result, the scope of the assessment has been subject to minor amendments.
- 1.5 The assessment of the ScGNP2 has been undertaken as guided by Planning Practice Guidance and follows the main stages of the SEA process:
- Stage A – Setting the context and objectives, establishing the baseline and deciding on scope (summarised in Section 2)
  - **Stage B – Developing and refining alternatives and assessing effects**
  - **Stage C – Preparing the SEA**
  - **Stage D – Consultation on the draft plan and the SEA**
  - Stage E – Monitoring implementation of the plan
- 1.6 This report therefore shows how the relevant SCGNP2 policies have been informed through their iteration with the SEA framework (Stage B) and is the output (Stage C) which will be the subject of a statutory consultation (Stage D) alongside the Pre-Submission ScGNP2.

## The Draft SCGNP2

- 1.7 The Draft NP has the following objectives:

1. To deliver appropriate housing to meet the current and future needs of Shavington-cum-Gresty
2. To protect and enhance the character and identity of Shavington-cum-Gresty
3. To protect the environment and access to open countryside
4. To improve services and facilities

5. To encourage sustainable forms of transport and mitigate parking problems
6. To support and enhance the local economy

1.8 It comprises fourteen policies in support of these objectives:

- 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 (modified)
- COM1 : Community Facilities and Local Businesses (modified)
- COM2 : Play, Recreation and Open Space Facilities (modified)
- 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)

1.9 Of these policies, two have been screened in for the potential for significant environmental effects (Policies HOU1 and HOU5). All other policies were previously subject to an Environmental Screening Opinion as part of the made Neighbourhood Plan process and were screened out of the requirement for SEA.

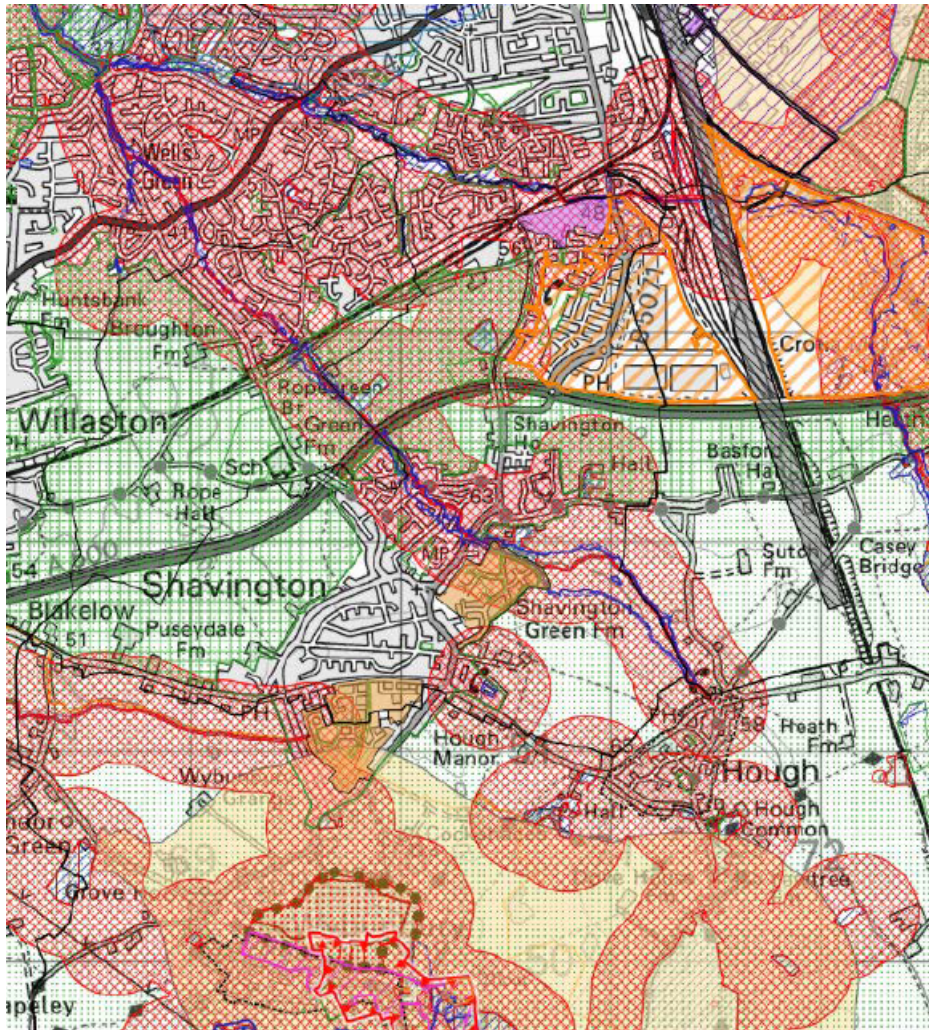
## Planning Policy Context

1.10 The National Planning Policy Framework (NPPF), latest version published in 2024, and accompanying Planning Practice Guidance (PPG) ([link](#)), is an important guide in the preparation of neighbourhood plans. The assessment identifies those key NPPF policies that relate to the policies of the NP.

1.11 Whilst the neighbourhood plan is no longer required to be in general conformity with the strategic policies of the development plan which currently comprise policies of The Local Plan Strategy (2010 – 2030); The Site Allocations and Development Policies Document (2022) and the saved policies from the Cheshire Waste Local Plan and Cheshire Minerals Local Plan, it is informed by it.

1.12 The focus of these policies is to set the overall strategy for the development of the area, along with planning policies and proposals to ensure new development addresses economic, environmental and social needs for the area up to 2045. Shavington-cum-Gresty is defined as a Local Service Centre in the Local Plan Strategy. The Neighbourhood Plan is expecting to provide for approximately 870 new homes over the plan period to 2046. There are a number of Ecological and Flood Risk areas within the wider parish (see Plan A).

1.13 The potential for cumulative effects of the NP policies with other policies and proposals in these documents is unlikely, given the non-strategic nature and scale of the NP. However, where there is potential this is identified in the assessment.



*Plan A: Extract of adopted Policies Map*

## 2. SCREENING OPINION & ASSESSMENT SCOPE

2.1 Per Stage A of the process, the screening exercise determines whether the SCGNP2 is likely to have significant environmental effects. If the potential for one or more policies to have such effects is 'screened in' then the scoping process defines the framework of measures against which the policies will be assessed.

2.2 Although often carried out and consulted on separately and sequentially the two processes can be combined into one. The SEA consultation bodies are the Environment Agency, Natural England, Historic England and the Local Planning Authority.

2.3 This combined exercise was carried out and consulted by the Parish Council per the Regulations. The baseline evidence was reviewed in relation to the emerging intent and policy scope of the NP and conclusions drawn on the potential for significant environmental effects:

- Biodiversity, Flora and Fauna
- Water and Soil
- Transport
- Cultural Heritage and Landscape

2.4 As per the final part of Stage A, the proposed framework presented in the table below reflects the general sustainability issues of the parish and the potential for significant effects.

| SEA Topic                            | SEA Objective                                                                                                                                               | Design-Aiding Questions<br>Will the option...                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Biodiversity, Flora and Fauna</b> | Protect, conserve and where possible enhance biodiversity, including designated sites, habitats and ecological networks, and achieve biodiversity net gain. | a. avoid adverse effects on designated sites including Wybunbury SSSI, SAC and Ramsar site?<br>b. minimise the loss or fragmentation of habitats, including trees, hedgerows and green infrastructure networks?<br>c. maintain and enhance ecological connectivity within and beyond the neighbourhood area?<br>d. provide opportunities to achieve biodiversity net gain through habitat creation and enhancement?<br>e. incorporate appropriate avoidance and mitigation measures, including any required SAC mitigation?<br>f. support the delivery of the Cheshire and Warrington Local Nature Recovery Strategy (LNRS), having regard to both the mapped and unmapped measures?<br>g. take biodiversity into account in mitigating and adapting to climate change, for example through the use of nature-based solutions in design? |
| <b>Water and Soil</b>                | Protect and enhance water quality, minimise flood risk, safeguard                                                                                           | a. direct development away from areas at highest risk of flooding (Flood Zones 2 and 3) and areas of surface water flood risk?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

| SEA Topic                              | SEA Objective                                                                                                                             | Design-Aiding Questions<br>Will the option...                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                        | mineral resources and avoid the unnecessary loss of best and most versatile agricultural land.                                            | b. minimise the risk of flooding elsewhere, including through the use of sustainable drainage systems (SuDS)?<br>c. protect and, where possible, enhance water quality?<br>d. avoid or minimise the loss of best and most versatile agricultural land?<br>e. avoid the sterilisation of safeguarded mineral resources, or demonstrate that prior extraction has been considered?<br>f. make efficient use of land, prioritising previously developed land where available?<br>g. maintain water quality and supply to hydrologically sensitive designated sites? |
| <b>Transport</b>                       | Promote sustainable transport patterns, reduce reliance on private vehicles and support opportunities for active travel.                  | a. be located in areas with good access to services and facilities, reducing the need to travel by private car?<br>b. support opportunities to improve walking and cycling connectivity, including links to existing public rights of way?<br>c. provide or contribute towards improvements in public transport accessibility where feasible?<br>d. minimise additional traffic generation and avoid exacerbating existing congestion, particularly on key routes such as the A500?<br>e. support safe and accessible movement for all users?                    |
| <b>Cultural Heritage and Landscape</b> | Protect and enhance heritage assets and their settings, and conserve landscape character, including the function of Strategic Green Gaps. | a. conserve and enhance the significance and setting of designated and non-designated heritage assets?<br>b. avoid harm to the character and appearance of the local landscape?<br>c. respect settlement pattern, local distinctiveness and the transition between built form and open countryside?<br>d. prevent physical and visual coalescence between settlements, maintaining separation through Green Gaps?<br>e. provide opportunities to enhance landscape character and visual amenity through design and green infrastructure?                         |

2.5 Alongside the SEA process, it is also necessary to assess whether ScGNP2 is likely to have a significant effect on the National Site Network sites (formerly Natura 2000 sites). A Habitats Regulations Assessment (HRA) is required by the Conservation of Habitats and Species Regulations 2017 for all plans and projects which may have adverse effects on National Site Network sites. The screening exercise for HRA has been undertaken by CEC and concluded that a HRA is unnecessary for SCGNP2.

2.6 The Screening Opinion and Scoping Report is published as a separate document.

### 3. ASSESSMENT OF OBJECTIVES, SITES AND POLICIES

3.1 Per the next part of Stage B of the process, the conclusions of the assessment of the ScGNP2 objectives, sites and policies are set out below. The assessment addresses only instances where an objective, site or policy has the potential for a significant positive or adverse effect, or where any mitigation measures included in the policy will likely result in a neutral rather than adverse effect.

3.2 The iteration of this assessment with the drafting of the policies has allowed that drafting exercise to be mindful of the key sustainability issues. Although the assessment has been aided by the submission of outline proposals and concept plans by each of the land interests of the allocated sites, inevitably at this very local scale there are limits on the availability of data.

