

Cheshire East Local Plan

Site Allocations and Development Policies Document

Shavington Settlement Report [ED 42]

August 2020

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1. Introduction

- 1.1 This Report is the Shavington Settlement Report (“SSR”) [ED 42]. It brings together several aspects of settlement-based work, carried out to inform the development of the Revised Publication Draft Site Allocations and Development Policies Document (“SADPD”) [ED 01]. The SSR is split into chapters detailing work carried out for Shavington on the site selection process, retail planning, and the consideration of settlement boundaries.
- 1.2 Documents referenced with the ‘ED’ prefix are available to view in the Revised Publication Draft SADPD consultation library.

2. Shavington

Introduction

- 2.1 Shavington is a village with its own settlement boundary, set in the Open Countryside, as defined on the Proposals Map of the Crewe and Nantwich Local Plan and policy PG6 (Open Countryside) of the Local Plan Strategy (“LPS”). It is identified as a Local Service Centre (“LSC”) and has a 2018 mid-year population estimate of 4,300 people¹.

Neighbourhood Development Plan

- 2.2 Neighbourhood Planning was introduced with the Localism Act 2011 and gives communities powers to write planning policies through Neighbourhood Development Plans (“NDPs”) and grant planning permission through Neighbourhood Development Orders. Neighbourhood planning provides a powerful set of tools for local people to make sure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.
- 2.3 The Shavington NDP is currently undertaking its Regulation 16 consultation which is due to close on 8 September 2020. Further information can be found on the Cheshire East website.²
- 2.4 The vision for Shavington stated in the NDP is: *“In 2030 Shavington-cum-Gresty will be a vibrant and inclusive village, with improved open spaces, facilities, infrastructure and services for everyone who lives and visits. Shavington-cum-Gresty will remain as a distinct village with its own identity surrounded by open countryside. New housing will be of an appropriate type and scale to meet the needs of the community. The village will be easy and safe to get around, with thriving local businesses”*.

Strategy for development in Shavington

- 2.5 The focus for LSCs over the LPS period is some modest growth in housing and employment to meet locally arising needs and priorities, to reduce the level of out-commuting and to secure their continuing vitality.

¹ Source: Office for National Statistics (“ONS”) 2012-18 mid-year population estimates for small areas (October 2019 release). ONS Crown Copyright 2019. ONS licensed under the Open Government Licence v. 3.0.

²<https://www.cheshireeast.gov.uk/planning/neighbourhood-plans/neighbourhood-plans-n-z/shavington-neighbourhood-plan.aspx>

3. Development needs at Shavington

- 3.1 The LPS identifies a borough wide requirement for a minimum of 36,000 homes and 380 hectares of employment land over the Plan period, 2010 to 2030 (Policy PG 1 Overall Development Strategy).
- 3.2 LSCs are expected to accommodate in the order of 3,500 new homes and 7 hectares of employment land (Policy PG 7 Spatial Distribution of Development).
- 3.3 The approach to meeting development requirements in LSCs is set out in a separate paper entitled 'The provision of housing and employment land and the approach to spatial distribution' [ED 05]. This paper establishes that housing and employment allocations are not necessary at the LSC tier of the settlement hierarchy. The residual requirement for employment land at the LSC tier is to be met at Holmes Chapel.

4. Site selection

- 4.1 This chapter documents the implementation of the site selection methodology (“SSM”) and should be read alongside the Revised Publication Draft SADPD Site Selection Methodology Report [ED 07], the Sustainability Appraisal (“SA”) [ED 03], the Habitats Regulations Assessment (“HRA”) [ED 04], and the Revised Publication Draft SADPD [ED 01]. It documents the application of the relevant stages of the SSM³

Stage 1: Establishing a pool of sites for Shavington

- 4.2 In line with the SSM, a longlist of potential sites was established for Shavington. This pool consists of all sites listed or submitted in the Urban Potential Assessment (August 2015); the Edge of Settlement Assessment (August 2015); the LPS Final Site Selection Reports (July 2016); the LPS examination hearing sessions (October 2016); the Call for Sites (June 2017); the First Draft SADPD consultation (October 2018); and the initial Publication Draft SADPD consultation (September 2019).
- 4.3 A total of 13 sites were identified at Stage 1 and this pool of sites is listed and mapped in Appendix 1, with headline figures shown in Table Shavington 1.

Stage 2: First site sift

- 4.4 The first site sift was carried out to produce a shortlist of sites for further consideration in the site selection process. Sites were removed that:
- cannot accommodate 10 dwellings or more, unless they are in the Green Belt or Open Countryside, as defined in the LPS and are not currently compliant with those policies;
 - are not being actively promoted;
 - have planning permission as at 31/3/20;
 - are in use (unless there is clear indication that this will cease);
 - contain showstoppers (i.e. SPA, SAC, Ramsar, SSSI, functional floodplain (flood zone 3b), historic battlefield);
 - are LPS Safeguarded Land;
 - are allocated in the LPS.
- 4.5 A total of 10 sites were included in Stage 2 following the first site sift. These are listed and mapped in Appendix 1, with headline figures shown in Table Shavington 1

³ Stage 1 – establishing a pool of sites; Stage 2 – first site sift; Stage 3 – decision point; Stage 4 – site assessment, sustainability appraisal and Habitats Regulations Assessment; Stage 5 – evaluation and initial recommendations; Stage 6 –inputs from infrastructure providers / statutory consultees; Stage 7 – final site selection.

	Housing		Employment	
	Number of sites	Dwellings	Number of sites	Employment land (ha)
Stage 1	13	1027	1	0.25
Stage 2	10	910	1	0.25

Table Shavington 1: Shavington sites considered in Stages 1 and 2 of the SSM

Stage 3: Decision point – the need for sites in Shavington

- 4.6 Stage 3 of the SSM is a decision point whereby account is taken of the most up-to-date employment and housing land supply information at 31/03/20.
- 4.7 As detailed in Chapter 3 of this report, housing allocations are not necessary at the LSC tier of the settlement hierarchy. The residual requirement for employment land at the LSC tier is to be met at Holmes Chapel.

