

P2O\_3377\_LO05v2\_PL\_MAN\_RD

26 August 2026

Cheshire East Council

**Via email to [localplan@cheshireeast.gov.uk](mailto:localplan@cheshireeast.gov.uk)**

Dear Sir/Madam,

**Local Plan Scoping Consultation  
Highgrove Strategic Land Ltd  
Land North of Newcastle Road, Shavington**

**Introduction**

These representations are made on behalf of Highgrove Strategic Land Ltd (Highgrove) who welcome the opportunity to provide their views on the new Local Plan. They are very keen to work with Cheshire East Council (the Council) to help shape the Local Plan and ensure that it addresses the needs of the borough. Relevant comments have been made online using the consultation site and are also set out in this letter under the headings on the consultation site including:

- Context of the New Local Plan
  - Increase in Housing Requirement
- Scope of the new Local Plan
  - Plan Period
  - Planning for Growth
  - Housing
  - Recreation and Community Facilities
  - Local Plan Evidence Base
- Proposed Local Plan Engagement Strategy
  - Engagement Methods

It is noted that the Council are not inviting the submission of sites as part of this scoping consultation, although for ease of reference the call for sites submission for **Land North of Newcastle Road, Shavington** (Site) is enclosed with this letter given that the representations are relevant to that Site in particular.

Queens House, Queen Street, Manchester, M2 5HT  
T 0161 3933399 E [Manchester@pegasusgroup.co.uk](mailto:Manchester@pegasusgroup.co.uk)  
Offices throughout the UK and Ireland.

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales  
Registered Office: Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire GL7 1RT

**Expertly Done.**

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE

That Site is being promoted by Highgrove as a suitable site for residential-led allocation in the new Local Plan to accommodate a minimum of 400 dwellings, generous open space and landscaping, sports pitches for the benefit of the local community, and a potential one form entry primary school and/or medical centre. An outline application for 80 dwellings at the Site has recently been submitted since this is of a scale that would not undermine or prejudice plan-making and is shaped so that it does not hinder the vision for the Site, enabling the whole Site to be allocated in the new Local Plan.

These representations are set within the context of the National Planning Policy Framework (NPPF) published in August 2026 and the collection of draft Government guidance for local planning authorities titled 'Create or update a local plan using the new system'.

Ultimately, the new Local Plan will be examined to assess whether it is positive, effective, consistent with national policy, and conforms with any adopted spatial development strategy (SDS) for the area, or emerging SDS depending on its stage of preparation<sup>1</sup>.

### **Context of the New Local Plan**

The Local Plan should seek to meet the development needs of the borough **as a minimum**. This means providing for objectively assessed need for housing, business and other uses (including supporting infrastructure) as well as needs that cannot be met within neighbouring areas<sup>2</sup>.

National policy sets a high bar for Local Plans which do not seek to meet those needs. That is, unless policies in the NPPF which protect areas or assets of particular importance provide a strong reason for restricting development or the adverse impacts of doing so would substantially outweigh the benefits<sup>3</sup>. Given the extent of land available in Cheshire East which is not restricted by areas or assets of particular importance, it is expected that the new Local Plan will be able to meet the development needs of the borough as a minimum.

### **Increase in Housing Requirement**

The new Local Plan should be based on a housing need assessment that establishes the overall number of homes needed in the area as a minimum over the plan period, using the standard method. This is currently 2,530 dwellings per annum (dpa) but will need to be kept under review as the new Local Plan progresses to consider changes in housing stock and affordability data. Whilst 2,530 dpa is a step-up on the adopted housing requirement of 1,800 dpa in the Local Plan Strategy (LPS), it is wholly achievable with due consideration being given to the land available within Cheshire East which is not restricted.

Furthermore, the Council have a good track record of housing delivery. The net delivery of homes since the LPS was adopted in 2017, averages 2,524 dwellings per annum which substantially