#### Objectives

3.3 The assessment of the ScGNP2 objectives has identified the following potential for significant environmental effects:

##### Objective 1

Deliver a positive, plan-led approach to housing that meets identified local needs and is supported by appropriate infrastructure

3.4 This objective is not considered likely to result in significant negative environmental effects. The objective supports the delivery of housing to meet the current and future needs of Shavington-cum-Gresty. Whilst new housing has the potential to give rise to effects on biodiversity, water and soil, transport, and cultural heritage and landscape, these matters are addressed through the site selection process and the policies of the SCGNP2. The reasonable alternative would be not to include the objective, which would reduce the Plan's ability to positively guide the location and scale of housing development to meet identified local needs.

##### Objective 2

Protect and enhance the distinctive character, landscape setting, heritage and identity of Shavington-cum-Gresty.

3.5 This objective is not considered likely to result in significant environmental effects. By seeking to protect and enhance the character and identity of Shavington-cum-Gresty, the objective could have minor positive effects in cultural heritage and landscape terms, including supporting the protection of the parish's distinct character, landscape setting and settlement pattern. The objective may also have indirect minor positive effects for biodiversity where the retention of existing landscape features contributes to ecological connectivity. The reasonable alternative would be not to include the objective, which would reduce the Plan's ability to guide development in a way that reflects the established character and identity of the parish.

### Objective 3

Protect and improve public rights of way, cycling routes, trees, hedgerows, open spaces and green infrastructure.

3.6 This objective is not considered likely to result in significant environmental effects. By seeking to protect the environment and maintain access to open countryside, the objective is likely to have minor positive effects for biodiversity, flora and fauna through the protection of habitats, ecological networks and green infrastructure. It is also likely to have minor positive effects in cultural heritage and landscape terms by supporting the conservation of landscape character and the openness of the countryside. The reasonable alternative would be not to include the objective and instead rely on national and local planning policy, which would reduce the emphasis placed on protecting the parish's environmental assets and access to the countryside through the ScGNP2.

### Objective 4

Protect, improve and where appropriate provide community facilities, recreation opportunities and local services.

3.7 This objective is not considered likely to result in significant environmental effects. By seeking to improve local services and facilities, the objective is likely to have minor positive effects in transport terms by encouraging access to services within the parish and reducing the need to travel by private car. The objective is not expected to result in significant effects on biodiversity, water and soil, or cultural heritage and landscape. The reasonable alternative would be not to include the objective and instead rely on existing service provision, which would reduce the Plan's ability to support the enhancement of local facilities alongside future growth.

### Objective 5

Promote safe, accessible and sustainable movement, and address local parking pressures

3.8 This objective is not considered likely to result in significant environmental effects. By encouraging sustainable forms of transport and seeking to mitigate parking problems, the objective is likely to have minor positive effects in transport terms through promoting walking, cycling and public transport, whilst helping to reduce traffic congestion where possible. The objective may also have indirect minor positive effects for biodiversity, flora and fauna through reducing the environmental impacts associated with private vehicle use. The reasonable alternative would be not to include the objective and instead rely on national and local transport policies, which would reduce the Plan's ability to promote sustainable travel and address local transport issues.

### Objective 6

Support a resilient local economy, including local shops, small businesses, home working and rural enterprise

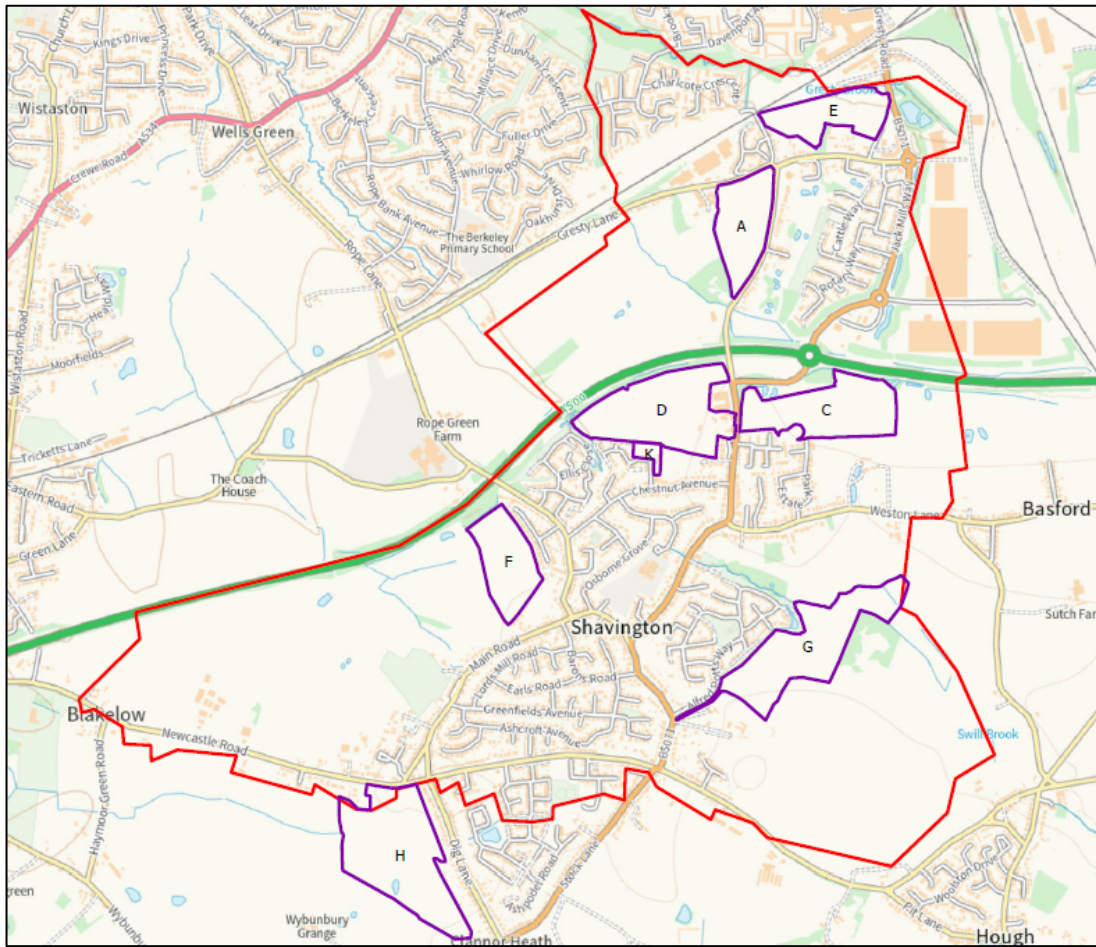
3.9 This objective is not considered likely to result in significant environmental effects. By supporting and enhancing the local economy, the objective is likely to have indirect minor positive effects in transport terms by encouraging access to local employment, services and facilities, which may reduce the need to travel outside the parish. The objective is not expected to result in significant effects on biodiversity, water and soil, or cultural heritage and landscape. The reasonable alternative would be not to include the objective and instead rely on wider economic and planning policies, which would reduce the Plan's ability to support a sustainable and resilient local economy.

## **Sites Scenarios**

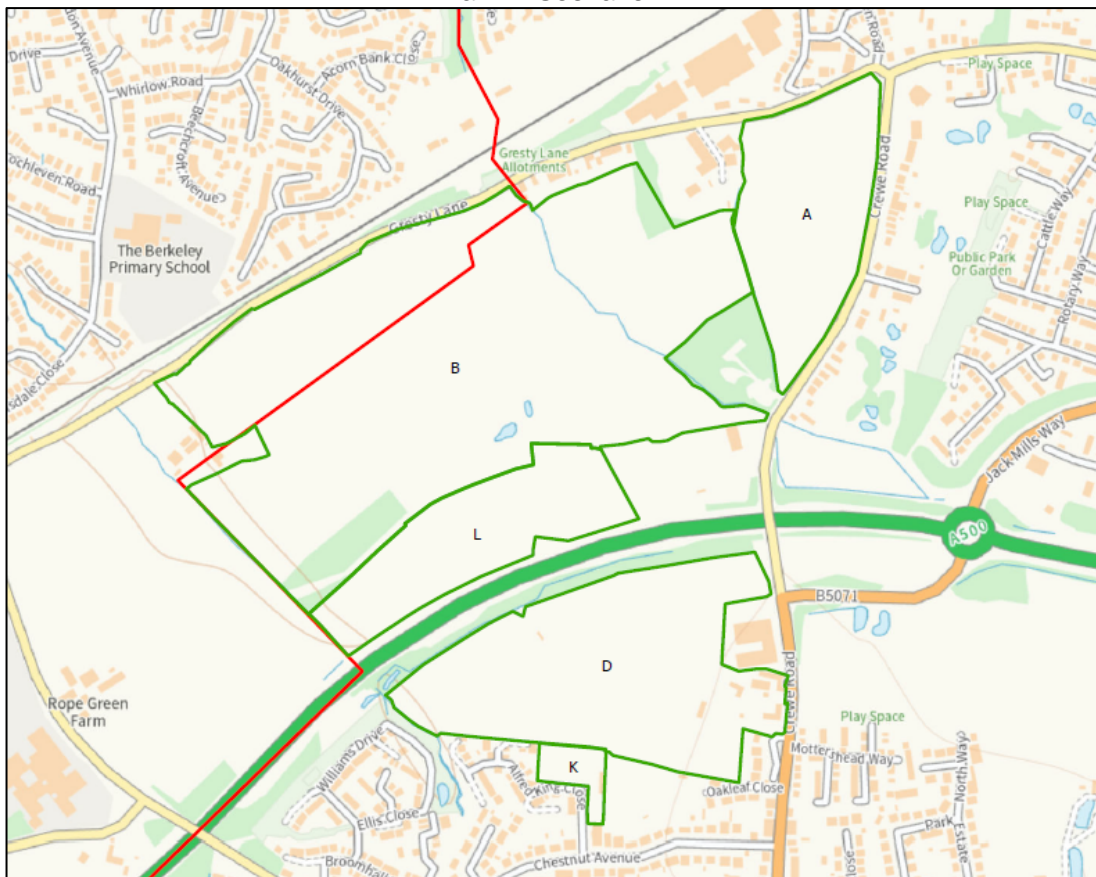
3.10 As part of the preparation of the ScGNP2, a number of site allocation scenarios were developed and considered by the Parish Council. These scenarios comprised different combinations of potential development sites capable of meeting the Plan's development objectives.

3.11 The alternative scenarios were informed by site assessment work and discussions with the Parish Council and were subsequently consulted upon with the local community. Feedback received through the consultation process, together with further consideration of planning and environmental factors, informed the refinement of the options and the identification of a preferred site allocation scenario.