The provision of housing and employment land and the approach to spatial distribution' [ED 05] paper establishes that housing allocations are not necessary at the LSC tier of the settlement hierarchy. The requirement for employment land allocations at the LSC tier is to be met at Holmes Chapel. Therefore, no sites for housing and employment are required to be identified at Shavington in the SADPD.

5. Retail planning

Introduction

- 5.1 The purpose of this chapter is to set out how the Council's policy position on retail and town centres to support Part 2 of the Local Plan (the SADPD) has been derived, drawing from relevant evidence and ensuring consistency with national planning policy. This chapter should be read alongside the retail evidence prepared to support the SADPD, including most recently the WYG Retail Study Partial Update (2020) [ED 17].

Retail Overview

- 5.2 Shavington is a village situated in the south-east of Cheshire East authority area and is located approximately three kilometres to the south of Crewe, the closest respective principal town in the borough.
- 5.3 Shavington is a Local Service Centre ("LSC") in the Retail Hierarchy where there will be a focus on convenience and comparison retailing of an appropriate scale, function and character that meets the needs of the village.
- 5.4 Shavington does not currently have a defined centre for retail purposes in the Crewe and Nantwich Local Plan.

Complementary Strategies and Parking Provision

- 5.5 Shavington is currently preparing a neighbourhood plan and has defined its neighbourhood area.
- 5.6 Within the village of Shavington there is Queen Street car park which is free and operated by Cheshire East Council. This car park is located within 100 metres of both clusters of shopping facilities on Main Road. Additional car parking is also located to the rear of Shavington Primary school. This facility is next to the small cluster of shopping facilities to the east of Main Road.

Retail Health Indicators and Analysis

- 5.7 The WYG Retail Study (2016) and updates prepared, most recently in 2020 (WYG Retail Study Partial Update [ED 17]) has evaluated the vitality and viability of the two Principal Towns in Cheshire East (Crewe and Macclesfield) and the nine Key Service Centres in the Borough. The WYG retail work has also considered the retail health and function of the LSCs.

- 5.8 A full health check is included in Appendix 4 of WYG Retail Study 2016 (pp57 to 61)⁴ and has been updated in Appendix C of the WYG Retail Study Partial Update (2020) [ED 17]. The health checks draw on a number of key indicators in accordance with national guidance.
- 5.9 Shavington has a small number of shops and services, including 3 hairdressers, 3 retail units, a Co-operative food store, The Vine pub and an accountancy business.
- 5.10 Due to the sporadic nature of retail present along its arterial roads, the village does not have definable retail centre. Furthermore the road alignment between the facilities to the east and west of Main Road also reduces the connectivity between the retail facilities.
- 5.11 The environmental quality of the village is moderate. The public realm along Main Street is well-kept, although the quality of retail frontages varies with some retail units requiring maintenance.

Retail and Leisure Boundaries

- 5.12 The WYG Retail Study (2016) initially considered the existing centres in the legacy local plans and identified where potential changes to (or indeed new) boundaries (be that town or local centre, primary shopping areas (where relevant)) are appropriate. The 2020 WYG Retail Study Partial Update [ED 17] has also provided recommendations on retail boundaries, which have been considered as part of the council's evidence base in preparing this report.
- 5.13 Shavington does not have a defined centre in the Crewe and Nantwich Local Plan. Given that there is no discernible cluster of retail and town centre uses to enable a local centre to be drawn, following the recommendations in the WYG Retail Study (2016) and subsequent updates, it is not proposed to define a Local Centre boundary.
- 5.14 Any additional retail and service provision should be of an appropriate scale, function and character that meets the needs of the village

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http://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/cheshire_town_centres_study.aspx

6. Settlement boundaries

Introduction

- 6.1 As set out in the LPS, settlement boundaries currently comprise the existing settlement boundaries as defined in the saved policies and proposals maps of the former districts' local plans, and amended to include sites allocated in the LPS (excluding safeguarded land). The LPS includes a commitment that *“settlement boundaries will be reviewed and defined through the production of the Site Allocations and Development Policies DPD and neighbourhood plans”*.
- 6.2 The ‘Settlement and Infill Boundaries Review’ note [ED 06] sets out the methodology to reviewing settlement boundaries in each of the Principal Towns, KSCs and LSCs. This uses a three-stage approach to defining settlement boundaries:
- i) Review boundary in light of site allocations (in the adopted LPS and made neighbourhood plans or proposed through the SADPD);
 - ii) Consider extant planning consents and the relationship of land to the built-up area; and
 - iii) Review the relationship of settlement boundaries to physical features.

Settlement boundary overview

- 6.3 The existing settlement boundary is defined in the Crewe and Nantwich Local Plan 2011, as amended by sites LPS 9 The Shavington/Wybunbury Triangle and LPS 10 East Shavington in the Local Plan Strategy.
- 6.4 The Shavington Neighbourhood Plan currently states that it will use the boundary defined within the draft SADPD.
- 6.5 For the purposes of review, this existing settlement boundary has been divided into five sections as set out in Table Shavington 2 below.