---

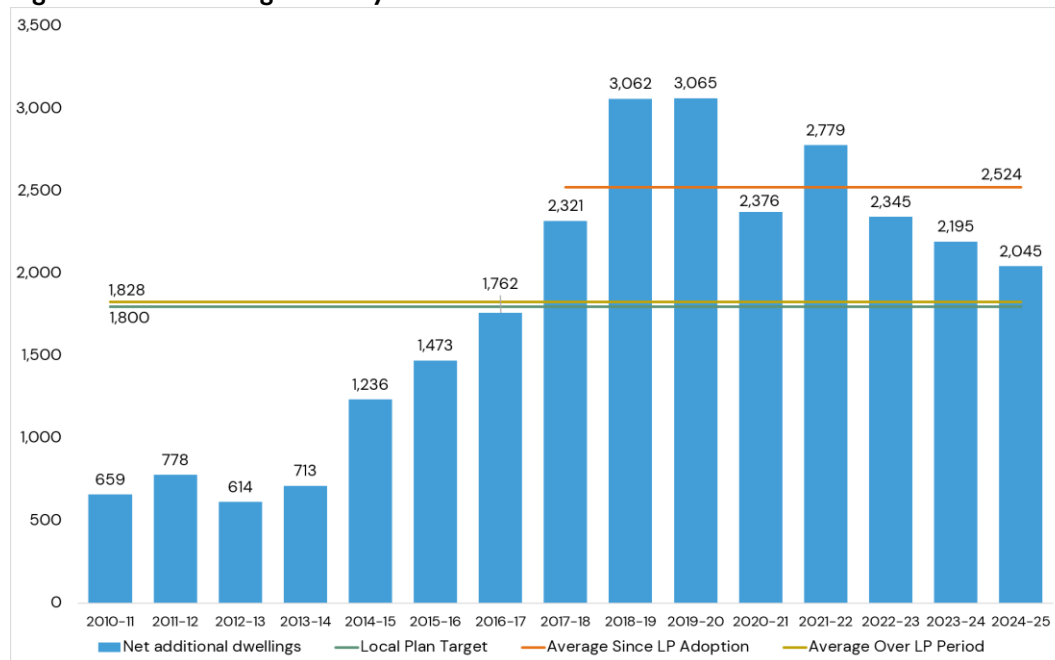
<sup>1</sup> Policy PM15, NPPF

<sup>2</sup> Policy S1, NPPF

<sup>3</sup> Ibid

exceeds the adopted housing requirement (see **Figure 1**). This demonstrates that the borough contains a very strong housing market area, that can positively contribute to the Government's overall objectives to significantly boost the supply of homes and is consistent with the current local housing need of the area.

**Figure 1: Net Housing Delivery in Cheshire East**



The housing requirement could also be higher than the figure identified in the local housing needs assessment, where appropriate, for instance where it is necessary to meet the needs of neighbouring areas. The housing requirement could also be higher where it reflects growth ambitions linked to economic development or infrastructure investment<sup>4</sup>. The Council will be required to examine whether there is a need for an uplift to the minimum local housing need that should align with the emerging SDS for Cheshire and Warrington, which will act as a framework for investment across the sub region, setting out a high-level strategy for long-term growth and the major infrastructure required to support that growth.

It is expected that all these matters will be thoroughly explored by the Council in their evidence base of the new Local Plan.

<sup>4</sup> Policy HO2, NPPF

## Scope of the new Local Plan

### Plan Period

The period should extend beyond the proposed 15 years, taking account of several key strategic considerations that will shape growth across Cheshire East over the coming decades. A scenario would be welcomed where the plan period covers at least 25 years and prepared on an evidence base that takes account of the 30 year investment programme for Cheshire and Warrington.

### Planning for Growth

#### *Identifying and Assessing Sites*

National policy requires the Local Plan to identify a sufficient supply and mix of sites to **meet or exceed the housing requirement figure<sup>5</sup>**.

The Council anticipate that further information about the land availability assessment methodology, including the identification of sites and initial assessments will be published as part of the subsequent 'plan content and evidence' consultation next year. In the meantime, it is expected that this process would follow the draft Government guidance which identifies the following stages:

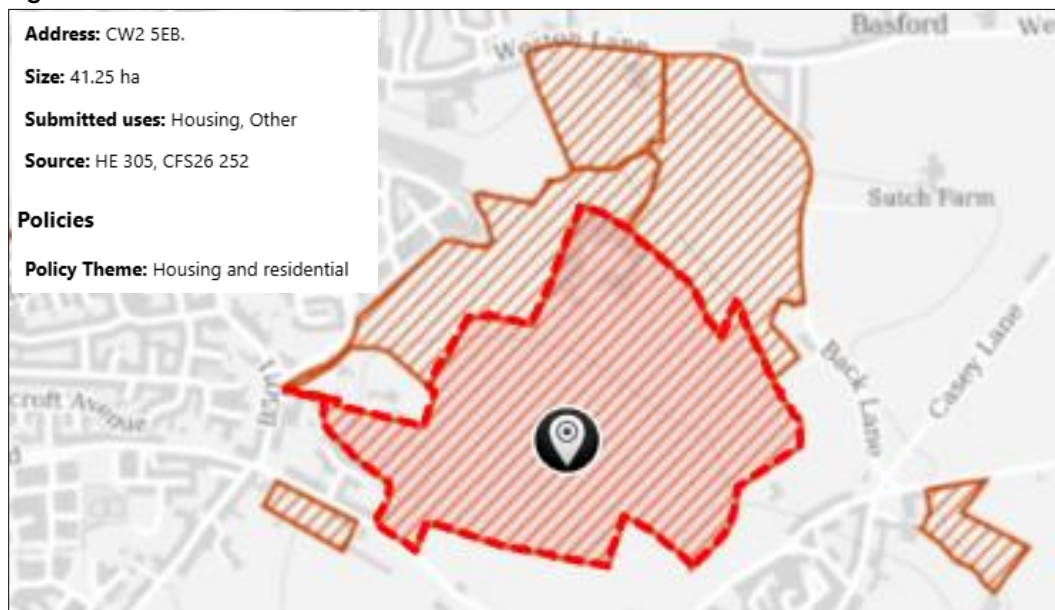
- Stage 1: Identifying sites
- Stage 2: Assessing sites
- Stage 3: Determining your draft allocations
- Stage 4: Confirming your draft allocations and recording your decisions

The Council have undertaken Stage 1, running call for sites exercises in 2024 and 2026. Those sites put forward have been published on an online map with basic information. The map includes this Site which was submitted to both the 2024 and 2026 call for sites exercises (see **Figure 2** overleaf).