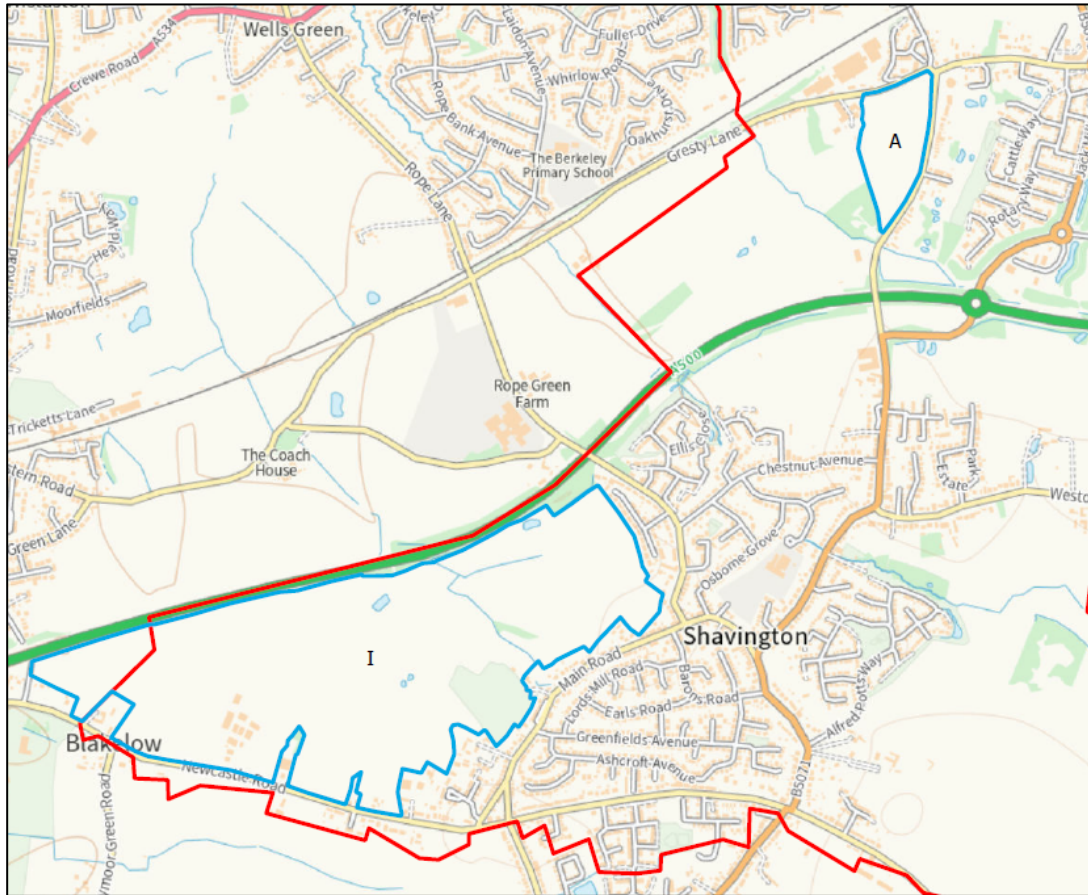
3.12 Plans B to E introduce the alternative scenarios assessed through the SEA process. A spreadsheet which demonstrates how each scenario and each site was assessed through the SEA process is attached as Appendix B.



Plan B: Scenario 1



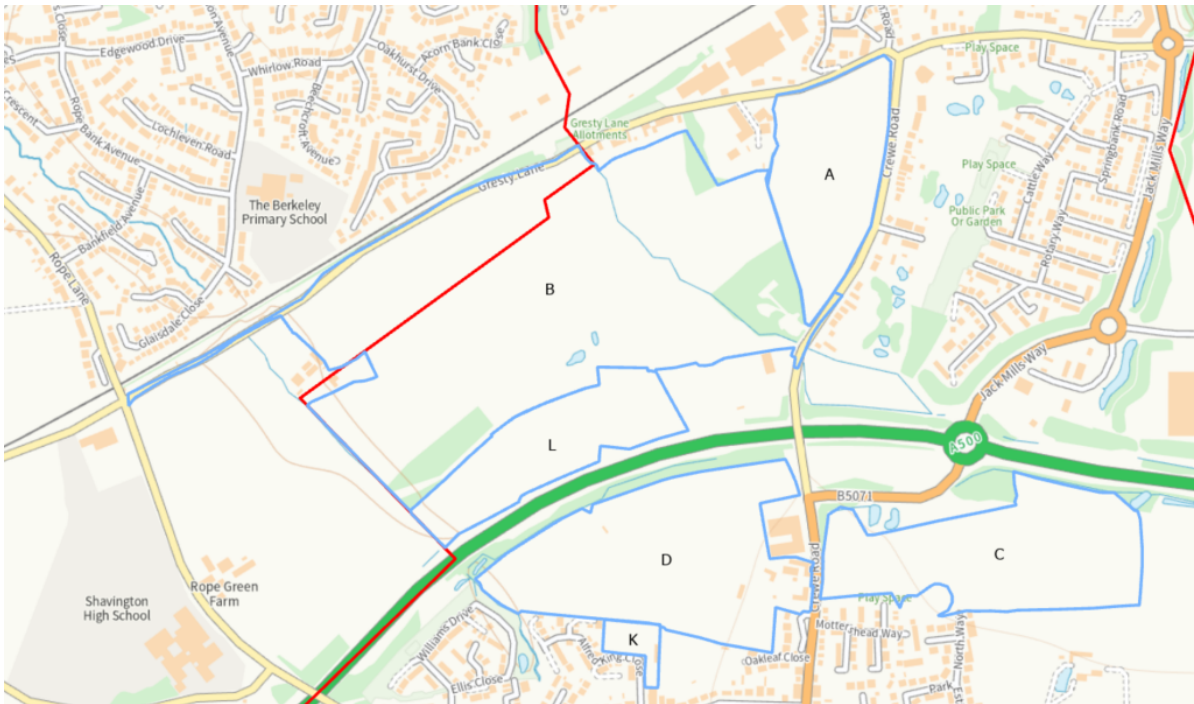
Plan C: Scenario 2



*Plan D: Scenario 3*



## Chosen Scenario & Sites



*Plan F: Scenario 5 – Chosen Sites for Allocation via ScGNP2*

3.14 Scenario 5 comprises 6 sites which the Parish Council intends to allocate through the SCGNP2. Together, the 6 allocated sites are expecting to provide approximately 870 dwellings, contributing towards the Plan's identified housing requirement over the 2026–2046 plan period.

3.15 The assessment of the chosen sites is set out in the Table below. As part of the iterative process, attention has been paid to the possibility that there may be reasonable alternative ways that the policies may have chosen to address the same policy objective.

Minor Positive=Light Green, Major Positive=Dark Green, Neutral=Yellow, Minor Negative=Light Red, Major Negative=Dark Red.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 1. Biodiversity, Flora and Fauna | 2. Water and Soil | 3. Transport | 4. Cultural Heritage and Landscape |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------|--------------|------------------------------------|
| <p><b>Site A</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                  |                   |              |                                    |
| <p><b>1. Biodiversity, Flora and Fauna</b></p> <p>The site is located within the Cheshire East Local Plan Ecology and Nature Corridor and is in proximity to identified green infrastructure assets. The site also falls within a Site of Special Scientific Interest (SSSI) impact risk zone. However, no priority habitats or habitat creation opportunities have been identified on the site through the Cheshire and Warrington Local Nature Recovery Strategy.</p> <p>Development of the site has the potential to affect ecological connectivity and result in the loss of existing vegetation and habitat features. However, the site benefits from an outline planning permission (25/2405/OUT) and any future development would be subject to national and local planning policy requirements relating to biodiversity protection and enhancement. In addition, Policy ENV2 (Trees and Hedgerows) of the made ScGNP1, which is proposed to be retained in the ScGNP2, provides a framework for the retention of important trees and hedgerows and requires appropriate mitigation where losses cannot be avoided.</p> |                                  |                   |              |                                    |

|                                        |                   |              |                                       |
|----------------------------------------|-------------------|--------------|---------------------------------------|
| 1. Biodiversity,<br>Flora and<br>Fauna | 2. Water and Soil | 3. Transport | 4. Cultural Heritage<br>and Landscape |
|----------------------------------------|-------------------|--------------|---------------------------------------|

Taking these factors into account, the allocation of the site is considered likely to result in a neutral effect against the biodiversity, flora and fauna objective.

## 2. Water and Soil

The site is not located within Flood Zone 2 or 3 and is therefore considered to be at a low risk of fluvial flooding. Mapping also indicates only limited areas of surface water flood risk affecting the site. Development of the site would result in the loss of agricultural land; however, the land is classified as Grade 3b Agricultural Land Classification and is therefore not considered to comprise Best and Most Versatile agricultural land.

Policy ENV3 (Local Surface Water Flood Risk), which is being retained from ScGNP1, provides a framework for managing surface water and drainage and seeks to ensure that development does not increase flood risk elsewhere.

Taking these factors into account, the allocation of the site is considered likely to result in a neutral effect against the water and soil objective.

## 3. Transport

Development of the site would generate additional vehicle movements and, given the scale of the site and the potential for up to 120 dwellings, has the potential to place further pressure on the local highway network. In particular, there is potential for increased traffic along the A500 corridor, which is a key route serving the area.

However, the location of the site on the western edge of Shavington is considered to reduce the severity of these impacts. Unlike some alternative sites, access to larger settlements and employment centres, including Crewe, can be achieved without requiring significant traffic movements through the centre of Shavington, where congestion and traffic-related concerns have been identified by the local community. The site's location therefore has the potential to limit additional traffic pressures within the village centre.

Furthermore, Policy TRA1 (Sustainable Transport) of the made ScGNP1, which is proposed to be retained in the ScGNP2, requires development to consider its transport impacts and supports measures that encourage sustainable modes of travel, including walking, cycling and public transport.

Taking these factors into account, the allocation of the site is considered likely to result in a neutral effect against the transport objective.

|                                        |                   |              |                                       |
|----------------------------------------|-------------------|--------------|---------------------------------------|
| 1. Biodiversity,<br>Flora and<br>Fauna | 2. Water and Soil | 3. Transport | 4. Cultural Heritage<br>and Landscape |
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#### 4. Cultural Heritage and Landscape

The site does not contain any Listed Buildings or identified local heritage assets located on or in close proximity to the site. As a result, development of the site is not considered likely to result in significant effects on the significance or setting of heritage assets.

In landscape terms, the site is located within the Strategic Green Gap designated within the Cheshire East Local Plan. Development of the site would therefore result in the loss of a portion of land currently contributing to the openness of the gap. However, the contribution of this part of the Green Gap to the overall purpose of the designation is considered to be limited. The site is located between Gresty Lane and the A500 Shavington Bypass, with the A500 forming a substantial physical and visual barrier between Shavington village and Crewe. As a result, this section of land is not considered to make a significant contribution to preventing the coalescence of the two settlements when compared to other areas within the Green Gap.

Furthermore, the site benefits from an extant outline planning permission (25/2405/OUT), which has established the principle of development on the site. Taking these factors into account, the allocation of the site is considered likely to result in an overall minor negative effect against the cultural heritage and landscape objective mainly due to the site's location within the designated Strategic Green Gap.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1. Biodiversity, Flora and Fauna | 2. Water and Soil | 3. Transport | 4. Cultural Heritage and Landscape |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------|--------------|------------------------------------|
| <p><b>Site B</b></p>  <p><b>1. Biodiversity, Flora and Fauna</b></p> <p>The site falls within the Cheshire East Local Plan Ecology and Nature Corridor and lies within a Site of Special Scientific Interest (SSSI) impact risk zone. In addition, identified green infrastructure assets are located within the site. Development therefore has the potential to affect existing ecological networks and green infrastructure features that contribute to biodiversity value and connectivity.</p> <p>However, the site does not contain any habitats or nature recovery opportunities identified through the Cheshire and Warrington Local Nature Recovery Strategy. The site is also currently the subject of a live outline planning application (26/1232/OUT) for up to 450 dwellings and a one-form-entry primary school, meaning that ecological impacts and mitigation measures are being considered through the planning process. Furthermore, Policy ENV2 (Trees and Hedgerows) of the made ScGNP1, which is proposed to be retained in the ScGNP2, provides a framework for the protection and enhancement of important trees, hedgerows and other ecological features.</p> |                                  |                   |              |                                    |

|                                        |                   |              |                                       |
|----------------------------------------|-------------------|--------------|---------------------------------------|
| 1. Biodiversity,<br>Flora and<br>Fauna | 2. Water and Soil | 3. Transport | 4. Cultural Heritage<br>and Landscape |
|----------------------------------------|-------------------|--------------|---------------------------------------|

Taking these factors into account, the allocation of the site is considered likely to result in a neutral effect against the biodiversity, flora and fauna objective.