Ref	Boundary section	Description of existing boundary
1	Land to the South of Newcastle Road.	The settlement boundary follows the rear curtilage of properties along Dig Lane to the west (no's 2 - 132) and then follows the edge of Stock Lane (B5071) to the east before going around the rear curtilage of properties (no's 1 – 41 Stock Lane), including the side curtilage of 396 Newcastle Road. It then follows Newcastle Road in an easterly direction until it is parallel with 471 Newcastle Road. There is a triangular area of land that was open countryside within the Crewe and Nantwich Local Plan but is now allocated for development within the adopted Local Plan Strategy - LPS 9 The Shavington/Wybunbury Triangle. LPS 9 is located to the rear curtilage boundary of properties to the east of Dig Lane

Ref	Boundary section	Description of existing boundary
		and to the west of Stock Lane (B5071); and is bordered by Newcastle Road located to the north and the rear curtilage of properties along Huntersfield. The allocated site however excludes three small separate pieces of land which therefore remains as open countryside.
2	Land to the north of Newcastle Road, to the east of B5071 and to the south of Weston Lane.	The settlement boundary goes down the side curtilage of 471 Newcastle Road and then follows the rear curtilage of properties located to the north of Newcastle Road. The settlement boundary then goes in a northerly direction around the rear curtilage of properties located to the east of Crewe Road. The settlement boundary includes part of the site access and small fields to the front of Green Bank and The Grove, but excludes the farmhouses and farm buildings. In the Crewe and Nantwich Local Plan the settlement boundary then continued to follow the rear curtilage of properties to the east of Crewe Road. However, since the adoption of the Local Plan Strategy, the settlement boundary has been amended to follow the Strategic Site allocation LPS10 East Shavington. The Strategic Site allocation goes around a field boundary and then follows Swill Brook located along the northern boundary before adjoining the rear curtilage of properties along Crewe Road. The settlement boundary continues in a northerly direction to the rear of properties along Crewe Road before heading in an easterly direction behind the rear curtilage of properties along Weston Lane. The settlement boundary then heads down the side curtilage of 46 Weston Lane and follows part of Weston Lane in an easterly direction until it is parallel with 37 Weston Lane.
3	Land to the north of Weston Lane and to the east of Crewe Road/B5071	The settlement boundary goes along the side curtilage of 37 Weston Lane which then wraps around the rear curtilage of properties along Weston Lane to 29 Weston Lane. It then travels in a northerly direction to the rear curtilage of properties along Northway before heading in a westerly direction along the side curtilage of 20 Northway and the rear curtilage of properties along Westway. It then goes in a southerly direction to the side curtilage of 3 and 12 Westway, and to the rear curtilage of 1 Northway before heading in a westerly direction along the curtilages of properties at the end of Park Estate and Meadow Close. It then follows the side curtilage boundary of 176 Crewe Road before joining Crewe Road. It then follows part of Crewe Road in a northerly direction until it is parallel with 197 Crewe Road.
4	Land to the north of Main Road and to the east of the Crewe Road/B5071	The settlement boundary goes along the side curtilage of 197 Crewe Road and then runs in a southerly direction along the rear curtilage of properties along Crewe Road, including the rear curtilage of 187 Crewe Road which received planning permission for 5 dwelling (P04/1382). It then heads in a westerly direction to the rear curtilage of properties along Chestnut Avenue, including properties along Northfield Place. The boundary continues in a westerly direction along the rear of properties along Vine Tree Avenue until it meets Rope Lane. It then follows the edge of Rope Lane in a northwest

Ref	Boundary section	Description of existing boundary
		direction for a short distance.
5	Land to the west of the Crewe Road/B5071 and to the north of Main Road.	The settlement boundary cuts across Rope Lane to go down the side curtilage of 81 Rope Lane. It then heads in a southerly direction to the rear boundary line of properties along Burlea Drive before heading in a westerly direction to follow the rear boundary of properties along Main Road. The settlement boundary however follows the edge of Main Road between properties 39 and 55 Main Road and between 27 and 33 Main Road. It then continues to follow the rear curtilage of properties along Main Road and then goes down the side curtilage of 3 Main Road. It then cuts across Main Road and Newcastle Road until it is parallel with the rear curtilage of 2 Dig Lane.

Table Shavington 2: Existing settlement boundary

Settlement boundary review

6.6 Each section of the existing settlement boundary has been reviewed using the methodology set out in the 'Settlement and Infill Boundaries Review' note [ED 06]. The assessments and recommendations for defining the new boundary are set out in Table Shavington 3 below.

6.7 The recommended boundary is shown on Map Shavington 4 in Appendix 2.

Ref	Stage 1	Stage 2			Stage 3	Boundary recommendations
	Criteria A, B, C (allocated sites)	Criteria D (planning consents)	Criteria E (relation to physical built up area)	Criteria F (relation to use of built up area)	Criteria G (physical features)	
1	<p>This boundary is not impacted by any SADPD Site Allocations or Neighbourhood Plan site allocations.</p> <p>The boundary has already been amended by Strategic Site Allocation LPS 9 The Shavington/Wybunbury Triangle. The strategic site has outline planning permission (12/3114N) for 360 dwellings and detailed permission for 200 dwellings (14/3039N) on part of the site.</p>	<p>This boundary already includes an extant outline planning consent for 360 dwellings (12/3114N), which is the site allocated in the Local Plan Strategy as LPS 9 The Shavington/Wybunbury Triangle. Detailed permission (14/3039N) has been granted for 200 dwellings on part of the allocated site, which is currently under construction.</p>	<p>This boundary is not impacted by any existing built development. This boundary already includes residential development for 200 dwellings, which is currently under construction (14/3039N), as this is part of the Strategic Site Allocation LPS 9 The Shavington/Wybunbury Triangle.</p>	<p>Within the Strategic Site Allocation LPS 9 Shavington/Wybunbury Triangle there are three small separate areas of land that have been excluded from the settlement boundary and therefore remain as open countryside. However, these small pockets of land will display a high level of containment due to the strategic site allocation LPS9. In addition a new dwelling has been completed on part of one of the smaller pieces of land (land adjacent to 50 Rose Cottage, 16/0014N).</p>	<p>This boundary follows the rear curtilage of dwellings and part of Newcastle Road. The boundary also follows, and excludes from the settlement, three small separate areas of land within LPS 9 Shavington/Wybunbury Triangle.</p>	<p>In accordance with the Local Plan Strategy the settlement boundary has been amended to include Strategic Site Allocation LPS 9 The Shavington/Wybunbury Triangle. The allocated site however excludes 3 small separate pieces of land, which are proposed to be included within the settlement boundary (1A).</p>