---

<sup>5</sup> Policy HO3, NPPF

**Figure 2: Land North of Newcastle Road**



**Source:** Cheshire East Map of Site Submissions

At Stage 2, the Council will be required to categorise the sites, for example different potential land uses, scales of development, likely lead-in times and policy designations. What is clear from the draft Government guidance is that one purpose of this stage of the site selection process is to help inform the emerging spatial strategy and not the other way around.

The Council will then be required to undertake an initial sift of sites, first filtering out any obviously unsuitable sites, with the examples given in the draft Government guidance being sites which could include Detailed Emergency Planning Zones, Flood Zones 3a and 3b, Health & Safety Executive Consultation Zones and Public Safety Zones (such as airports).

That said, such matters should not automatically result in a site being discounted. Rather it necessitates consideration of whether such matters could be mitigated through, for example, only using part of the site for development. This is precisely what is proposed for this Site, since whilst the northern extent of the Site falls within Flood Zone 2/3 associated with Swill Brook, that part of the Site would not be used for development and is proposed to be enhanced as a wet woodland. As such and given there are no other reasons why the Site would be sifted out at this stage, it is expected to be considered at the next stage of the process.

Once the sites have been sifted, the Council will be required to undertake a full assessment of the sites and identify a set of suitable, available and achievable sites to take forward to the next stage. As set out in the call for sites submission, this Site is wholly suitable, available and achievable and should therefore be taken forward to the next stage.

At Stage 3, the Council will be required to determine draft allocations and seek to meet development needs **in full**. In doing so the Council will need to draw on the relevant evidence

they have developed and in particular, for instance, the type and category of the sites determined in Stage 2, settlement hierarchy and function, accessibility to services and facilities, timescales for delivery to ensure new development can be provided throughout the plan period etc. Comments on the settlement hierarchy and spatial distribution are provided under separate headings below, with a focus on Shavington where this Site is located.

At Stage 4, the Council will need to provide a list of draft allocations, a list of sites that are rejected, and the rationale for each selected and rejected site, and the evidence to support those decisions.

### *Settlement Hierarchy*

Whilst there is no specific requirement in national policy to set a hierarchy of settlements through the Local Plan it is noted that the Council will establish a settlement hierarchy as part of the future planning strategy with the intention of informing the spatial distribution of development, the approach to site allocations and the definition of settlement boundaries.

It is noted and welcomed that the Council are currently collating evidence to inform a review of the settlement hierarchy, considering provision of services and facilities, population, jobs, sustainable transport, retail provision and settlement form. Comments may be made on that evidence in due course as it is expected to be published as part of the subsequent 'plan content and evidence' consultation next year.

Alongside the review of the settlement hierarchy, it is expected that the infrastructure required to support growth in settlements will be explored through the Infrastructure Delivery Plan (IDP). It will be necessary to get a handle on how future development may be able to enhance the role, function and sustainability of settlements through improved infrastructure provision and helping to underpin and attract new services and facilities in specific settlements.

Highgrove welcome discussions with the Council as this Site is of such a scale that it can provide supporting infrastructure to assist in accommodating growth in Shavington, which is currently at the tier of Local Service Centre. For example, alongside new homes, open space and landscaping, this Site has the potential to deliver sports pitches, and a potential one form entry primary school and/or medical centre, if required, for the benefit of new residents and the existing community.

### *Spatial Distribution*

Highgrove support the preparation of new evidence to underpin the new Local Plan, including a report on the spatial distribution of development. It would also be useful if the spatial distribution of development was disaggregated for the current Local Service Centres, rather than just the Principal Towns and Key Service Centres, as was the case for the LPS.

Whilst that evidence is awaited it is expected that **Shavington**, as a current Local Service Centre would be found to be well placed to address a substantial proportion of the housing requirement since:

- It is positioned close to Crewe which is a Principal Town and provides ready access to shops, services, amenities, major employment hubs, transport links, and regional infrastructure;
- Shavington is not constrained by Green Belt – indeed, it is one of only three current Local Service Centres in the borough which are not constrained by Green Belt;
- Whilst the northern and western edges of Shavington are covered by the Strategic Green Gap designation<sup>6</sup>, the eastern and southern edges of Shavington are not (including where this Site is located) meaning those areas can retain the designation intact and making them an obvious choice for housing growth in Shavington;
- There has been success of recent developments and a good track record of allocations coming forward in line with the adopted LPS, for example, at Shavington / Wybunbury Triangle which was allocated for 400 homes and developed by Persimmon and Anwyl and at East Shavington which was allocated for 275 homes and developed by Taylor Wimpey;
- Housing delivery in Shavington has been good over recent years, which demonstrates there is a very strong demand for new housing in this area;
- Shavington is not constrained by the Peak District National Park Fringe which includes land to the east of Macclesfield, north, east and south of Bollington, and south east of Congleton; and,
- Shavington is not constrained by Local Landscape Designations which include land to the north of Knutsford, north of Wilmslow, west of Handforth, east of Alderley Edge, north and west of Macclesfield.