## 2. Water and Soil

A small section of the western edge of the site falls within Flood Zones 2 and 3, and there are also areas of surface water flood risk across the site. Development would therefore need to adopt a sequential approach, directing built form towards areas of lowest flood risk and incorporating appropriate drainage and mitigation measures where necessary.

The site also contains a range of Agricultural Land Classification grades, including Grades 1, 2, 3a and 3b. Development of the site would therefore result in the loss of some Best and Most Versatile agricultural land, which represents a finite natural resource and is considered an adverse effect against this objective. However Natural England Guidance states proposals should take account of smaller losses (under 20ha) if they are significant. Here, the majority of the site is 3b, so the BMV loss is not considered significant.

Policy ENV3 (Local Surface Water Flood Risk), which is being retained from ScGNP1, provides a framework for managing flood risk by requiring development to take account of existing drainage patterns and surface water flow routes, avoid increasing flood risk elsewhere, and provide appropriate drainage and exceedance arrangements.

Taking these factors into account, the allocation of the site is considered likely to result in a neutral effect against the water and soil objective.

## 3. Transport

Development of the site would generate a substantial number of additional vehicle movements and, given the scale of the proposal for up to 450 dwellings and a one-form-entry primary school, is likely to place increased pressure on the local highway network. In particular, additional traffic movements have the potential to increase congestion along the A500 corridor and other key routes serving Shavington and the surrounding area.

|                                        |                   |              |                                       |
|----------------------------------------|-------------------|--------------|---------------------------------------|
| 1. Biodiversity,<br>Flora and<br>Fauna | 2. Water and Soil | 3. Transport | 4. Cultural Heritage<br>and Landscape |
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However, the site's location on the western edge of the settlement means that many vehicle trips to larger settlements and employment centres, including Crewe, can be made without passing through the centre of Shavington. As with Site A, this is considered to reduce the potential impact on those parts of the village where traffic congestion and highway capacity issues are of greatest concern. Nevertheless, due to the larger scale of development proposed, the magnitude of the transport impacts is likely to be greater than those associated with Site A.

Policy TRA1 (Sustainable Transport) of the made ScGNP1, which is proposed to be retained in the ScGNP2, requires development to consider its transport impacts and supports measures that encourage walking, cycling and the use of public transport. In addition, the site's live outline planning application would be expected to demonstrate that appropriate transport mitigation measures can be secured.

Taking these factors into account, the allocation of the site is considered likely to result in a neutral effect against the transport objective.

#### **4. Cultural Heritage and Landscape**

The site does not contain any Listed Buildings or identified local heritage assets located on or in close proximity to the site. Development of the site is therefore not considered likely to result in significant effects on the significance or setting of heritage assets.

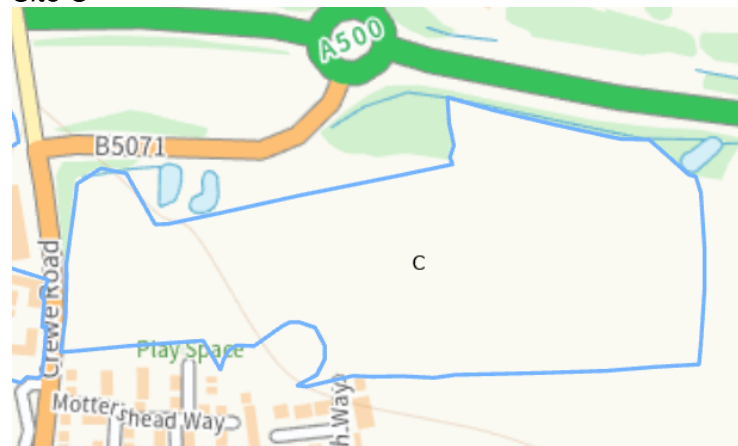
In landscape terms, the site is located within the Strategic Green Gap designated within the Cheshire East Local Plan. Development would result in the loss of a larger area of land currently contributing to the openness of the Green Gap than would be the case for Site A. However, the site's contribution to the overall purpose of the designation is considered to be relatively limited. The site is located between Gresty Lane and the A500 Shavington Bypass, with the A500 forming a substantial physical and visual barrier between Shavington and Crewe. As a result, the land is not considered to make a significant contribution to preventing the coalescence of the two settlements when compared to other areas within the Green Gap.

The site is currently the subject of a live outline planning application for up to 450 dwellings and a one-form-entry primary school, which has established the site's potential for development and has required landscape and visual considerations to be assessed through the planning process. Whilst the scale of development would result in a similar landscape effect than Site A, the presence of the A500 as a strong and defensible settlement boundary reduces the significance of these impacts.

|                                        |                   |              |                                       |
|----------------------------------------|-------------------|--------------|---------------------------------------|
| 1. Biodiversity,<br>Flora and<br>Fauna | 2. Water and Soil | 3. Transport | 4. Cultural Heritage<br>and Landscape |
|----------------------------------------|-------------------|--------------|---------------------------------------|

Taking these factors into account, the allocation of the site is considered likely to result in a minor negative effect against the cultural heritage and landscape objective.

Site C



#### 1. Biodiversity, Flora and Fauna

The site is located in proximity to identified green infrastructure assets and falls within the Cheshire East Local Plan Ecology and Nature Corridor. The site also lies within a Site of Special Scientific Interest (SSSI) impact risk zone. Development of the site therefore has the potential to affect ecological connectivity and existing habitat networks that contribute to biodiversity within the wider area.

However, no habitats or nature recovery opportunities have been identified on the site through the Cheshire and Warrington Local Nature Recovery Strategy. Any future development would also be required to comply with national and local planning policy requirements relating to biodiversity protection and enhancement. The site is currently subject to a live planning application for outline permission for up to 195 homes (26/1055/OUT). In addition, Policy ENV2

|                                        |                   |              |                                       |
|----------------------------------------|-------------------|--------------|---------------------------------------|
| 1. Biodiversity,<br>Flora and<br>Fauna | 2. Water and Soil | 3. Transport | 4. Cultural Heritage<br>and Landscape |
|----------------------------------------|-------------------|--------------|---------------------------------------|

(Trees and Hedgerows) of the made ScGNP1, which is proposed to be retained in the ScGNP2, provides a framework for the protection and enhancement of important trees, hedgerows and other ecological features.

Taking these factors into account, the allocation of the site is considered likely to result in a neutral effect against the biodiversity, flora and fauna objective.

## 2. Water and Soil

The site is not affected by Flood Zones 2 or 3 and is therefore considered to be at a low risk of fluvial flooding. There are, however, limited areas of surface water flood risk affecting the northern part of the site. Flooding is therefore not considered to be a major focus for this site.

In terms of agricultural land quality, the site is predominantly classified as Grade 3b Agricultural Land Classification, with smaller areas of Grade 3a land. Development would therefore result in the loss of some agricultural land, including a limited area of Best and Most Versatile agricultural land associated with the Grade 3a classification. However, the majority of the site does not comprise Best and Most Versatile land.

Policy ENV3 (Local Surface Water Flood Risk), which is being retained from ScGNP1, provides a framework for managing surface water and drainage and seeks to ensure that development does not increase flood risk elsewhere.

Taking these factors into account, the allocation of the site is considered likely to result in a neutral effect against the water and soil objective.

## 3. Transport

Development of the site would generate additional vehicle movements and has the potential to place further pressure on the local highway network. In particular, the site's location is likely to increase traffic flows through the A500/B5071 junction, which is already recognised as a constrained part of the local road network. As a result, development could contribute to increased congestion and delays at this junction.

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| 1. Biodiversity,<br>Flora and<br>Fauna | 2. Water and Soil | 3. Transport | 4. Cultural Heritage<br>and Landscape |
|----------------------------------------|-------------------|--------------|---------------------------------------|

However, Policy TRA1 (Sustainable Transport) of the made ScGNP1, which is proposed to be retained in the ScGNP2, seeks to mitigate transport impacts by promoting sustainable travel choices and requiring appropriate consideration of transport impacts arising from new development. The policy supports measures to improve walking, cycling and public transport connections and seeks to ensure that development is accompanied by suitable transport assessments and mitigation where required.

Taking these factors into account, the allocation of the site is considered likely to result in a minor negative effect against the transport objective.

#### **4. Cultural Heritage and Landscape**

The site lies within the setting of the Grade II Listed Shavington Hall and therefore has the potential to affect the significance of this designated heritage asset through changes to its wider setting and surrounding landscape character. The extent of any impact would depend on the detailed design, layout and landscaping of development, and the ability to preserve the contribution that the site currently makes to the asset's significance.

The site is also located within the Strategic Green Gap designated within the Cheshire East Local Plan. Development would result in the loss of a portion of land currently contributing to the openness of the Green Gap. However, as with Sites A and B, the contribution of this area to the overall purpose of the designation is considered to be relatively limited. The site is located south of the A500 Shavington Bypass, which forms a substantial physical and visual barrier between Shavington village and Crewe and already provides a strong and defensible settlement boundary. Consequently, this part of the Green Gap is not considered to make a significant contribution to preventing the coalescence of the two settlements when compared to other areas within the designation.

The site is currently the subject of a live planning application for up to 195 dwellings. Whilst there is potential for some impact on the setting of Shavington Hall, the presence of the A500 and the site's relatively limited contribution to the wider function of the Green Gap reduce the significance of the likely effects.

Taking these factors into account, the allocation of the site is considered likely to result in a minor negative effect against the cultural heritage and landscape objective.

|        | 1. Biodiversity,<br>Flora and<br>Fauna | 2. Water and Soil | 3. Transport | 4. Cultural Heritage<br>and Landscape |
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|        |                                        |                   |              |                                       |
| Site D |                                        |                   |              |                                       |



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| 1. Biodiversity,<br>Flora and<br>Fauna | 2. Water and Soil | 3. Transport | 4. Cultural Heritage<br>and Landscape |
|----------------------------------------|-------------------|--------------|---------------------------------------|

## 1. Biodiversity, Flora and Fauna

The site is located in proximity to identified green infrastructure assets and falls within the Cheshire East Local Plan Ecology and Nature Corridor. The site also lies within a Site of Special Scientific Interest (SSSI) impact risk zone. Development of the site therefore has the potential to affect ecological connectivity and existing habitat networks that contribute to biodiversity within the wider area.

However, no habitats or nature recovery opportunities have been identified on the site through the Cheshire and Warrington Local Nature Recovery Strategy. Any future development would also be required to comply with national and local planning policy requirements relating to biodiversity protection and enhancement. In addition, Policy ENV2 (Trees and Hedgerows) of the made ScGNP1, which is proposed to be retained in the ScGNP2, provides a framework for the protection and enhancement of important trees, hedgerows and other ecological features.