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Ref	Stage 1	Stage 2			Stage 3	Boundary recommendations
	Criteria A, B, C (allocated sites)	Criteria D (planning consents)	Criteria E (relation to physical built up area)	Criteria F (relation to use of built up area)	Criteria G (physical features)	
2	<p>This boundary is not impacted by any SADPD Site Allocations or Neighbourhood Plan site allocations.</p> <p>The boundary has already been amended by Strategic Site Allocation LPS 10 East Shavington. The site has detailed approval for 275 dwellings (15/4046N).</p>	<p>This boundary is impacted by a full planning consent for 28 residential properties (15/0876N) which is under construction on land to the north of Newcastle Road.</p> <p>This boundary already includes an extant full planning permission for 275 dwellings (15/4046N) which is the Strategic Site</p>	<p>This boundary is impacted by residential development under construction for 28 dwellings (15/0876N) on land to the north of Newcastle Road. This development has a high level of built form and will have a strong functional relationship with the existing built area.</p> <p>The settlement boundary already includes an extant full</p>	<p>This boundary excludes residential development under construction for 28 dwellings (15/0876N) on land to the north of Newcastle Road. This residential scheme relates well to the built up area and is surrounded by existing development to the east, south and west.</p> <p>The settlement boundary includes part of the site access and small fields to the front of Green Bank and The Grove, but excludes the farmhouses and farm buildings. The access and area of land</p>	<p>This boundary follows the rear curtilage of dwellings, part of Crewe Road, and the boundary of LPS 10 East Shavington.</p>	<p>The settlement boundary should be amended to include the residential development for 28 dwelling currently under construction (15/0876N) on land to the north of Newcastle Road (2A).</p> <p>The settlement boundary should be amended to exclude the access and area of green space to the front of the farmhouses - The Grove and Green Bank (2B).</p> <p>The settlement boundary should be amended to include the area of land located</p>

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Ref	Stage 1	Stage 2			Stage 3	Boundary recommendations
	Criteria A, B, C (allocated sites)	Criteria D (planning consents)	Criteria E (relation to physical built up area)	Criteria F (relation to use of built up area)	Criteria G (physical features)	
		Allocation LPS 10 East Shavington.	<p>planning permission for 275 dwellings (15/4046N) which is the Strategic Site Allocation LPS10 East Shavington. This consent has a high proposed level of built form although there is an area of proposed green space located to the north/northeast which is proposed to be excluded from the settlement boundary.</p> <p>There is an area of land, which will be well-contained when</p>	immediately adjacent is proposed to be excluded from the settlement boundary as it relates well to open countryside.		<p>between the existing settlement boundary and LPS Strategic Site Allocation LPS 10 East Shavington (2C) as this will be well-contained when the strategic site allocation is developed.</p> <p>In accordance with the Local Plan Strategy the settlement boundary has been amended to include the Strategic Site Allocation LPS 10 East Shavington which has received planning permission for 275 dwellings (15/4046N) on land off Crewe Road. The boundary should be amended to follow the built form illustrated in the planning layout plan of permission (15/4046N), to ensure a strong permanent settlement boundary. Part of the</p>

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Ref	Stage 1	Stage 2			Stage 3	Boundary recommendations
	Criteria A, B, C (allocated sites)	Criteria D (planning consents)	Criteria E (relation to physical built up area)	Criteria F (relation to use of built up area)	Criteria G (physical features)	
			LPS10 East Shavington is developed and is proposed to be included within the settlement boundary. This includes Shavington Green Farmhouse and its curtilage; the small field that fronts Sugar Loaf Corner, Crewe Road; and the small area of land to the north of the proposed access to LPS 10 East Shavington. Outline permission (17/4995N) for 5 houses has been granted for			land to the north/northeast which is proposed to be green space should therefore be excluded from the settlement boundary (2D) .

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Ref	Stage 1	Stage 2			Stage 3	Boundary recommendations
	Criteria A, B, C (allocated sites)	Criteria D (planning consents)	Criteria E (relation to physical built up area)	Criteria F (relation to use of built up area)	Criteria G (physical features)	
			part of this enclosed land, at Shavington Green Farm.			

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3	This boundary is not impacted by any LPS Strategic Site Allocations, SADPD Site Allocations, or Neighbourhood Plan site allocations.	This boundary is impacted by the site east of Crewe road with detailed approval for 64 dwellings (18/2079N and 18/3538N).	This boundary is not impacted by any existing built development.	This boundary excludes the site east of Crewe road with detailed approval for 64 dwellings (18/2079N and 18/3538N).	This boundary follows the curtilage of dwellings and part of Crewe Road.	The settlement boundary should be amended to include the site east of Crewe road with detailed approval for 64 dwellings (18/2079N and 18/3538N). (3A) .
4	This boundary is not impacted by any LPS Strategic Site Allocations, SADPD Site Allocations, or Neighbourhood Plan site allocations.	This boundary is impacted by two completed schemes on Rope Lane (15/4967N and 13/1021N); and detailed permission for 44 dwellings on land to the rear of 46 Chestnut Avenue (17/6487N).	This boundary is impacted by two completed schemes on Rope Lane (15/4967N and 13/1021N); and detailed permission for 44 dwellings on land to the rear of 46 Chestnut Avenue (17/6487N). These sites relate well to the existing built-up area.	This boundary excludes the completed scheme of 53 dwellings (15/4967N) which has a strong functional relationship with the built-up area. There is an area of open space/countryside to the northern and eastern boundary of this site. This boundary excludes the completed development for 79 houses (13/1021N) which relates well to the built-up area. The boundary excludes a detached property known as	This boundary follows the curtilage of dwellings and part of Rope Lane.	The settlement boundary should be amended to include the completed scheme of 53 dwellings (15/4967N) on land to the east of Rope Lane (4A) . This should follow the built form as shown on the permission and exclude the open space/countryside located to the northern and eastern boundary which includes a play area and pond. The settlement boundary should also be amended to include the completed development of 79 houses (13/1021N) on land to the east of Rope Lane (4B) . Adjacent to 13/1021N is a detached dwelling known as Rose Cottage which is proposed to be included within the settlement boundary (4C)