The Council acknowledge that growth on the edge of settlements may need to be considered given the scale of development that is likely to be required through the new Local Plan.

This will evidently be required to accommodate growth at Shavington, considering that all the submitted sites during the call for sites exercises in 2024 and 2026 are on the edge of the settlement within the open countryside (with some also being within the Strategic Green Gap albeit not this Site).

Indeed, no brownfield and urban land at Shavington has been identified during those exercises. Furthermore, there is only a single site in Shavington on the Council's brownfield land register at 1 Rope Lane which has already been consented for 7 residential units for supported living.

---

<sup>6</sup> The erosion of which was raised as an issue for the northern and western limit growth options considered during the initial engagement survey for the Shavington Neighbourhood Plan Review

## Housing

It is noted and welcomed that the Council are to prepare a housing needs assessment to identify the key housing issues that the Local Plan will need to address, including the need for affordable housing, housing for older people, specialist accommodation, self-build and custom housebuilding, and the mix of dwelling sizes and tenures across the borough.

The Council already note that there are geographical variations in affordability across the borough, and that more evidence will be needed to understand these differences and how they could be addressed. This evidence is welcomed, as is the Council's commitment to consider evidence on development viability. Comments may be made on that evidence in due course as it is expected to be published as part of the subsequent 'plan content and evidence' consultation next year.

In terms of affordability, the affordability ratio of the borough on adoption of the current LPS in 2017 was 7.65. Since adoption the affordable ratio has risen to an average of 8.25, only dropping below 7.65 most recently in 2025. This would suggest that the LPS was ineffective in lowering affordability ratios or has taken some time to take effect in lowering the ratios.

Moving forwards, there will need to be clear evidence on the extent of the affordable housing needs within the borough, to what extent those needs should be addressed, and how this informs the ultimate housing requirement in the new Local Plan. An increase in the total housing figures included in the Local Plan should also be considered where it could help deliver the required number of affordable homes<sup>7</sup>.

## Recreation and Community Facilities

National policy encourages an integrated approach to planning community facilities alongside housing development. What is clear about this Site is that its scale means that it has the ability to deliver significant recreation and community facilities. Not only does the Site have the ability to deliver a minimum of 400 dwellings and generous open space and landscaping, it can also provide sports pitches for the benefit of the local community, and a potential one form entry primary school and/or medical centre. The detail of the substantial community facilities that could be provided at the Site could be informed by the pending evidence underpinning the new Local Plan, including an IDP.

## Local Plan Evidence Base

### *New Evidence*

Highgrove support the preparation of new evidence to underpin the new Local Plan, including but not limited to:

---

<sup>7</sup> Paragraph: 024 Reference ID: 2a-024-20190220, Planning Practice Guidance

- A complete and transparent land availability assessment and site selection process;
- A housing needs assessment which considers geographical variations within the borough and development viability;
- An IDP which identifies borough-wide infrastructure and local infrastructure required at specific settlements;
- Settlement hierarchy review;
- Spatial distribution of development report;
- Viability assessment; and,
- An indoor built facilities study, playing pitch strategy update, and open space assessment and strategy.

## **Proposed Local Plan Engagement Strategy**

### Engagement Methods

#### *Engaging with Site Promoters*

It is encouraging that the Council seeks to work positively and proactively with the development industry to assess, select and refine development opportunities. A transparent, proportionate and plan-led approach is endorsed but this need not be at the expense of individual discussions.

That said, it is acknowledged that to ensure fairness and avoid any perception of preferential treatment, the Council will only enter into discussions on the merits of individual sites at appropriate stages within the process. Engagement will be focused on clarifying process, evidence requirements, timescales and informing the development of site-specific policies in order securing the best outcomes for communities.

Highgrove are committed to providing as much information as possible on this Site, particularly how it can provide facilities for the community. When the Council come to consider sites in more detail, please do not hesitate to contact me using the details provided below so that swift and informative responses can be provided.



Yours faithfully,

Rebecca Dennis

**Director – Planning**

[rebecca.dennis@pegasusgroup.co.uk](mailto:rebecca.dennis@pegasusgroup.co.uk)

Enclosed

Call for Sites Submission – Land North of Newcastle Road, Shavington

P2O\_3377\_LOO4v2\_PL\_MAN\_RD

27 March 2026

Cheshire East Council  
Strategic Planning Team  
Delamere House  
Delamere Street  
Crewe  
CW1 2LL

Dear Sir/Madam,

**Land north of Newcastle Road, Shavington**  
**Call for Sites 2026**  
**Highgrove Strategic Land Ltd**

## Introduction

Pegasus Group has been instructed by Highgrove Strategic Land Ltd (Highgrove), to submit representations to the Call for Sites 2026 consultation. This submission relates to **land north of Newcastle Road, Shavington** (Site) and follows on from the submission made to the Call for Sites 2024 and the representations to the Issues Paper Consultation which ran up to July 2024.