Taking these factors into account, the allocation of the site is considered likely to result in a neutral effect against the biodiversity, flora and fauna objective.

## 2. Water and Soil

The site is affected by a small area of Flood Zones 2 and 3 along its western edge and by limited areas of surface water flood risk. Whilst these constraints do not affect the majority of the site, any future development would need to be designed to avoid areas at greatest risk of flooding and incorporate appropriate drainage and mitigation measures to ensure that flood risk is not increased elsewhere.

Policy ENV3 (Local Surface Water Flood Risk), which is being retained from ScGNP1, provides a framework for managing surface water and flood risk by requiring development to take account of existing drainage patterns and flow routes, avoid increasing flood risk elsewhere, and provide appropriate drainage and exceedance arrangements.

In terms of agricultural land quality, the site comprises a range of Agricultural Land Classification grades, including substantial areas of Grade 2 land, together with areas of Grades 1, 3a and 3b. Development of the site would therefore result in the loss of Best and Most Versatile agricultural land, which represents a finite natural resource and is considered an adverse effect against this objective.

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|----------------------------------------|-------------------|--------------|---------------------------------------|
| 1. Biodiversity,<br>Flora and<br>Fauna | 2. Water and Soil | 3. Transport | 4. Cultural Heritage<br>and Landscape |
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However Natural England Guidance states proposals should take account of smaller losses (under 20ha) if they are significant. Here, less than 50% of the site is Grade 1, 2 or 3a, so the BMV loss is not considered significant.

Taking these factors into account, the allocation of the site is considered likely to result in a neutral effect against the water and soil objective.

### 3. Transport

Development of the site would generate a significant number of additional vehicle movements and is likely to place further pressure on the local highway network. As with Site C, the site's location is likely to increase traffic flows through the A500/B5071 junction, which is already recognised as a constrained part of the local road network. The resulting impacts on congestion and highway capacity are likely to be similar to those associated with Site C due to the similar scale of development proposed.

However, Policy TRA1 (Sustainable Transport) of the made ScGNP1, which is proposed to be retained in the ScGNP2, seeks to mitigate transport impacts by promoting sustainable travel choices and requiring appropriate consideration of transport impacts arising from new development. The policy supports measures to improve walking, cycling and public transport connections and seeks to ensure that development is accompanied by suitable transport assessments and mitigation where required.

Taking these factors into account, the allocation of the site is considered likely to result in a minor negative effect against the transport objective.

### 4. Cultural Heritage and Landscape

The site does not contain any Listed Buildings or identified local heritage assets located on or in close proximity to the site. Development of the site is therefore not considered likely to result in significant effects on the significance or setting of heritage assets.

| 1. Biodiversity,<br>Flora and<br>Fauna                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 2. Water and Soil | 3. Transport | 4. Cultural Heritage<br>and Landscape |
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| <p>The site is located within the Strategic Green Gap designated within the Cheshire East Local Plan. Development would result in the loss of a portion of land currently contributing to the openness of the Green Gap. However, the site's contribution to the overall purpose of the designation is considered to be relatively limited. As with Site C, the site is located south of the A500 Shavington Bypass, which forms a substantial physical and visual barrier between Shavington village and Crewe and provides a strong and defensible settlement boundary. Consequently, this part of the Green Gap is not considered to make a significant contribution to preventing the coalescence of the two settlements.</p> <p>Whilst development would inevitably alter the character of the site and result in the loss of open land, the presence of the A500 and the site's relatively limited contribution to the wider function of the Green Gap reduce the significance of the likely landscape effects.</p> <p>Taking these factors into account, the allocation of the site is considered likely to result in a minor negative effect against the cultural heritage and landscape objective.</p> |                   |              |                                       |

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| <p><b>Site K</b></p>  <p>The map shows Site K as a rectangular area outlined in blue. It is situated between Alfred King Close to the west and Chestnut Avenue to the south. The surrounding area includes residential buildings and other streets.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |                   |              |                                    |
| <p><b>1. Biodiversity, Flora and Fauna</b></p> <p>The site falls within the Cheshire East Local Plan Ecology and Nature Corridor and lies within a Site of Special Scientific Interest (SSSI) impact risk zone. Development of the site therefore has the potential to affect ecological connectivity and habitat networks within the wider area.</p> <p>However, no habitats or nature recovery opportunities have been identified on the site through the Cheshire and Warrington Local Nature Recovery Strategy. The site is also the subject of a live planning application (26/0640/FUL) for 9 dwellings, through which ecological impacts and any necessary mitigation measures should be considered. In addition, Policy ENV2 (Trees and Hedgerows) of the made ScGNP1, which is proposed to be retained in the ScGNP2, provides a framework for the protection and enhancement of important trees, hedgerows and other ecological features.</p> |                                  |                   |              |                                    |

| 1. Biodiversity, Flora and Fauna                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 2. Water and Soil | 3. Transport | 4. Cultural Heritage and Landscape |
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| <p>Given the relatively small scale of development proposed and the policy framework available to mitigate impacts, the allocation of the site is considered likely to result in a neutral effect against the biodiversity, flora and fauna objective.</p> <p><b>2. Water and Soil</b></p> <p>The site is not affected by Flood Zones 2 or 3 and is therefore considered to be at a low risk of fluvial flooding. There is only a very limited area of surface water flood risk affecting the site, which is not considered to represent a significant constraint to development. Policy ENV3 (Local Surface Water Flood Risk), which is being retained from ScGNP1, provides a framework for managing surface water and drainage and seeks to ensure that development does not increase flood risk elsewhere.</p> <p>In terms of agricultural land quality, the site contains only a small area of Grade 2 Agricultural Land Classification. Development would therefore result in the loss of a limited area of Best and Most Versatile agricultural land. However, given the relatively small scale of the site and the limited extent of higher quality agricultural land affected, the significance of this impact is considered to be low.</p> <p>Taking these factors into account, the allocation of the site is considered likely to result in a neutral effect against the water and soil objective.</p> <p><b>3. Transport</b></p> <p>Development of the site would generate additional vehicle movements; however, given the relatively small scale of development proposed, with a live application for 9 dwellings, the resulting increase in traffic is not expected to be significant. Whilst the site is located closer to the centre of Shavington than some of the larger sites considered through the SEA process, the limited number of dwellings proposed means that any additional pressure on the local highway network is likely to be modest.</p> <p>The site's location also provides residents with relatively good access to existing services and facilities within the village, offering opportunities for journeys to be undertaken on foot or by other sustainable modes of transport. Furthermore, Policy TRA1 (Sustainable Transport) of the made ScGNP1, which is proposed</p> |                   |              |                                    |

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| 1. Biodiversity,<br>Flora and<br>Fauna | 2. Water and Soil | 3. Transport | 4. Cultural Heritage<br>and Landscape |
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to be retained in the ScGNP2, seeks to mitigate transport impacts by promoting sustainable travel choices and requiring appropriate consideration of transport impacts arising from new development.

Taking these factors into account, the allocation of the site is considered likely to result in a neutral effect against the transport objective.

#### **4. Cultural Heritage and Landscape**

The site is not located within the setting of any Listed Buildings and there are no identified local heritage assets located on or in close proximity to the site. Development of the site is therefore not considered likely to result in significant effects on the significance or setting of heritage assets.

The site is located within the Strategic Green Gap designated within the Cheshire East Local Plan. Development would result in the loss of a small area of land currently contributing to the openness of the Green Gap. However, given the relatively limited size of the site and the scale of development proposed, the site's contribution to the overall function and purpose of the Green Gap is not considered to be significant. Consequently, development is not expected to materially undermine the role of the designation in preventing the coalescence of settlements or maintaining their separate identities.

Whilst development would alter the character of the site and result in the loss of open land, the limited scale of the proposal reduces the significance of the likely landscape effects.

Taking these factors into account, the allocation of the site is considered likely to result in a neutral effect against the cultural heritage and landscape objective.

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| <p><b>Site L</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                  |                   |              |                                    |
| <p><b>1. Biodiversity, Flora and Fauna</b></p> <p>The site falls within the Cheshire East Local Plan Ecology and Nature Corridor and lies within a Site of Special Scientific Interest (SSSI) impact risk zone. Development of the site therefore has the potential to affect ecological connectivity and habitat networks within the wider area.</p> <p>However, no habitats or nature recovery opportunities have been identified on the site through the Cheshire and Warrington Local Nature Recovery Strategy. Any future development would be required to comply with national and local planning policy requirements relating to biodiversity protection and enhancement. In addition, Policy ENV2 (Trees and Hedgerows) of the made ScGNP1, which is proposed to be retained in the ScGNP2, provides a framework for the protection and enhancement of important trees, hedgerows and other ecological features.</p> <p>Taking these factors into account, the allocation of the site is considered likely to result in a neutral effect against the biodiversity, flora and fauna objective.</p> |                                  |                   |              |                                    |

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| 1. Biodiversity,<br>Flora and<br>Fauna | 2. Water and Soil | 3. Transport | 4. Cultural Heritage<br>and Landscape |
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## 2. Water and Soil

The site is affected by only limited areas of surface water flood risk, with a small section along its western edge falling within Flood Zones 2 and 3. Policy ENV3 (Water Management and Drainage), which is being retained from ScGNP1, provides a framework for managing surface water and flood risk by requiring development to take account of existing drainage patterns and flow routes, avoid increasing flood risk elsewhere, and provide appropriate drainage and exceedance arrangements.

In terms of agricultural land quality, the site comprises a range of Agricultural Land Classification grades, including areas of Grades 1, 2, 3a and 3b. Development of the site would therefore result in the loss of some Best and Most Versatile agricultural land, which represents a finite natural resource and is considered an adverse effect against this objective. However Natural England Guidance states proposals should take account of smaller losses (under 20ha) if they are significant. Here, the majority of the site is 3b, so the BMV loss is not considered significant.

Taking these factors into account, the allocation of the site is considered likely to result in a neutral effect against the water and soil objective.

## 3. Transport

Development of the site would generate additional vehicle movements and is likely to place further pressure on the local highway network. As the site effectively forms an extension to Site B, its transport impacts are closely related to those identified for that site. In particular, development would be expected to increase traffic flows along the A500 corridor and contribute to additional pressure on the surrounding highway network.

Whilst the site would not operate in isolation and would form part of a wider development area, the cumulative effect of additional dwellings has the potential to increase congestion and place further demands on existing highway infrastructure. The scale of these impacts would depend on the overall quantum of development delivered across the wider site and the effectiveness of any transport mitigation measures secured through the planning process.

Policy TRA1 (Sustainable Transport) of the made ScGNP1, which is proposed to be retained in the ScGNP2, seeks to mitigate transport impacts by promoting sustainable travel choices and requiring appropriate consideration of transport impacts arising from new development. The policy supports

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| 1. Biodiversity,<br>Flora and<br>Fauna | 2. Water and Soil | 3. Transport | 4. Cultural Heritage<br>and Landscape |
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measures to improve walking, cycling and public transport connections and seeks to ensure that development is accompanied by suitable transport assessments and mitigation where required.

Taking these factors into account, the allocation of the site is considered likely to result in a neutral effect against the transport objective.

#### **4. Cultural Heritage and Landscape**

The site does not contain any Listed Buildings or identified local heritage assets located on or in close proximity to the site. Development of the site is therefore not considered likely to result in significant effects on the significance or setting of heritage assets.