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				<p>Rose Cottage. This property now relates well to the built up area as it is adjacent to the recently built residential site for 79 dwellings (13/1021N).</p> <p>This boundary excludes Shavington House and the outbuildings located off Crewe Road. These are set in large grounds and relate better to the open countryside, rather than the built form of the settlement.</p>		<p>as this now relates well to the built up area.</p> <p>The boundary should be amended to include the extant permission for 44 dwellings (17/6487N) on land to the rear of 46 Chestnut Avenue (4D).</p>
5	<p>This boundary is not impacted by any LPS Strategic Site Allocations, SADPD Site Allocations or Neighbourhood Plan site allocations.</p>	<p>This boundary is impacted by: a dwelling under construction on land adjacent to Puseydale Farm (13/4830N); 3 detached dwellings under construction at Puseydale Farm (16/4787N); completed development for 17 dwellings on land to the north of Main Road (13/0003N); completed development for two dwellings on land</p>	<p>The settlement boundary is impacted by completed development of 17 dwellings on land to the north of Main Road (13/0003N); two dwellings on land between 27 and 33 Main Road (P05/1619); and 3 dwellings on</p>	<p>This boundary excludes completed development (13/0003N) of 17 dwellings on land to the north of Main Road, which relates well to the built-up area.</p> <p>This boundary excludes completed development for two dwellings on land between 27 and 33</p>	<p>This boundary follows the curtilage of dwellings and part of Main Road.</p>	<p>The boundary should include outline permission for 29 dwellings on land at Shavington Villa, Rope Lane (17/0295N) (5A).</p> <p>The settlement boundary should be amended to include the 17 dwellings that have been completed (13/0003N) to the north of Main Road (5b).</p> <p>The settlement boundary should also be amended to reflect the 2 dwellings that</p>

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		<p>between 27 and 33 Main Road (P05/1619); an extant full permission at the Elephant and Castle Inn, 289 Newcastle Road site (17/2483N) for 45 dwellings; and an outline permission for 29 dwellings on land at Shavington Villa, Rope Lane (17/0295N)</p>	<p>land near Puseydale Farm. These display a high level of containment and have a strong relationship with the existing built form.</p> <p>Once built, the extant permissions at the Elephant and Castle Inn, 289 Newcastle Road site (17/2483N) and the outline permission for 29 dwellings on land at Shavington Villa, Rope Lane (17/0295N) will also display a high level of containment and have a strong relationship with the existing built form.</p>	<p>Main Road (P05/1619) which is surrounded by development to the south, east and west.</p> <p>The settlement boundary is proposed to exclude the extant permission for one dwelling on land adjacent to Puseydale Farm (13/4830N). This displays a low level of containment, and is separated from the urban edge by existing trees and a front garden.</p> <p>This dwelling therefore appears to relate better to the countryside, rather than the built form of the settlement.</p> <p>The boundary should include the extant full permission at the Elephant and Castle Inn, 289, newcastle road site (17/2483N). At this point, the boundary should also</p>		<p>have been built (P05/1619) between 27 and 33 Main Road (5c).</p> <p>The settlement boundary should be amended to include the 3 dwellings on land to the rear of 21 Main Road (5d).</p> <p>The boundary should include the extant full permission at the Elephant and Castle Inn, 289 Newcastle Road site (17/2483N), Blakelow Business Park and the existing row of houses from 271 to the Elephant and Castle Inn (5e)</p>
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				<p>The boundary should include Blakelow Business Park as this employment land has a functional relationship to the settlement. The existing row of houses from 271 to the Elephant and Castle Inn should then also be included as this will create a continuous built form.</p> <p>The boundary should include outline permission for 29 dwellings on land at Shavington Villa, Rope Lane (17/0295N) as this will create a continuous built form along the eastern edge of the boundary.</p>		
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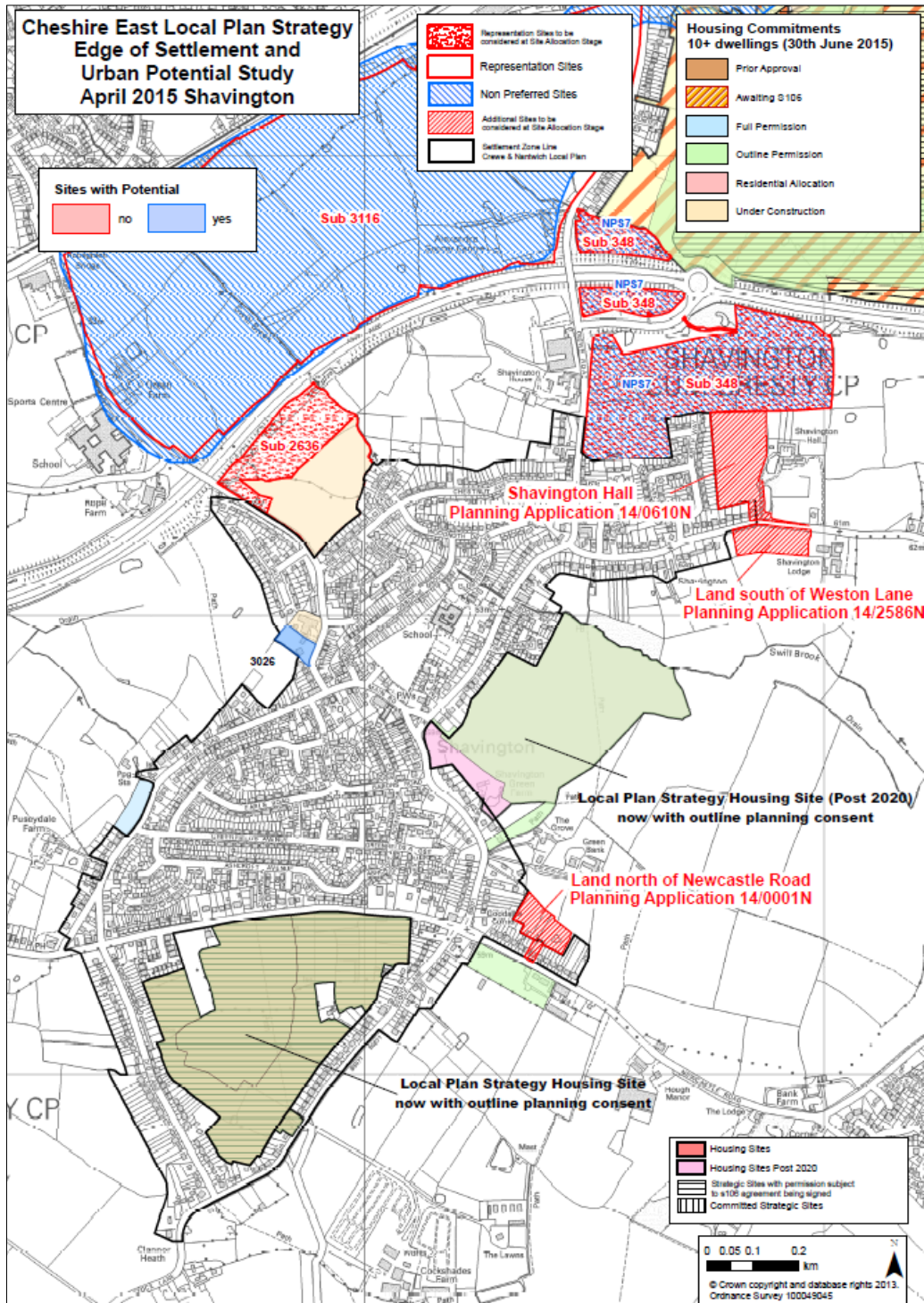
Table Shavington 3: Boundary review and recommendations