Whilst the Site has been submitted previously (ref: HE 305), this covering letter and the following supporting documents provide updated information for the Site:

- Vision Document including Concept Masterplan; and,
- Transport Matters Statement.

Highgrove is promoting the Site as an available, suitable and achievable site for residential allocation in the emerging Cheshire East Local Plan. There are no ownership issues and the whole Site is within single family ownership. The Site is not within the Green Belt and is demonstrably suitable to accommodate a minimum of 400 dwellings, generous open space and landscaping, sports pitches for the benefit of the local community, and a potential one form entry primary school and/or medical centre, if required.

The Site can be developed in conjunction with the adjacent parcel of land to the west which is being promoted by Taylor Wimpey. A comprehensive allocation covering the land being promoted by Highgrove and Taylor Wimpey is supported given the benefits of a comprehensive allocation and masterplanned approach.

This submission is made to assist Cheshire East Council in their task of identifying suitable sites for allocation to address the minimum Local Housing Need (LHN) in the Cheshire East Local Plan,

Queens House, Queen Street, Manchester, M2 5HT  
T 0161 3933399 E [Manchester@pegasusgroup.co.uk](mailto:Manchester@pegasusgroup.co.uk)  
Offices throughout the UK and Ireland.

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales  
Registered Office: Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire GL7 1RT

**Expertly Done.**

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE

which currently stands at **2,507 dwellings per annum**, and would be 50,140 dwellings over a 20-year plan period (ignoring any relevant buffer and allowance for any demolitions or slippage). With the identification of suitable sites such as this Site, the task of addressing the minimum LHN is fully achievable in Cheshire East, irrespective of the fact that proposals for a new town of up to 20,000 homes in Adlington no longer forming part of the Government's New Towns programme.

In addition, and noting that the Council can demonstrate a **3.31 year** housing land supply, it is relevant that the Site can be delivered in phases with the ability to contribute to the five-year housing land supply without compromising the allocation of the whole Site.

### The Site

The Site comprises 41ha of agricultural land. It is located to the north of Newcastle Road and adjacent to the urban boundary of Shavington. Shavington is a Local Service Centre in the adopted Local Plan Strategy (LPS) with a wide range of services and facilities and excellent links to Crewe and other surrounding settlements.

**Figure 1: Site Location**



To the north, the Site is bordered by Swill Brook. To the east, the Site is bordered by further agricultural land. The southern boundary is defined by Newcastle Road and additional agricultural fields. The Site is bordered to the west by existing built form and agricultural land which is being promoted by Taylor Wimpey. The land being promoted by Taylor Wimpey is directly adjacent to

their site which has been developed and is allocated as East Shavington in the adopted Site Allocations and Development Policies Document (SADPD).

In terms of key Site characteristics, these are summarised as follows.

- **Landscape / Topography** – The Site is relatively flat. It is not located within the Green Belt or within any national or local landscape designations but has an open countryside designation. Part of the western boundary is adjacent to the existing urban boundary.
- **Land Use** – The Site is agricultural land with a Provisional Agricultural Land Classification of Grade 2 and Grade 3. The appointed consultant, Kernon Countryside Consultants Limited, are undertaking an ALC Survey for the Site to determine its Grade.
- **Trees and Hedgerows** – There are no Tree Preservation Orders (TPOs) within the Site. There is a group TPO just north of the track running from Crewe Road.
- **Public Rights of Way (PRoW)** – PRoW FP12/1 runs through the Site in a north-south alignment from Newcastle Road, connecting to PRoW FP5/1 and FP6/1, the latter of which runs in an east-west alignment through the Site.

**Figure 2: PRoW**



- **Ecology** – The southern section of the Site is located within an ecological network restoration area. This designation covers significant areas of the Borough and is not considered to pose a constraint to development. The Site is not subject to any statutory

ecological designations although it is within the Impact Risk Zone of Wybunbury Moss Site of Specific Scientific Interest (SSSI) and Sandback Flashes SSSI. This again, is not a constraint to development. Woodland within the northern part of the Site is Priority Habitat.

- **Flood Risk** – The vast majority of the Site is Flood Zone 1 which has the lowest probability of flooding from rivers and the sea. The northern extent of the Site falls within Flood Zone 2/3 associated with Swill Brook. The Site has small, isolated areas at risk of surface water flooding.

**Figure 3: Flood Zone 2/3 and Surface Water Flood Risk**



- **Built Heritage** – There are no listed buildings within the Site. Within proximity of the Site are Hough Manor (Grade II), Hough Hall (Grade II\*), Gates, Piers, Screen and Wall at Hough Gates (Grade II\*), Shavington Lodge (Grade II) and Shavington Hall (Grade II).