The site is located within the Strategic Green Gap designated within the Cheshire East Local Plan and lies immediately adjacent to Site B. Development of the site would result in the loss of a further area of land currently contributing to the openness of the Green Gap. Whilst the site is smaller in scale than Site B and, if developed in isolation, would have a relatively limited effect on the overall function of the designation, its development alongside Site B would extend built development across much of the land between Gresty Lane and the A500 Shavington Bypass.

However, as discussed in relation to Site B, the contribution of this part of the Green Gap to the overall purpose of the designation is considered to be relatively limited. The A500 forms a substantial physical and visual barrier between the village of Shavington and Crewe and provides a strong and defensible settlement boundary. Consequently, whilst development of Sites B and L together would reduce the openness of this section of the Green Gap, the land is not considered to make a significant contribution to preventing the coalescence of the two settlements when compared to other areas within the designation.

Taking these factors into account, the allocation of the site is considered likely to result in a minor negative effect against the cultural heritage and landscape objective.

## Policies

3.16 The assessment of the ScGNP2 policies is set out in the Table below. As part of the iterative process, attention has been paid to the possibility that there may be reasonable alternative ways that the policies may have chosen to address the same policy objective.

**Key:** Minor Positive=Light Green, Major Positive=Dark Green, Neutral=Yellow, Minor Negative=Red, Major Negative=Dark Red.

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| Policy HOU1: New Housing (modified policy from ScGNP1)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |                   |              |                                    |
| <p>The policy directs development within the defined Settlement Boundary and to the allocated sites in Policy HOU5, helping to limit unnecessary encroachment into the wider countryside. Whilst development may still affect biodiversity, these effects are principally associated with the allocated sites rather than the spatial strategy itself and are addressed through the site selection process and Policy ENV2. Overall, effects on biodiversity, flora and fauna are considered <b>neutral</b>.</p> <p>By directing development to allocated sites and suitable windfall opportunities within the Settlement Boundary, the policy provides a clear framework for managing growth. Any effects on flood risk or agricultural land arise from the allocated sites rather than the policy itself and are considered through Policy HOU5 and the development management process. Overall, effects on water and soil are considered <b>neutral</b>.</p> <p>By defining the Settlement Boundary and directing development to locations adjoining or within the existing built-up area, the policy supports a sustainable pattern of development with access to existing services, facilities and public transport. This has the potential to reduce the need to travel by private car compared with more dispersed development. However, the detailed transport effects are dependent upon the allocated sites and are considered through Policy HOU5. Overall, the policy is intended and likely to have a <b>neutral</b> effect on transport.</p> |                                  |                   |              |                                    |

| 1. Biodiversity, Flora and Fauna | 2. Water and Soil | 3. Transport | 4. Cultural Heritage and Landscape |
|----------------------------------|-------------------|--------------|------------------------------------|
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The policy establishes a clear spatial strategy by directing development within the Settlement Boundary and to the allocated sites. Whilst development has the potential to affect landscape character and the Strategic Green Gap, these matters have informed the site selection process and are addressed through Policy HOU5 and other policies of the ScGNP2. The policy itself does not give rise to significant effects on cultural heritage and landscape and is therefore considered **neutral** overall.

The reasonable alternative for this policy would be for the Neighbourhood Plan not to define a Settlement Boundary and instead rely on national and local planning policies to determine the location of development. This would reduce the Plan's ability to direct growth to the most appropriate locations and to manage the pattern of development in a way that reflects the Parish's spatial strategy. No alternative settlement boundary has been considered reasonable, as the defined boundary reflects the Plan's proposed housing allocations and overall strategy.

Policy HOU5: Site Allocations  
Policy (new policy)

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|  |  |  |  |  |
|--|--|--|--|--|

As part of the iterative SEA process, the allocation of land has been informed by the assessment of reasonable alternatives. A number of potential development sites and site combinations were assessed against the SEA objectives relating to biodiversity, water and soil, transport, and cultural heritage and landscape, alongside deliverability considerations and community consultation. The preferred allocation was identified as the most appropriate option overall. The allocated sites lie within the Cheshire East Local Plan Ecology and Nature Corridor and the SSSI Impact Risk Zone. However, no Cheshire and Warrington Local Nature Recovery Strategy assets have been identified on the allocated sites. Ecological impacts are capable of being mitigated through the planning process and through the application of Policy ENV2, biodiversity net gain requirements and other national and local planning policy. Overall, effects on biodiversity, flora and fauna are considered **neutral**.

The allocated sites contain limited areas affected by Flood Zones 2 and 3 and includes areas of Best and Most Versatile agricultural land. Development therefore has the potential to result in the permanent loss of some higher quality agricultural land but the loss is not considered significant. The sites will require careful management of flood risk and surface water drainage. However, the majority of the sites lie outside areas at greatest flood risk. Policy ENV3

| 1. Biodiversity, Flora and Fauna | 2. Water and Soil | 3. Transport | 4. Cultural Heritage and Landscape |
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(Local Surface Water Flood Risk), which is being retained from ScGNP1, provides an appropriate framework for managing and mitigating surface water and flood risk, alongside national planning policy. Overall, effects on water and soil are therefore considered **neutral**.

The allocation of the six sites will generate a substantial number of additional vehicle movements and is likely to increase pressure on the local highway network, particularly the A500 corridor. However, the general location of the sites enables many journeys to larger settlements such as Crewe to be made without travelling through the centre of Shavington, reducing impacts on the village centre compared with other reasonable alternatives. Policy HOU5 and TRA1 both provide mitigation through support sustainable transport. The inclusion of a new local centre, including education and health provision, may also reduce the use of the private car for short journeys. The policy supports improvements to public transport and the active travel network; the planning application process will secure appropriate transport mitigation where necessary. Overall, effects on transport are considered **neutral**.

The allocation has been informed by the comparative assessment of reasonable alternatives. Although the sites lie within the Strategic Green Gap, the SEA concluded that this section of the designation makes a relatively limited contribution to preventing coalescence between the village of Shavington and Crewe due to the presence of the A500, which forms a strong physical and visual boundary..

Although Site C is within the setting of the Grade II Listed Shavington Hall, the comparative site assessment concluded that there are no significant heritage constraints affecting the allocated sites. Whilst development will inevitably alter the character of open land, HOU5 requires development to respond to the landscape context through the inclusion of green buffers, retention of hedgerows and additional planting to mitigate the visual impacts of development. As such, the allocation is not considered likely to result in significant adverse effects on cultural heritage and landscape. Overall, effects are considered **neutral**.

The reasonable alternatives to this policy were to allocate different sites, allocate different combinations of sites, or not allocate any sites. The preferred allocation was informed by a comparative assessment of all reasonable alternatives against the SEA framework, together with site deliverability, planning constraints and consultation feedback. The selected allocation was identified as the most appropriate option overall, balancing the need to deliver housing with the objective of avoiding or minimising adverse environmental effects. Not allocating sites would reduce the Plan's ability to manage the location and form of future development and increase reliance on windfall development and strategic planning policies.

3.16 From this assessment of the ScGNP2 objectives, sites and the resulting policies, taking account of the mitigation measures identified, it can be concluded that the plan will not have any significant environmental effects.

## 4. CONSULTATION AND NEXT STEPS

4.1 As per Stage D of the process, this draft Environmental Report will now be consulted on alongside the Pre-Submission ScGNP2 so that all stakeholders, including the statutory bodies can comment on both the plan and this assessment.

4.2 Any modifications that are proposed to be made to the submission version of ScGNP2 in due course will be assessed against the sustainability framework and the final version of this report will be modified to show the result of that re-assessment. The report will then be submitted alongside ScGNP2 and its basic conditions statement to demonstrate for the examination of ScGNP2 that its policies contribute to the achievement of sustainable development and will not cause significant harmful environmental effects.

## APPENDIX A – STATUTORY CONSULTEE RESPONSES TO SCREENING AND SCOPING REPORT

Charlotte Morris      Strategic Planning Planning and Development Consultant  
Delamere House (Floor 2 Long Side)  
The Office  
Merriscourt  
Chipping Norton  
Oxfordshire OX7 6QX

Delamere Street, Crewe  
Cheshire  
CW1 2JZ

01270 685893  
[neighbourhoods@cheshireeast.gov.uk](mailto:neighbourhoods@cheshireeast.gov.uk) Date: 15/05/26   OUR REF: SNP   YOUR  
REF: SNPR

Dear Charlotte,

Thank you for your email dated 09/04/26 regarding the Shavington-cum-Gresty  
Neighbourhood Plan Review - SEA Combined Screening and Scoping Report.

We in the Strategic Planning Team at Cheshire East Council have reviewed the  
document and are satisfied the approach taken and outcome reached.

The Council has no further comments to make at this stage, besides a few minor  
notes, please see overleaf.

1. Paragraph 1.19, please could the 2,600 figure reflect the most recent up to date figure presented in the Housing Monitoring Update? That being 2,632.
2. Section 'Draft SNPR Scope' / paragraph 1.20, it is recognised that this is briefly mentioned in the caption of Plan H, but could it be explicitly stated that the neighbourhood area is sought to be formally modified to reflect the new parish boundary. The Council is aware we are in receipt of the application to modify and are working on finalising this, and can provide a map in due course.
3. Plan I, could the source for these areas be included, that being the Call for Sites 2024, as well as possibly being renamed to 'New Local Plan Call for Sites 2024 Site Submissions' or words to that effect.

The Council is open to further engagement with the neighbourhood plan group as they progress through the process.

Kind regards,

Greg Woolridge

Strategic Planning Officer

Strategic Planning | Planning | Place | Cheshire East Council

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*Preferred pronouns: he/his/him*



Date: 13 May 2026  
Our ref: 545844  
Your ref: SNPR - SEA Screening and Scoping Report



Shavington-cum-Gresty Parish Council

Hornbeam House  
Crewe Business Park  
Electra Way

BY EMAIL ONLY  
Crewe

[charlotte@oneillhomer.co.uk](mailto:charlotte@oneillhomer.co.uk) Cheshire [Tom.Evans@cheshireeast.gov.uk](mailto:Tom.Evans@cheshireeast.gov.uk) CW1 6GJ  
[Greg.Woolridge@cheshireeast.gov.uk](mailto:Greg.Woolridge@cheshireeast.gov.uk)

T 0300 060 3900

Dear Sir/Madam,

Planning Consultation: Shavington-cum-Gresty Neighbourhood Plan Review – SEA Combined  
Screening Opinion and Scoping Report

Thank you for your consultation on the above dated and received by Natural England on 09 April 2026.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

We welcome the opportunity to provide comments on the Strategic Environmental Assessment (SEA) Combined Screening Opinion and Scoping Report below.

#### HABITATS REGULATIONS ASSESSMENT

Natural England welcome reference in the SEA to the requirement for a Habitats Regulations Assessment (HRA). Findings of the HRA resulting in any necessary mitigation required for nearby internationally designated sites should be reflected in policy wording in the Neighbourhood Plan Review.

Wybunbury Moss Site of Special Scientific Interest (SSSI) is part of the West Midlands Mosses Special Area of Conservation (SAC) and Midland Meres and Mosses Phase 1 Ramsar, which both require assessment in an HRA, and has key pressures including water and air pollution. For further details on the designated site, its features and pressures visit [Designated Sites View](#).