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7. Appendices

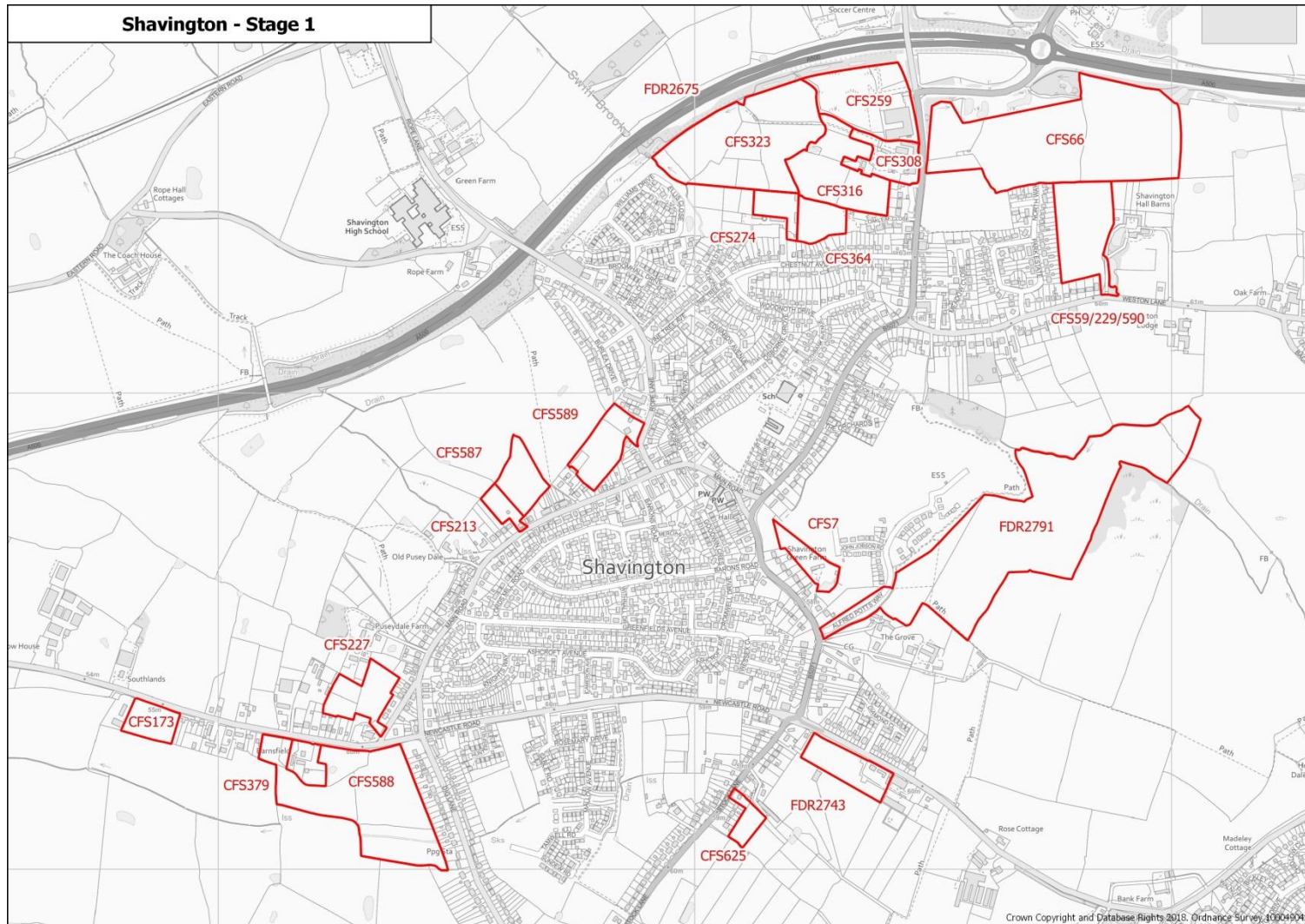
Appendix 1: Site selection maps and tables