### **Sustainable Location**

The Site is within a highly sustainable location.

Existing footways are provided along the northern side of Newcastle Road, measuring around 2 metres in width. The footways allow pedestrians to link to the wider comprehensive network of routes within the local area, which provide access to transport routes and local amenities including a bus stop, a post office, a pharmacy/GP surgery, and a local convenience store.

The PRoW located within the vicinity of the Site can easily be used to increase pedestrian accessibility to the leisure, health and employment facilities within the Local Service Centre and provide access to the surrounding countryside areas for leisure purposes. There is the potential for these routes to be improved within the Site with more suitable surfacing materials and low-level lighting, if appropriate, to encourage walking to and from the Site.

The table below shows the walking distance from the centre of the Site to several of the local key amenities in the immediate vicinity of the Site. It confirms whether a particular amenity is within the 'preferred maximum' walk distances using relevant guideline criteria.

| Local Amenity                      | Distance | Guidance Criteria | Meets with Guidance |
|------------------------------------|----------|-------------------|---------------------|
| ASDA/Greggs                        | 140m     | 1,950m            | Yes                 |
| Proposed Bus Stops                 | 300m     | 1,600m            | Yes                 |
| Post Box (Crewe Road)              | 610m     | 1,950m            | Yes                 |
| Roundabouts Day Nursery            | 670m     | 1,950m            | Yes                 |
| Shavington Fish Bar                | 920m     | 1,950m            | Yes                 |
| Shavington Cum Gresty Village Hall | 970m     | 1,950m            | Yes                 |
| Wessex Close Play Area             | 1,070m   | 1,950m            | Yes                 |
| Bargain Booze                      | 1,120m   | 1,950m            | Yes                 |
| The White Hart                     | 1,220m   | 1,950m            | Yes                 |
| Shavington Social Club             | 1,220m   | 1,950m            | Yes                 |
| Co-Op                              | 1,320m   | 1,950m            | Yes                 |
| The Elephant Pub / Restaurant      | 1,320m   | 1,950m            | Yes                 |
| Shavington Primary School          | 1,450m   | 3,200m            | Yes                 |
| Shavington Leisure Centre          | 1,460m   | 1,600m            | Yes                 |
| Shavington Academy                 | 2,000m   | 3,200m            | Yes                 |

The existing pedestrian infrastructure provides safe and direct walking and wheeling linkages between the Site and a range of key local services and amenities.

The Site is well-served by bus services and offers accessibility to key destinations within the surrounding area. The nearest bus stops will be those proposed to the south of the Site on

Newcastle Road, adjacent to the southern boundary of the Site, on the current route of the no. 39 Crewe – Nantwich service. Additional bus stops are located a little further, around 780 metres (around a 9-minute walk) to the northwest of the site on Crewe Road.

A summary of the services available from the nearest bus stops from the Site is provided in the table below.

| Service No | Route                         | Mon-Fri    |               |            | Sat       |               |            | Sun |
|------------|-------------------------------|------------|---------------|------------|-----------|---------------|------------|-----|
|            |                               | Pre 08:00  | 08:00–17:00   | Post 17:00 | Pre 08:00 | 08:00–17:00   | Post 17:00 |     |
| 12         | Shavington – Crewe – Leighton | 2 services | Every 30 mins | 3 services | 1 service | Every 30 mins | 1 service  | 0   |
| 39         | Crewe – Nantwich              | 1 service  | Every 2 hours | 0          | 0         | Every 2 hours | 0          | 0   |

The nearest bus stops to the Site provides various services throughout the day to destinations such as Nantwich, Wybunbury, Hough, Leighton and Crewe. These services allow numerous opportunities to commute into Crewe Town Centre during the morning and evening peak periods, along with access to Crewe railway station.

National cycle route 551 is located just north of the Site. It runs from the west of Shavington to the east for Nantwich via Butt Green, Shavington and Weston. It is both an on and off-road cycle route and is located approximately 850 metres from the centre of the Site.

National cycle route 451 runs from Crewe, north of the Site, to Nantwich, west of the Site. It is both an on and off-road cycle route and is located approximately 3.3 kilometres away from the centre of the Site.

The most accessible train station to the Site is Crewe providing opportunities for travel via rail. This train station has 12 platforms, which provides services to destinations including Chester, Manchester, Birmingham, Liverpool, Cardiff, Edinburgh and London Euston.

### Proposed Development

It is proposed that the Site will be accessed via a priority junction off Newcastle Road to the south. The Transport Matters Statement provides full details of the proposed access arrangement which can suitably serve the Site.

**Figure 4: Concept Masterplan**



All PRoW within the Site will be retained and realigned, where required. The setting of the PRoW could be enhanced through the landscape proposals.