### DRAFT ENVIRONMENTAL REPORT SCREENING AND SCOPING – APRIL 2026

#### 1 Screening Opinion

##### *Screening Conclusion*

Natural England agrees with the conclusion that a full SEA will be required for the Neighbourhood Plan Review, particularly due to the ambition to allocate land for development.

#### 2 Scoping

##### *Biodiversity, Flora and Fauna*

Natural England would welcome reference to the [Cheshire and Warrington Local Nature Recovery Strategy \(LNRS\)](#) and its associated [Local Habitat Map](#). As per [planning practice guidance on the natural environment](#), authorities have a legal duty to have regard to the relevant strategy for their area and should give consideration to the priorities of the LNRS in plan-making.

To help determine a baseline for green infrastructure, we direct you to Natural England's [Green Infrastructure Map](#), part of our [Green Infrastructure Framework](#), which includes mapping on assets and access.

The baseline could consider mapping out the biodiversity assets of the Parish, including any priority and irreplaceable habitats.

Potential impact pathways to designated sites should also be considered in the key sustainability issues in the SEA. Furthermore, should there be any SSSI features that are not also covered by the international designations and therefore won't be considered in the HRA, then these will need to be assessed in the SEA.

#### *Climatic Factors and Air*

Natural England has prepared standard advice for air quality impacts for Local Plans. This advice is enclosed in Annex A and is also useful to Neighbourhood Plans where applicable.

#### 3 Proposed Framework

Natural England recommends the following additions/amendments to the design-aiding questions:

#### *Biodiversity, Flora and Fauna*

Will the option...

- Support the delivery of the Cheshire and Warrington Local Nature Recovery Strategy (LNRS), having regard to both the mapped and unmapped measures?
- Take biodiversity into account in mitigating and adapting to climate change, for example through the use of nature-based solutions in design?

#### *Water and Soil*

Will the option...

- Maintain water quality and supply to hydrologically sensitive designated sites?

Please continue to send any new consultations, or further information on this consultation, to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours faithfully

Matt Browne

Sustainable Development Higher Officer  
Cheshire to Lancashire Area Team

Natural England      Annex A:  
Standard Advice for Air Quality  
Impacts for Local Plans

Local Plans are likely to generate increased emissions of nitrogen oxides (NOx) and ammonia, and additional nitrogen deposition as a result of increased traffic generation

associated with new development. As impacts from individual development management proposals would be difficult to quantify without an overarching assessment of the cumulative impacts from Local Plan development, it is necessary for this to be considered strategically at plan level. Natural England would expect the environmental assessment of the plan including the Sustainability Appraisal (SA) and the Habitats Regulations Assessment (HRA) to consider any detrimental impacts on the natural environment from these emissions. It should also suggest appropriate avoidance or mitigation measures where applicable. Technical guidance about the ecological impacts from road transport can also be found in the [Natural England research report 'The ecological effects of air pollution from road transport: an updated review' \(NECR199\)](#).

Protected sites are 'sites of special scientific interest' (SSSIs) and 'habitats sites' (also called 'European sites'). For the purposes of this advice, Habitats Sites are Special Areas of Conservation (SACs), possible SACs, Special Protection Areas (SPAs), Potential SPAs, Ramsar sites, and sites identified, or required, as compensatory measures for adverse effects on Habitats Sites.

Although their regulatory frameworks differ, the general principles and approach for air pollution assessment outlined for Habitats Sites are also relevant for SSSIs. Where the following advice applies to both, we use the term protected sites. Where the advice or approach differs, the individual terms are used.

Habitats Sites and SSSIs at risk from local impacts are those within 200m of a road with increased traffic, which feature habitats that are vulnerable to nitrogen deposition and/or acidification.

Natural England provides the following standard advice on air pollution. This advice relates to the protection of protected sites under the Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations) and the Wildlife and Countryside Act 1981 and should also be taken as Natural England's formal representation under the Town & Country Planning (Local Planning) Regulations 2012. This standard advice is applicable to all stages of the Local Plan process. This includes advice on information that is required to assess air quality and how to interpret the results of air quality modelling for your LPA to conclude whether air quality impacts would have an adverse effect on the integrity of a Habitat site or a SSSI. Detailed guidance on how to undertake a Habitats Regulations Assessment for air pollution impacts generated from traffic can be found here [Natural England's approach to advising competent authorities on the assessment of road traffic emissions under the Habitats Regulations \(NEA001\)](#).

You should also consider any relevant caselaw that could affect how you carry out any air quality assessments.

Air pollutants

This advice covers the following air pollutants:

- ammonia (NH<sub>3</sub>)
- nitrogen oxides (NO, NO<sub>2</sub> or NO<sub>x</sub>)
- nitrogen deposition
- acid deposition
- sulphur dioxide (SO<sub>2</sub>)

Standing advice on air pollution and development is also available here:

<https://www.gov.uk/guidance/air-pollution-and-development-advice-for-local-authorities>

Whilst the standing advice does not cover Local Plans, it does include additional technical advice which may prove useful. However, in summary, Table 1 provides the steps that we advise should be taken by local planning authorities.

Table 1: Sequential approach to air quality assessments

| Stage                                                   | Step     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Supplemental evidence/ basis for judgment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------------------------------------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Initial screening for credible risk of an effect</b> | <b>1</b> | <p>Check Distance criteria - could significant emissions reach a protected site? Yes = move to Step 2<br/>No = no further HRA required</p>                                                                                                                                                                                                                                                                                                                                                                                                | <p>The <a href="#">Air Pollution Information System</a> (APIS) includes an introduction to air pollution.</p> <p>APIS provides site specific information on the interest features of individual protected sites and the sensitivity to air quality impacts of those features.</p> <p>For road traffic impacts, roads on the affected road network that lie within 200m of a designated site should be considered.</p> <p>Use <a href="#">Magic Map</a> to check the location of designated sites. Search for the location then select the 'Designations' option.</p>                                                                                                                                                                                                                                                                                                                                                                                              |
|                                                         | <b>2</b> | <p>Check if the qualifying habitats or supporting habitat of qualifying species are sensitive to air quality impacts. Yes = move to Step 3<br/>No = no further HRA required</p> <p>APIS Site relevant Critical Loads and Levels (based on literature and professional judgement)<br/><a href="http://www.apis.ac.uk/src/">http://www.apis.ac.uk/src/</a></p> <p>Some habitats may not have a critical load because there is not enough data. In these cases, you should find the critical load for a similar habitat type or feature.</p> | <p>The qualifying features of Habitats Sites can be identified in the relevant Site Conservation Objectives and Supplementary advice packages, which include a definitive list of legally qualifying features. These objectives are available <a href="#">here</a>. Alternatively, a list of qualifying features can also be found by searching for the Habitats Site and SSSIs on <a href="#">Designated Sites View</a>, alongside Conservation Objectives and Supplementary Advice for Habitats Sites. The above links will also show whether any of the qualifying features for Habitats Sites have a Restore or Maintain Conservation Objective in relation to air quality thresholds (critical levels or loads).</p> <p>If the site is a SPA or an SAC/SSSI designated for an animal species (as opposed to a habitat), determine whether the predicted pollution effects on the supporting habitat will have a negative effect on the notified species.</p> |

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| <b>Detailed AQ modelling</b> | <b>3</b> | <p>Undertake detailed modelling using a recognised dispersal model – i.e. Atmospheric Dispersion Modelling System (ADMS) - Roads</p> <p>Unless robust site-specific evidence is provided, we advise the lower range of the critical load should be used in</p> | <p>Air Quality modelling for Local Plans should include relevant scenarios that are clearly identified. We advise an allowance is also made for windfall development.</p> <p>One such example of scenarios is a baseline plus future forecasts as follows: Baseline, future baseline (at end of plan period taking into account background trends for each pollutant), do nothing (without plan), do something (with plan).</p> |
|------------------------------|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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|                                      |            | <p>modelling. If there are site specific reasons why it is more appropriate to use the higher end of the range, then this should be clearly evidenced.</p> | <p>The Institute of Air Quality Management (IAQM) has produced the following document to assist its members in the assessment of the air quality impacts of development on designated nature conservation sites: <a href="#">air-quality-impacts-on-nature-sites-2020.pdf</a></p>                                                                                                                                                                                                    |
| <b>Applying screening thresholds</b> | <b>4 a</b> | <p>Apply Screening Threshold Alone</p> <p>If below threshold alone, move to step 4b.</p> <p>If above = move straight to step 5</p>                         | <p>Ascertain the Process Contribution (PC) from the plan or project (emissions and predicted deposition). Apply Screening threshold (1% of critical level or load) alone using the <u>annual averages</u>.</p> <p>If the process contribution is less than 1% of the relevant long-term benchmark (Environmental Assessment Level, Critical Level or Critical Load), the emission is not likely to have a significant effect <u>alone</u> irrespective of the background levels.</p> |

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|--------------------------------------------------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                  | <b>4 b</b> | <p>Apply Screening Threshold Incombination. If below threshold incombination = no LSE/significant risk of damage etc and no further assessment required.</p> <p>If above = move straight to step 5</p>                                                                                                                                                                                                                                                                                                             | <p>Use information from competent authorities (Planning Portal or Environmental Permitting register) to determine if there are plans or projects in the pipeline (not included in the current baseline) that should be considered incombination for emission from roads/ increase in traffic.</p> <p>For example, add emissions &amp; deposition from other Local Plans together and apply 1% to that sum. If the process contribution is less than 1% of the relevant long-term benchmark (Environmental Assessment Level, Critical Level or Critical Load), the emission is not likely to have a significant effect <u>in-combination</u> irrespective of background levels.</p> |
| <b>Detailed Assessment of ecological impacts</b> | <b>5</b>   | <p>This step is to consider the ecological impacts of AQ on the interest features of the designated site and is not based only on numerical figures.</p> <p>If it is not certain whether sensitive features are located within the areas to be impacted, a site visit may be helpful to determine this.</p> <p>For SSSIs, this step should provide all the information necessary, including any required mitigation, for the LPA to determine if there would be an adverse effect on a SSSI. Should an adverse</p> | <p>The following information is likely to be helpful for the LPA:</p> <p>Is the sensitive feature(s) located within the pollution footprint? Should it be there for the site to meet its Conservation Objectives or is there some other, natural reason (e.g. hydrology), why the sensitive feature(s) would not be expected to occur there?</p> <p>Check APIS Trends Tab for reasonable expectation on whether background pollution may be decreasing or not.</p> <p>Assess likely scale and duration of impacts on habitats from emissions.</p> <p>Check whether any strategic initiatives in the area (such as shared nitrogen action</p>                                       |
|                                                  |            | <p>effect not be ruled out, this will need consideration within the Local Plan Sustainability Appraisal and consideration of the tests of the NPPF (para 193b).</p>                                                                                                                                                                                                                                                                                                                                                | <p>plans) would be compromised by the proposals.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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|-------------------------------------------------------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                       |          | If Habitats Sites are impacted by the proposals, move to Step 6.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Appropriate Assessment (AA) for habitats sites</b> | <b>6</b> | <p>LPA to undertake their AA to conclude whether or not there will be an adverse effect on integrity (AEOI) of habitats sites. Any mitigation proposed by the applicant should also be assessed at this point.</p> <p>Should the AA conclude that the Local Plan would have an AEOI that cannot be excluded with mitigation measures, consider derogation route of the HRA process.</p> <p>Should compensation measures be required under derogation, please contact Natural England for specific advice.</p> <p>Note: If an AA has been undertaken of the proposals <u>alone</u> and concluded that there will not be an adverse effect on integrity, if there are residual impacts that are not fully mitigated, these will need to be considered in combination with other plans or projects</p> | <p>Where mitigation is required to enable a conclusion of no adverse effect on integrity to be reached the AA must be able to show that mitigation measures can be relied upon to avoid adverse effects over the full lifetime of the plan. To be viable, such measures should be <b>effective, reliable, timely, guaranteed</b> and of <b>sufficient duration</b>. The assessment of such measures should be supported by evidence.</p> <p>When deciding on whether the proposals set out in the plan will have an adverse effect on Integrity on a Habitats Site, the Conservation Objectives and any supplementary advice should be taken into account. Including whether the site is already exceeding the environmental thresholds for ammonia, nitrogen oxides and nitrogen deposition and has a restore conservation objective.</p> |