A: Stage 1 sites maps



Map Shavington 1: Urban Potential Assessment

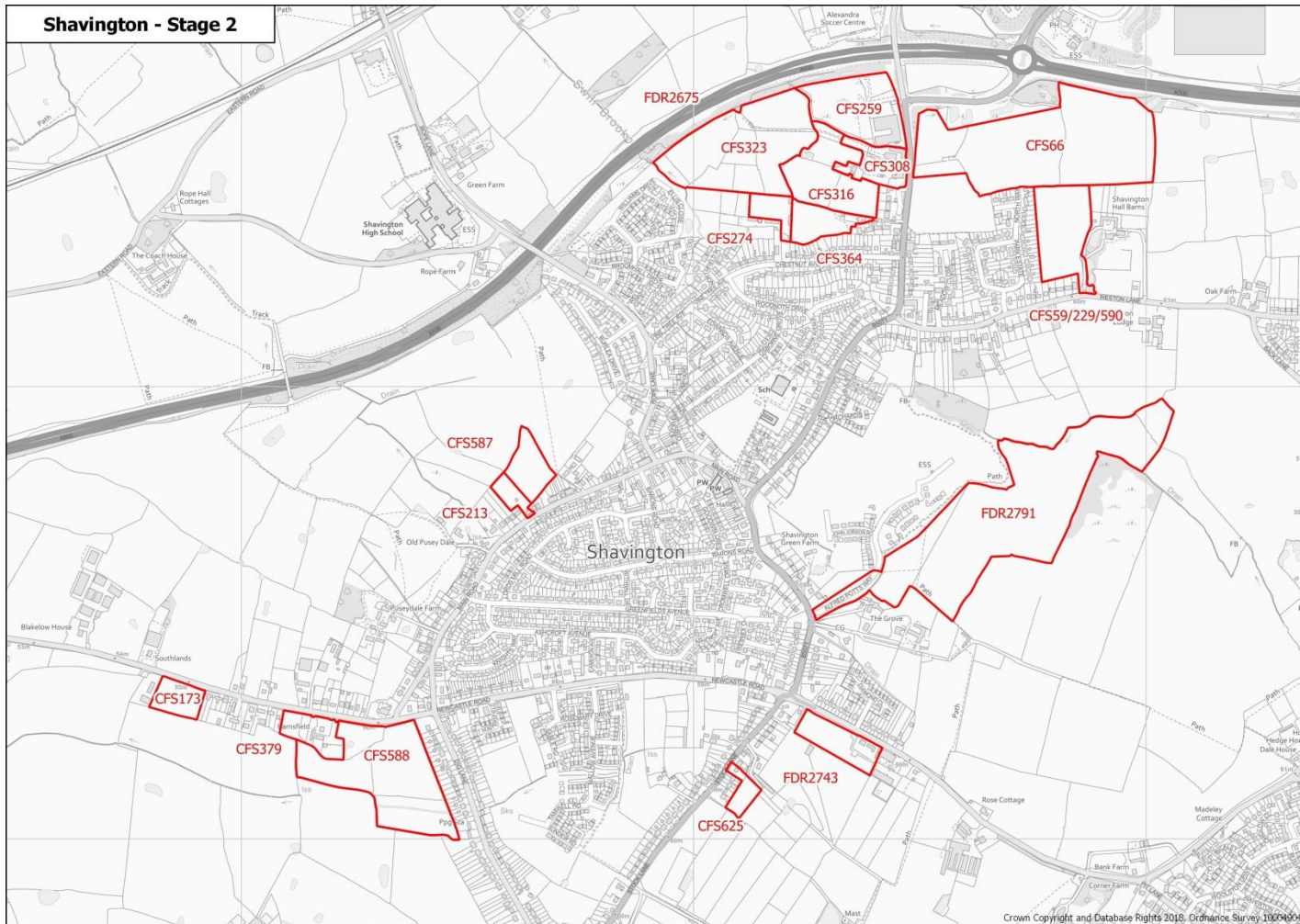
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Map Shavington 2: Call for sites (2017) & First Draft SADPD Consultation (2018)

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B: Stage 2 sites map



Map Shavington 3: Stage 2 sites

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C: Stage 1 and Stage 2 sites table

Source ⁵	Ref	Site name and address	Size (ha) ⁶	No. of dwgs ⁷	Employment land (ha)	Retail (ha)	Other uses?	Sifted out? ⁸ (Y/N)	Comments
B / D / F	CFS589/ FDR2307	Land at Rope Lane (Shavington Villa)	1.26	41	0	0	No	Y	Permission 17/0295N (29 dwellings) was granted 30/01/2018
B		Land south of Weston Lane 14/2586N	9	12	0	0	No	Y	Application 14/2586N was refused 10/07/2015
D	CFS7	Shavington Green Farm	0.71	21	0	0	No	Y	Permission 17/4995N (5 dwellings) was granted 11/01/2018
D	CFS66	Land at Crewe Road, Shavington	8.81	150	0	0	1.5ha open space	N	
D	CFS213	71 Main Road	0.44	10	0	0	No	N	Adjacent to CFS 587

⁵ A – Local Plan Strategy Settlement Final Site Selection Report (July 2016), B – Urban Potential Assessment (August 2015), C – Edge of Settlement Assessment (August 2015), D – Call for sites (June 2017), E – Local Plan Strategy Examination Hearings (October 2016), F – First Draft SADPD consultation (October 2018); and G Publication Draft SADPD (August 2019).

⁶ Numbers in brackets are the developable areas, when stated in the call for sites, First Draft SADPD or Publication Draft SADPD representations.

⁷ Figure as stated in call for sites representation or estimated at 30 dwellings per hectare.

⁸ Exclude sites that: can't accommodate 10 dwellings or more, unless they are in the Green Belt or Open Countryside (as defined in the LPS) and are not currently compliant with those policies; are not being actively promoted; have planning permission as at 31/3/20; are in use (unless there is clear indication that this will cease); contain showstoppers (i.e. SPA, SAC, Ramsar, SSSI, functional floodplain (flood zone 3b), historic battlefield); are LPS Safeguarded Land; are allocated in the LPS.