The woodland to the north of the Site will be protected and retained. Generous multifunctional open greenspace is also proposed within the Site incorporating opportunities for recreation, biodiversity net gain (BNG) and natural sustainable drainage systems (SuDS) to support habitats and wildlife near Swill Brook. Passing through these open areas are existing PRoW as well as proposed mown paths, which connect to a series of proposed footpaths throughout the Site. These open areas, wrap around the northern and eastern parts of the Site ensuring that the settlement of Shavington will remain separate to the settlement of Hough to the south-east.

The Concept Masterplan has the ability to deliver a minimum of 400 dwellings at a suitable density which reflects the surroundings and makes an efficient use of land.

The Concept Masterplan also illustrates how the Site can accommodate a potential one form entry primary school and/or medical centre which can be delivered in the event of any educational and health shortfall issues in the locality.

Three sports pitches (one U11/12 and two mini U9/10) could also be delivered on Site, adjacent to the potential primary school. A car park to serve the sports pitches is also shown – which would

ensure the sports pitches can be accessed and used to the benefit of both existing and future residents in the area.

There would also be scope to deliver older persons accommodation (C2 or C3 Use Class) on the Site if the Council felt there was a demand.

The Concept Masterplan also shows the adjacent parcel of land to the west which is being promoted by Taylor Wimpey. Whilst we recognised that each land parcel will be considered by the Council on their own individual merits, an allocation covering the land being promoted by Highgrove and Taylor Wimpey is supported given the benefits in a comprehensive allocation and masterplanned approach, which could deliver:

- Multiple access points to serve the overall development;
- New bus stops on Newcastle Road that could be used by the no. 39 Crewe – Nantwich service;
- Three new sports / playing fields on the Site to serve new and existing residents alongside a dedicated car park;
- A new local primary school facility on the Site and adjacent to the proposed playing pitches (in the event that this is needed to support the existing and new population); and
- A large strategic area of multifunctional open greenspace space, creating public access to a new woodland area adjacent to Swill Brook, play areas and opportunities for BNG and new natural SuDS to support habitats and wildlife near Swill Brook.

## Shavington

Before going on to consider the suitability of the Site for allocation it is relevant to note that Shavington represents a suitable and sustainable location for planned housing growth and can accommodate residential-led allocation(s) within the emerging Local Plan.

Policy PG 2 Settlement Hierarchy of the adopted LPS identifies Shavington as a Local Service Centre with paragraph 8.30 of the LPS noting that:

***“The Local Service Centres ... provide a range of services and facilities that help meet the needs of local people, including those living in nearby settlements. Each has a primary school and, in the case of Holmes Chapel and Shavington, a secondary school....”***

Shavington is a notable settlement within Cheshire East, with a population that can accommodate increases to support its services and opportunities for employment, retail, and education.

Based on the current standard method for calculating the LHN, the Council will be required to deliver 2,507 dwellings per annum, which would be **50,140 dwellings over a 20-year plan period** (ignoring any relevant buffer and allowance for any demolitions or slippage).

Shavington is well placed to deliver a meaningful portion of the housing requirement in the emerging Cheshire East Local Plan. It is not constrained by Green Belt, and it is reasonable to assume that a share of the housing requirement can be achieved here with suitable allocations in place.

Indeed, there has been the success of recent developments in Shavington and a good track record of allocations coming forward in line with the adopted SADPD, for example, at Shavington / Wybunbury Triangle developed by Persimmon and Anwyl and at East Shavington developed by Taylor Wimpey.

## **Site Assessment**

### Policy Context

Paragraph 72 of the NPPF requires strategic policy-making authorities to have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:

- a) Specific, deliverable sites for five years following the intended date of adoption; and,
- b) Specific, developable sites or broad locations for growth, for the subsequent years 6–10 and, where possible, for years 11–15 of the remaining plan period.

Similarly, Policy HO3 of the draft NPPF says that Local Plans should identify a sufficient supply and mix of sites to meet or exceed the housing requirement figure, which should include:

- i. A supply of specific deliverable sites for five years following the intended date of adoption of the plan, with an appropriate buffer (as set out in Annex D; the Annex also sets out how a five year housing land supply should be calculated for decision-making purposes); and,
- ii. A supply of specific, developable sites or broad locations for growth for the subsequent years 6–10 and, where possible, for years 11–15 of the remaining plan period.

Planning Practice Guidance (PPG) adds that the role of the assessment to provide information on the range of sites which are available to meet the requirements of the local authority, and it is for the development plan to determine which of those sites are the most suitable to meet those requirements.

PPG goes on to note that an assessment should:

- Identify sites and broad locations with potential for development;
- Assess their development potential; and
- Assess their suitability for development and the likelihood of development coming forward (the availability and achievability)<sup>1</sup>.

### Suitability

PPG sets out what factors can be considered when assessing the suitability of sites for development including the information collected as part of the initial site survey, as well as other relevant information, such as:

- National policy;
- Appropriateness and likely market attractiveness for the type of development proposed;
- Contribution to regeneration priority areas;
- Potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation<sup>2</sup>.

In terms of national policy, there are no policies in the NPPF or draft NPPF that provide a strong reason for restricting development at the Site. There are no habitat sites within the Site and whilst the Site is within the Impact Risk Zone of Wybunbury Moss SSSI and Sandback Flashes SSSI, due to the residential nature of the proposed development a consultation between Natural England and the local authority is not required.