#### Additional advice

For many protected sites, the current background pollution may already be exceeding the relevant critical load/level from a different source type to the project being assessed (e.g. the main source of background exceedance is due to agriculture, but the proposal is a road scheme). Proposals must consider their own impacts against the relevant environmental thresholds. There are many reasons why background levels are high, but the

conservation objective is to ‘maintain or restore’ air pollutants to within these benchmarks. The objective would be undermined by proposals that add further emissions, including if it compromises any strategic initiatives to reduce air pollution levels. Where an air quality report concludes that only a very small area of the site will be impacted, the assessment of effects on integrity or damage to the site, should take into account the interest features of the site, their distribution and how they will be impacted by proposals rather than on specific percentages of site. Dependent on features being present in the area to be impacted, this could have a disproportionate impact on the site if an area of a rare habitat type were lost rather than a judgement just on the percentages of habitat. Improvements in vehicle technology and a move to further electrification of the vehicle fleet will, over time, result in lower background levels of nitrogen deposition and Nitrogen Oxide pollution near to roads. As most sites are currently over the relevant thresholds and have a “restore” objective, this should be noted as a “retardation” of the restore objective and expressed in months and years. Retardation of less than one year is acceptable as air quality is considered against an annual average. Please note that ammonia impacts cannot be assessed in this manner as there is no certainty of a declining trend. Common Standards Monitoring<sup>[1]</sup> is used to define the ecological condition of a protected site. It is undertaken on a broader level and does not currently consider air quality impacts. The relevant benchmark for assessing impacts is the critical thresholds. Therefore, the existing status of a designated site should not be the sole reason for judgement on potential impact.

#### Defra Emissions Factor Toolkit

The Defra Emission Factor Toolkit (EFT) allows for gradual introduction of electric vehicles into the fleet (cars and LGVs) up to 2050. These are the emission factors we advise that Local Plans should be using (which we advise should also consider ammonia emissions as well as NO<sub>x</sub> – using one of three sets of emission factors available). The User Guide to the EFT highlights that calculation tools only support assessment years up to a certain date, reflecting that predictions and assumptions beyond then become less certain. If the Defra EFT is used, any future assumptions of fleet composition must not be made further into the future than specified in the version used.

We therefore advise that emission factors no later than 2030 are used for HRAs– which would mean percentages of EVs are at predicted 2030 levels. A key concern is that, although EVs themselves have no tailpipe emissions, and the percentage of them will increase, the remaining combustion engine vehicles on the road may become more polluting as they age as selective catalytic reduction technology may create ‘ammonia slip’ over time.

Ammonia slip is the unreacted ammonia (NH<sub>3</sub>) that escapes from a selective catalytic reduction (SCR) or selective non-catalytic reduction (SNCR) system used to reduce NO<sub>x</sub> in exhaust gases.

#### Motorways within the affected road network

There is potentially an added complexity to the need for in-combination assessments when considering traffic on motorways, as including these roads can mean that the assessment takes account of traffic growth related to strategic factors or long range (external) trips that are independent of the specific plan or project and neighbouring plans or projects. These roads are strategically important and tend to have high volumes of traffic as well as being well represented in traffic models. The air quality assessment should therefore include traffic flows on these roads, but the external trips can be excluded from the initial screening assessment. A justification and explanation of which journeys are included and excluded in the traffic model should be provided.

The conclusions reached on the air pollution impacts of the HRA must be incorporated into the wider HRA conclusions for other impact pathways identified for the local plan.

Provided you have followed the above advice and have been able to conclude there would be no adverse effects on any protected sites we would be able to agree with the conclusions of your HRA in relation to air quality impacts and that the Local Plan is sound in this regard.

### **Local plan policy Advice:**

Natural England would expect the plan to address the impacts of air quality on the natural environment. In particular, it should address the traffic impacts associated with new development, particularly where this impacts on protected sites. If the Local Plan would result in other air quality impacts apart from traffic, then this will also need to be addressed. Local authorities should consider including a local plan policy based on the suggestion below to address air pollution impacts on Habitat Sites and SSSIs. The local plan policy could include the following:

1. *Proposals should not significantly delay the date for compliance with environmental thresholds for air pollutants for Habitats Sites or SSSIs that are currently in exceedance of environmental benchmarks (critical levels and loads).*
2. *Proposals emitting air pollutants which impact Habitats Sites must rule out adverse effects on the integrity of such sites. Where this is not possible the derogations route of the Habitats Regulations should be followed.*
3. *To avoid and minimise air pollution impacts any development requiring Habitats Regulations Assessment, Environmental Impact Assessment (EIA) or impacts to SSSIs unrelated to EIA development should consider:*
  - *the measures included which will minimise air pollution impacts on SSSIs and Habitats Sites and SSSIs during the design process of the development; and*
  - *how air quality improvements have informed the design choices made about the location of the development, its layout, and distribution of buildings, on-site activities, amenity spaces and infrastructure.*

A local plan could go on to set out what would be required for different development types in more detail. This may be important where there is strong evidence that particular sources of air pollution are preventing nature recovery. For example, where agricultural development is known to be one of the main sources of air pollution, a policy could specify a buffer around a protected site within which new or intensified agricultural proposals would not be permitted, apart from in exceptional circumstances.<sup>[2]</sup>

<sup>[1]</sup> [Common Standards Monitoring | JNCC - Adviser to Government on Nature Conservation](#)

<sup>[2]</sup> Joint Nature Conservation Committee's (JNCC) Nitrogen Futures Project, available at:

<https://jncc.gov.uk/our-work/nitrogen-futures/>

Neighbourhood Planning Team  
Shavington-cum-Gresty Parish Council

Our ref: PL00801692

Direct Dial +441914031657

Date: 14 May 2026

Dear Neighbourhood Planning Team,  
**Shavington-cum-Gresty Strategic Environmental Assessment (SEA) Screening Opinion**  
**09 April 2026**  
**And**  
**Environmental Assessment Regulations 2004: Regulation 9**  
**Shavington-cum-Gresty Neighbourhood Plan: SEA Scoping Report, 09 April 2016**

We write in response to your e-mail of 09 April 2026, seeking both a formal Screening Opinion from Historic England as to whether SEA is required for Shavington-cum-Gresty Neighbourhood Plan and, also a response to the scope of the SEA. As the public body that advises on England's historic environment, we are pleased to offer our comments.

### **SEA screening**

For the purposes of this consultation, Historic England will confine the advice given to the question, "Is it likely to have a significant effect on the environment?" in respect of our area of concern, cultural heritage. Our comments are based on the information supplied at this time within the Screening Report.

The Neighbourhood Plan area includes a number of designated heritage assets including listed buildings. There are also likely to be other features of local historic, architectural or archaeological value.

In the context of the criteria set out in Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004 [Annex II of the SEA Directive], and on the basis of the information supplied, the need for SEA of the draft plan cannot be screened out. In coming to this view we have taken the following factors into consideration:

- The plan area containing a number of designate heritage assets, and the potential for non-designated assets
- The plan proposes the allocation of sites for development
- Heritage assets are fragile and irreplaceable and can be harmed by change directly, and indirectly through development within their setting

So, at this stage we agree with your conclusion drawn, that Strategic Environmental Assessment of Shavington-cum-Gresty Neighbourhood Plan is required.

We would like to stress that this opinion is based on the information made available on 09 April 2026. To avoid any doubt, this decision does not preclude Historic England providing further advice on later stages of the SEA process, should this be required, nor objecting to specific proposals that may subsequently arise (either as a result of this consultation or in later versions of the plan), where we consider that these would have an adverse effect upon the environment.

The views of all statutory consultation bodies should be taken into account before the overall decision on the need for SEA is made.

We request that you please send Historic England a copy of the determination as required by Reg 11 of the Environmental Assessment of Plans and Programmes Regulations 2004.

## SEA SCOPING

Thank you for also consulting Historic England on the SEA scoping report. We agree with your conclusion that historic environment issues should form part of the SEA when it is developed alongside the emerging neighbourhood plan. The neighbourhood plan area includes a significant number of designated heritage assets including listed buildings, conservation areas, a scheduled monument and registered park and garden. There are also likely to be other features of local historic, architectural or archaeological value.

We would like to take this opportunity to draw your attention to our advice note aimed at all those involved in undertaking SEA exercises: [Sustainability Appraisal and Strategic Environmental Assessment](#) (HEAN8). This gives advice on issues relating to the effective assessment of the historic environment. Section 2 relates specifically to ‘Stage 2 - Scoping’, and we suggest that you work through this in finalising the historic environment chapter of your scoping report.

Also, as you are proposing site allocations, we recommend that you review our advice note relating to site allocations, which also applies to neighbourhood plans [The Historic Environment and Site Allocations in Local Plans](#) (HEAN3).

Your scoping report goes some way to setting out the level of assessment which will follow on from this stage, but its content on the historic environment could be strengthened.

In terms of baseline information, this should not just rely on the presence or absence of assets but should address the historic environment’s significance (including that derived from its settings), condition, sensitivity, capacity to accommodate change, and the likely effects of alternative solutions. This is likely to be much the same evidence needed for the plan itself.

To further develop the baseline, we recommend taking cues from paragraph 2.4/7 of HEAN 8 to inform this process.

Any significant effects from the plan's policies and proposals on that significance should then be mitigated, if not, the plan altered to include alternative policies and proposals.

Opportunities for the historic environment should be considered as well as constraints.

Although we raise no specific issues with the SEA Framework at this time (objectives or decision-making criteria), these may benefit from being developed out of a further developed baseline that informs revised key issues/ opportunities. Paragraphs 2.8 to 2.12 of HEAN 8 provides additional guidance on objectives and criteria that you may find of use.

Historic England also advises that the planning and conservation team at Cheshire East Council and archaeological advisors at Cheshire Archaeology Planning Advisory Service should be closely involved throughout the preparation of the SEA of Shavington-cum-Gresty Neighbourhood Plan. They are best placed to advise on: local historic environment issues and priorities, including access to data held in the HER (formerly SMR); how the policies or

proposals can be tailored to minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of heritage assets.

Our view is based on the information provided in your SEA scoping report dated 09 April 2026. For the avoidance of doubt, this does not affect our obligation to advise you on, and potentially object to, any specific development proposal that may subsequently arise in later versions of the plan that may, despite the SEA, have adverse effects on the environment. Thank you for providing Historic England with the opportunity to comment.

Yours sincerely,

Emma Grange  
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