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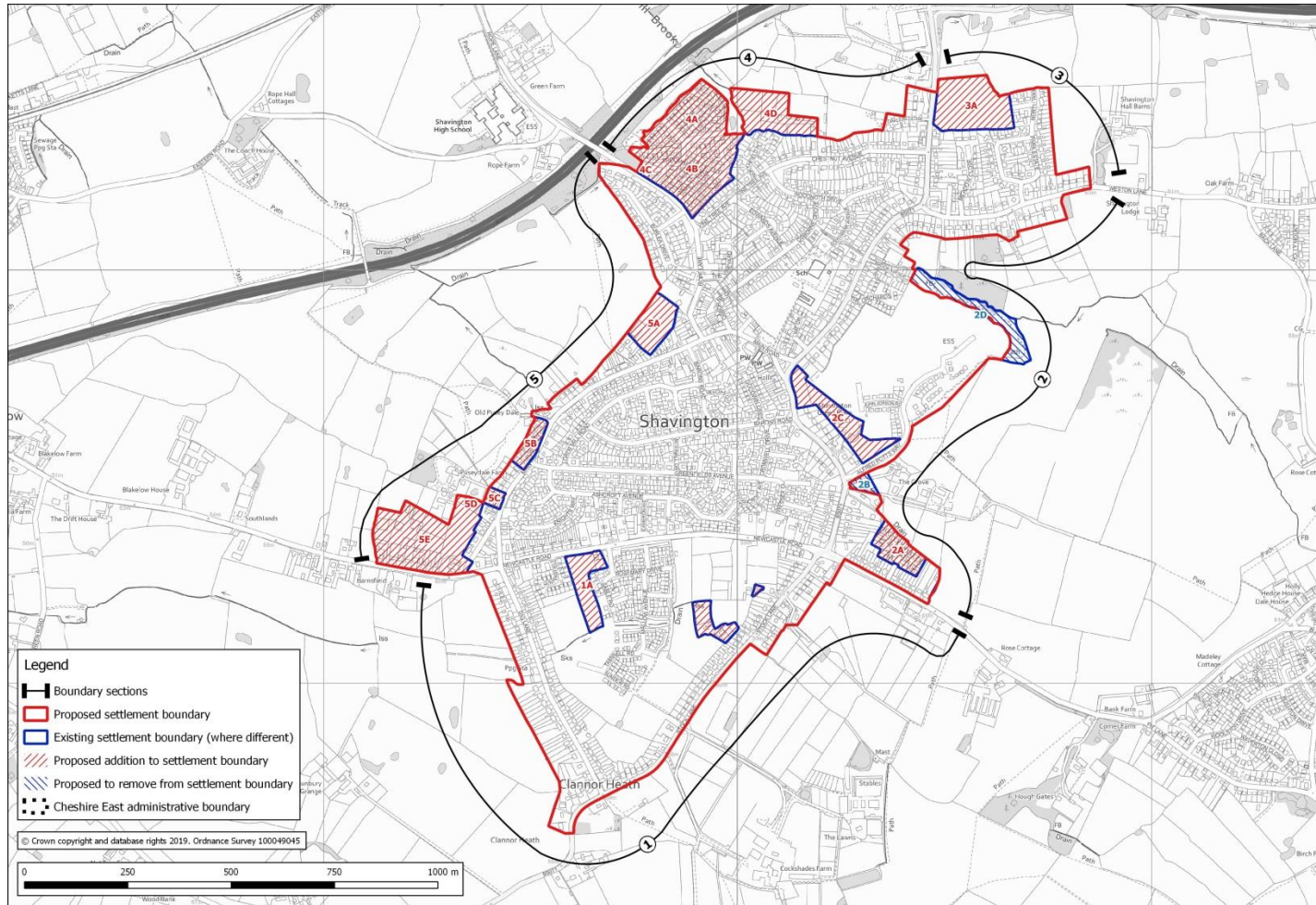
Source ⁵	Ref	Site name and address	Size (ha) ⁶	No. of dwgs ⁷	Employment land (ha)	Retail (ha)	Other uses?	Sifted out? ⁸ (Y/N)	Comments
D	CFS587	Land to the rear of 71 Main Road	1.36	30	0	0	No	N	Adjacent to CFS 213.
D	CFS59/ CFS229/ CFS590	Land off Main Road (including 37 Weston Lane)	2.36	40	0	0	1ha open space	N	
D	CFS227	Land off Main Road	1.25	45	0	0	No	Y	Permission 17/2483N (45 dwellings) was granted 26/02/2018
D	CFS274	Land at 42 Chestnut Avenue	0.60	30	0	0	No	N	
D / F	CFS364 / FDR2283	Land to the rear of 187a Crewe Road / Land off Oakleaf Close, Shavington, Crewe, CW2 5SF	0.9	15	0	0	No	N	Application 18/1250N for 15 dwellings was dismissed at appeal during April 2019.
D / F	CFS308/ CFS316/ CFS323/ CFS 259 FDR2675	Land North of Shavington	11.6	218	0	0	No	N	
D / F	CFS379 / CFS588 FDR2206	Land to the side/rear of 272 Newcastle Road	5.00	125	0.25	0	2.66ha open space	N	

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Source ⁵	Ref	Site name and address	Size (ha) ⁶	No. of dwgs ⁷	Employment land (ha)	Retail (ha)	Other uses?	Sifted out? ⁸ (Y/N)	Comments
D	CFS625	29 Stock Lane	0.44	13	0	0	0	N	
F	FDR2791	Land at Grove Farm, Shavington	11.3	230	0	0	0	N	
F	FDR2743	Land at 414 Newcastle Road	1.2	44	0	0	0	N	Permission 13/4675N for 47 dwellings expired April 2017.

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Appendix 2: Settlement boundary maps



Map Shavington 4: Existing and proposed settlement boundary

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