The Site is not designated as Green Belt, and preferable in planning policy terms due to being located within the open countryside in a sustainable location directly adjacent to the existing Shavington settlement boundary. The land is also not designated as Local Green Space, a National Landscape or National Park and there is no irreplaceable habitat at the Site.

In terms of flood risk, it is fully expected that development at the Site would incorporate SuDS, be made safe for its lifetime and not increase flood risk elsewhere.

Highgrove's interest in the Site suggests that it is in an attractive market location and a suitable location for residential development from a commercial perspective. This is also evidenced in the successful delivery and uptake of new homes by Taylor Wimpey to the north-east of the Site, and their further promotion of land adjoining the Site.

---

<sup>1</sup> Paragraph: 001 Reference ID: 3-001-20190722

<sup>2</sup> Paragraph: 018 Reference ID: 3-018-20190722

Development in this area is not a specific regeneration priority, but allocating residential development in this area will encourage higher value aspirational housing, which will make a wider contribution to Cheshire East in terms of Council Tax receipts; whilst additional household spending will help support local services and facilities within other regeneration priority areas. The Site can also provide policy compliant affordable housing provision, which will provide benefits to the local community.

In terms of potential impacts the following should also be noted:

- The ecology consultant, Collington Winter, has undertaken a walkover of the Site and this has informed the masterplanning process;
- The woodland within the north part of the Site, which is Priority Habitat, will be retained and protected;
- Trees and hedgerow will be retained wherever possible and the arboricultural consultant, Bowland Tree Consultancy, has undertaken a tree survey for the Site to inform the masterplanning process;
- Given the size of the Site, it offers tremendous opportunities for ecological enhancements and BNG;
- Any archaeological potential and its significance would be explored, and it is fully expected that any potential impacts in this regard would be mitigatable; and,
- Any harm to designed heritage assets would be explored, and should it be identified that less than substantial harm would arise this can be more than outweighed by the public benefits of developing the Site.

#### Availability

PPG sets out what factors can be considered when assessing availability noting that a site can be considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership impediments to development. For example, land controlled by a developer or landowner who has expressed an intention to develop may be considered available<sup>3</sup>.

There are no ownership issues and the whole Site is within single family ownership. Highgrove has a legal agreement with the landowner to promote the Site and there are no ownership constraints which would prevent or delay the Site coming forward for development. Highgrove is actively promoting the Site for residential allocation as part of the emerging Local Plan process.

---

<sup>3</sup> Paragraph: 019 Reference ID: 3-019-20190722

Highgrove has a strong record of delivering strategic sites and the Site must be regarded as available.

### Achievability

PPG notes that a site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period<sup>4</sup>.

Highgrove has reviewed the economic viability of the proposal in terms of the attractiveness of the locality, potential market demand as well as the cost factors associated with the Site including preparation costs and constraints and consider the Site is not constrained from a viability perspective. In terms of market and industry requirements, the interest in this Site by Highgrove confirms that this is a suitable location for housing development from a commercial perspective, is in an attractive market location, and that this is a desirable location to live.

Highgrove can therefore confirm that the development of the Site is economically viable in accordance with the NPPF and PPG. As a consequence, the company is committed to investing in the Site and is confident that residential-led development could be delivered on this Site in the short-medium term.

Indeed, housing delivery in Shavington has been good over recent years, which demonstrates there is a very strong demand for new housing in this area.

### **Conclusions**

Land north of Newcastle Road, Shavington represents a highly suitable, available and achievable site and Highgrove are promoting the Site for a residential-led allocation as part of the emerging Local Plan.

The Site is sustainably located directly adjacent to the existing Shavington settlement boundary – which is designated as a Local Service Centre in the adopted LPS. The Site represents a highly logical site for a residential-led allocation.

Shavington is suitable for housing growth, and the site assessment confirms that the Site is available, suitable and achievable in accordance with the latest national guidance.

The Site provides the opportunity to bring forward housing to form a sustainable, high-quality extension to the existing built-up area of Shavington, which could accommodate a minimum of 400 new homes (both market and affordable). The Site also can accommodate a potential one

---

<sup>4</sup> Paragraph: O2O Reference ID: 3-O2O-20190722



form entry primary school and/or medical centre, if required, and three sports pitches – which will provide significant benefits to the existing community and future residents.

Whilst we recognised that each site will be considered by the Council on their own individual merits, a comprehensive allocation covering the land being promoted by Highgrove and Taylor Wimpey is supported given the benefits in a comprehensive allocation and masterplanned approach.

I trust that the contents of this letter are clear. We look forward to engaging further with the Council on the Site and should you have any questions, please do not hesitate to get in to contact on the details provided below.

Yours faithfully,

Rebecca Dennis

**Director – Planning**

[rebecca.dennis@pegasusgroup.co.uk](mailto:rebecca.dennis@pegasusgroup.co.uk)